


**PLANNING JUSTIFICATION REPORT
ZONING BY-LAW AMENDMENT
& PART LOT CONTROL EXEMPTION**
***(REVISED VERSION – REPLACES THE PREVIOUS
PLANNING JUSTIFICATION REPORT)***

NOVEMBER 22, 2022

2045 HEARTWOOD COURT, MISSISSAUGA, ON



Subject Property 

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1.0 INTRODUCTION:

Urban in Mind has been retained to obtain Zoning By-Law Amendment, and Part Lot Control approvals for the property municipally known as 2045 Heartwood Court (“subject property”) in the City of Mississauga, Ontario.

The site is currently located within a registered plan of subdivision. The intention is to divide the applicant’s property to create one (1) new lot for a single-detached dwelling with frontage on to Heartwood Court via Part Lot Control (**Lot 2**), and to maintain one (1) retained lot with the existing single detached house (Lot 1). A Pre-Submission Community Engagement Meeting was held on October 26, 2021, where resident feedback was offered.

The proposed development is a modified version of a previous proposal which maintained a similar layout. The plans have been revised to address the feedback received from the City Staff and Council subsequent to the June 6, 2022 Public Meeting. The revised proposal reduces the depth of the developable area on **Lot 2** to provide for a larger woodland buffer in the rear. The revised proposal also seeks to divide the lands under the Part Lot Control process.

1.1 Purpose of the Report:

The purpose of this **Planning Justification Report** is to provide an analysis of the proposed Zoning By-Law Amendment and Part Lot Control applications, and to evaluate the proposal in context with the planning policies thereby providing a sound rationale for the approval of both applications.

2.0 SUBJECT PROPERTY AND SURROUNDING AREA:

2.1 Site Overview:

Figure 1 – Aerial View of Subject Property (Mississauga Maps)



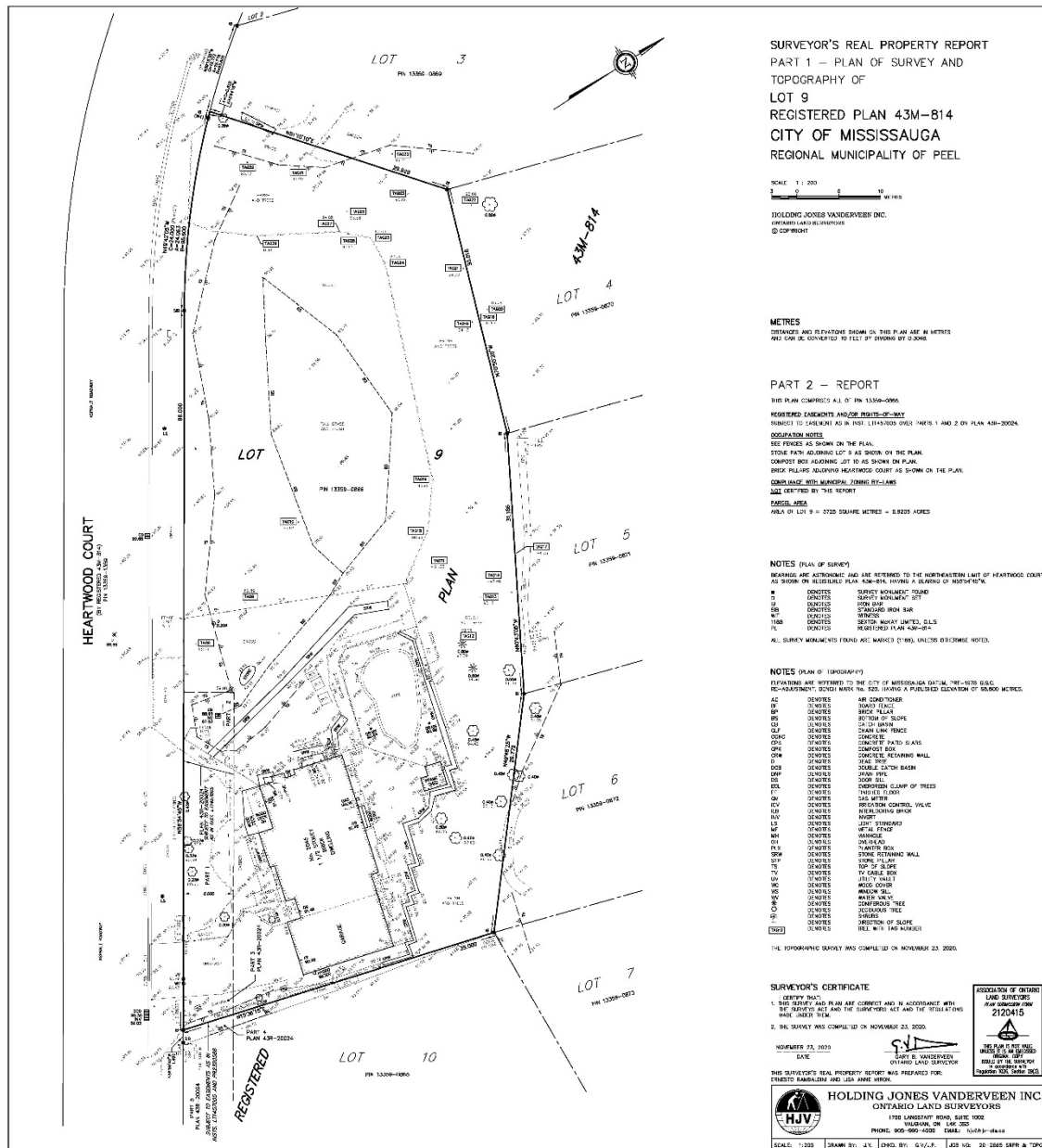
Figure 2 – Street View of Subject Property, Proposed as **Lot 1 (Ex. Dwelling)** (Nov 22, 22)



Figure 3 – Street View of Subject Property, Proposed as **Lot 2 (Vacant Lands)** (Nov 22, 2022)



Figure 4 – Survey of Subject Property (Holding Jones Vanderveen Inc. Surveyors)



The subject property (**Figures 1-4**) is an irregular shaped lot that fronts on to the east side of Heartwood Court. The property has a frontage of 110.09 m with one existing vehicular access from Heartwood Court and a total lot area of 3,725.1 m² (0.92 ac, 0.37 ha). The site is currently occupied by a 1.5 story single-detached dwelling, an outdoor pool and accessory shed/building which will all be retained on Lot 1. The northern and western perimeters of the subject property maintains a sloped topography with a number of mature trees that likely predate the construction of the subdivision. There is also a much smaller slope located along the frontage of the subject property which descends into a depression area in the middle of the property. The water that falls into the depression area drains into a swale which connects to a catch basin which is situated on top of the drainage easement shown in the Survey above (**Figure 4**).

Recently, wood chippings have been placed on the property as a result of recent tree cutting (2018-19). This wood chip bed has negatively impacted drainage on the site, and will be removed as part of any redevelopment of the site, thereby allowing the free flow of drainage as per (Figure 4).

2.2 Natural Environment:

The subject property is located adjacent to the Credit River ravine (abutting the opposing side of Heartwood Court) and is within its broader natural heritage setting. As a result, an Environmental Impact Study (EIS) was completed by Terrastory Environmental Consulting Inc. to determine the presence of significant natural heritage features (Figure 5), and to evaluate the proposed development’s impact on the surrounding natural environment. An Arborist Report and related Tree Saving Plan was also completed to support the development. In August 2022, a staff accompanied site inspection was completed to address detailed topics raised by City Forestry Staff in response to the proposal’s first submission which resulted in a Scoped EIS ‘Addendum’ to support the resubmission for the revised concept plan.

Figure 5 – EIA: Summary of Significant Natural Features (Terrastory Environmental Consulting Inc).

Table 3. Summary of the Assessment of Significant Natural Features on the Subject Property and Adjacent Lands.

Significant Natural Feature	Status on the Subject Property	Status on Adjacent Lands (i.e., < 120 m from the Subject Property)
PPS Significant Natural Features		
Significant Wetlands	Absent. See Section 4.1.	Confirmed. See Section 4.1.
Significant Woodlands	Confirmed. See Section 4.2.	Confirmed. See Section 4.2.
Significant Valleylands	Absent. See Section 4.3.	Confirmed. See Section 4.3.
Significant Wildlife Habitat	Candidate. See Section 4.4.	Confirmed/Candidate. See Section 4.4.
Significant Areas of Natural and Scientific Interest	Absent. See Section 4.5.	Confirmed. See Section 4.5.
Habitat of Endangered and Threatened Species (per ESA)	Candidate. See Section 4.6.	Candidate. See Section 4.6.
Fish Habitat (per <i>Fisheries Act</i>)	Absent.	Confirmed. Fish habitat present in the Credit River.
City of Mississauga Natural Heritage System		
Significant Natural Areas	Confirmed. See Section 4.7.	Confirmed. See Section 4.7.
Significant Natural Feature	Status on the Subject Property	Status on Adjacent Lands (i.e., < 120 m from the Subject Property)
Natural Green Spaces	Absent. See Section 4.7.	Absent. See Section 4.7.
Special Management Areas	Absent. See Section 4.7.	Absent. See Section 4.7.
Residential Woodlands	Absent. See Section 4.7.	Absent. See Section 4.7.
Linkages	Absent. See Section 4.7.	Absent. See Section 4.7.
Region of Peel Greenlands System		
Core Areas	Absent. See Section 4.8.	Confirmed. See Section 4.8.
Natural Areas and Corridors	Absent. See Section 4.8.	Confirmed. See Section 4.8.
Potential Natural Areas and Corridors	Absent. See Section 4.8.	Absent. See Section 4.8.
Conservation Authority Regulated Features and Hazard Lands		
Wetlands, watercourses, valleylands, meanderbelts, floodplains, steep slopes, and shorelines.	Absent. See below.	Confirmed. See below.

The original EIS concluded that the proposed development to divide the subject property for the purpose of creating an additional single-detached lot was acceptable for the lands as long as all development features and site alteration remained outside of the recommended 5 m woodland buffer. Due to staff concerns, Terrastory revised their conclusion via the Addendum (to better meet City Staff's opinion), and adjusted the required woodland setback to a new **7.5 m** (instead of their original 5 m setback) (**Figure 6**). The proposed Concept Site Plan has been designed to respect this requirement (**Figure 13**). The EIS also recommends that a Woodland Enhancement Plan and Invasive Species Management Plan be completed to help restore the woodland area & associated buffer which has been negatively affected by the Emerald Ash Borer and Dutch Elm Diseases over the recent years, which contributed to the now open development area of land on the site.

Figure 6 – EIS: new 7.5 m Woodland Buffer (Terrastory Environmental Consulting Inc)



2.3 Neighbourhood Character:

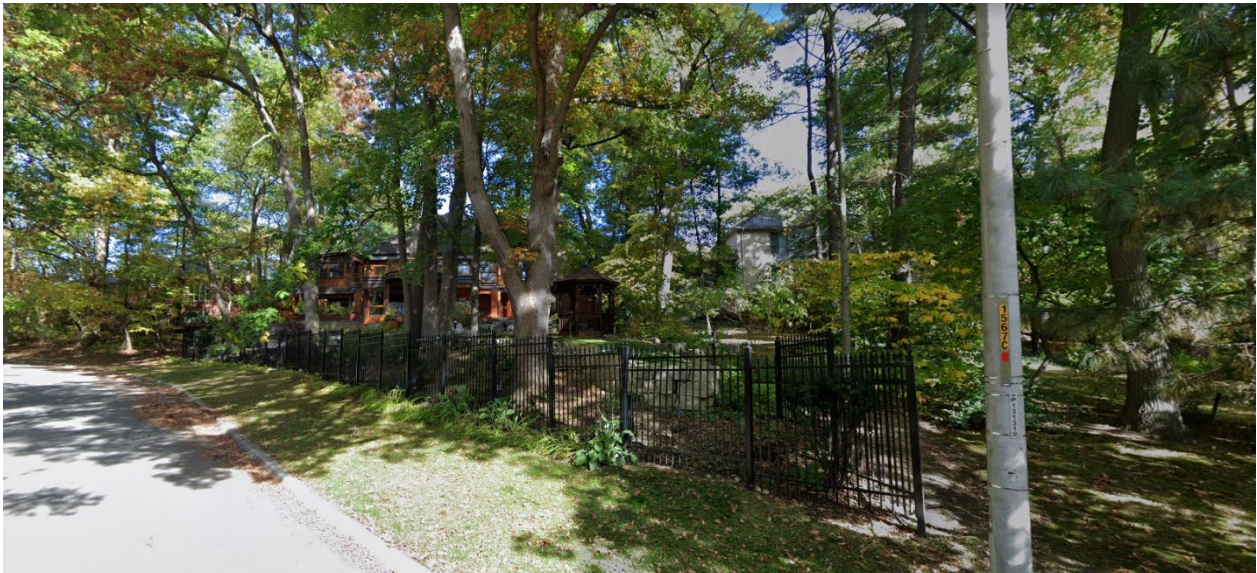
The immediate surrounding area includes the following:

Note: The North, East, South & West labels listed below (Figure 7-10) do not reflect the actual cardinal directions and have been changed from the previous Planning Justification Report to provide for better consistency with the direction labels that are described in the Environmental Impact Study

Figure 7: West of the Subject Property



Aerial View (Ontario MNRF)



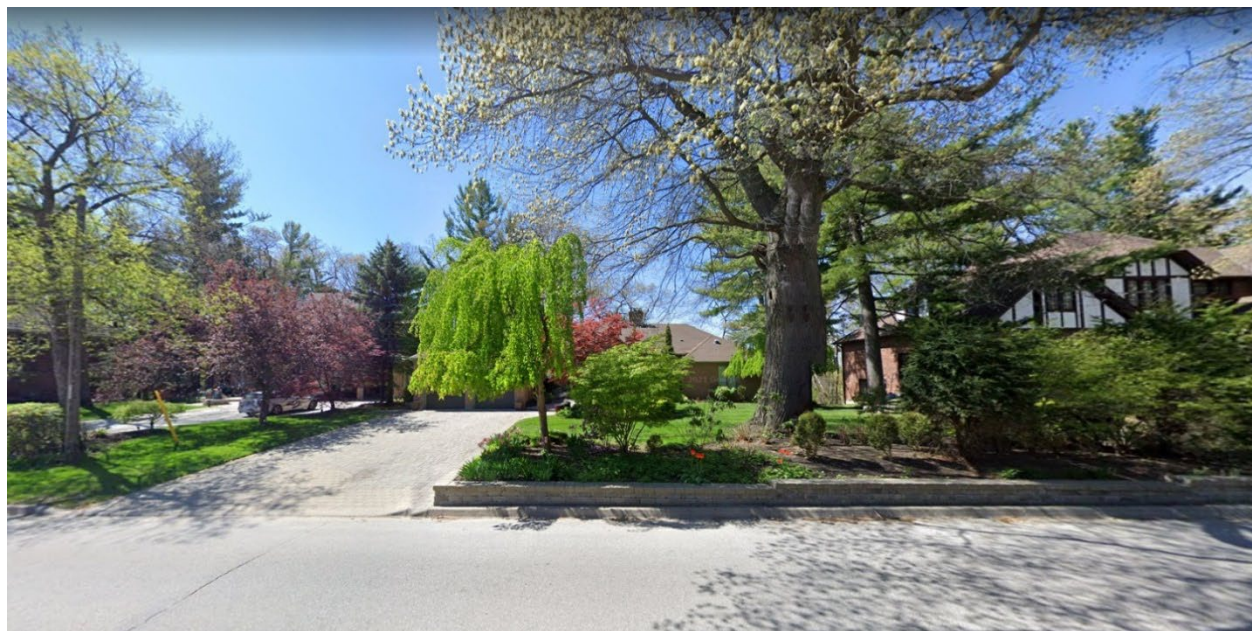
Street View (Google Maps)

The street perspective as depicted in **Figure 7** is taken from Heartwood Court and shows the rear yards of 2074, 2098 & 2106 Stavebank Road. All three properties contain single-detached buildings with a height of 1 – 2 storeys on lot sizes similar to the proposed.

Figure 8: North of the Subject Property



Aerial View (Ontario MNRF)



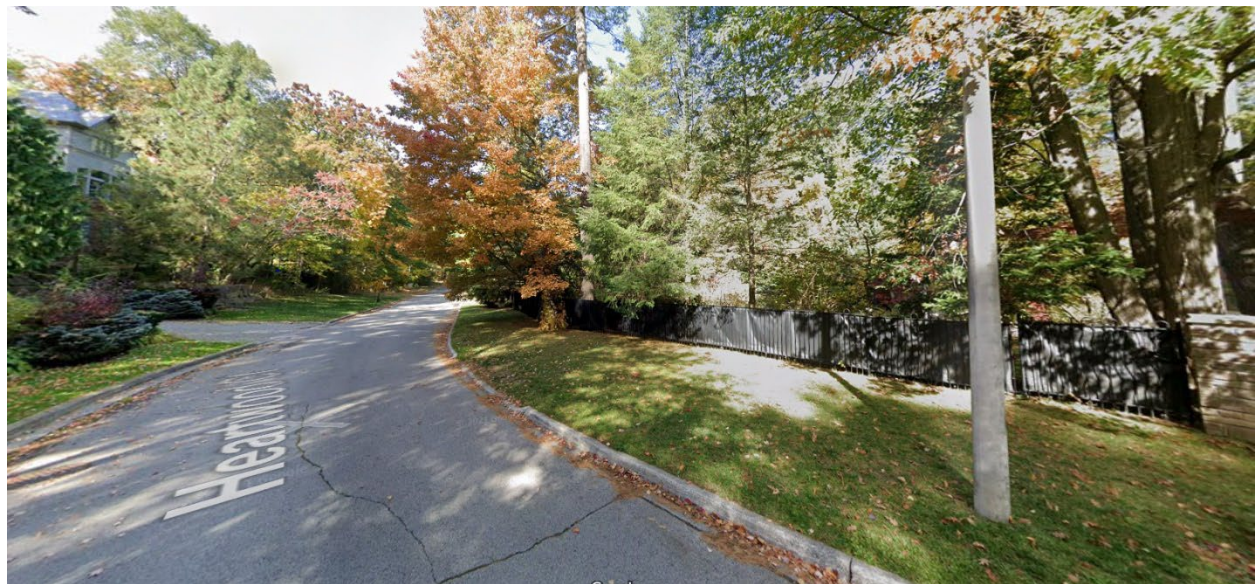
Street View (Google Maps)

The street perspective as depicted in **Figure 8** is taken from Stavebank Road and shows the front yards of the abutting properties situated to the rear of the subject property on the opposing side of the hill (2074, 2064 & 2054 Stavebank Road). All three properties contain single-detached buildings with a height of 1 – 2 storeys, and all had mature tree removals to facilitate their original development.

Figure 9: East of the Subject Property



Aerial View (Ontario MNR)



Street View (Google Maps)

The street perspective as depicted in **Figure 9** is taken from Heartwood Court and shows the street frontage of the abutting property to the south. The lot is occupied by a privately owned tennis court which is screened by a fence to block views from the public realm.

Figure 10: *South of the Subject Property*



Aerial View (Ontario MNRF)



Street View (Google Maps)

The street perspective as depicted in **Figure 10** is taken from Heartwood Court and shows the vehicular ingresses to the properties on the opposing side of the street from the subject property (being within the Conservation Regulated area), which are known as 2050 & 2080 Heartwood Court. The homes on both of these properties have considerable vegetation, as they are within the conservation regulated area.

Overall, the subject property is characterized as being within a low-density residential neighbourhood that is predominately occupied by single-detached buildings. The subject property is also outside the 'area of concern' by the Conservation Authority, since it is

located on the other side of the physical buffer being Heartwood Court. The neighbourhood has an abundance of mature trees due to its location next to the Credit River Valley ravine & natural area. The subject property is an ideal candidate for one (1) new infill lot (to complete the neighbourhood), due to its unusual underutilized large lot size which is mostly open vacant land, and its close proximity to urban amenities such as Square One, the Queen Elizabeth Highway, Lake Ontario and the Port Credit Business Improvement Area. A large number of parks, community facilities, schools, government institutions and public gathering places are also found within the area such as the Mississauga Golf and Country Club and the Mississauga Hospital. There are no listed or designated heritage properties within the subject property's immediate vicinity.

2.4 Transportation:

The subject property fronts on to Heartwood Court which is classified as a 'Local Road' with an approximate right-of-way of 15 m. There is no planned road widening for the segment of Heartwood Court that abuts the subject property. Public Transit in Mississauga is accessible and convenient. A transit stop is located approximately 1.4 km away from the subject property at the intersection of Paisley Boulevard and Mavis Road (Bus #4). Bus #4 provides connections to both Port Credit and Square One which usually takes approx. 40 mins – 1 hour of travel time, including the walking time to the bus stop. However, it is also possible to bike to both of these destinations (approx. 20 mins). Furthermore, the subject property is located approximately 3.5 km away from the QEW on-ramp off Hurontario Street. Overall, the automobile remains the dominant form of transportation within the area.

Figure 11: Mi-way Transit Map (Mississauga Transit System map)



3.0 PROPOSED DEVELOPMENT & PLANNING APPLICATIONS:

The proposed development requires **Rezoning & Part Lot Control** approvals to divide the subject lands into two separate single-detached lots. The intention is to retain the existing single-detached building on Lot 1 (as proposed) and to build a new single-detached building on Lot 2 (as proposed), both will maintain a size, frontage, and character that is compatible adjacent neighbourhood.

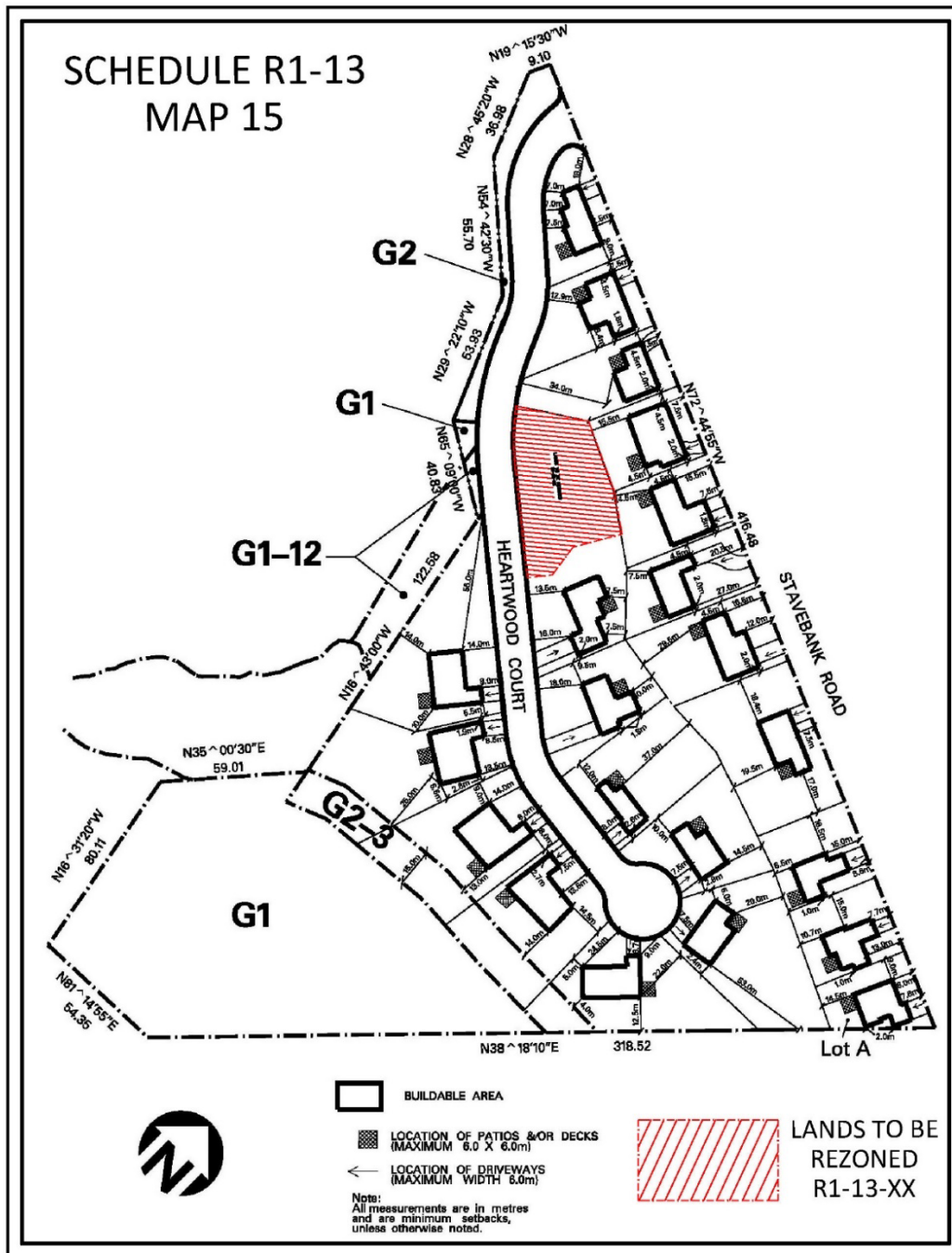
The subject property is currently zoned as 'R1-13' under Zoning By-Law No. 0225-2007. **Schedule R1-13** in the Zoning By-Law specifically depicts the existing lot fabric for the plan of subdivision in which the subject property is located within (**Figure 12**). Under this unique circumstance, a rezoning is required for the proposed land division because it will result in a change to a "Schedule" in the Zoning By-Law. Otherwise, the proposed deviations to the required standards of the Zoning By-Law could have been dealt with through the Minor Variance process.

In addition to the proposed change to Schedule R1-13, the Zoning By-Law Amendment will also require the following **site-specific provisions (highlighted in red)**, to facilitate the newly proposed 7.5 m woodland buffer protection area.

Table 1: Proposed Zoning By-Law Amendment with Site Specific Provisions

REGULATIONS	EXISTING (R1-13)	Lot 1 – Existing House to be Retained	Lot 2 – New house Concept Footprint
MIN LOT AREA (Table 4.2.2.13)	1200 m ²	1,639.4 m ²	2,085.7 m ²
MIN LOT FRONTAGE (Table 4.2.2.13)	23.5 m	40.7 m	70.2 m
MAX BUILDING HEIGHT (Table 4.2.2)	9.5 m (sloped roof) 7.5 m (flat roof)	1.5 storeys	1.5 storeys
MIN FRONT YARD (Table 4.2.1)	9.0 m	9.0 m	5.5 m (R1-13-XX)
MIN REAR YARD (Table 4.2.1)	7.5 m	12.1 m	18.1 m
MIN INTERIOR SIDE YARD (Table 4.2.2)	1.8 m (both sides) + 0.61 m for each storey above one storey	2.0 m & 10.1 m	10.0 m & 19.8 m
COMBINED WIDTH OF SIDE YARDS (Table 4.2.2)			
	1 storey: 20% of the lot frontage = 8.14 m (Lot 1) & 14.04 m (Lot 2) 1+ storeys: 27% of the lot frontage = 10.99 m (Lot 1) & 18.95 m (Lot 2)	12.1 m	29.8 m
MAX GROSS FLOOR AREA (Table 4.2.2)	190 m ² + 0.20 x lot area	<517.88 m ²	<607.14 m ²
MAX LOT COVERAGE (Table 4.2.1)	25%	16.0%	12.6%
MIN LANDSCAPED SOFT AREA IN THE YARD CONTAINING DRIVEWAY (Table 4.2.1)	40% of the front yard	74.5%	90.5%
REQUIRED NUMBER OF PARKING SPACES (Table 3.1.2.1)	2 (tandem permitted on driveway S.4.1.9.3)	4	4
MIN PARKING SPACE DIMENSIONS FOR A DRIVEWAY (S.3.1.1.4.1)	2.6 m (width) 5.2 m (length)	6.5 m (width) 12.4 m (length)	6.9 m (width) 5.5 m (length)
MIN FRONT YARD SETBACK: GARAGE FACE (4.2.1)	9 m	9 m	5.5 m (R1-13-XX)
SCHEDULE R1-13 (Table 4.2.2.13)	All site development plans shall comply with Schedule R1-13	All site development plans shall comply with Schedule R1-13-XX	All site development plans shall comply with Schedule R1-13-XX

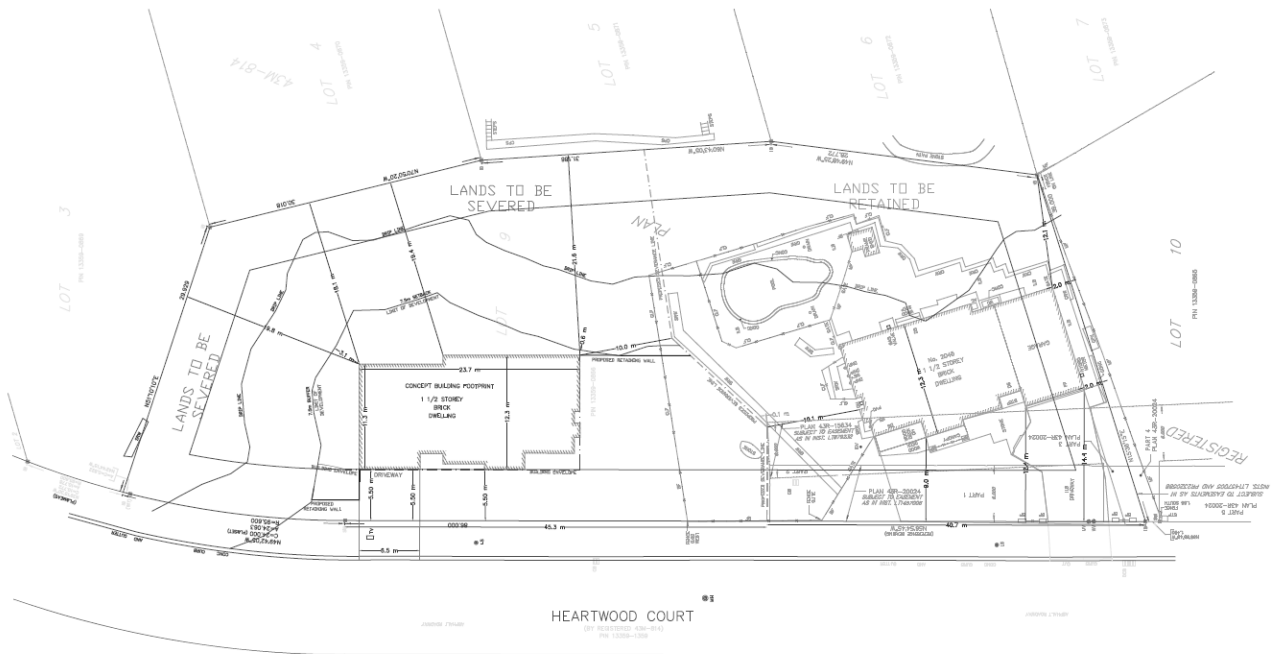
Figure 12: Proposed Change to Schedule R1-13-XX (Urban in mind)



Schedule R1-13 as depicted in the City’s Zoning By-Law was created as a result of a Zoning By-Law Amendment that was required to facilitate the existing plan of subdivision in which the subject property is located within.

Schedule R1-13-XX amends Schedule R1-13 by showing the proposed lot configurations for Lot 1 (Retained Existing House) & Lot 2 (Proposed New House).

Figure 13: Concept Site Plan (Urban in mind)



The proposed building footprint shown in the concept site plan above is only meant to be conceptual and is subject to change.

Figure 14: Context Plan (Urban in Mind)



The new house shown on the context plan above is only meant to be conceptual.

3.1 Impact of the Proposed Development:

The proposed development will provide an opportunity to create a useful, tax generating infill opportunity, where very limited new housing opportunity currently exists. The proposed applications will utilize the open/vacant lands on the subject property by dividing the site into two separate single-detached lots. The intention is to develop the open/vacant lands (proposed as Lot 2) with a new 1.5 storey detached dwelling that will maintain a size, architectural style and setbacks that are compatible with the immediate area. Lot 1 will be on the southern segment of the subject property, where the existing home and pool are located. The size and configuration of both lots are compatible with the Heartwood Court neighbourhood, and will fit in quite well into the existing neighbourhood context.

Overall, the proposed development will provide for a more compact built form along the Heartwood Streetscape while also contributing to a continuous sense of enclosure along the street edge to promote a pedestrian-friendly and CPTED principled environment. The new house will be oriented towards the streetscape and will feature large windows and a visible front entrance to increase opportunities for natural surveillance of the public realm to help deter crime. The new development will also promote the upkeep of the northern segment of the subject property which is currently open/vacant and unfortunately has become a source of litter.

As per the recommendations of the Environmental Impact Study, a Woodland Enhancement and Invasive Species Management Plans will be completed to help restore the woodland and associated 7.5m buffer area on the subject property with new plantings. Currently there is no designated buffer area, so the introduction of one will help restoration and regeneration immensely.

3.2 List of Low Impact Design Features for the development:

- The proposed single detached building will face the south to maximize sun exposure and solar energy.
- The proposed new lot will complete (finalize) the lotting of the existing subdivision to allow for efficient servicing, and reduce resident uncertainty as to possible new development on the lands.
- A Woodland Enhancement Plan will be created to provide for new native plantings that will restore/regenerate the woodland and associated buffer area on the subject property.
- An Invasive Species Management Plan will be completed to eliminate potential threats to the woodland and associated buffer area.
- The site will be regraded to control stormwater and prevent flooding.
- Infiltration trench for stormwater management.

4.0 PLANNING POLICY REVIEW:

4.1 Planning Act, R.S.O. 1990, c. P.13:

The Planning Act is the leading provincial legislation that sets out the rules for land use planning in Ontario. The Planning Act ensures that matters of provincial interest are met and guides planning policy to protect citizen rights and the natural environment.

Applicable provisions from the Planning Act have been included as follows:

“PART I PROVINCIAL ADMINISTRATION

Provincial Interest

- 2** The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,
- (a) the protection of ecological systems, including natural areas, features and functions;
 - (b) the protection of the agricultural resources of the Province;
 - (c) the conservation and management of natural resources and the mineral resource base;
 - (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
 - (e) the supply, efficient use and conservation of energy and water;
 - (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
 - (g) the minimization of waste;
 - (h) the orderly development of safe and healthy communities;
 - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
 - (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
 - (j) the adequate provision of a full range of housing, including affordable housing;
 - (k) the adequate provision of employment opportunities;
 - (l) the protection of the financial and economic well-being of the Province and its municipalities;
 - (m) the co-ordination of planning activities of public bodies;
 - (n) the resolution of planning conflicts involving public and private interests;
 - (o) the protection of public health and safety;
 - (p) the appropriate location of growth and development;
 - (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
 - (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and

- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.

PART VI SUBDIVISION OF LAND

Plan of subdivision approvals

51(24)In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)."

Planning Justification:

The proposed Part Lot Control application will result in the creation of two new lot configurations (Lot 1 & Lot 2) in an area that is within the City's Urban Area, being suitable for growth and development given the availability of municipal services and the overall lot size of the subject property. Furthermore, the proposed lot configuration developable area and stormwater approach takes into account the site's sloped topography and presence of abutting woodlands, thus ensuring safety from flooding and the conservation of significant natural features.

The proposed Zoning By-Law Amendment will provide for site-specific development standard that will allow for the construction of one new single-detached dwelling in order to support a more attractive built form that will increase the availability of housing options within the City of Mississauga to help sustain the local economy and promote a more vibrant community.

The dimensions of the new lot configurations and proposed developable area will be sufficient to support an orderly development and provide parking and landscaped open space to meet City requirements.

As such, the proposed Part Lot Control and Zoning By-Law Amendment applications conforms to the Planning Act.

4.2 Provincial Policy Statement (PPS) (2020):

The Provincial Policy Statement (PPS) for the Province of Ontario was recently updated in May 2020. It provides the provincial policy direction on matters of provincial interest related to land development provided under Section 3 of the *Planning Act*. The goal of the PPS is to enhance the quality of life for all people living, working and/or playing in Ontario.

Applicable policies from the Provincial Policy Statement have been included as follows:

"Part V: Policies

1.0 Building Strong Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a)** promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b)** accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including

- places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c)** avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d)** avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e)** promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f)** improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g)** ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h)** promoting development and land use patterns that conserve biodiversity; and

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a)** efficiently use land and resources;
- b)** are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- e)** support active transportation;
- f)** are transit-supportive, where transit is planned, exists or may be developed; and

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.6 Infrastructure and Public Service Facilities

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

1. municipal sewage services and municipal water services;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

1.6.7 Transportation Systems

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a)** promoting opportunities for economic development and community investment-readiness;
- b)** encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- c)** optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- d)** maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;
- e)** encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.
- k)** minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- b)** promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- e)** encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f)** promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.4 Development and site alteration shall not be permitted in:

- a)** significant wetlands in Ecoregions 5E, 6E and 7E1; and

- 2.1.5** Development and site alteration shall not be permitted in:
- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
 - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) significant wildlife habitat;
 - e) significant areas of natural and scientific interest; and
- 2.1.6** Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 2.1.7** Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
- 2.1.8** Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.
- 2.6 Cultural Heritage and Archaeology**
- 2.6.2** Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.4** Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5** Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”

Planning Justification:

The proposed Part Lot Control application is well-aligned with the policies of the Provincial Policy Statement (PPS) as it seeks to achieve cost-effective development patterns that will minimize land consumption and servicing costs by dividing an existing residential property within a settlement area to provide for the creation of an additional residential lot (1.1.1 e).

Furthermore, the proposed Zoning By-Law Amendment will provide for site-specific development standards that will allow for the redevelopment of a dysfunctional property in a way that better responds to the housing needs of current and future

residents within the City of Mississauga (**1.4.3 b 1.**). The proposed new single-detached dwelling will be located in an area that will not create any negative impacts on the woodlands feature found on the subject property (**2.15 b**).

The proposed single-detached dwelling will also provide for an increased residential density and (generally within context of the neighbourhood character) a more compact built form to address the intensification objectives of the Plan (**1.1.3.3**).

As such, the proposed development conforms to the PPS.

4.3 Growth Plan for the Greater Golden Horseshoe (2019):

The Places to Grow Act, 2005, S.O. 2005, c. 13, is legislation that enables the “Growth Plan for the Greater Golden Horseshoe” policy. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a provincial policy that aims to control growth and development within the Greater Golden Horseshoe Area in a way that supports economic prosperity, protects the environment and improves the quality of life for all residents. The Growth Plan also encourages intensification by directing a significant portion of new growth to the built-up areas of communities, thus protecting agricultural areas from encroaching development and incompatible land uses.

The Growth Plan sets regional standards for growth and development that must be incorporated into municipal planning documents.

The subject property is defined as being within the ‘Built-Up Area’ designation (**Appendix ‘A’**) of the Growth Plan.

Although, there are significant natural heritage features on and adjacent to the subject property (**Appendix ‘B’**), they do not form part of the Growth Plan’s Natural Heritage System which only applies to lands that are located outside of settlement areas.

The Subject Property is not located within the Greenbelt Area, but is within close proximity to Credit River which is classified under the Greenbelt’s ‘Urban River Valley’ designation (**Appendix ‘C’**).

Applicable policies from the Growth Plan have been included as follows:

“2 Where and How to Grow

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

2. Forecasted growth to the horizon of this Plan will be allocated based on the following:

a) the vast majority of growth will be directed to settlement areas that:

- i.** have a delineated built boundary;
- ii.** have existing or planned municipal water and wastewater systems; and
- iii.** can support the achievement of complete communities;

- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iv. areas with existing or planned public service facilities;
3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:
 - b) be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;
 - c) provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;
 4. Applying the policies of this Plan will support the achievement of complete communities that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - e) provide for a more compact built form and a vibrant public realm, including public open spaces;

2.2.2 Delineated Built-up Areas

1. By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:
 - a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, **Peel**, Waterloo and York will be within the delineated built-up area; and
3. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;
- b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;
- c) encourage intensification generally throughout the delineated built-up area;
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

2.2.6 Housing

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - a) planning to accommodate forecasted growth to the horizon of this Plan;
 - b) planning to achieve the minimum intensification and density targets in this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality.
3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

4 Protecting What is Valuable

4.2.2 Natural Heritage System

1. A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.

6. Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:
 - a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and
 - b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.”

Planning Justification:

The subject property is located within a ‘Built-Up Area’ that is fully serviced by municipal water , wastewater, and stormwater services (2.2.1 2 a). Given the policies of the Growth Plan for the Greater Golden Horseshoe, the proposed Part Lot Control application to divide the property into two separate single detached lots, is appropriate for the subject lands because it will provide a higher residential density to help support the Region of Peel in achieving their minimum intensification target (2.2.2 1. a) and in accommodating their forecasted population growth (2.2.6 2 a). The land division will also generate addition municipal tax revenue.

Furthermore, the proposed Zoning By-Law Amendment will provide for site-specific development standards that will allow for the construction of one new single-detached dwelling on an underutilized dysfunctional lot to help increase the number of housing options specifically within this affluent area of the City (2.2.1 4. c). The new house will also contribute to a more compact built form along the Heartwood Court streetscape (2.2.1 4. e)

As such, the proposed development conforms to the Growth Plan.

4.4 Ministry of Transportation (MTO):

The subject property is located within close proximity to the Queen Elizabeth Highway which falls under the jurisdiction of the Province of Ontario. Nevertheless, the subject property does not fall within an area that is regulated by the Ministry of Transportation (**Appendix ‘D’**). As such, an MTO Permit will not be required for the redevelopment of the subject lands.

4.5 Credit Valley Conservation (CVC):

The subject property does contain lands that are (technically) regulated by Credit Valley Conservation (**Appendix ‘E’**). However, Conservation Authority staff conducted a site visit(s) and determined that there are no major concerns with the proposal. Although the applicant will need to apply for a Conservation Development Permit prior to the issuance of any building permits by the City, it is unlikely to raise any concerns by the Conservation Authority.

4.6 Peel Region Official Plan (Consolidated 2021):

The current and in effect version of the Peel Region Official Plan (ROP) was approved by the Ministry of Municipal Affairs in 1996. Since this time the document has been amended several times over the years with the most recent consolidation being in 2021. As an Upper-Tier governmental planning document, the Peel Region Official Plan deals with development issues that transcend the boundaries of local municipalities with policies on matters such as transportation facilities, resource management, growth management and the provision of services. The goal of the document is to establish a high level of coordination and cooperation amongst the three local municipalities with the Region which includes the Town of Caledon, the City of Brampton and the City of Mississauga.

It not appear that the subject property is located within a 'Core Area' of the Region's 'Greenlands System' (**Appendix 'F'**).

The subject property is located within the Region's 'Urban System' (**Appendix 'G'**).

Applicable excerpts from the Peel Region Official Plan have been included as follows:

"Chapter 2: The Natural Environment

2.4 Natural and Human-made Hazards

2.4.1 General Objectives

2.4.1.1 To ensure that development and site alterations are not permitted in areas where site conditions or location may pose a danger to public safety, public health or result in property damage.

2.4.1.2 To encourage a coordinated approach to the use of the land and the management of water in areas subject to flooding in order to minimize social disruption.

2.4.1.3 To ensure that methods used to protect existing development at risk from natural hazards, do not negatively impact the integrity of the ecosystem.

2.5 Restoration of the Natural Environment

2.5.1 Objective

To seek opportunities to enhance the Greenlands System in Peel by restoring and enhancing degraded components of the ecosystem and by extending the network of natural areas where ecologically beneficial.

2.5.2 Policies

It is the policy of Regional Council to:

2.5.2.1 Promote a wide range of environmental enhancement and restoration opportunities.

2.5.3 Invasive Species Management

2.5.3.1 Objective

To minimize the impacts of invasive species through the proper management and control of non-native invasive species to promote native species plantings in the region.

Chapter 5: Regional Structure

5.1.2 Goal

To provide a diversity of healthy complete communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.

5.3 The Urban System

The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of this Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of this Plan, the Toronto - Lester B. Pearson International Airport, urban growth centres and Regional Intensification Corridors.

5.3.1 General Objectives

5.3.1.1 To conserve the environmental and resource attributes of the region.

5.3.1.2 To achieve sustainable development within the Urban System.

5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

5.3.1.5 To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive.

5.3.1.6 To promote crime prevention and improvement in the quality of life.

5.3.1.7 To recognize the integrity and physical characteristics of existing communities in Peel.

5.3.2 General Policies

It is the policy of Regional Council to:

5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.

5.3.2.4 Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services.

5.5 Growth Management

The Growth Plan recognizes the diversity of land resources in the Greater Golden Horseshoe (GGH) and the GTHA in particular. One of the guiding principles of the Growth Plan, that should assist in the decision-making process of land development, resource management and investment, is to “build compact, vibrant and complete communities”. The Growth Plan encourages planning for development of complete communities and a balance of jobs and housing. Growth management policies of this Plan contribute to the achievement of complete communities within Peel.

To ensure that growth management objectives are achieved while achieving the sustainability objectives, this Plan identifies specific growth management policy areas such as urban growth centres, built-up areas and designated greenfield areas. The Plan also recognizes the agricultural and rural area as well as the Greenbelt Plan area. Each of these areas has a specific role in managing growth. Schedule D4 shows these areas within Peel Region.

5.5.1 General Objectives

5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.

5.5.1.5 To optimize the use of the existing and planned infrastructure and services.

5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.

5.5.1.7 To protect and promote human health.

5.5.2 General Policies

It is the policy of Regional Council to:

- 5.5.2.2** Direct a significant portion of new growth to the built-up areas of the community through intensification.

5.5.3 Intensification

The Growth Plan sets out requirements for ensuring that intensification occurs in the GGH. In accordance with the Growth Plan, this Plan directs a significant portion of new growth to built-up areas, and promotes compact urban form, intensification and redevelopment. The forms of intensification include redevelopment (including the reuse of brownfield sites), the development of underutilized lots within previously developed areas, infill development and the expansion or conversion of existing buildings. All of these types of development can occur within areas already equipped with infrastructure and services. For the purpose of measuring intensification, the Growth Plan requires that by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within the Region will be within the built-up area. This Plan recognizes the importance and advantages of intensification in Peel and implements the intensification policies of the Growth Plan.

5.5.3.1 Objectives

- 5.5.3.1.1** To achieve compact and efficient urban forms.
- 5.5.3.1.2** To optimize the use of existing infrastructure and services.
- 5.5.3.1.3** To revitalize and/or enhance developed areas.
- 5.5.3.1.4** To intensify development on underutilized lands.
- 5.5.3.1.6** To optimize all intensification opportunities across the Region.

5.5.3.2 Policies

It is the policy of Regional Council to:

- 5.5.3.2.2** Facilitate and promote intensification.
- 5.5.3.2.3** Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.
- 5.5.3.2.4** Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area.

5.5.3.2.5 Require that by 2026 and for each year thereafter, a minimum of 50 per cent of the Region's residential development occurring annually will be within the built-up area. To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows:

City of Brampton: 26,500 units;
Town of Caledon: 1,500 units; and
City of Mississauga: 52,000 units.

5.8 Housing

The provision of housing to meet the full range of needs in Peel has a fundamental influence on the quality of life for Peel residents. The Region of Peel is committed to achieving a supply of accessible, adequate and appropriate housing of all types, sizes, densities and tenures to meet the existing and projected demographic and housing market requirements of current and future residents.

Through the sustainability themes of this plan, the Region will promote more sustainable development patterns, energy efficiency to limit environmental impacts of development, and social inclusion and equity while building a strong Regional economy to meet the housing needs of Peel residents. Peel Region attracts an educated and diverse population. Individuals and households from diverse backgrounds such as recent immigrants, persons with special needs, Aboriginal people, older adults and lone-parent families need adequate housing, including affordable housing that will foster livable and vibrant communities and individual well-being.

The Region of Peel is committed to collaborating and working with key stakeholders, such as the area municipalities, senior levels of government, the building and development industry, service and support agencies, housing providers, and community organizations to provide for an appropriate range of housing types, sizes, densities and tenures; and, to achieve a supply of affordable, accessible, adequate and appropriate housing to meet the existing and projected requirements of current and future residents.

Important human service considerations that will guide the policy directions to achieve these objectives include Affordable Housing for Low and Moderate Income Households (referred to as Affordable Housing from this point forward), Rental Housing Stock, Energy Efficiency, Special Needs and Diverse Populations, and Barriers. It is expected this work will assist Peel in meeting its Human Services Plan's mandate, i.e., Plan, manage and deliver quality, integrated human services and resources that invest in people to enable participation in the changing community and the economy.

5.8.1 General Objectives

5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.

5.8.1.2 To foster the availability of housing for all income groups, including those with special needs.

5.8.1.3 To foster efficient and environmentally sensitive use of land and buildings in the provision of housing.

5.8.5 Energy Efficient Housing

5.8.5.1 Objective

5.8.5.1.1 To promote energy conservation and technologies that lead to energy efficient housing in existing homes and new residential development.

6.4 Water and Wastewater Services

6.4.1 Objective

To provide water supply and sanitary sewer services to appropriate areas of the region in an adequate, efficient, planned and cost-effective manner consistent with public needs and financial realities.

6.4.2 Policies

It is the policy of Regional Council to:

6.4.2.1 Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the year 2031, and the three Rural Service Centres to the year 2021. The provision of full municipal sewage and water services in the Urban System and the three Rural Service Centres will be subject to the Regional financial and physical capabilities.

6.4.2.7 Ensure that the planning, construction, expansion, extension, operation and maintenance of water and sanitary sewer services protects the environmental systems and natural resources of Peel in a manner consistent with the objectives and policies in this Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.”

Planning Justification:

The proposed development supports the intensification objectives of the Peel Region Official Plan given that the proposal seeks to optimize the use of the existing land supply within an urban area by directing new housing to an underdeveloped residential property that is serviced by existing municipal infrastructure (**5.5.3.1**).

As such, the proposed development is well aligned with the policies of the Peel Region Official Plan.

4.7 City of Mississauga Official Plan (Consolidate 2021):

The most recent consolidation for the City of Mississauga Official Plan was in 2021. While the Region of Peel Official Plan deals with planning issues on a 'regional scale', the City of Mississauga Official Plan deals with issues on a more 'localized scale' and as such is considered the Local Official Plan (LOP). The LOP contains planning policies on matters such as housing, natural heritage, land use, transportation and infrastructure.

The following designations apply to the subject property:

- The subject property is located within the 'Neighbourhoods' area and the 'Green System' (**Appendix 'H'**).
- The subject property is located within a 'Significant Natural Area' and is situated within close proximity to an 'Area of Natural and Scientific Interest' and a 'Provincially Significant Wetland' (**Appendix 'I'**).
- The subject property is located within the 'Erindale Character Area' (**Appendix 'J'**).
- The subject property is located within the 'Residential Low Density 1' Land Use Designation (**Appendix 'K'**).

Applicable excerpts from the City of Mississauga Official Plan have been included as follows:

“5 Direct Growth 5.1 Introduction

- 5.1.2** Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth to 2031.
- 5.1.3** Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to:
 - a.** protect ecological functions, public health and safety;
 - b.** utilize existing and proposed services and infrastructure such as transit and community infrastructure;
 - c.** minimize environmental and social impacts;
 - d.** meet long term needs;
 - e.** build strong, livable, universally accessible communities; and
 - f.** promote economic prosperity.
- 5.1.5** Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.

5.1.6 Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.

5.1.7 Mississauga will protect and conserve the character of stable residential Neighbourhoods.

5.3 City Structure

- Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities. Employment Areas will accommodate a diverse mix of employment uses, but will not permit residential uses; and

Location	Height*		Density Range (residents and jobs combined per gross hectare)	Population to Employment Ratio
	Minimum	Maximum		
Downtown	3	Not specified	200 by 2031; strive for 300 to 400	1:1
Major Nodes	2	25	200 to 300	2:1 to 1:2
Community Nodes	2	4	100 to 200	2:1 to 1:2
Corporate Centres	2 along Corridors and in Major Transit Station Areas	Not specified	—	—
Neighbourhoods		4	—	—
Employment Areas	2 in Major Transit Station Areas and Intensification Corridors	Not specified	—	—
Intensification Corridors	2	As per City Structure Element	—	—
Corridors	2 except in Employment Areas	As per City Structure Element	—	—
Major Transit Station Areas	2	As per City Structure Element	—	—
Designated Greenfield Area	—	—	Minimum 50	—

* Character area policies may establish alternative heights

Figure 5-5: Height, Density and Population to Employment Ratio Requirements.

5.3.5 Neighbourhoods

5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

5.3.5.2 Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.

5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

6 Value the Environment

6.2 Living Green

6.2.6 Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.

6.2.7 Mississauga will require development proposals to address the management of stormwater using stormwater best management practices.

6.2.8 Mississauga will encourage the use of green technologies and design to assist in minimizing the impacts of development on the health of the environment.

6.2.12 Mississauga will encourage tree planting on public and private lands and will strive to increase the Urban Forest canopy

6.3 Green System

6.3.1 Mississauga will give priority to actions that protect, enhance, restore and expand the Green System for the benefit of existing and future generations.

6.3.7 Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands, will be provided to perform the following:

- maintenance of slope stability and reduction of erosion on valley slopes;
- attenuation of stormwater runoff;
- reduction of human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs;
- protection of tree root zones to ensure survival of vegetation;
- provision of a safety zone for tree fall next to woodlands;

- enhancement of woodland interior and edge areas through native species plantings;
- enhanced wildlife habitat and corridors for wildlife movement; and
- opportunities for passive recreational activities, in appropriate locations.

6.3.8 Buffers shall be determined on a site specific basis as part of an Environmental Impact Study or other similar study, to the satisfaction of the City and appropriate conservation authority.

Natural Heritage System

6.3.9 Mississauga's Natural Heritage System is composed of the following:

- **Significant Natural Areas;**
- Natural Green Spaces;
- Special Management Areas;
- Residential Woodlands; and
- Linkages.

6.3.10 The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.

6.3.11 Minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies, updates of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this Plan.

Significant Natural Areas

6.3.12 Significant Natural Areas are areas that meet one or more of the following criteria:

- provincially or regional significant life science areas of natural and scientific interest (ANSI);
- environmentally sensitive or significant areas;**
- habitat of threatened species or endangered species;**
- fish habitat;
- significant wildlife habitat;**
- significant woodlands are those that meet one or more of the following criteria:**
 - woodlands, excluding cultural savannahs, greater than or equal to four hectares;

- woodlands, excluding cultural woodlands and cultural savannahs, greater than or equal to two hectares and less than four hectares;
- any woodland greater than 0.5 hectares that:
 - supports old growth trees (greater than or equal to 100 years old); o supports a significant linkage function as determined through an Environmental Impact Study approved by the City in consultation with the appropriate conservation authority;
 - is located within 100 metres of another Significant Natural Area supporting a significant ecological relationship between the two features;
 - is located within 30 metres of a watercourse or significant wetland; or
 - supports significant species or communities;
- g. significant wetlands are one of the following:
 - Provincially significant coastal wetlands;
 - Provincially significant wetlands;
 - Coastal wetlands;
 - other wetlands greater than 0.5 hectares; and
- h. significant valleylands are associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek.

6.3.13 When determining the size of a woodland, areas of cultural savannahs and cultural woodlands that are confirmed to have significant ecological value that contributes to the integrity and function of the woodland, will be included for the purpose of determining woodland size and included as a Significant Natural Area. This determination will be made through an Environmental Impact Study prepared to the satisfaction of the City and the appropriate conservation authority.

Protecting the Natural Heritage System

6.3.23 Mississauga will have regard for the maintenance of the long term ecological integrity of the Natural Heritage System in all decisions.

6.3.24 The Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a. ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions through such means as tree preservation, appropriate location of

building envelopes, grading, landscaping, and parking and amenity area locations;

- d. retaining areas in a natural condition and/or allowing them to regenerate to assume a natural state;
- e. the promotion of stewardship within privately and publicly owned lands within the Natural Heritage System;
- f. controlling activities that may be incompatible with the retention of the Natural Heritage System and associated ecological functions; and

6.3.25 New lots created by land division or units or parcels of tied land (POTLs) created by condominium that will have the effect of fragmenting the ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodlands and buffers will generally be discouraged and will be supported by an Environmental Impact Study.

6.3.26 Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.

6.3.27 Development and site alteration as permitted in accordance with the Greenlands designation within or adjacent to a Significant Natural Area will not be permitted unless all reasonable alternatives have been considered and any negative impacts minimized. Any negative impact that cannot be avoided will be mitigated through restoration and enhancement to the greatest extent possible. This will be demonstrated through a study in accordance with the requirements of the Environmental Assessment Act. When not subject to the Environmental Assessment Act, an Environmental Impact Study will be required.

6.3.28 Notwithstanding the policies of this Plan, development and site alteration will not be permitted in the following areas:

- b. habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements;

6.3.29 Development and site alteration on lands adjacent to a Provincially significant wetland, Provincially significant coastal wetland and habitat of endangered species and threatened species or other Significant Natural Area will require an Environmental Impact Study, demonstrating no negative impact to the natural heritage features or on their ecological function, to the satisfaction of the City and appropriate conservation authority.

- 6.3.31** Setbacks and buffers adjacent to fish habitat areas will be determined by an Environmental Impact Study, which will conform to approved fisheries management plans.

Urban Forest

- 6.3.39** The Urban Forest is composed of wooded areas within the Natural Heritage System and individual trees on public and private property.
- 6.3.40** Natural Heritage System policies are applicable to the Urban Forest. This includes policies regarding Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and Residential Woodlands and all related policies.
- 6.3.41** The Urban Forest will be protected and managed with the goals of:
- e. ensuring development and site alteration will not have negative impacts on the Urban Forest;
 - f. increasing tree canopy coverage and diversity, by planting trees appropriate to the location and avoiding the use of non-native tree and shrub species that are invasive;
- 6.3.43** The preservation of trees and woodlots on public and private property that serve to connect and enhance the overall vegetative system and improve wildlife habitat will be encouraged.
- 6.3.44** Development and site alteration will demonstrate that there will be no negative impacts to the Urban Forest. An arborist report and tree inventory that demonstrates tree preservation and protection both pre and post construction, and where preservation of some trees is not feasible, identifies opportunities for replacement, will be prepared to the satisfaction of the City in compliance with the City's tree permit by-law.

Utilities

- 6.3.83** Mississauga will encourage open space landowners to employ stormwater best management practices and planting of native non-invasive species.

6.4.2 Stormwater and Drainage

- 6.4.2.1** Mississauga will use a water balance approach in the management of stormwater by encouraging and supporting measures and activities that reduce stormwater runoff, improve water quality, promote evapotranspiration and infiltration, and reduce erosion using stormwater best management practices.

- 6.4.2.2** Mississauga will require that development applications be supported by stormwater best management practices in accordance with relevant plans, studies, development standards and policies. Additional measures may be specified by the City based on known concerns related to storm sewer capacity, pollution prevention, flood risk and erosion, and protection of the city's Natural Heritage System, including its ecological function. Stormwater best management practices must be approved by the city, appropriate conservation authority and Provincial Government, where applicable.
- 6.4.2.3** The location and design of surface drainage and stormwater management facilities will respect the Natural Heritage System and will include naturalization to the satisfaction of the City and the appropriate conservation authority.
- 6.4.2.4** Surface drainage and stormwater management facilities will be installed for the safety of residents and to protect infrastructure and property.
- 6.4.2.5** The design of storm drainage and stormwater management facilities will consider interim and ultimate development conditions.
- 6.4.2.6** The design of stormwater management facilities and surface drainage facilities must conform to City standards, policies and guidelines. A buffer may be required as determined by the City.
- 6.4.2.7** At-source controls should be provided to reduce the need for new stormwater infrastructure. All efforts to this effect should be guided by the appropriate environmental agencies, according to all Provincial Government, Regional Government and municipal policies, guidelines and regulations.
- 6.4.2.9** The design of storm drainage and stormwater management facilities will enhance the natural and visual landscape and ecological functions and provide recreational opportunities, if appropriate.

6.5 Air Quality

- 6.5.1** To improve air quality, Mississauga will:
 - e. protect, enhance, restore and expand the Natural Heritage System.
- 6.5.3** Mississauga will promote building and site design that minimizes vehicular idling, energy consumption and maximizes the use of renewable energy and vegetative cover.
- 6.5.4** Appropriate techniques to mitigate odour and dust will be encouraged to be incorporated in development.
- 6.5.5** When determining land use compatibility, regard will be given to odours, air particulates, noise and other contaminants, which may impact adjacent or

nearby land uses and natural areas. Incompatible land uses such as sensitive land uses and those uses that are sources of noise, odour and dust will be separated and/or the nuisances will be mitigated, so they do not interfere with each other.

6.6 Soil Conservation

- 6.6.1** Proponents of development and site alteration will ensure there are no risks to life, safety, health, property and ecosystem health associated with soil erosion.
- 6.6.2.** Proposals for development and site alteration will incorporate appropriate buffers adjacent to watercourses, Natural areas and parks to protect against soil erosion and sediment impacts.
- 6.6.3** Topsoil will be protected by regulating and controlling construction, design and maintenance activities or any activity resulting in site alteration.
- 6.6.4** Maintaining vegetation to protect against erosion and degradation of topsoil will be required unless authorized by the City.

7 Complete Communities

7.1 Introduction

- 7.1.1** Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.
- 7.1.2** The creation of complete communities and the implications for public health will be considered by Mississauga when making planning decisions.
- 7.1.3** In order to create a complete community and develop a built environment supportive of public health, the City will:
 - a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
 - d. encourage land use planning practices conducive to good public health.
- 7.1.6** Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.
- 7.1.7** In cooperation with the appropriate public and private agencies and other levels of government, Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors.

7.1.8 Mississauga will recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, cultural heritage landscapes, environments, artifacts, traditions, and streetscapes of historical, architectural or archaeological significance.

7.1.10 When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area.

7.2 Housing

7.2.1 Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.

7.2.2 Mississauga will provide opportunities for:

- a. the development of a range of housing choices in terms of type, tenure and price;

7.2.3 When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.

7.2.5 The onus will be placed on the applicant/developer to address Provincial and Regional housing requirements.

8 Create a Multi-Modal City

8.4 Parking

8.4.1 Off-street parking facilities for vehicles and other modes of travel, such as bicycles, will be provided in conjunction with new development and will:

- a. provide safe and efficient access from the road network so that ingress and egress movements minimize conflicts with road traffic and pedestrian movements;
- b. provide for the needs of people with disabilities; and

9 Build a Desirable Urban Form

9.1 Introduction

9.1.3 Infill and redevelopment within Neighbourhoods will respect the existing and planned character.

9.1.6 The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.

- 9.1.10** The city vision will be supported by site development that:
- a. respects the urban hierarchy;
 - b. utilizes best sustainable practices;
 - c. demonstrates context sensitivity, including the public realm;
 - d. promotes universal accessibility and public safety; and
 - e. employs design excellence.
- 9.1.11** A distinct character for each community will be created or enhanced through the road pattern, building massing and height, streetscape elements, preservation and incorporation of heritage resources and prominent placement of institutions and open spaces.
- 9.1.13** Development will have positive, restorative, ecological benefits on a site through the practice of sustainable building and site design.
- 9.2 City Pattern**
- 9.2.2 Non-Intensification Areas**
- 9.2.2.3** While new development need not mirror existing development, new development in Neighbourhoods will:
- a. respect existing lotting patterns;
 - b. respect the continuity of front, rear and side yard setbacks;
 - c. respect the scale and character of the surrounding area;
 - d. minimize overshadowing and overlook on adjacent neighbours;
 - e. incorporate stormwater best management practices;
 - f. preserve mature high quality trees and ensure replacement of the tree canopy; and
 - g. be designed to respect the existing scale, massing, character and grades of the surrounding area.
- 9.2.2.3 Green System**
- 9.2.3.1** Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored.
- 9.2.3.2** All development will utilize sustainable design practices.
- 9.4 Movement**
- 9.4.1 Transit and Active Transportation**
- 9.4.1.3** Development will support transit and active transportation by:

- a. locating buildings at the street edge, where appropriate;
- b. requiring front doors that open to the public street;
- c. ensuring active/animated building façades and high quality architecture;
- d. ensuring buildings respect the scale of the street;
- e. ensuring appropriate massing for the context;
- f. providing pedestrian safety and comfort; and

9.4.1.4 Development will provide for pedestrian safety through visibility, lighting, natural surveillance and minimizing vehicular conflicts.

9.4.2 Vehicular and Goods Movement

9.4.2.1 Urban form will balance the needs of vehicular and goods movement with transit and active transportation modes.

9.4.2.2 In areas where vehicular and goods movement is the primary mode of transportation, regard for the needs and safety of transit users, pedestrians and cyclists will be required.

9.4.3 Accessibility

9.4.3.1 Mississauga is committed to the creation of an accessible city. The design of the physical and built environment will have regard for universal design principles.

9.4.3.2 All development will be consistent with the Mississauga Accessibility Design Handbook.

9.5 Site Development and Buildings

9.5.1 Context

9.5.1.1 Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.

9.5.1.2 Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:

- a. Natural Heritage System;
- b. natural hazards (flooding and erosion);
- c. natural and cultural heritage features;
- d. street and block patterns;
- e. the size and configuration of properties along a street, including lot frontages and areas;

- f. continuity and enhancement of streetscapes;
- g. the size and distribution of building mass and height;
- h. front, side and rear yards;
- i. the orientation of buildings, structures and landscapes on a property;
- j. views, sunlight and wind conditions;
- k. the local vernacular and architectural character as represented by the rhythm, textures and building materials;
- l. privacy and overlook; and m. the function and use of buildings, structures and landscapes.

9.5.1.3 Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.

9.5.1.4 Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.

9.5.1.5 Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.

9.5.1.6 Existing vegetation patterns and preservation and/or enhancement of the Urban Forest will be addressed in all new development.

9.5.1.9 Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated.

9.5.1.15 Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:

- a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and
- b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.

9.5.2 Site Development

9.5.2.1 High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character, respects its immediate context and creates a quality living or working environment.

- 9.5.2.2** Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by:
- a. providing walkways that are connected to the public sidewalk, are well lit, attractive and safe;
 - b. fronting walkways and sidewalks with doors and windows and having visible active uses inside;
 - c. avoiding blank walls facing pedestrian areas; and d. providing opportunities for weather protection, including awnings and trees.
- 9.5.2.3** Development proponents will be required to ensure that pedestrian circulation and connections are accessible, comfortable, safe and integrated into the overall system of trails and walkways.
- 9.5.2.6** Development proponents will be required to demonstrate the successful application of universal design principles and compliance with legislated standards.
- 9.5.2.7** Site development should respect and maintain the existing grades on-site.
- 9.5.2.8** Site designs that conserve energy will be encouraged. Energy conservation will be addressed at the development application stage and during the preparation of building and site designs. Buildings should be designed, oriented, constructed and landscaped to minimize interior heat loss and to capture and retain solar heat energy in the winter and to minimize solar heat penetration in the summer.
- 9.5.2.9** Site designs will be encouraged that minimize the consumption of water.
- 9.5.2.10** Site development will be encouraged to meet a minimum standard of LEED Silver or custom green development standards.
- 9.5.2.11** Site development will be required to:
- a. incorporate stormwater best management practices;
 - b. provide enhanced streetscape;
 - c. provide landscaping that complements the public realm;
 - d. include the use of native non-invasive plant material;
 - e. protect and enhance habitat;
 - f. preserve significant trees on public and private lands;
 - g. incorporate techniques to minimize urban heat island effects such as providing planting and appropriate surface treatment; and
 - h. provide landscaping that beautifies the site and complements the building form.

- 9.5.2.12** Heating, venting and air conditioning equipment and mechanical/utility functions will be located away from the public realm and not be visible from public view.
- 9.5.2.13** External lighting for site development should:
- a. be energy efficient;
 - b. utilize dark skylight fixtures; and
 - c. not infringe on adjacent properties.
- 9.5.2.14** Development on a site may be phased provided that the location of buildings and services allow for future development. For projects that will be phased, applications shall be accompanied by a detailed phasing plan.

9.5.3 Buildings

- 9.5.3.2** Buildings must clearly address the street with principal doors and fenestrations facing the street in order to:
- a. ensure main building entrances and at grade uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk;
 - b. provide strong pedestrian connections and landscape treatments that link the buildings to the street; and
 - c. ensure public safety.
- 9.5.3.3** Building façades should be articulated to include changes in materials, or material treatments, as well as the indication of transition between floors and interior spaces to provide visual interest and relief.
- 9.5.3.4** Principal building entrances should be covered with a canopy, awning, recess or similar device to provide visual prominence and pedestrian weather protection.
- 9.5.3.5** Front building façades should be parallel to the street. Consideration may be given to allow for periodic indentation for visual relief and features such as urban plazas.
- 9.5.3.6** Street facing façades should have the highest design quality. Materials used for the front façade should be carried around the building where any façades are exposed to the public view at the side or rear.
- 9.5.3.7** Buildings will be pedestrian oriented through the design and composition of their façades, including their scale, proportion, continuity, rhythms, texture, detailing and materials.
- 9.5.3.8** Buildings should avoid blank street wall conditions. Blank walls resulting from phased development, will require upgraded architectural treatment.

- 9.5.3.11 Building materials should be chosen for their functional and aesthetic quality, sustainability and ease of maintenance.
- 9.5.3.12 The choice of building materials should minimize the risk for bird collisions.
- 9.5.3.13 Where appropriate, development should be designed to incorporate measures that minimize urban heat island effects.
- 9.5.3.14 Buildings should be designed to conserve energy and incorporate sustainable material.
- 9.5.3.15 Buildings should be designed to minimize the consumption of water and to utilize stormwater best management practices.
- 9.5.3.16 Buildings should coordinate and integrate vehicular and servicing access to minimize their visual prominence.
- 9.5.3.17 Mechanical equipment, vents and metering devices will be integrated into the building design and will not be visible from the public realm.
- 9.5.3.18 Rooftop mechanicals and appurtenances will be integrated into building design and will not be visible from the public realm and residential developments.

9.5.4 Relationship to Public Realm

- 9.5.4.1 Development proposals should enhance public streets and the open space system by creating a desirable street edge condition.
- 9.5.4.2 An attractive and comfortable public realm will be created through the use of landscaping, the screening of unattractive views, protection from the elements, as well as the buffering of parking, loading and storage areas.
- 9.5.4.3 The sharing and reduction of access points/driveways will be encouraged to promote pedestrian safety and provide the opportunity for a continuous streetscape.
- 9.5.4.5 Built form will relate to the width of the street right-of-way.
- 9.5.4.6 Outdoor storage will not be located adjacent to, or be visible from city boundaries, the public realm or sensitive land uses by incorporating the use of appropriate setbacks, screening, landscaping and buffering

9.5.6 Safety

- 9.5.6.1 Site layout, buildings and landscaping will be designed to promote natural surveillance and personal safety

9.5.6.3 Development should clearly define areas of access and egress to avoid the creation of entrapment areas.

9.5.6.4 Development should incorporate lighting to ensure all designated areas of circulation, entrance, and connections are appropriately illuminated.

11 General Land Use Designations

11.2 General Land Use

11.2.5 Residential

11.2.5.1 Residential consists of four designations:

- a. Residential Low Density I;**
- b. Residential Low Density II;
- c. Residential Medium Density; and
- d. Residential High Density.

11.2.5.2 In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:

- a. residential dwelling;

11.2.5.3 Lands designated Residential Low Density I will permit the following uses:

- a. detached dwelling;
- b. semi-detached dwelling; and
- c. duplex dwelling.

16 Neighbourhoods

16.1.1 General

16.1.1.1 For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.

16.1.2 Residential

16.1.2.1 To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area.

16.9 Erindale
16.9.1 Land Use

16.9.1.1 Notwithstanding the provisions of the Residential Low Density I designation, the Residential Low Density I designation permits only detached dwellings.”

Planning Justification:

The subject property is located within the **Residential Low Density I** Land Use Designation which allows for detached dwellings (**11.2.5.3**). As such, the proposed single-detached dwelling is an appropriate use for the subject property. Furthermore, the proposed dwelling and lot configurations (Lot 1 & Lot 2) are compatible with adjacent properties found within the neighbourhood and will help to contribute to a more compact built form along the Heartwood Court streetscape (**5.3.5.6**).

The subject property is located within a ‘**Significant Natural Area**’ that forms part of the City’s Natural Heritage System. In accordance with the ‘**Protecting the Natural Heritage System**’ policies of the City of Mississauga Official Plan, minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies (**6.3.11**). An **Environmental Impact Study & Addendum** was completed by Terrastory Environmental Consulting Inc. which determined that the subject lands can be divided to accommodate one new single-detached lot provided that all development features are located outside of a 7.5 m buffer from the abutting woodland feature located in the rear and north side of the subject property. The purpose of the woodland buffer is to ensure that future development will not result in negative impacts on any significant heritage features that form part of city natural heritage system (**6.3.29**). It will also assist in regenerating the decaying woodland area.

As such, the proposed development conforms to the City of Mississauga’s Official Plan.

4.8 Zoning By-Law No. 0225-2007:

The subject property is currently zoned as ‘**R1-13**’ (**Appendix ‘L’**). The proposed Zoning By-Law Amendment would rezone to the subject property to ‘**R1-13**’ with **Site Specific Provisions (R1-13-XX)** (**Appendix ‘N’**), to ensure the protection of the woodland buffer area.

Applicable excerpts from the City of Mississauga Zoning By-Law No. 0225-2007 are as follows:

“3.1 PARKING, LOADING AND STACKING LANE REGULATIONS

3.1.1.2 Location of Parking

3.1.1.2.1 All parking and loading spaces shall be provided, maintained and be clearly identified and marked by permanent lines and markings painted on the

paved surface on the same lot for which the parking and loading spaces are required.

3.1.1.3 Required Parking in a Residential Zone

3.1.1.3.1 A parking space on a driveway serving as an access to a parking space within a garage may be included in the calculation of the number of parking spaces required.

3.1.2 Required Number of Parking Spaces

3.1.2.1 Required Number of Parking Spaces for Residential Uses

Off-street parking spaces for residential uses shall be provided in accordance with Table 3.1.2.1 - Required Number of Parking Spaces for Residential Uses.

Table 3.1.2.1 - Required Number of Parking Spaces for Residential Uses

Column	A	B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
5.0	Detached Dwelling, Linked Dwelling, Semi-Detached, Street Townhouse	2.0 spaces per unit

Part 4: Residential Zones

4.1 GENERAL PROVISIONS FOR RESIDENTIAL ZONES

4.1.1 Dwelling Unit

4.1.1.1 A maximum of one dwelling unit is permitted on a lot in a R1 to R16, RM1 to RM3, RM5 and RM6 zone.

4.1.8 Setbacks to Greenlands Zones

4.1.8.1 The minimum setback for all buildings, structures, parking areas and swimming pools in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback.

4.1.9 Driveways and Parking

4.1.9.2 Any hard surface area used or accessible for the purpose of parking a motor vehicle shall be included in the driveway width calculation;

4.1.9.2.2 Parking of motor vehicles shall not be permitted on a landscaped soft area;

4.1.9.3 Tandem parking is permitted on a driveway in all Residential Zones except RA1 to RA5 zones;

4.1.9.4 The nearest part of a driveway or any other parking area for a detached, semi-detached, linked, duplex, triplex, and end unit of a street townhouse shall be a minimum distance of 0.6 m from any side lot line other than the common side lot line separating an attached semi-detached, an attached street townhouse or a detached garage with a joint party wall;

4.1.9.7 The outdoor parking of a motor vehicle shall only be permitted on a driveway and/or parking space;

4.1.9.8 Parking spaces shall only be accessed by a driveway and/or aisle;

4.1.12 Garage Regulations

4.1.12.1 An attached garage in R1 to R16 and RM1 to RM12 zones shall comply with the regulations contained in Table 4.1.12.1 - Garage Regulations.

Table 4.1.12.1 - Garage Regulations

Column	A	B	C
Line		Attached Garage	Detached Garage
1.0	MAXIMUM NUMBER PERMITTED PER LOT	1 ⁽¹⁾⁽²⁾	1 ⁽¹⁾
2.0	SIZE:		
2.1	Maximum floor area measured from the inside face of walls	75 m ²	75 m ²
2.2	Minimum rectangular area measured from the inside face of walls (width x length)	2.75 m x 6.0 m	2.75 m x 6.0 m
2.3	Minimum unobstructed area for parking (width x length x height)	2.75 m x 5.2 m x 2.0 m	2.75 m x 5.2 m x 2.0 m
3.0	MAXIMUM LOT COVERAGE	The maximum lot coverage for the dwelling in the applicable zone is inclusive of the attached garage	10% of the lot area ⁽³⁾
4.0	MAXIMUM HEIGHT:		
4.1	Sloped roof - highest ridge	The maximum height for the dwelling in the applicable zone	4.6 m
4.2	Flat roof	The maximum height for the dwelling in the applicable zone	3.0 m
4.3	Maximum height of eaves	n/a	3.0 m
5.0	LOCATION	n/a	Not permitted between the front wall of the dwelling and the front lot line
6.0	SETBACKS:		
6.1	Minimum setback to exterior side lot line	The exterior side yard regulations of the applicable zone shall apply	The exterior side yard regulations of the applicable zone shall apply
6.2	Minimum setback to interior side lot line for garage located in an interior side yard	The interior side yard regulations of the applicable zone shall apply	The interior side yard regulations of the applicable zone shall apply ⁽⁴⁾⁽⁵⁾
6.3	Minimum setbacks to interior side and rear lot lines for detached garage located in the rear yard where lot area greater than or equal to 750 m ²	n/a	1.2 m ⁽⁶⁾⁽⁷⁾
6.4	Minimum setbacks to interior side and rear lot lines for detached garage located in the rear yard where lot area less than 750 m ²	n/a	0.61 m ⁽⁶⁾⁽⁷⁾

Table 4.1.12.1 continued on next page

Column	A	B	C
Line		Attached Garage	Detached Garage
Table 4.1.12.1 continued from previous page			
6.5	Minimum setback of a detached garage located in the rear yard to the dwelling on the same lot	n/a	1.2 m
7.0	MINIMUM AREA OF ATTACHMENT OF A DWELLING AND ATTACHED GARAGE ABOVE GRADE	5.0 m in length and 2.0 m in height	n/a

NOTE: n/a means not applicable.

- (1) Only one attached garage or one detached garage shall be permitted per lot.
- (2) Line 1.0 shall not apply in RM4, RM7 to RM12 zones.
- (3) The maximum lot coverage in an applicable zone is inclusive of the combined total area used for a detached garage and all other accessory buildings and structures.
- (4) In zones where the interior side yard is regulated by the number of storeys, the interior side yard to a detached garage shall comply with the yard required for a one storey dwelling.
- (5) In zones having a combined width of interior side yards regulation, detached garages shall comply with the required interior side yard regulation and the combined width of interior side yards regulation.
- (6) See Subsection 4.1.8 of this By-law.
- (7) On two adjoining lots in a Residential Zone, a detached garage with a joint party wall is permitted.

4.1.13 Minimum Gross Floor Area - Residential

All dwelling units in R1 to R16 and RM1 to RM6 zones shall have a minimum gross floor area - residential of 60 m².

4.1.5 Encroachments and Projections

Unless otherwise regulated within this By-law, all required yards for detached, semi-detached, linked, duplex, triplex, and street townhouses shall be unobstructed except for the following:

4.1.5.1 A porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, may encroach:

- (1) a maximum of 1.6 m into a required front and/or exterior side yard;
- (2) a maximum of 5.0 m into a required rear yard.

4.1.5.2 Notwithstanding the provisions of Article 4.1.5.1, a porch or deck that is located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, and is located in the rear yard shall have a minimum setback of:

- (1) 1.5 m from the rear lot line;
- (2) 0.0 m from an interior side lot line for a lot with a dwelling requiring a 0.0 m interior side yard;
- (3) 0.61 m from an interior side lot line for a lot with a dwelling requiring more than a 0.0 m interior side yard;
- (4) 0.61 m from an exterior side lot line.

- 4.1.5.3** A porch or deck, located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs, and is located in an interior side yard shall have a minimum setback of 1.2 m to the interior side yard lot line.
- 4.1.5.4** An awning may encroach a maximum of 0.61 m into a required front yard and/or exterior side yard; a maximum of 5.0 m into a required rear yard provided that the awning shall have a minimum setback of 1.5 m to a lot line; and a maximum of 0.61 m into a required interior side yard provided that the interior side yard is a minimum of 1.2 m.
- 4.1.5.5** A window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, may encroach a maximum of 0.61 m into a required yard provided that the yard is a minimum of 1.2 m.
- 4.1.5.6** Notwithstanding the provisions of Articles 4.1.5.1 to 4.1.5.6 and 4.1.5.8 to 4.1.5.11, encroachments and/or projections shall not be permitted in a minimum required setback to a Greenlands Zone contained in Table 4.1.8.1 of this By-law.
- 4.1.5.7** Decorative paving, pool decking, and other hard surfaced landscape material are permitted an unlimited encroachment in a required rear yard, provided that they do not exceed 0.3 m in height above grade at any point, and maintain a minimum setback to any lot line of 0.61 m.
- 4.1.5.8** Notwithstanding the provisions of Article 4.1.5.5, stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall be permitted in required rear yards and interior side yards provided that the minimum setback to an interior side lot line and rear lot line shall be 1.2 m.
- 4.1.5.8.1** Stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall not be permitted in front yards or exterior side yards
- 4.1.5.9** A building projection, with windows that cover a minimum of 50% of the total projection, may encroach a maximum of 0.61 m into a required front, exterior and/or rear yard, provided that the building projection is not more than 3.0 m wide.
- 4.1.5.10** A balcony may encroach a maximum of 1.0 m into a required front, exterior side or rear yard.
- 4.1.5.11** A freestanding deck may be located in a rear yard provided that it does not exceed 1.2 m in height above grade at any point, is uncovered and is not closer than 0.61 m to any side lot line and 1.5 m to any rear lot line

4.2 R1 to R5 ZONES (DETACHED DWELLINGS - TYPICAL LOTS)

4.2.1 R1 to R5 Permitted Uses and Zone Regulations

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 4.2.1 - R1 to R5 Permitted Uses and Zone Regulations.

Table 4.2.1 - R1 to R5 Permitted Uses and Zone Regulations

Column	A	B	C	D	E	F
Line 1.0	ZONES	R1	R2	R3	R4	R5
PERMITTED USES						
2.0	RESIDENTIAL					
2.1	Detached Dwelling	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
ZONE REGULATIONS						
3.0	MINIMUM LOT AREA					
3.1	Interior lot	750 m ²	695 m ²	550 m ²	365 m ²	295 m ²
3.2	Corner lot	835 m ²	810 m ²	720 m ²	500 m ²	415 m ²
4.0	MINIMUM LOT FRONTAGE					
4.1	Interior lot	22.5 m	18.0 m	15.0 m	12.0 m	9.75 m
4.2	Corner lot	22.5 m	21.0 m	19.5 m	16.5 m	13.5 m
5.0	MAXIMUM LOT COVERAGE	25%	30%	35%	40%	40%
6.0	MINIMUM FRONT YARD					
6.1	Interior lot	9.0 m ⁽²⁾⁽⁷⁾	9.0 m ⁽²⁾	7.5 m ⁽²⁾	6.0 m ⁽²⁾	4.5 m ⁽²⁾
6.2	Corner lot	7.5 m ⁽²⁾	7.5 m ⁽²⁾	6.0 m ⁽²⁾	6.0 m ⁽²⁾	4.5 m ⁽²⁾
6.3	Garage face - interior lot <i>(0379-2009), (0181-2018/LPAT Order 2019 February 15)</i>	(8)	(8)	(8)	(8)	6.0 m
6.4	Garage face - corner lot <i>(0379-2009), (0181-2018/LPAT Order 2019 February 15)</i>	(8)	(8)	(8)	(8)	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾	6.0 m ⁽²⁾	4.5 m ⁽²⁾	4.5 m ⁽²⁾
7.1	Garage face <i>(0379-2009), (0181-2018/LPAT Order 2019 February 15)</i>	(9)	(9)	(9)	6.0 m ⁽²⁾	6.0 m ⁽²⁾
8.0	MINIMUM INTERIOR SIDE YARD					
8.1	Interior lot	1.8 m on one side of the lot and 4.2 m on the other side ⁽²⁾	1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey ⁽²⁾	1.2 m + 0.61 m for each additional storey or portion thereof above one (1) storey ⁽²⁾	1.2 m ⁽²⁾	1.2 m on one side of the lot and 0.61 m on the other side ⁽²⁾

Table 4.2.1 continued on next page

Column	A	B	C	D	E	F
Line 1.0	ZONES	R1	R2	R3	R4	R5
Table 4.2.1 continued from previous page						
8.2	Corner lot	3.0 m ⁽²⁾	3.0 m ⁽²⁾	1.2 m + 0.61 m for each additional storey above one storey ⁽²⁾	1.2 m ⁽²⁾	1.2 m ⁽²⁾
9.0	MINIMUM REAR YARD					
9.1	Interior lot	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾
9.2	Corner lot	3.0 m ⁽²⁾	3.0 m ⁽²⁾	3.0 m ⁽²⁾	7.5 m ⁽²⁾	7.5 m ⁽²⁾
10.0	MAXIMUM HEIGHT	10.7 m	10.7 m	10.7 m	10.7 m	10.7 m
11.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS					
11.1	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided	n/a	n/a	n/a	n/a	2.5 m
11.2	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance	n/a	n/a	n/a	n/a	5.0 m
11.3	For a detached dwelling more than one storey in height, where the garage projects beyond the main front entrance, a minimum of 75% of the width of the garage, measured from the inside face of the garage walls, shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face (0181-2018/LPAT Order 2019 February 15)	n/a	n/a	n/a	n/a	✓
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY					
12.1	Attached garage	Permitted ⁽³⁾	Permitted ⁽³⁾	Permitted ⁽³⁾	Permitted ⁽³⁾	Required ⁽³⁾
12.2	Minimum parking spaces	✓ ^{(4) (5)}	✓ ^{(4) (5)}	✓ ^{(4) (5)}	✓ ^{(4) (5)}	✓ ^{(4) (5)}
12.3	Maximum driveway width (0190-2014)	Width of garage door opening(s) plus 2.0 m up to a maximum of 8.5 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m
12.4	Minimum landscaped soft area in the yard containing the driveway (0190-2014)	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	30% of the front yard and/or exterior side yard

Table 4.2.1 continued on next page

Column	A	B	C	D	E	F
ZONES		R1	R2	R3	R4	R5
Table 4.2.1 continued from previous page						
13.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁶⁾	✓ ⁽⁶⁾	✓ ⁽⁸⁾	✓ ⁽⁸⁾	✓ ⁽⁸⁾

- NOTES:**
- (1) See also Subsections 4.1.1, 4.1.16 and 4.1.17 of this By-law.
 - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (3) See Subsection 4.1.12 of this By-law.
 - (4) See Subsection 4.1.9 of this By-law.
 - (5) See Part 3 of this By-law.
 - (6) See Subsection 4.1.2 of this By-law.
 - (7) Where a lot abuts a lot with an existing front yard of 12.0 m or more, the minimum front yard shall be 12.0 m.
 - (8) The setback to the garage face shall be the same as the front yard.
(0379-2009), (0181-2018/LPAT Order 2019 February 15)
 - (9) The setback to the garage face shall be the same as the exterior side yard.
(0379-2009), (0181-2018/LPAT Order 2019 February 15)

4.2.2 R1 Exception Zones

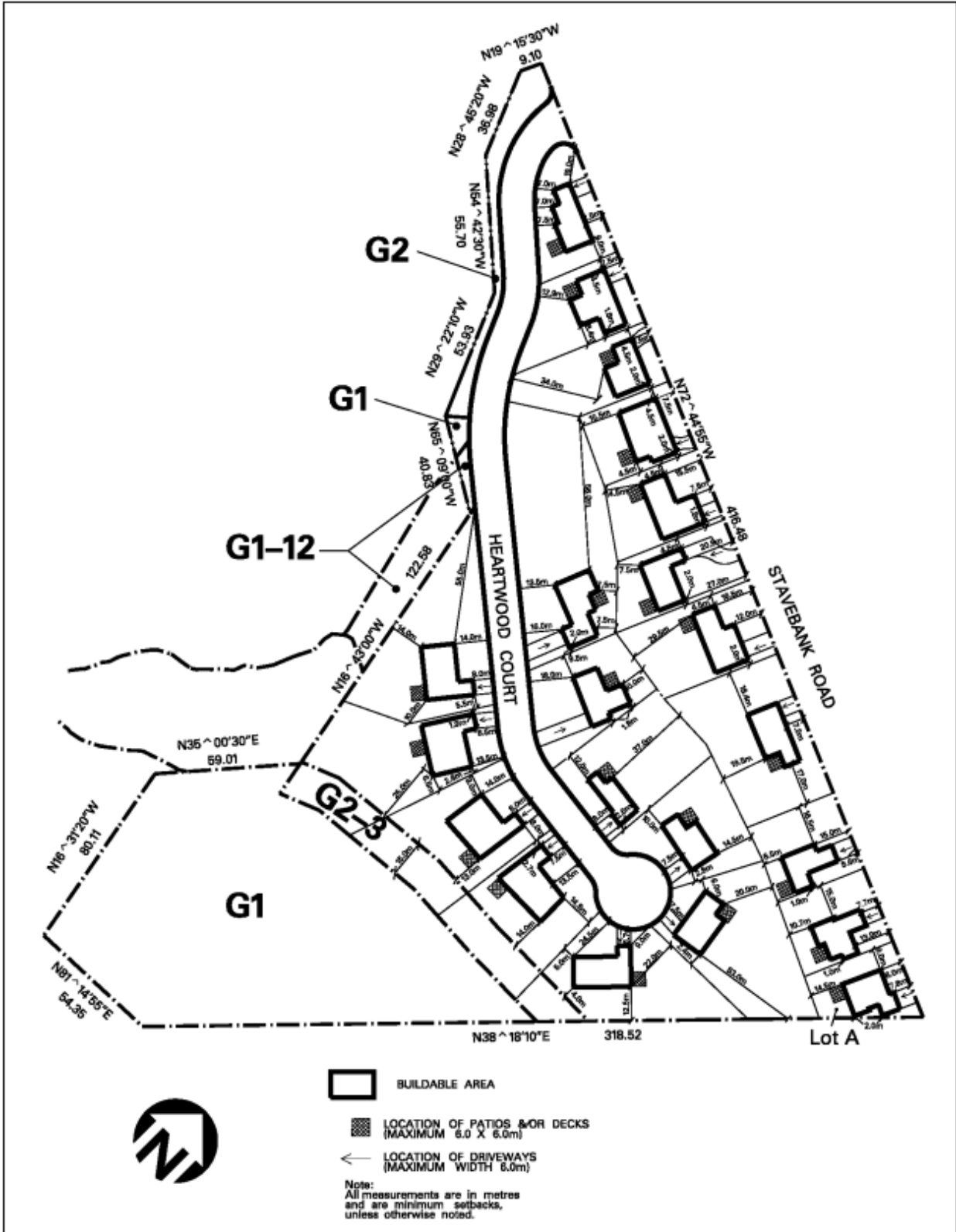
Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules
 In addition to the uses and regulations contained in Subsection 4.2.1 - R1 to R5 Permitted Uses and Regulations, the regulations contained in Subsection 4.2.2 - R1 Infill Exception Regulations shall apply where specified by an R1 Exception Zone.

Table 4.2.2 - R1 Infill Exception Regulations

Table 4.2.2 - R1 Infill Exception Regulations

Column	A	B
1.0	MINIMUM INTERIOR SIDE YARD	
1.1	Interior lot	1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey
2.0	MINIMUM COMBINED WIDTH OF SIDE YARDS: interior lots having a lot frontage equal to or greater than 18.0 m	
2.1	One (1) storey detached dwelling	20% of the lot frontage
2.2	Dwelling having more than one (1) storey	27% of the lot frontage
3.0	MAXIMUM HEIGHT - HIGHEST RIDGE: lots having a lot frontage equal to or greater than 22.5 m sloped roof	9.5 m
4.0	MAXIMUM HEIGHT - HIGHEST RIDGE: lots having a lot frontage less than 22.5 m sloped roof	9.0 m
5.0	MAXIMUM HEIGHT: flat roof	7.5 m
6.0	MAXIMUM HEIGHT OF EAVES: from average grade to lower edge of the eaves	6.4 m
7.0	MAXIMUM GROSS FLOOR AREA - INFILL RESIDENTIAL	190 m ² plus 0.20 times the lot area
8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008), (0308-2011)	0.0 m
9.0	MAXIMUM DWELLING UNIT DEPTH	20.0 m
10.0	<i>deleted by 0190-2014</i>	

4.2.2.13	Exception: R1-13	Map # 15	By-law: 0325-2008
In a R1-13 zone the permitted uses and applicable regulations shall be as specified for a R1 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.2.13.1	Minimum lot area		1 200 m ²
4.2.2.13.2	Minimum lot area - Lot A identified on Schedule R1-13 of this Exception		995 m ²
4.2.2.13.3	Minimum lot frontage		23.5 m
4.2.2.13.4	The areas outside of the buildable areas and driveway locations identified on Schedule R1-13 of this Exception are tree preservation areas and shall only be used for conservation purposes and no buildings or structures, swimming pools, tennis courts or any like recreational facilities shall be permitted outside of the buildable areas, except for fences along the lot lines, patios and/or decks		
4.2.2.13.5	All site development plans shall comply with Schedule R1-13 of this Exception		



Schedule R1-13
Map 15

”

Planning Justification:

The proposed Zoning By-Law Amendment will introduce new site-specific development standards under the (R1-13-XX) zone that are more aligned with the intensification objectives of the PPS, Growth Plan, Regional and Local Official Plans when compared to what's currently permitted on the site under the (R1-13) zone. The amendment will also create tangible woodland buffer areas that will assist in regenerating the currently decaying vegetative areas.

The requested site-specific zoning adjustments include the following deviations from the (R1-13) zone as shown on **Table 1** in this report:

- Reduced Minimum Front Yard Setback
- Reduced Minimum Front Yard Setback for a Garage Face
- Amending Schedule R1-13 to show the newly proposed configurations on the subject lands – Lot 1 & Lot 2 (**Appendix 'M' & 'N'**).

Given the dimensions of the proposed lot configurations (proposed Lots 1 & Lot 2) which are comparable in size/shape to other residential lots found within the neighbourhood, these adjustments will allow for the development of one new single-detached that is in direct character with the other homes found in the neighbourhood, while also maintaining an adequate amount of parking, amenity space, and soft landscaping.

As such, the proposed development meets the general intent of Zoning By-Law #0225-2007.

5.0 SITE SUITABILITY:

The subject property is currently dysfunctional, underutilized, and has the potential to immediately accommodate a higher residential density (through infill), given its size and location within the City's designated 'Urban Area'. The proposed Part Lot Control application will result in the creation of two new lot configurations (Lot 1 – Retained dwelling & Lot 2 – New dwelling) to facilitate the construction of one new single-detached dwelling that will fit within the neighbourhood's existing suburban character. The proposed lot(s) will also maintain a size/shape that is directly compatible with the adjacent lots found within the neighbourhood and are large enough to ensure an orderly development with sufficient neighbour privacy.

The proposed Site-Specific Zoning By-Law Amendment (R1-13-XX) will include minor deviations from the standards of the standard (R1-13) zone. These deviations are suitable for the lands based on the following merits:

- The requested reduction to the required minimum front yard setback (std. 9 m vs. proposed 5.5 m) for Lot 2 (New Dwelling) is appropriate for the lands because it will bring the house closer to the street, thus providing more room in the rear yard for amenity space and woodland buffer protection/regeneration. Given the constraints posed by the 7.5 m woodland buffer, the required 9.0 m front yard setback under the current provisions of the by-law would result in a smaller backyard than what is being

proposed, thus creating limitations for future residents to fully enjoy their backyard, and possibly encroaching onto this protected buffer area. With that being said, a reduced 5.5 m front yard setback would create additional room in between the future house and the woodlands. Given the typical front yard setbacks throughout the neighbourhood, the proposed 5.5 m setback would fit well within the existing character. Furthermore, there will still be enough room in the front yard to meet the driveway dimension and soft landscaping requirements of the by-law.

- The requested reduction to the required minimum front yard setback for a garage face (std. 9 m vs. 5.5 m) for Lot 2 (New House) is appropriate for the lands because it will allow for a future attached garage lot to be brought forward to match the requested front yard setback of 5.5 m. This will provide the owner of the lands with more flexibility, thus granting them the option to have the garage face match the front wall of their future custom designed home. This would not result in a situation that is out of character for the area. Many of the homes within the neighbourhood feature attached garages that are visible from the public realm, some of which project beyond the front wall of the primary dwelling.
- Schedule R1-13-XX seeks to amend Schedule R1-13 as depicted in the by-law by adding the newly proposed lot configurations for Lot 1 & Lot 2 to the map (**Appendix 'M' & 'N'**). This change is appropriate for the lands because it will result in the creation of one new single-detached lot, thus increasing the number of housing options within this affluent part of the City which meets the infill policies of the Provincial, Regional, and Local Plans. Given the results of the Environmental Impact Study in addition to the Functional Servicing and Stormwater Management Report, the new lot configurations (Lot 1 & Lot 2) as depicted on Schedule R1-13-XXX would not result in any flooding hazards or negative impacts on the significant natural heritage features found within the area.

6.0 CONCLUSION:

Given the analysis presented in this Planning Justification Report, it is in the Author's professional planning opinion that there is merit to support the proposed Part Lot Control and Zoning By-Law Amendment applications because they are considered to be of '**Good Planning**,' in the '**Public Interest**', in '**Conformity**' with the Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan & the City of Mississauga Official Plan while also meeting the general intent of Zoning By-Law No. 0225-2007, and remaining in character with the surrounding neighbourhood.

I hereby certify that this Planning Justification Report was prepared and reviewed by a Registered Professional Planner (RPP), within the meaning of the Ontario Professional Planners Institute Act 1994.

Prepared by:

Jacob Dickie
Jacob Dickie, RPP
Planner/Development Coordinator



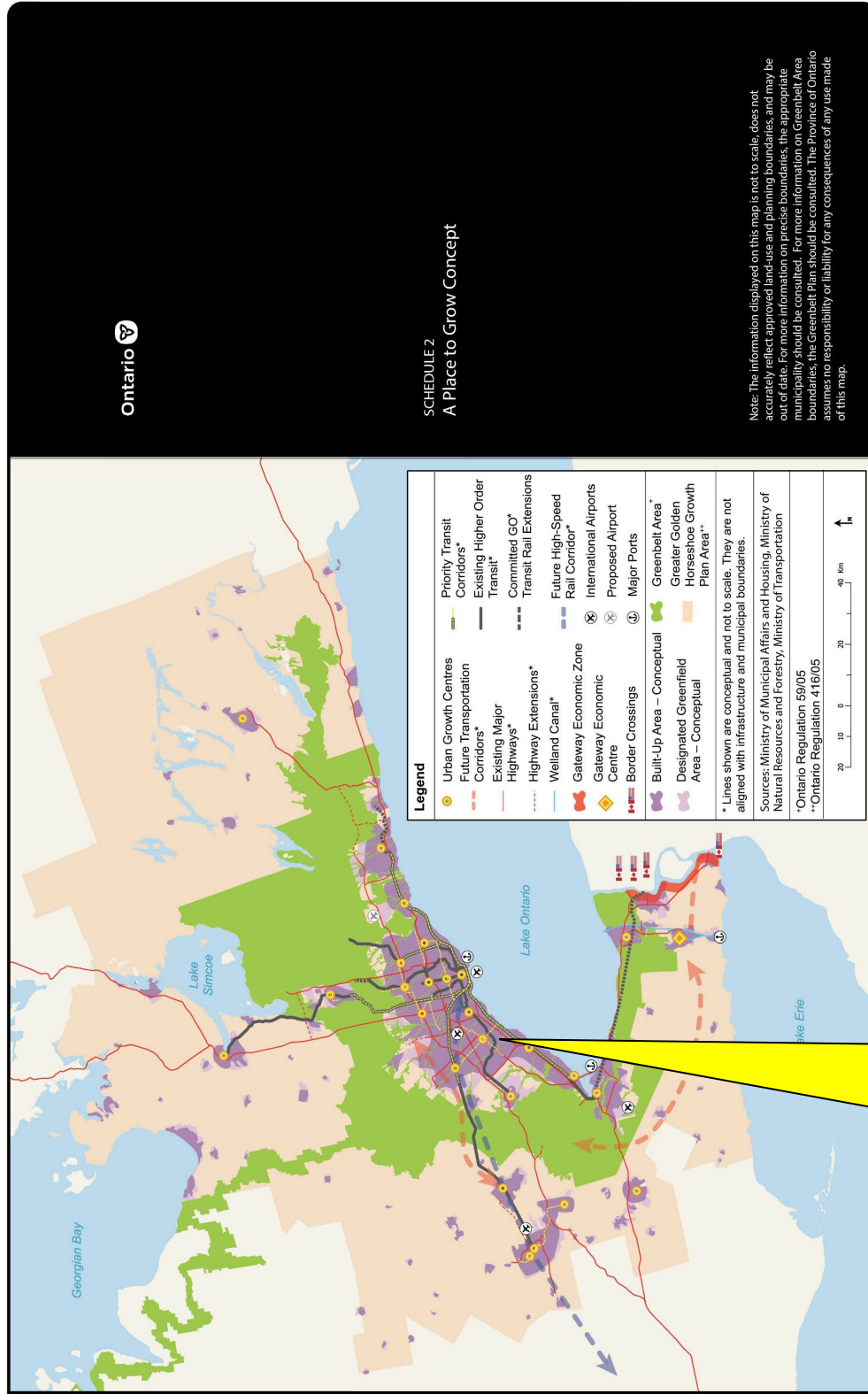
Reviewed by:

Terrance W.M. Glover
Terrance Glover, RPP, CPT
Principal



Appendix 'A'

(Places to Grow – Schedule 2, A Place to Grow Concept)




Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.


Approx. Location of Subject Property


Appendix 'B'
(Growth Plan – Natural Heritage Mapping)




Evaluated Wetland

 Provincially Significant/considérée d'importance provinciale

 Non-Provincially Significant/non considérée d'importance provinciale

 Unevaluated Wetland

Woodland

 Woodland

Conservation Reserve

 Conservation Reserve


Provincial Park


 Provincial Park


Natural Heritage System


 Natural Heritage System

ANSI

 Earth Science Provincially Significant/sciences de la terre d'importance provinciale

 Earth Science Regionally Significant/sciences de la terre d'importance régionale

 Life Science Provincially Significant/sciences de la vie d'importance provinciale

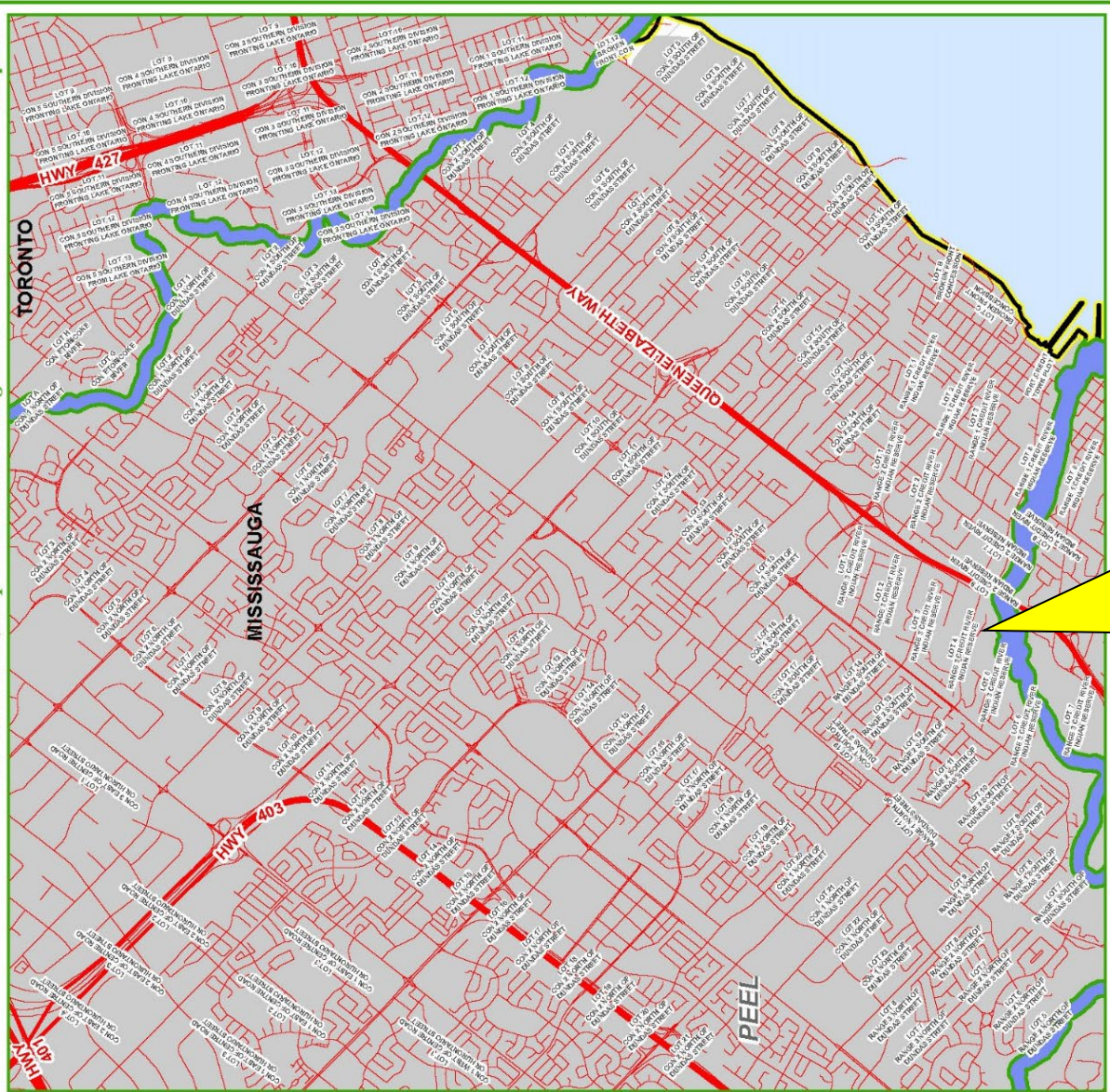
 Life Science Regionally Significant/sciences de la vie d'importance régionale



Appendix 'C' (Greenbelt Plan – Map 88)

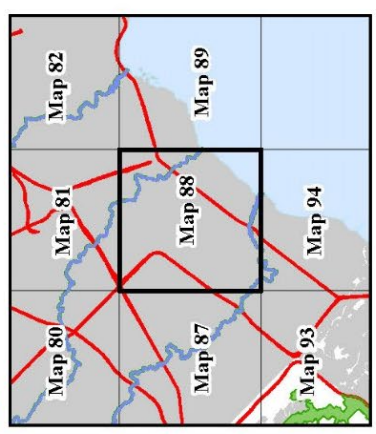
Map 88

Greenbelt Plan, map division and enlargement



Approx. Location of Subject Property

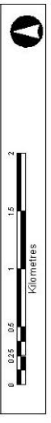
greenbelt



LEGEND

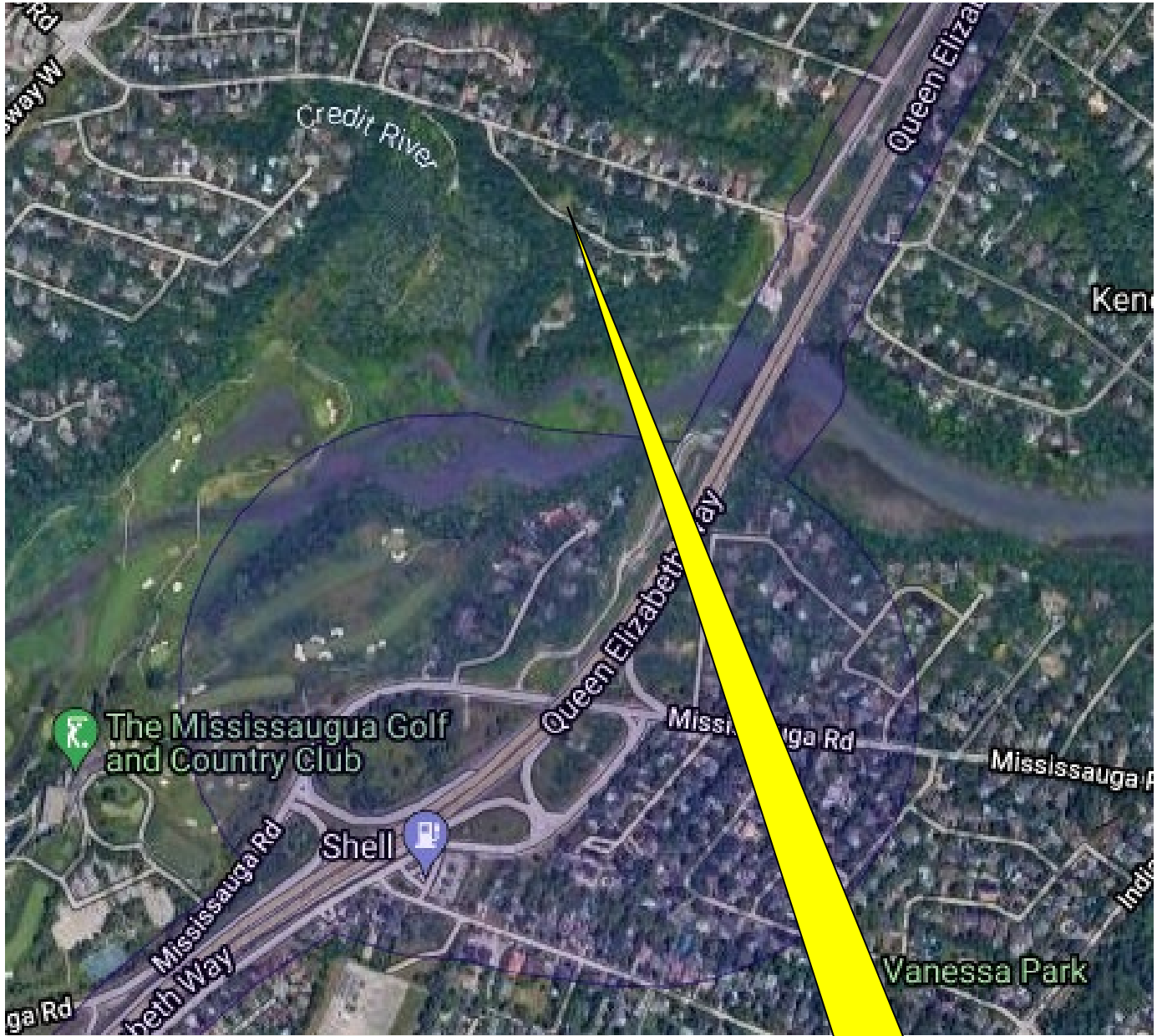
- Greenbelt Area*
- Protected Countryside
- Natural Heritage System
- Towns / Villages
- Urban River Valleys
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- External Connections
- Settlement Areas Outside the Greenbelt
- Upper Tier Municipal Boundaries
- Lower & Single Tier Municipal Boundaries
- Lots and Concessions
- Major Road or Highway
- Minor Road
- First Nations

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be used as a precise instrument of location or as a guide to navigation. Settlement boundaries generally reflect information provided by the relevant municipality. For precise boundaries and locations of Settlement Areas (Greenbelt Towns/Villages and Hamlets) the appropriate municipalities should be consulted. Source of Information: * data sources from the Ministry of Municipal Affairs, Ministry of Natural Resources and Forestry and the Ministry of Agriculture, Food and Rural Affairs. Projection: UTM Zone 17 NAD83 © 2017, Queen's Printer for Ontario. * Ontario Regulation 59/05, as amended.




0 0.25 0.5 1 1.5 2
Kilometres

Appendix 'D'
(Ministry of Transportation Permit Control Area)



LEGEND

 Area within MTO Permit Control

**Approx. Location
of Subject Property**

Appendix 'E'
(Credit Valley Conservation Authority – Generic Regulation Limit)



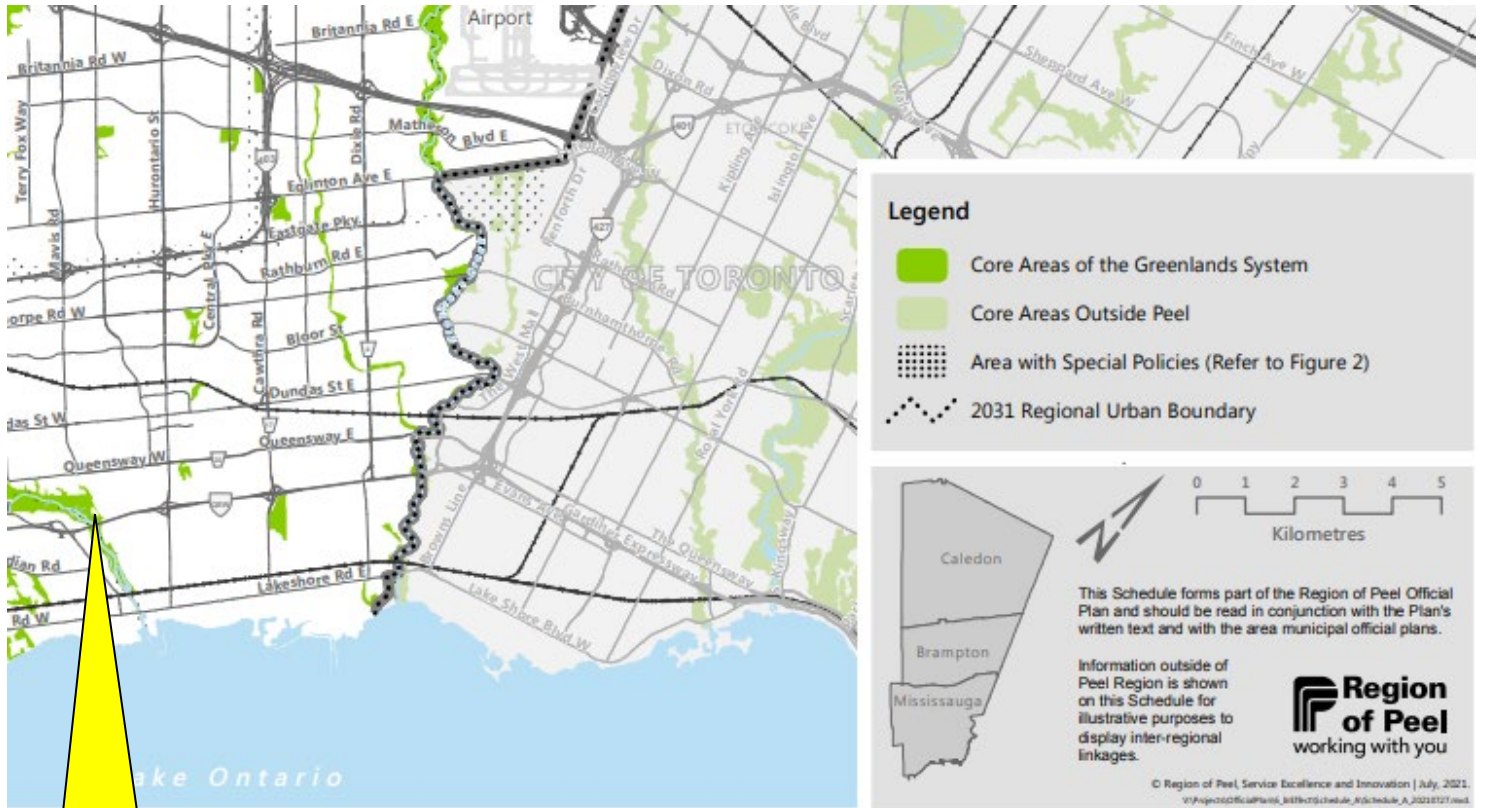
Generic Regulation Mapping



**Approx. Location
of Subject Property**

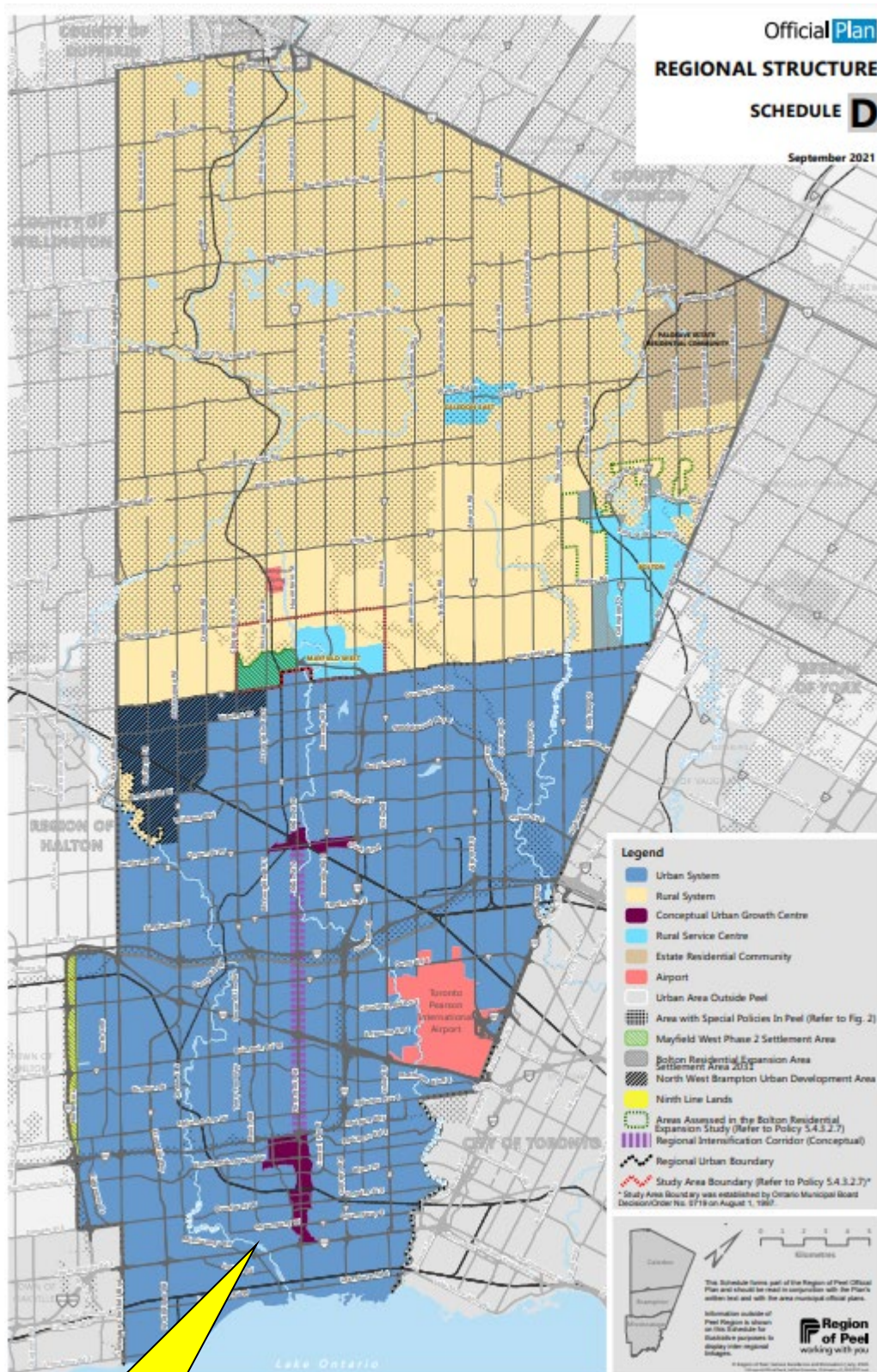
Appendix 'F'

(Peel Region Official Plan – Schedule A: Core Areas of the Greenlands System in Peel)



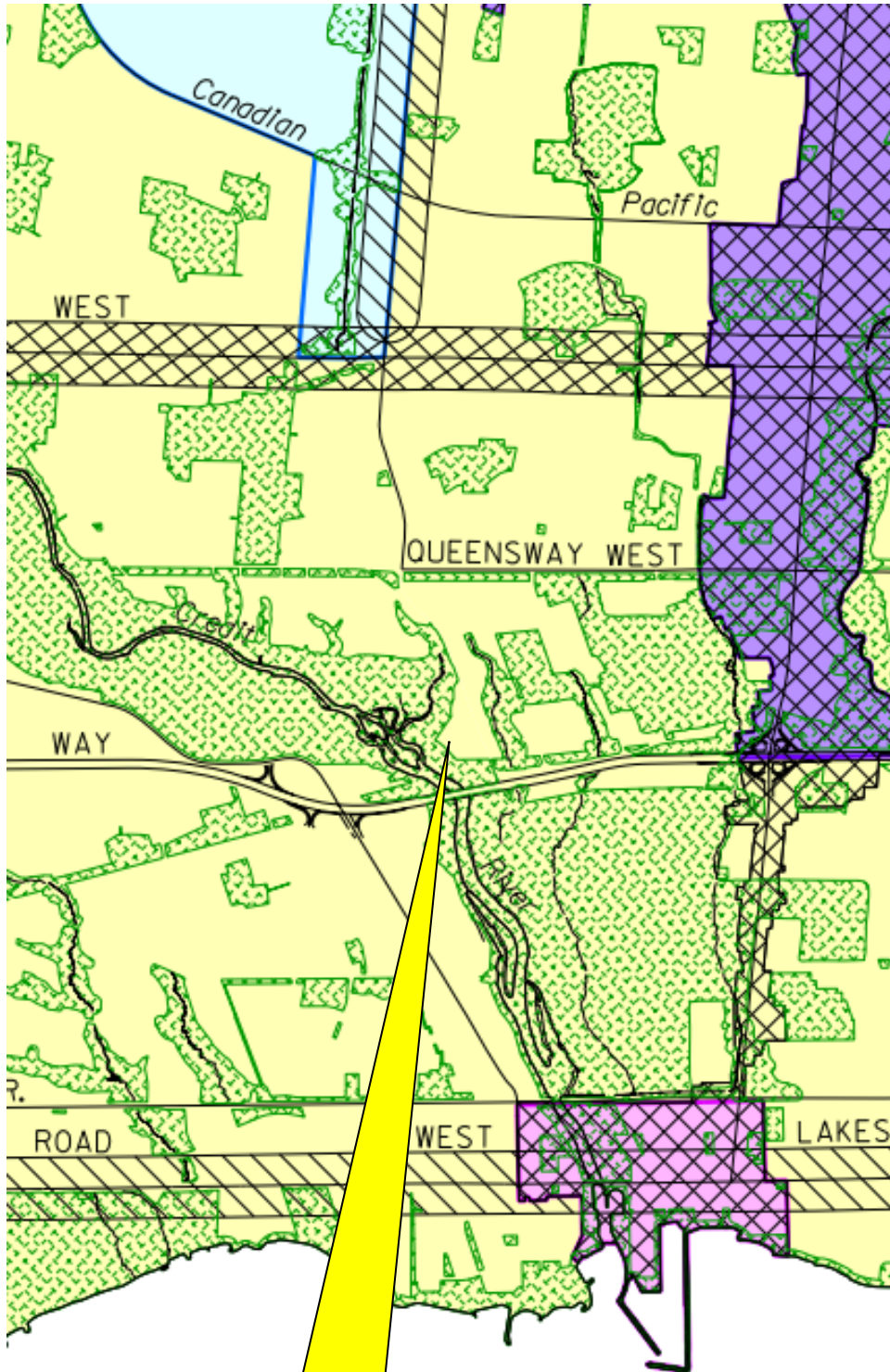
Approx. Location of Subject Property

Appendix 'G'
 (Peel Region Official Plan – Schedule D: Regional Structure)



Approx. Location of Subject Property

Appendix 'H'
 (City of Mississauga Official Plan – Schedule 1: Urban System)



Schedule 1 Urban System


Green System


 Green System

City Structure


 Downtown

 Major Node

 Community Node

 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

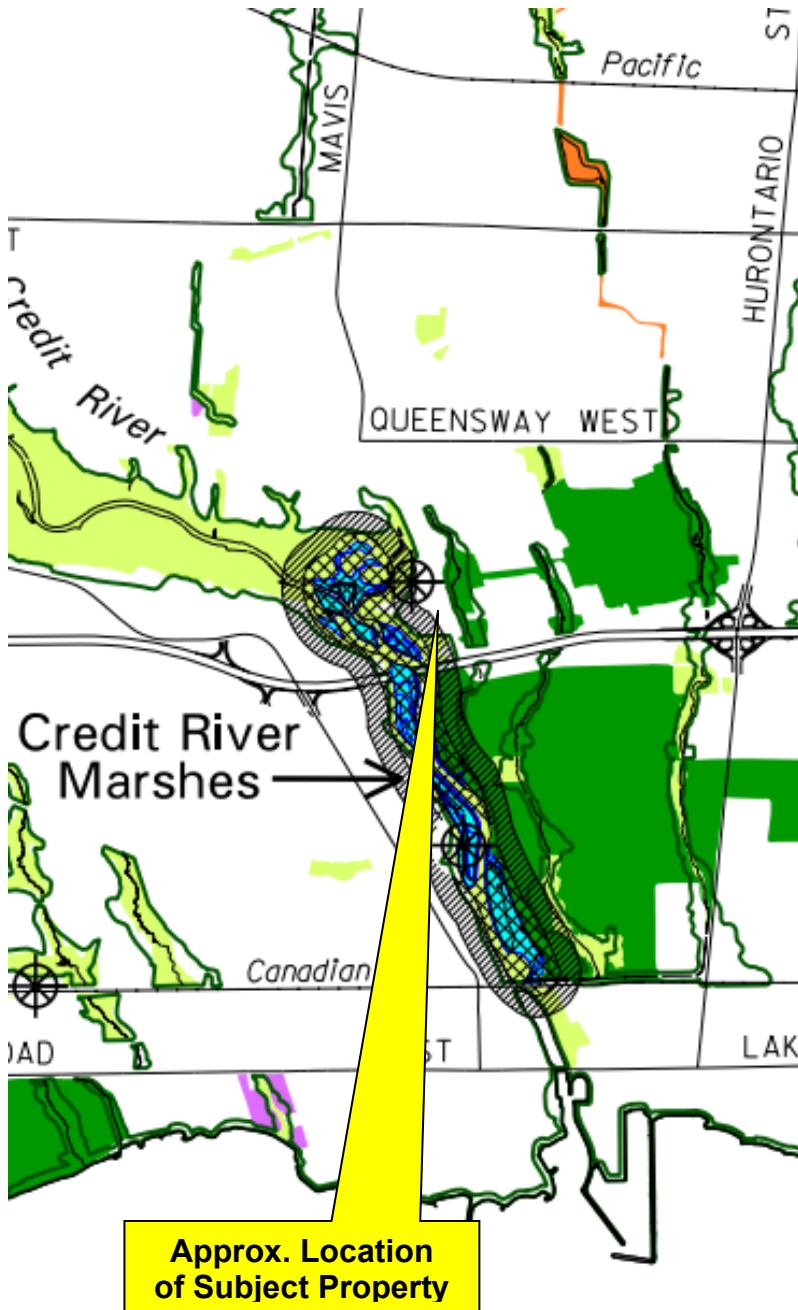
Corridors

 Corridor

 Intensification Corridor

**Approx. Location
of Subject Property**

Appendix 'I'
 (City of Mississauga Official Plan – Schedule 3: Natural System)



Schedule 3 Natural System

Natural Heritage System:

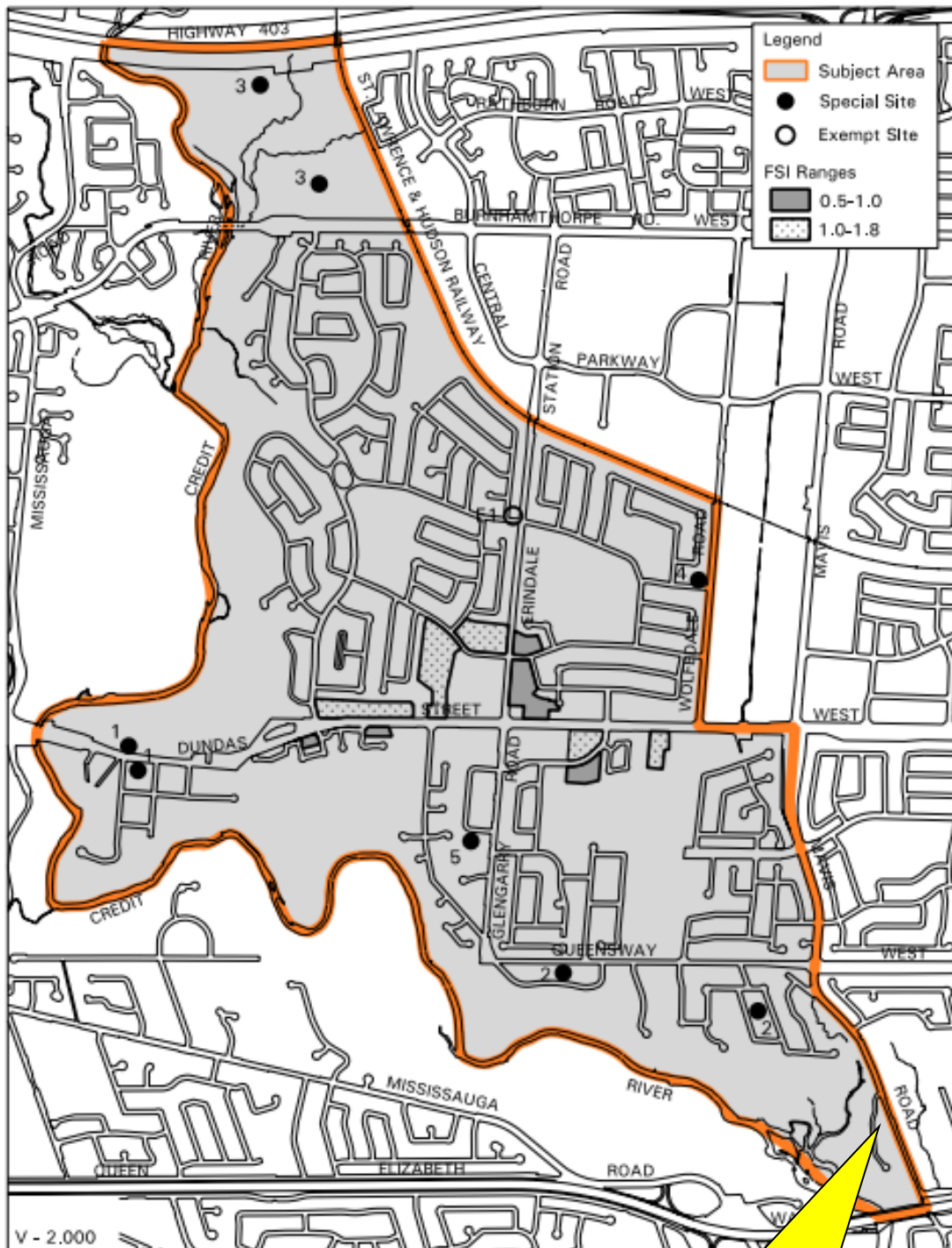
- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- ✱ Areas of Natural and Scientific Interest - Provincial Significance
- ⊗ Areas of Natural and Scientific Interest - Regional Significance

Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

Appendix 'J'

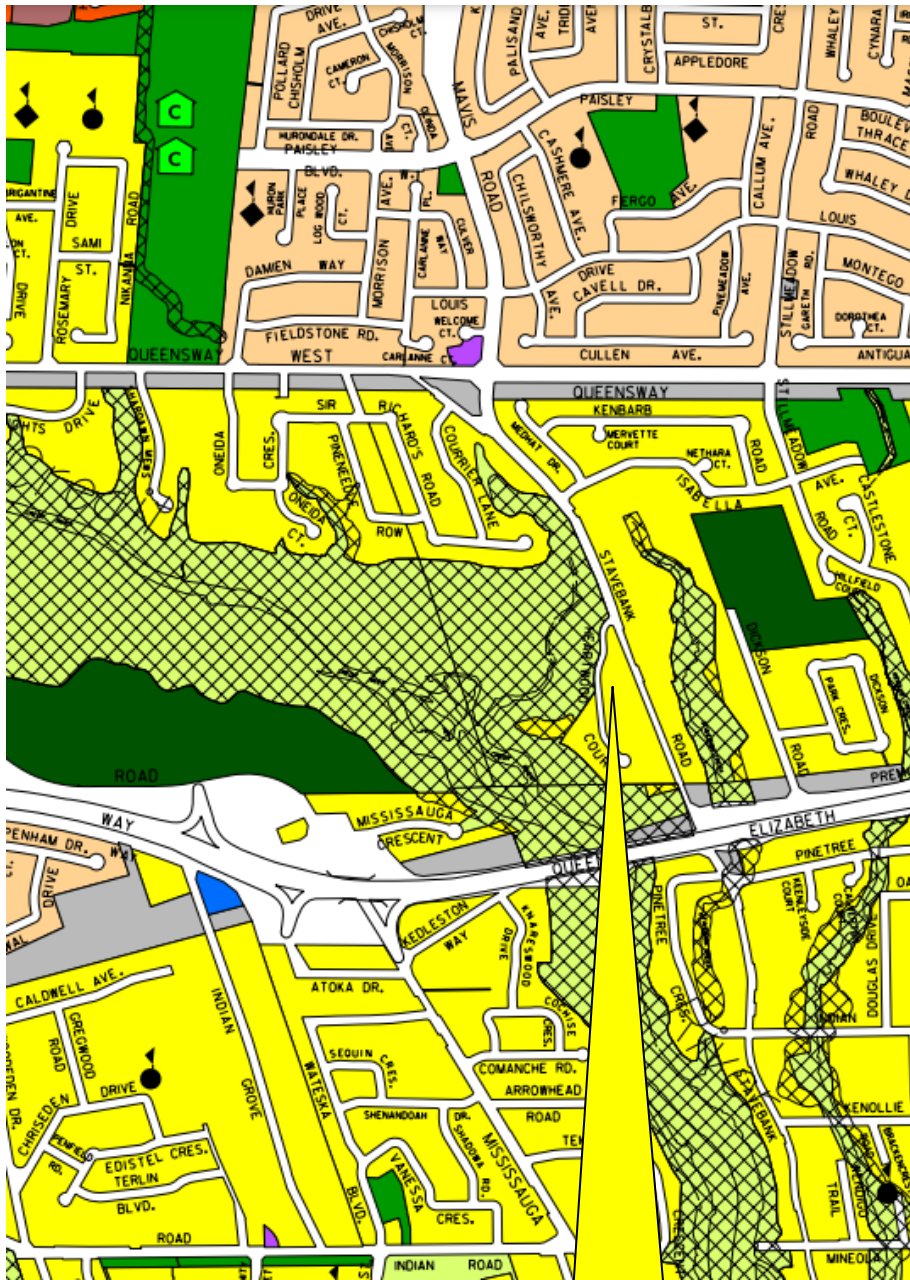
(City of Mississauga Official Plan – Map 16-9: Erindale Neighbourhood Character Area)



Map 16-9: Erindale Neighbourhood Character Area

**Approx. Location
of Subject Property**

Appendix 'K'
 (City of Mississauga Official Plan – Schedule 10: Land Use Designations)



Schedule 10 Land Use Designations

LAND USE DESIGNATIONS

	Residential Low Density I		Business Employment
	Residential Low Density II		Industrial
	Residential Medium Density		Airport
	Residential High Density		Institutional
	Mixed Use		Public Open Space
	Downtown Mixed Use		Private Open Space
	Downtown Core Mixed Use		Greenlands
	Convenience Commercial		Parkway Belt West
	Motor Vehicle Commercial		Utility
	Office		

BASE MAP INFORMATION

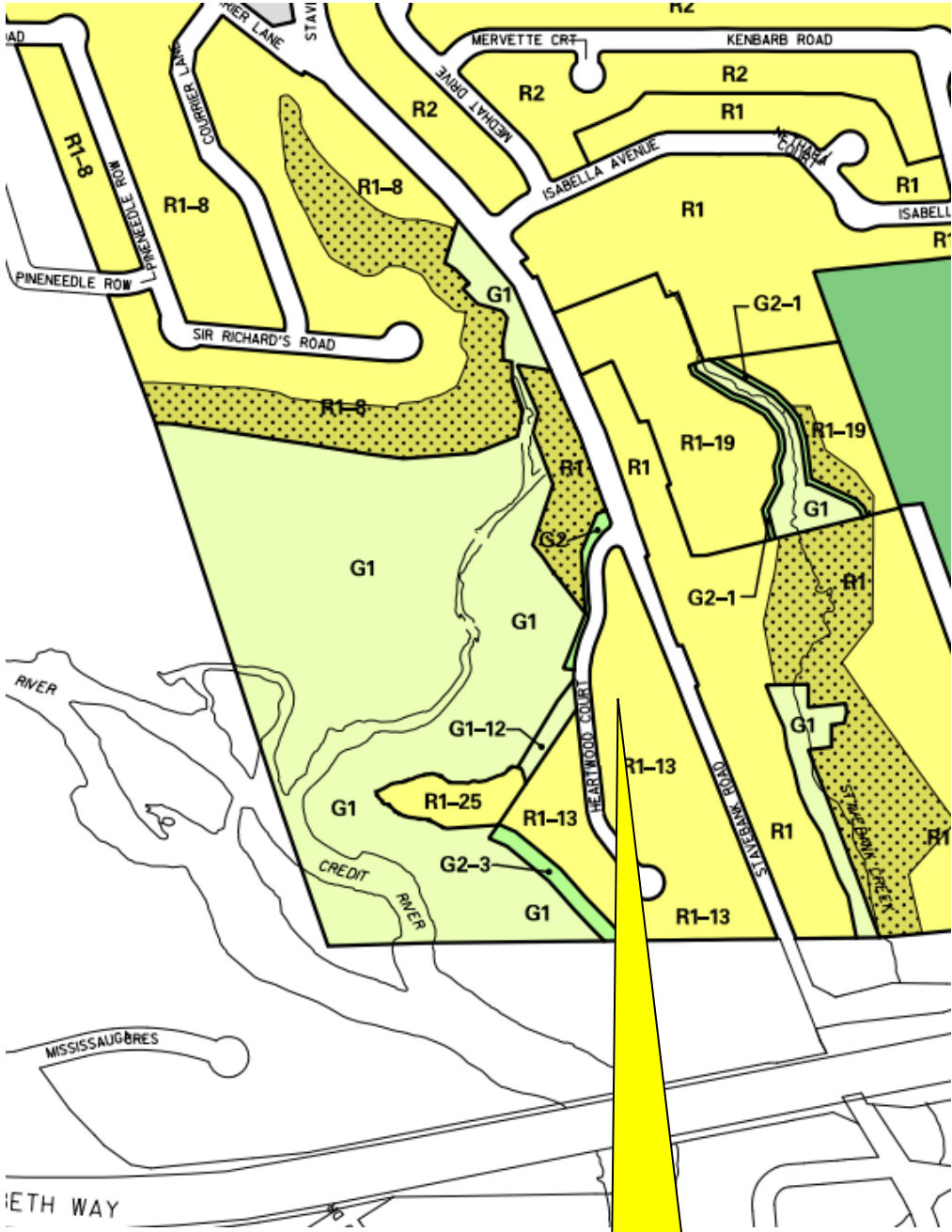
	Heritage Conservation District		Civic Centre (City Hall)
	1996 NEP/2000 NEF Composite Noise Contours		City Centre Transit Terminal
	LBPIA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exemption from LBPIA Operating Area		Transitway Station
	Natural Hazards		Public School
			Catholic School
			Hospital
			Community Facilities

City Structure

	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		Special Purpose Area
	Neighbourhood		

**Approx. Location
of Subject Property**

Appendix 'L'
(Zoning By-Law No. 0225-2007 – Map 15)



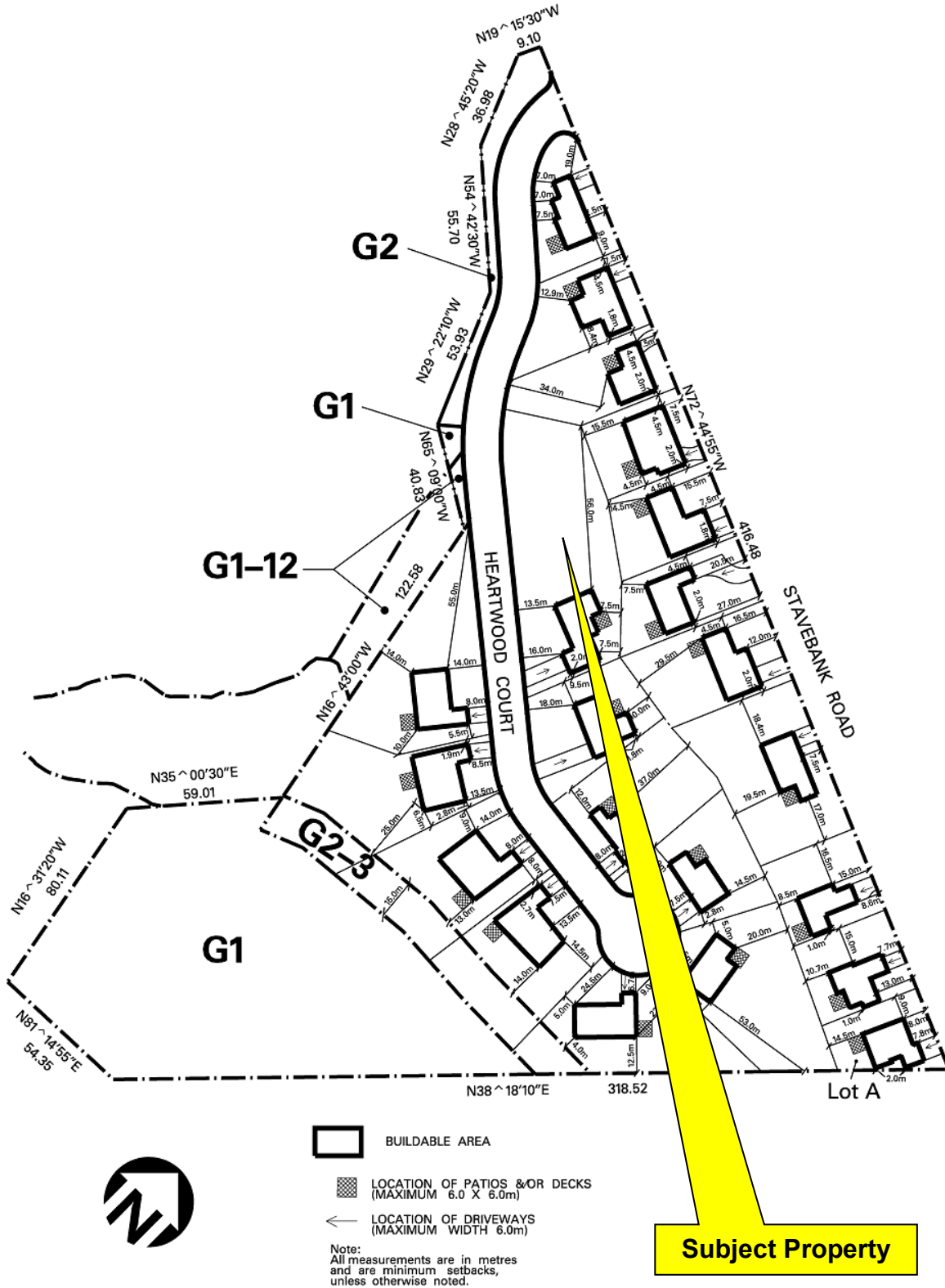
Zoning
Map 15

Schedule "B" To
By-Law No. 0225-2007

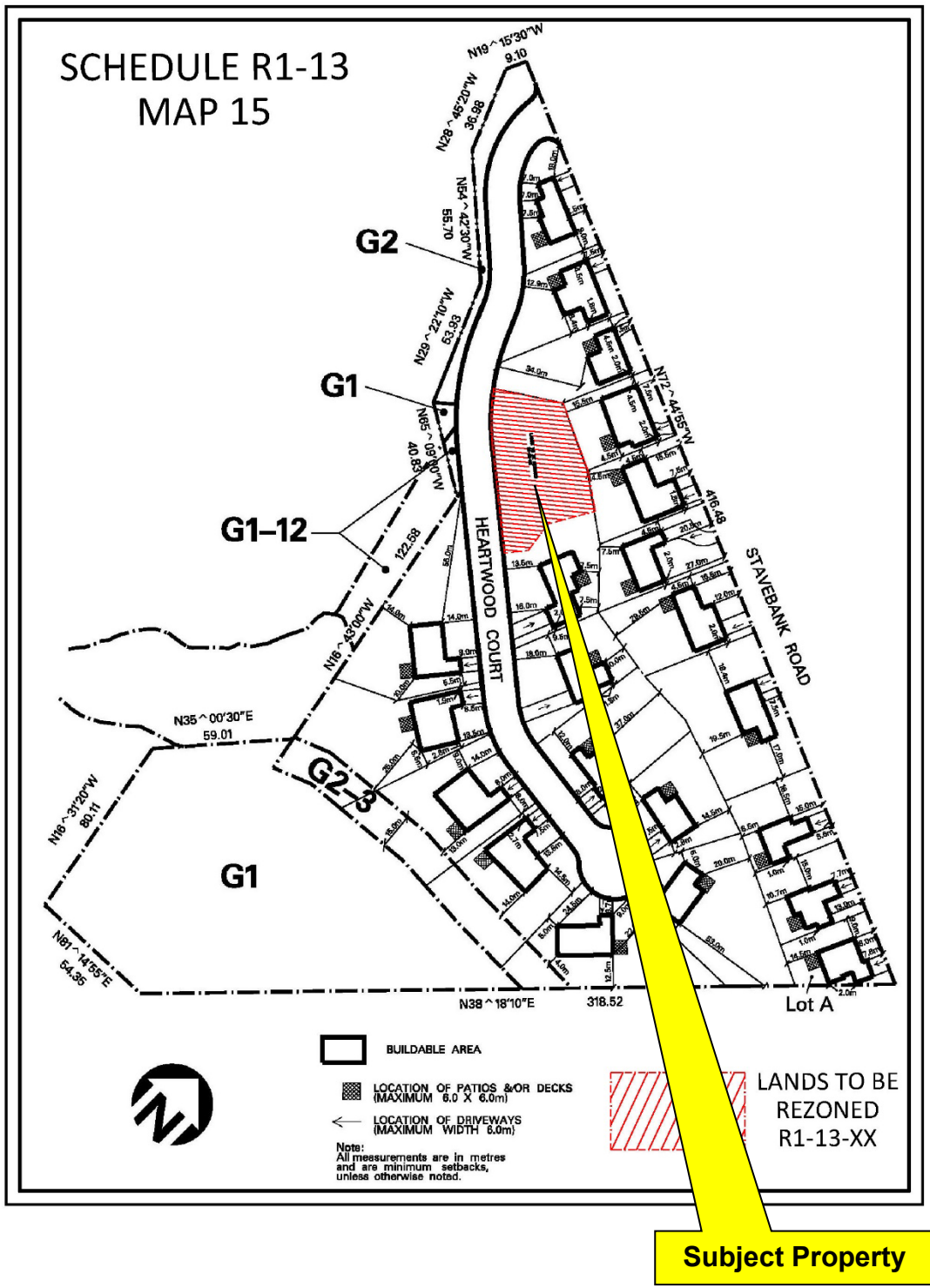
Revised: 2019 July 31

Approx. Location
of Subject Property

Appendix 'M'
 (Zoning By-law No. 0225-2007 – Schedule R1-13)



Appendix 'M'
(Schedule R1-13-XX)



Appendix 'N'
(Proposed R1-13-XX Zoning Standards)

REGULATIONS	EXISTING (R1-13)	Lot 1 – Existing House to be Retained	Lot 2 – New house Concept Footprint
MIN LOT AREA (Table 4.2.2.13)	1200 m ²	1,639.4 m ²	2,085.7 m ²
MIN LOT FRONTAGE (Table 4.2.2.13)	23.5 m	40.7 m	70.2 m
MAX BUILDING HEIGHT (Table 4.2.2)	9.5 m (sloped roof) 7.5 m (flat roof)	1.5 storeys	1.5 storeys
MIN FRONT YARD (Table 4.2.1)	9.0 m	9.0 m	5.5 m (R1-13-XX)
MIN REAR YARD (Table 4.2.1)	7.5 m	12.1 m	18.1 m
MIN INTERIOR SIDE YARD (Table 4.2.2)	1.8 m (both sides) + 0.61 m for each storey above one storey	2.0 m & 10.1 m	10.0 m & 19.8 m
COMBINED WIDTH OF SIDE YARDS (Table 4.2.2)	1 storey: 20% of the lot frontage = 8.14 m (Lot 1) & 14.04 m (Lot 2) 1+ storeys: 27% of the lot frontage = 10.99 m (Lot 1) & 18.95 m (Lot 2)	12.1 m	29.8 m
MAX GROSS FLOOR AREA (Table 4.2.2)	190 m ² + 0.20 x lot area	<517.88 m ²	<607.14 m ²
MAX LOT COVERAGE (Table 4.2.1)	25%	16.0%	12.6%
MIN LANDSCAPED SOFT AREA IN THE YARD CONTAINING DRIVEWAY (Table 4.2.1)	40% of the front yard	74.5%	90.5%
REQUIRED NUMBER OF PARKING SPACES (Table 3.1.2.1)	2 (tandem permitted on driveway S.4.1.9.3)	4	4
MIN PARKING SPACE DIMENSIONS FOR A DRIVEWAY (S. 3.1.1.4.1)	2.6 m (width) 5.2 m (length)	6.5 m (width) 12.4 m (length)	6.9 m (width) 5.5 m (length)
MIN FRONT YARD SETBACK: GARAGE FACE (4.2.1)	9 m	9 m	5.5 m (R1-13-XX)
SCHEDULE R1-13 (Table 4.2.2.13)	All site development plans shall comply with Schedule R1-13	All site development plans shall comply with Schedule R1-13-XX	All site development plans shall comply with Schedule R1-13-XX