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# PLANNING JUSTIFICATION REPORT

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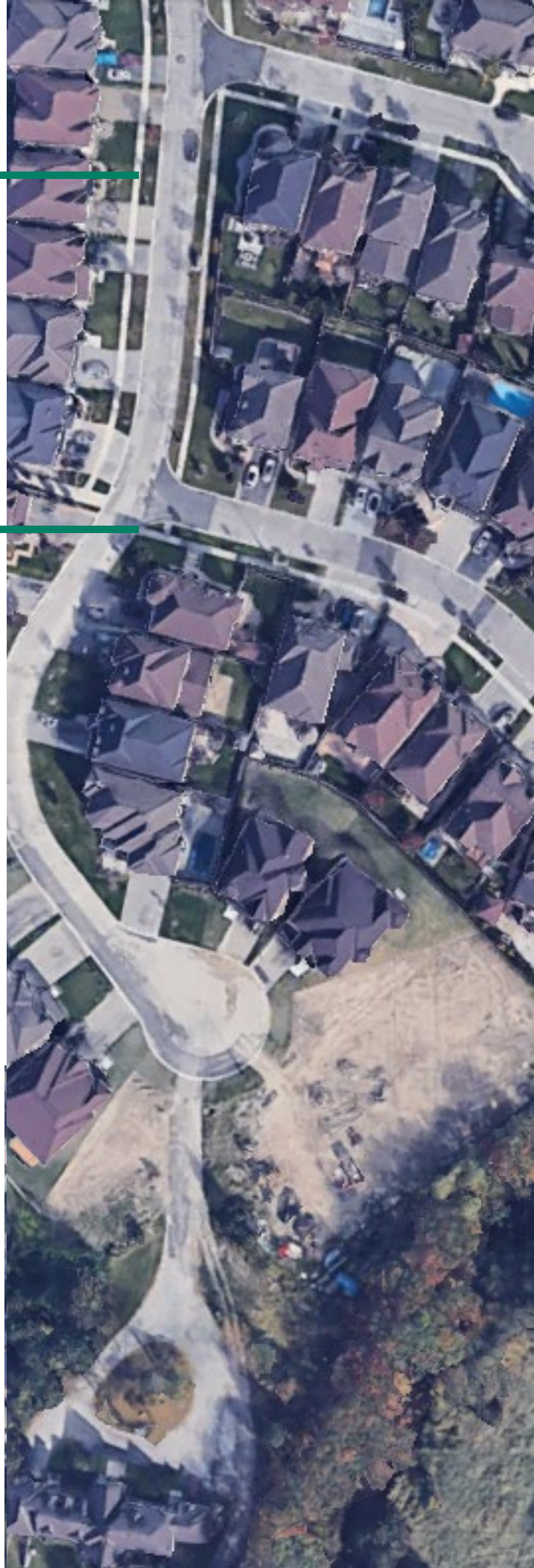
IN SUPPORT OF

ZONING BY-LAW  
AMENDMENT  
APPLICATION

PREPARED FOR  
1215846 ONTARIO LTD.

6620 Rothschild Trail  
City of Mississauga

October 2024  
GSAI File # 220-001F



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Planning Justification Report  
1215846 Ontario Ltd.  
6620 Rothschild Trail  
City of Mississauga

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## 1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by 1215846 Ontario Ltd. (the 'Owner') to assist with planning approvals to implement redevelopment of the lands municipally known as 6620 Rothschild Trail, in the City of Mississauga (the 'Subject Lands' or 'Site'). The Subject Lands are located at the terminus of the Rothschild Trail, south of Derry Road West and west of McLaughlin Road. The Subject Lands are legally described as:

LT 21, PL 43M1710; City of Mississauga.

The Subject Lands are currently improved with a detached dwelling and is surrounded by natural features associated with the Fletcher's Creek along the north, south and west property lines.

This Planning Justification Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of a Zoning By-law Amendment ('ZBA' or the 'Amendment') application to facilitate redevelopment of the Subject Lands. More specifically, the proposed development will introduce a compact, street townhouse residential development in a segment of the Subject Lands. The proposed Amendment has been prepared to implement a more appropriate, contextually informed development than the current local policy permissions allow.

This Report, which has been prepared in support of the current proposal and supercedes the previous Planning Justification Report, dated March 2019, demonstrates that the proposed development and corresponding Amendment serve to implement Provincial and local policy directions. It further outlines the nature of the proposed development and presents a comprehensive assessment and justification for the proposed changes to the City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225-2007') in relation to the current policy and regulatory framework and existing physical conditions.

### 1.1 / PROPOSED ZONING BY-LAW AMENDMENT

The Subject Lands are currently subject to the City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007') and are currently zoned as 'Detached Dwellings – Garage Control Lots, Exception 4 (R9-4)', 'Greenlands, Exception 1 (G1-1)' and 'Greenlands, Exception 2 (G2-2)'. The current zoning reflects current conditions, but not the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is required.

The proposed ZBA seeks to re-zone a segment of the Subject Lands to 'the 'Townhouses On A CEC – Road (RM6)' Zone category and implement modified site-specific permissions. The balance of the Site is to retain the existing zoning permissions. More specifically, the ZBA seeks to introduce the following site-specific permissions:

- To re-zone a segment of the Site from 'R9-4' to 'RM6';
- To permit site-specific building envelope standards; and,
- To permit a site-specific parking standard.

A summary of the in-effect and requested zone provisions has been prepared. A copy of this summary, referred to as the 'Zoning By-law Table', has been prepared and is provided in Section 5.4 of this Report. A copy of the ZBA has also been prepared and is provided in **Appendix I** of this Report.

This Report presents an analysis of the proposed ZBA and demonstrates its consistency and conformity with the Provincial Planning Statement (2024), the Region of Peel Official Plan (2022) and the City of Mississauga Official Plan (2024).

## 2 / PROCESS & ENGAGEMENT

The proposed strategy for consulting with the public with respect to the Application will follow the requirements of the *Planning Act*, as amended, as well as the City of Mississauga's Zoning By-law Amendment process. It is anticipated that the City will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed development. This communication program will assist in better informing local stakeholders and manage the implementation of the planning and redevelopment of the Subject Lands.

We highlight that there has been a previous public process undertaken to date related to the initial Official Plan Amendment and Zoning By-law Amendment Application for the broader Site which comprised the lands municipally known as 6612, 6614, 6616 and 6620 Rothschild Trail. More specifically, to begin the formal process, a Pre-Consultation (DARC) meeting was held to present a preliminary concept of the proposed development to City of Mississauga staff on October 4<sup>th</sup>, 2017, and to determine the materials required to satisfy a complete application. Following this Meeting, the materials necessary for a complete Official Plan Amendment and Zoning By-law Amendment Application were prepared and provided under separate cover to the City of Mississauga. This initial Application was provided to the City of Mississauga in June 2019. An initial Public Meeting was then held on December 2, 2019 to present a preliminary concept for the Subject Lands and to hear any concerns from Planning and Development Committee members and community members.

Subsequent to the filing of the initial Application in June 2019, economic and market conditions have shifted and the applicable policy and regulatory framework for the Subject Lands has evolved. Additionally, lot fabric refinements were made in November 2022. As a result, a revised proposal has been prepared to more effectively respond to current market trends, consumer preferences as well as the current legislative environment for the current Subject Lands. Given the above, the proposed development as currently contemplated and corresponding Amendment are a resubmission. A series of supporting studies have been prepared and are provided in support of this revised Application. Additional detail is provided in **Section 4.2** of this Report.

## 3 / SITE & CONTEXT

This Section of the Report provides an analysis of the Subject Lands in relation to the surrounding Meadowvale Village community.

### 3.1 / SITE CONTEXT

As demonstrated on **Figure 1** on the next page, the Subject Lands are located at the terminus of Rothschild Trail. The Site is located north of Courtneypark Drive, east of Mavis Road, west of McLaughlin Road, and south of Derry Road West. It has a site area of approximately 1.27 hectares (3.14 acres), with a frontage of approximately 25.6 metres along Rothschild Trail.

The Subject Lands are currently improved with a detached dwelling. The Site is also surrounded by natural features such as trees and creeks to the north, west and south.

### 3.2 / AREA CONTEXT

The Subject Lands are located within the Meadowvale Village Neighbourhood of the City. As further demonstrated in **Figure 1**, surrounding uses are as follows:

<b>NORTH</b>	A series of low-rise, detached dwellings are immediately north. Further north is a segment of the established Meadowvale Village Neighbourhood Area comprised of elementary schools, Novo Star Park and retail plazas.
<b>SOUTH</b>	Natural features, including a creek, are immediately south. Further south is a further segment of the established Neighbourhood comprised of various low-rise residential dwellings, White Willow Common Park, Courtneypark Active Living Centre, an athletic field, and secondary schools.



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**FIGURE 1**  
**AERIAL CONTEXT PLAN**  
MISSISSAUGA, ONTARIO

**LEGEND**

Subject Lands

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS  
SEPTEMBER 24, 2024

#### EAST

A series of low-rise, detached dwellings are immediately east. Further east is an established segment of the Gateway Employment Area comprised of various low-rise commercial and industrial structures and surface parking areas

#### WEST

Natural features, including a creek, and vacant lots municipally known as 6612, 6614 and 6616 Rothschild Trail are immediately west. Further west is a segment of the Neighbourhood comprised of low-rise residential dwellings and various greenspaces.

### 3.3 / SURROUNDING DESTINATIONS

As demonstrated in **Figure 2** on the next page, the Subject Lands are well-served by a multitude of recreational and commercial amenities. There are several greenspaces located within a comfortable walking distance of the Subject Lands, including White Willow Common Park, Novo Star Park, Fletcher's Flat, and Scott's Brae Park. The Subject Lands are also located in proximity to retail plazas along Derry Road West. This retail area includes a variety of uses and services which support the day-to-day needs of community members.

### 3.4 / TRANSIT CONTEXT

As demonstrated on **Figure 3** on page 6, the Subject Lands are well-served by transit services. A summary of these services is provided below.

#### *LOCAL PUBLIC TRANSIT*

The Subject Lands are served by multiple existing bus routes operated by Mississauga Transit ('MiWay'). The closest bus route to the Subject Lands is Route 66 (McLaughlin). The route has an existing bus stop at the intersection of McLaughlin Road and Rothschild Trail – approximately 450 metres northeast of the Site. Route 66 has a service frequency of 10 minutes during peak hours and operates between City Centre Transit Terminal and Sheridan College – Davis Campus in Brampton.

Additional existing bus routes operate in the surrounding area. Collectively, the Subject Lands are located within a comfortable walking distance of various existing bus routes. As such, residents are able to easily access street-level transit services and are able to transfer to a variety of routes, providing residents with easy, convenient access to various destination and areas of Mississauga and beyond.

#### *REGIONAL TRANSIT*

The Meadowvale GO Station, located approximately 4,700 metres southwest of the Subject Lands, is on the Milton GO Transit Line (Route 21) with service to Downtown Toronto. Route 21, operated by Metrolinx, has a service frequency of approximately 60 minutes, Monday to Friday during the a.m. and p.m. peak periods. We highlight that no train service is currently provided during non-peak periods, on weekends or holidays.

Based on the above, the Subject Lands are connected by existing regional transit networks. This enables residents and community members to easily transfer to a variety of areas and destinations.



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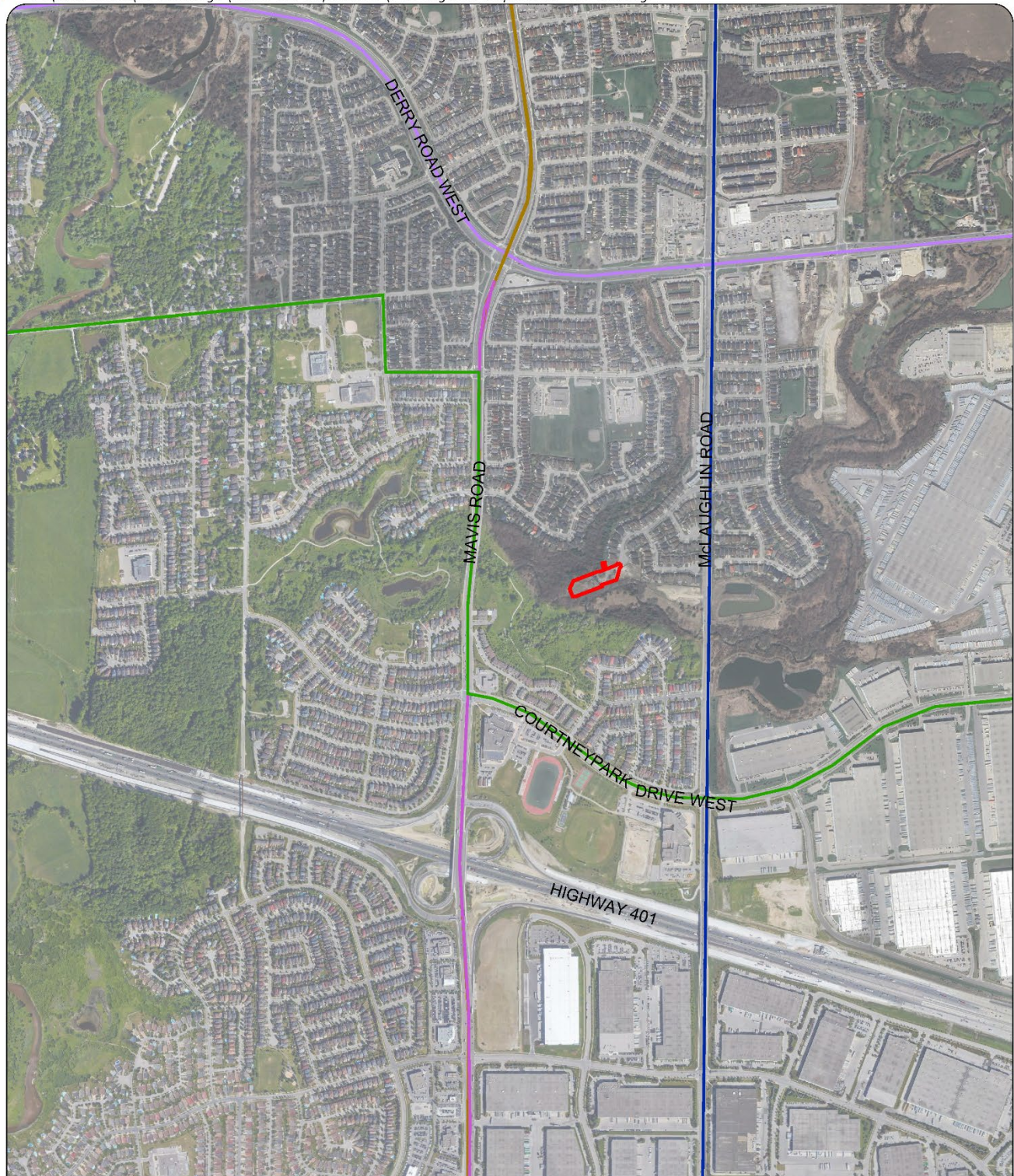
**FIGURE 2 SURROUNDING DESTINATIONS**

MISSISSAUGA, ONTARIO

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL



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**FIGURE 3**  
**TRANSIT CONTEXT**  
MISSISSAUGA, ONTARIO

**LEGEND**

- Subject Lands
- Miway Route 61
- Miway Route 66
- Miway Route 42
- Miway Route 57

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS  
SEPTEMBER 24, 2024



### **ROAD NETWORK**

Rothschild Trail is classified as 'Local Road' by the in-effect MOP and an ultimate Right-of-Way ('ROW') width is not specified. Given the Subject Lands are located at the terminus of Rothschild Trail, the current approximate width of Rothschild Trail in proximity to the Subject Lands is 25.6 metres.

## **4 / PROPOSAL**

This Section of the Report provides a summary of the proposed development and the supporting studies.

### **4.1 / THE PROPOSAL**

The proposed development is the result of careful planning and design undertaken by the Project Team, including consideration of the Provincial and local policy frameworks for managing and directing growth and the evolving physical landscape of Meadowvale Village.

The proposed development contemplates partial redevelopment of the Subject Lands for a high-quality, compact residential development comprised of seventeen (17) townhouse dwellings, organized around a private road network, the public realm and streetscape enhancements. The proposal has also been planned and designed around the retention and long-term protection of the adjacent natural feature and a vegetative buffer. A 5 metre vegetative buffer is to be provided from the agreed upon staked limit of the natural features. Collectively, the natural feature and the vegetative buffer will facilitate the ecological functions and features of the natural area to be preserved for the long-term, while facilitating development to be appropriately situated on the Subject Lands.

The accompanying Concept Plan (see **Figure 4** on the next page) serves to implement the development vision for the Site. Overall, the proposed development will provide for contextually appropriate infill development to occur, while also providing for the long-term health and retention of the nearby natural area.

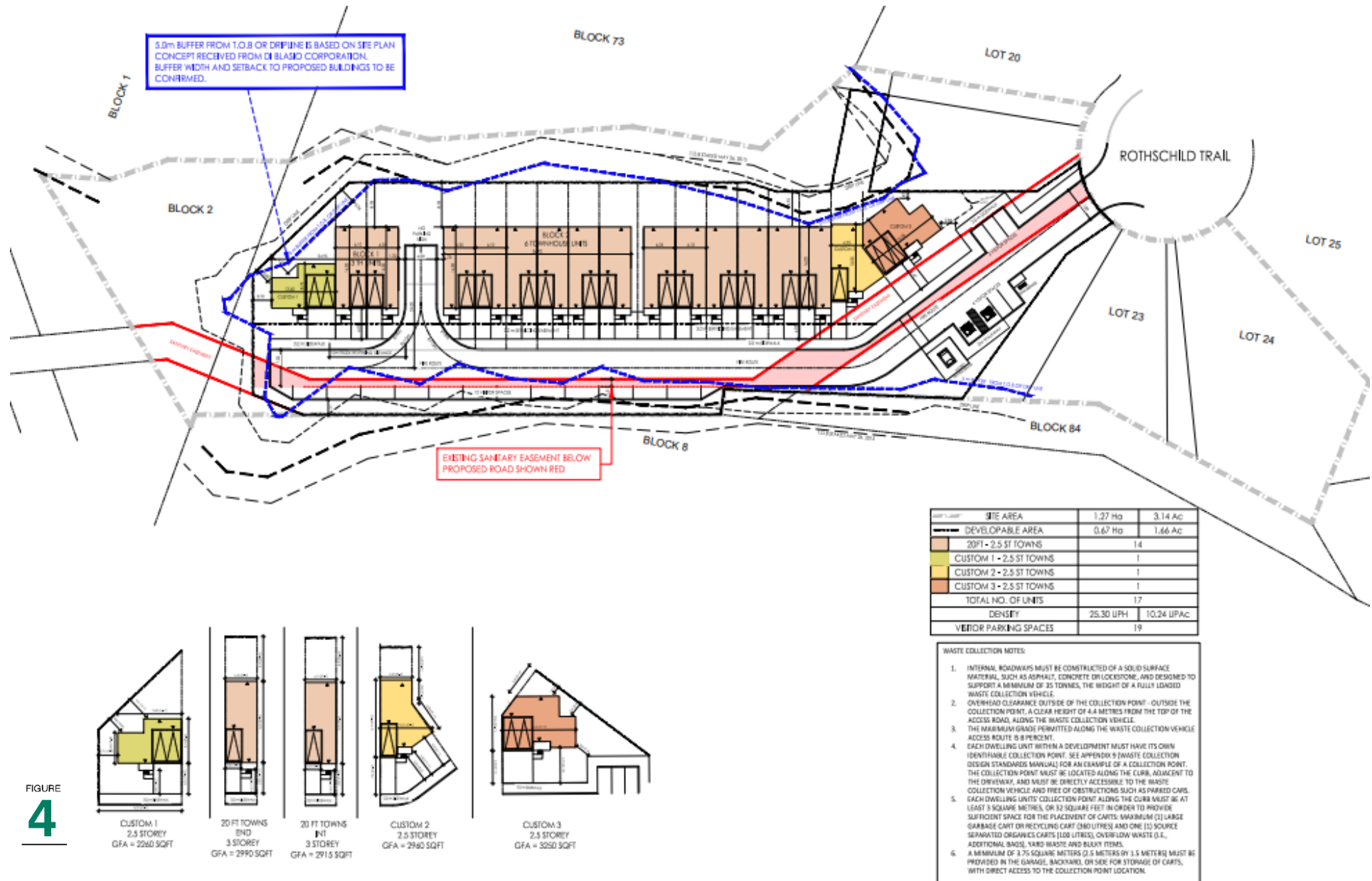
As demonstrated in **Figure 4**, the proposed detached dwellings are situated within three (3) development blocks, along a new private road network. Each dwelling has a private driveway off of the proposed private road network. Streetscape enhancements are to be provided in order to provide for a safe, comfortable and attractive public realm that is complimentary to the surrounding context and neighbourhood character.

Each dwelling is to feature a high-quality, refined 2 ½ - storey built form and integral private garage area. Three (3) visitor parking areas are to be provided along the planned private road network. Landscaped open spaces are also to be provided.

As further demonstrated on the Concept Plan, the proposed development is organized around landscaped open spaces and public realm enhancements. A variety of landscaped open spaces are to be provided. Landscaping and streetscape enhancements are also to be provided. This includes streetscape treatments along the Site's frontage and new fine-grain road network so that a high-quality, inviting, pedestrian environment is provided.

A network of public sidewalks and pedestrian walkways are to be provided in order to facilitate safe, comfortable and convenient access across the Site and beyond.

38 parking spaces are to be provided including at least one (1) resident spaces per dwelling unit and 19 visitor parking spaces, located across three (3) surface parking areas, are also to be provided. Access is to be provided via a new fine grain private road network, extending off of Rothschild Trail.





Overall, the proposed development has been designed to integrate with the planned evolution of the Subject Lands and with the surrounding community. This includes consideration being given to the existing and future uses both on the Subject Lands and in the surrounding area as well as the creation of Meadowvale Village as a complete community. The proposed development has, to the greatest extent possible, provided an appropriate interface with and transition to the surrounding area. The components of the proposed development are identified in **Table 1** below.

**Table 1 / Summary of Proposed Development Statistics**

<i>DEVELOPMENT CHARACTERISTIC</i>	<i>DESCRIPTION</i>
Total Site Area	1.27 hectares (3.14 acres)
Net Developable Area	0.67 hectares (1.66 acres)
No. of Proposed Dwellings	17 townhouse units
Proposed Parking Spaces	38 spaces
<i>Residential Spaces</i>	19 spaces
<i>Visitor Spaces</i>	19 spaces

## 4.2 / SUPPORTING STUDIES

In order to ensure the proposed development fully addresses all policy and technical requirements, a number of required supporting studies have been completed. Each have been prepared and are provided under separate cover. Supporting studies include the following:

- An Arborist Report, prepared by Beacon Environmental;
- An Environmental Impact Study, prepared by Beacon Environmental;
- A Geotechnical Assessment;
- A Functional Servicing and Stormwater Management Report, prepared by Skira & Associates Ltd.;
- A Noise Feasibility Study, prepared by HGC; and,
- A Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited.

## 5 / POLICY CONTEXT

This Section of the Report provides an overview and analysis of the relevant Provincial and local policies and regulations that apply to the Subject Lands. This Section also provides a rationale for how the proposed development and corresponding Amendment align with and serve to better implement the in-effect policy and regulatory framework.

### 5.1 / PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement ('PPS'), 2024 was issued under Section 3 of the *Planning Act*, as amended, and declared in force on October 20, 2024. It replaces the former Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.

Overall, the PPS provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The *Planning Act*, as amended, requires that decisions affecting a planning matter be 'consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to Building Homes, Sustaining Strong and Competitive Communities (Section 2), Infrastructure (Section 3), the Wise Use and Management of Resources (Section 4) and Protecting Public Health and Safety (Section 5). When considered collectively, the PPS strongly encourages developments that provide for long-term prosperity, environmental health, and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Lands and how the proposed development, together with the corresponding Amendment, are consistent with these policies is provided below.

#### *2 / Building Homes, Sustaining Strong and Competitive Communities*

Section 2 of the PPS establishes the Provincial policy framework on how growth and development is to be managed. Accordingly, the policies outline the need for efficient land use and development patterns so that strong, competitive and resilient communities are implemented. This is to be achieved by directing growth and development to appropriate locations. The following policies apply to redevelopment of the Subject Lands.

##### *2.1. Planning for People and Homes*

*2.1.6. Planning authorities should support the achievement of complete community by:*

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses...recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;*
- c) Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.'*

The proposed development supports the achievement of complete communities by providing for a compact development that includes a range and mixture of residential built forms, located in proximity to transit, services and amenities to meet daily needs. It will also further support the availability of local stores and services to meet the daily needs of residents, visitors and



community members within a comfortable walking distance.

Additionally, the proposal will provide for 17 new residential dwelling units of varying size and configurations in order to support housing options and choice for households of varying size, incomes, life stages and lifestyle preferences. The provision of ground-related housing units will support housing options and facilitate the ability for residents to remain in their community of choice.

Finally, the proposed development contemplates a high-quality, compact built form that will foster a vibrant public realm through architectural and urban design elements as well as active street frontages. A series of landscaped open spaces and a network of pedestrian pathways are to be provided, further enhancing the pedestrian experience and access to publicly-accessible open spaces.

## 2.2. Housing

*2.2.1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected 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...;*
2. *All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites..., development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

*c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;'*

As stated throughout this Report, the Subject Lands are located within an established community and are located within a previously developed area of the City of Mississauga. As such, the proposed development supports the above-noted policy objectives through the introduction of residential intensification in an appropriate location that will also support housing choice and housing options. Redevelopment of the Subject Lands, as contemplated, is supported as the proposal will provide for reinvestment of the Site and will facilitate development that is in an appropriate location, is serviced by existing municipal water and wastewater infrastructure and transit services and will support the achievement of sufficient residential density to efficiently use land, resources and infrastructure networks.

## 2.3. Settlement Areas & Settlement Area Boundary Expansions

*2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.'*

*2.3.1.2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- a) *Efficiently use land and resources;*
- b) *Optimize existing and planned infrastructure and public service facilities;*
- c) *Support active transportation;*
- d) *Are transit-supportive, as appropriate; and,*
- e) *Are freight-supportive.'*

*'2.3.1.3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.'*

*'2.3.1.4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.'*

The Subject Lands are located within a Settlement Area, as defined by the PPS. The Site is also located within a Built-Up Area of the City of Mississauga. As such, the proposed development has been planned and designed to facilitate a high-quality, compact built form that makes efficient use of land, infrastructure and public service facilities. It will provide for development that provides for residential intensification at an appropriate location, at an appropriate density, to make efficient use of existing networks and supports the provision of housing options.

## ***2.9. Energy Conservation, Air Quality & Climate Change***

*'2.9.1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*

- a) Support the achievement of compact, transit-supportive, and complete communities;*
- b) Incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) Support energy conservation and efficiency;*

- d) Promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) Take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.'*

As stated above, the Subject Lands are well-served by transit services and active transportation networks. Furthermore, the proposal will facilitate a compact development, at an appropriate location and at an appropriate density. Based on the Site's locational characteristics, the proposed development will support compact development in proximity to transit, active transportation and energy conservation objectives.

Opportunities to provide a variety of sustainable design features in efforts to maximize conservation efforts will be further explored during the detailed design stage.

## ***3 / Infrastructure & Facilities***

Section 3 of the PPS establishes the Provincial policy framework on infrastructure and facilities is to be managed. The following policies apply.

### ***3.6. Sewage, Water & Stormwater***

*'3.6.1. Planning for sewage and water services shall:*

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*



b) ensure that these services are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;
2. is feasible and financially viable over their life cycle;
3. protects human health and safety, and the natural environment, including the quality and quantity of water; and,
4. aligns with comprehensive municipal planning for these services, where applicable'

**'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. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.'*

As further demonstrated in the accompanying FS – SWM Report, the proposed development will make better use of existing municipal infrastructure services. Furthermore, the proposal can be serviced by the existing municipal sewage and water systems.

### **3.9. Public Spaces, Recreation, Parks, Trails & Open Space**

**'3.9.1.** *Healthy, active and inclusive communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources; ...'*

The proposed development has been carefully planned and designed to provide for a series of landscape and public realm enhancements. This includes the provision of landscaped open spaces across the Site.

Overall, the landscaped areas have been planned and designed to provide safe, comfortable and convenient access for residents, visitors and the public to enjoy. As demonstrated on the accompanying Conceptual Site Plan, landscaped areas have been strategically located to facilitate space for the use and enjoyment of residents and visitors and to foster social interaction. Furthermore, the proposed development is to provide for a network of sidewalks and pedestrian pathways that offer safe, comfortable and convenient access across the Site and beyond. Finally, an active streetscape is to be provided. This will enable direct pedestrian connections and front doors that face the street and other public realm enhancements to be provided. It will also facilitate connections with the surrounding components of the Subject Lands and active transportation network in the surrounding area.

Finally, we highlight that the Site has been planned and designed to implement vibrant and inviting, pedestrian-oriented streetscapes, capable of accommodating pedestrian activity and the daily needs of residents, visitors and community members.

*unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there are no negative impacts on the natural features or on their ecological functions.'*

#### **4 / Wise Use & Management of Resources**

Section 4 of the PPS establishes the Provincial policy framework on how natural areas and resources are to be managed. The following policies apply.

##### **4.1. Natural Heritage**

- '4.1.1. *Natural features and areas shall be protected for the long-term.*
- '4.1.2. *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.'*
- '4.1.3. *Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas...'*
- '4.1.4. *Development and site alteration shall not be permitted in:*
  - b) *significant woodlands in Ecoregions 6E and 7E...;.'*
- '4.1.8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5 and 4.1.6*

In accordance with the PPS, the Subject Lands are identified as being located within Ecoregion 6E and 7E. Furthermore, the Site is surrounded by a segment of the Fletcher Creek – a woodland feature. As further described in the accompanying Environmental Impact Study ('EIS'), Fletcher Creek is a component of the Provincial, Regional and local Natural Heritage Systems ('NHS') and contains habitat for a variety of species. Based on this, the proposal supports the Provincial objectives for natural heritage by situating development outside of the staked limits of the natural features and by implementing a buffer of sufficient width to provide for the long-term protection of the feature. The EIS concludes that the proposed development will not negatively impact the diversity, connectivity, or ecological integrity of the feature.

#### **SUMMARY / CONFORMITY STATEMENT**

The Provincial Planning Statement ('PPS'), 2024 outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by transit and infrastructure while not adversely affecting protection of the natural environment.

The above analysis demonstrates that the proposed development conforms to the PPS by facilitating development, at an appropriate location, that will make better use of existing land, resources and infrastructure. It will also support retention and protection of a natural feature. It is our opinion that the proposal and corresponding Amendment are consistent with the policies of the PPS.

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**FIGURE 5** **REGION OF PEEL OFFICIAL PLAN**  
**SCHEDULE E-1 - REGIONAL STRUCTURE**

6620 ROTHSCCHILD TRAIL,  
CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL

**LEGEND**

Subject Lands



SCALE NTS  
SEPTEMBER 24, 2024



## 5.2 / REGION OF PEEL OFFICIAL PLAN, 2022

The Region of Peel Official Plan ('ROP'), as amended, serves as Peel's long-term guiding document for how land use planning and growth is to be managed across the three (3) member municipalities (Town of Caledon, City of Brampton and City of Mississauga).

Overall, the ROP outlines strategies for managing growth and development across Peel up to the year 2051 in accordance with a Regional Structure (Schedule E-1. Schedule E-1 designates the Subject Lands as 'Urban System' (see **Figure 5** on the previous page).

'Urban System' is a high-level designation intended to accommodate the majority of growth in a manner that supports the ROP's Urban System goals. The Subject Lands' appropriate and desirable location for redevelopment is reaffirmed by its location in within the Built-Up Area.

For the purpose of this Report, the approved November 2022 Region of Peel Official Plan, as modified by Bills 150 and 162, was reviewed and assessed. The following is a summary of the in-effect Regional policies applicable to the proposed development. The following analysis also demonstrates how the proposed Zoning By-law Amendment work to implement the ROP.

### 2/ The Natural Environment

Chapter 2 of the ROP establishes the policy framework for how the natural environment, and more specifically, the Greenlands system, is to be managed. Specifically, growth is to be directed to strategic locations across Peel and the Core Areas of the Greenlands System are to be protected for the long-term. In accordance with Schedule C-2 of the ROP, the eastern quadrant of the Subject Lands are identified as being within 'Core Areas of the Greenlands System'. As such, the following apply to redevelopment of the Site.

The Regional objectives are:

- '2.14.1.** *To identify, protect, restore and enhance the long-term ecological function and biodiversity of the Greenlands System.'*
- '2.14.2.** *To maintain, restore or, where possible, improve the linkages between and among natural heritage features and areas, hydrologic functions, ground water features and surface water features including shorelines.'*
- '2.14.4.** *To maintain and enhance ecosystem services and the long-term ecological integrity of the Greenlands System and its resilience and ability to adapt to a changing climate.'*

It is the policy of Regional Council to:

- '2.14.6** *Identify the Greenlands System as an overlay designation on Schedule C-1.'*
- '2.14.8.** *Maintain, restore and improve the diversity and connectivity of natural heritage features and areas within the Greenlands System's components and the long-term*

*ecological function and biodiversity of the Greenlands System, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.'*

**'2.14.15.** *Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel ...'*

**'2.14.17.** *Ensure that the Core Areas of the Greenlands System, as described in Policies 2.14.12 and 2.14.13 and as further detailed in the local municipal official plans and related planning documents, are not damaged or destroyed. ...'*

In accordance with Schedule C-1 and C-2 of the ROP, the Subject Lands are identified as being surrounded by segments of the Region's Greenlands System. More specifically, the natural areas along the northern, western and southern property line are identified as being 'Core Areas of the Greenlands System'. As further demonstrated on the accompanying Concept Plan, the proposal does not contemplate development or site alteration on Greenland System lands. In fact, a natural vegetative buffer is to be provided to ensure the long-term health, protection and ecological function of the natural area. As further discussed in the accompanying Environmental Impact Statement ('EIS'), the proposed buffer from the agreed upon, top of bank or drip line limit of the feature is of sufficient width to ensure the long-term protection and ecological function of the feature. The EIS concludes that the proposal is appropriate and will not adversely impact the natural area lands. Furthermore, the accompanying Zoning By-law Amendment seeks to place the entirety of the natural area and associated buffer lands within a restrictive zoning category to further ensure the long-term protection and health of these lands.

#### ***5.4 Growth Management***

The ROP directs that development and redevelopment is to occur in strategic locations through intensification. As lands within the Region's Built-Up Area, the following apply.

It is the Region's objectives to:

**'5.4.1.** *To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the Delineated Built-Up Areas through intensification...'*

**'5.4.6.** *To optimize the use of the existing and planned infrastructure and services.'*

**'5.4.18.1.** *To achieve efficient and compact built forms.'*

**'5.4.18.2.** *To optimize the use of existing infrastructure and services.'*

**'5.4.18.4.** *To intensify development on underutilized lands.'*

**'5.4.18.8.** *To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.'*

It is the policy of Regional Council to:

**'5.4.10.** *Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, 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.'*

**'5.4.11.** *Direct a significant portion of new growth to the Delineated Built-Up Areas of the community through intensification.'*

*'5.4.18.10. Facilitate and promote intensification.'*

The proposal contemplates intensification of underutilized lands, at an appropriate location within the Region's Delineated Built-Up Area.

Furthermore, the proposed development has been planned and designed to facilitate a high-quality, compact development at an appropriate density. Overall, the proposal supports the above-noted Growth Management objectives and policies by contemplating a compact, high-quality development in proximity to transit and services. The proposal will contribute to the creation of Meadowvale Village as a complete community where residents and visitors are provided safe, comfortable, convenient access to a range of travel modes, facilities and services to meet daily needs.

## **5.6 The Urban System**

As demonstrated in **Figure 5**, the Subject Lands are located within the 'Urban System' component of the ROP. As such, the ROP directs that growth and development is permitted, and is to be directed to appropriate locations such as the Subject Lands. The following apply to redevelopment of the Subject Lands.

The Regional objectives are:

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

*'5.6.3. 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.'*

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

*'5.6.7 To provide for the needs of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age.'*

It is the policy of Regional Council to:

*'5.6.10. Define the Urban System, as shown on Schedule E-1, to include: all lands within the Regional Urban Boundary ...'*

*'5.6.11. Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.'*

*'5.6.12 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.'*

The proposed development will contribute to achieving the above-noted Urban System objectives and policies by facilitating a compact, pedestrian-oriented development on underutilized lands in close proximity to existing and planned transit networks, active transportation infrastructure and nearby amenities that support daily living. Furthermore, the proposal will provide for new dwelling units in a compact form that supports the creation of Meadowvale Village as a complete community. It will also contribute to housing choice for current and future residents.

The proposed development will contribute to achieving the above-noted Urban System objectives and policies by facilitating a compact, pedestrian-oriented development on underutilized lands in close proximity to transit networks, active transportation infrastructure and nearby amenities that support daily living. Furthermore, the proposal will provide for new dwelling units in compact



forms that supports the creation of Meadowvale Village as a complete community. As further discussed in the accompanying Housing Report, the proposal will contribute to housing choice for current and future residents.

#### ***SUMMARY / CONFORMITY STATEMENT***

The Region of Peel Official Plan ('ROP') guides land use planning and development across Peel. The above analysis demonstrates that the proposed development and corresponding Amendment conform to the policies and objectives of the ROP by providing for a high-quality, compact, pedestrian-oriented development that facilitates intensification at an appropriate location, at an appropriate density. Furthermore, the proposed development will result in a built form that is consistent and compatible with the envisioned evolution of the Meadowvale Village community as outlined by the Growth Management, and Urban System policies. In our opinion, the proposed development and corresponding Amendment are in conformity with the applicable policies and objectives of the Region of Peel Official Plan.

### **5.3 / MISSISSAUGA OFFICIAL PLAN, 2024**

The Mississauga Official Plan ('MOP'), as amended, was adopted by City Council in September 2010 and approved by the Region of Peel, with modifications, in September 2011. The MOP was appealed to the Ontario Municipal Board ('OMB', now Ontario Land Tribunal, 'OLT'), and was partially approved, save and except for those parts deferred or under appeal, in November 2012. Since this time, the MOP has been updated via a series of Tribunal Orders, approvals and Official Plan Amendments ('OPAs').

The in-effect MOP (March 2024) identifies where and how the City of Mississauga is to grow up to the year 2031 based on a City Structure (Schedule 1) comprised of seven (7) components, including Neighbourhoods. The Subject Lands are located within the Neighbourhood and Green System components of the City Structure, and are within the Meadowvale Village Neighbourhood Character Area (Schedule 9, Character Areas).

We note that the City of Mississauga is presently completing an Official Plan Review exercise, that will culminate in City-initiated Official Plan Amendments a City-initiated Official Plan Amendment ('OPA') to implement the 2051 Mississauga Official Plan and ensure the MOP conforms to the 2051 planning horizon of Provincial Plans, incorporates the outcomes of the recent Region of Peel Official Plan review initiative, and implements key policy recommendations arising from the completion of recent City initiatives and ongoing City initiatives.

The following is an analysis of the applicable in-effect MOP policies and an evaluation of how the proposed development and corresponding Zoning By-law Amendment serve to implement these policies.

## 5 / Direct Growth

Chapter 5 of the MOP establishes the policy framework for how growth is to be managed. Specifically, growth is to be directed to key components of the City Structure. Collectively, these areas which are to receive the majority of Mississauga's future growth are referred to as Intensification Areas. In accordance with Schedule 2, Intensification Areas, the Subject Lands are identified as being located outside of an Intensification Area. As such, the following policies apply.

- 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.'*

As a Site located within a Neighbourhood component of the City Structure, the Subject Lands are recognized as an appropriate location for contextually appropriate, sensitive growth to occur. The proposed development has been planned and designed to facilitate a compact development that provides for a range and mixture of residential uses to meet the needs of residents. This will contribute to the creation of Meadowvale Village as a complete community where residents are able to live, work, play and shop within the community. The proposal has also been planned and designed to be a logical, natural extension of the surrounding established Neighbourhood so that the neighbourhood character is protected and conserved.

## 5.2. Green System

As demonstrated on Schedule 3, the City's Green System is comprised of various natural components. In accordance with Schedule 3, the Subject Lands are identified as being surrounded by 'Significant Natural Areas and Natural Green Spaces' - a component of the City's Natural Heritage System ('NHS'). As such, the following policies apply.

- 5.2.1. *Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for the lands within the city that will be included in the Green System. ...'*
- 5.2.2. *Mississauga will promote and encourage the restoration of natural forms, functions and linkages.'*
- 5.2.3. *Mississauga will seek to enhance opportunities for the appreciation and enjoyment of the Green System.'*

As stated throughout this Report, the Subject Lands is surrounded by a natural area. The proposed development has been structured in a manner that will ensure the entirety of the natural area and its associated natural buffer remain in a restrictive zoning category. This will support the above-noted City policy objectives for the Green System by enabling the long-term protection and health of Green System lands, while providing for development to occur on adjacent lands that are sufficiently buffered from the natural area and its ecological functions.

## 5.3.5. Neighbourhoods

As demonstrated on Schedule 1, the City is comprised of various Neighbourhoods, each with its own identity. As a Site located with the Neighbourhood component of the City Structure, the following policies apply.

- 5.3.5.2. *Residential intensification within Neighbourhoods will generally occur through infilling ...'*
- 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.'*

As stated throughout this Report, the Subject Lands are recognized as an appropriate location for gentle density and infill development to occur. The proposed development has been planned and designed to facilitate a compact, refined development that provides for sophisticated townhouse built forms that will facilitate development that is complimentary to and compatible with the established character of the Meadowvale Village community. Furthermore, the proposed mass, scale and built form provides for a sensitive development that respects the built form and character of the surrounding community. Given the Site's location at the terminus of Rothschild Trail, the townhouse built form will also be visually screened by the nearby natural features. Finally, the proposed 2 ½ storey building height is consistent and compatible with heights in the immediate surrounding area, further supporting continuity with the established Neighbourhood character.

## ***6/ Value the Environment***

Chapter 6 of the MOP establishes the policy framework for how the natural environment is to be managed and protected. Specifically, growth is to be directed away from Natural Heritage System ('NHS') features. These NHS features are identified on Schedule 3 of the MOP. In accordance with Schedule 3, the eastern segment of the Subject Lands contains NHS feature lands. As such, the following policies apply.

*'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.'*

*'6.3.6. The City will seek to enhance the connectivity of lands in the Green System by linking features in the Natural Heritage*

*System through management initiatives on public lands and encouragement of stewardship on private lands.'*

*'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 ...'*

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

- *Significant Natural Areas...'*

*'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;*
- b. placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible;'*

*'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.'*



*'6.3.35. The expansion and connection of the Natural Heritage System will be encouraged. Where appropriate, Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and buffers will be incorporated with public parkland and will be managed in accordance with Natural Heritage System policies.'*

In accordance with Schedule 3, Natural System, the Subject Lands are identified as containing a Significant Natural Area component of the City's Natural Heritage System. For clarity, the feature is present along the Site's western and southern property lines and on that portion of the Subject Lands designated 'Greenlands'.

As demonstrated on the accompanying Conceptual Site Plan, the proposal does not contemplate development within the feature nor on natural buffer lands. As further described in the accompanying Environmental Impact Study (EIS), a natural buffer is to be provided from the agreed upon limit of natural feature. This proposed buffer is of sufficient width to provide long-term protection of the natural feature and its ecological functions. The EIS concludes that the proposal, including the proposed buffer, which is to remain in a naturalized state, is appropriate and will not adversely impact the adjacent natural feature. Furthermore, the natural area and associated natural buffer will be placed into a restrictive zoning category to ensure the long-term protection of the lands.

## ***7/ Complete Communities***

Chapter 7 of the MOP establishes the policy framework with regards to complete communities, housing, community infrastructure, cultural heritage and community character. The following apply.

*'7.1.1. Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.'*

*'7.1.6. Mississauga will encourage that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.'*

As described throughout this Report, the proposal supports the above-noted policy objectives through the provision of new dwelling units of varying sizes and configurations which will facilitate housing choice for households of varying size, incomes, life stages and life style preferences.

As further described below, MOP policy objectives make reference to compatible development. We note that in accordance with Section 1.1.4.r of the MOP, 'compatible' is defined as follows:

*'means development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area.'*

As discussed below, it is our opinion that the proposed development and corresponding Amendments will facilitate compatible development and can in fact seamlessly coexist with the surrounding community, without causing unacceptable adverse impact.

### 7.7. Distinct Identities

In terms of community character, the following apply.

- '7.7.1.1. Mississauga will strive to protect and enhance the desirable character of areas with distinct character of areas with distinct identities and encourage the development of distinct identities for other areas'*
- '7.7.1.3. A distinct identity will be maintained for each Character Area by encouraging common design themes and compatibility in scale and character of the built environment.'*
- '7.7.1.5. New development will be compatible with the physical, social and environmental attributes of the existing community.'*

The Subject Lands are located within the Meadowvale Village community. The proposed development has been planned and designed to provide for a high-quality, refined built forms that integrate with and are complimentary to the established and evolving character of the surrounding community. As further described throughout this Report, the proposal provides for development that is appropriate, desirable and maintains compatibility with the surrounding community.

- '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.'*
- '9.1.11. 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.'*

The proposed development has been planned and designed to further implement the City's urban form policy objectives. More specifically, the proposal implements the above-noted policy objectives through the introduction of a compact, refined residential development. Furthermore, the proposal has been planned to facilitate high-quality, sophisticated built forms that are complimentary to and compatible with the character of the surrounding Meadowvale Village community. It will also support the protection of the City's Green System given the natural areas and natural buffer area are to be protected.

## 9 / Build a Desirable Urban Form

Chapter 9 of the MOP establishes the City's built form policy framework. It is understood that the City's built form policies pertain to the physical layout and design of lands across the City. The following policies apply to redevelopment of the Subject Lands.

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

### 9.2.2. Non-Intensification Areas

In terms of urban form considerations, the following policies apply.

- '9.2.2.3. While new development need not minor 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 tree canopy; and*
- g. *be designed to respect the existing scale, massing, character and grades of the surrounding area.'*

The proposed development will facilitate a high-quality, refined, compact built form that provides for appropriate transition to the surrounding community. Furthermore, the proposed development is situated at the terminus of an existing street and is visually screened by existing, mature vegetation. The presence of this vegetation, combined with the placement of the proposed dwellings, will effectively mitigate shadowing and overlook concerns from the adjacent neighbouring properties. Finally, the proposal will facilitate the creation of built forms that have a complimentary mass, scale and built form features as built forms found in the surrounding community and will facilitate an appropriate pattern of front, rear and side yard setbacks. Overall, the proposed development is appropriately designed and planned to be a sensitive, contextually appropriate infill development within an established, evolving community.

### **9.2.3. Green System**

In terms of Green System considerations, the following policies apply.

*'9.2.3.1. Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored.'*

*'9.2.3.4. Open space areas will be high-quality, usable and physically and visually linked to streets, parks and pedestrian routes.'*

As demonstrated on the accompanying Conceptual Site Plan, the proposal does not contemplate development within the adjacent natural feature nor on natural buffer lands. This ensures that the proposed development is sensitive to the Site's characteristics and ensures that the City's Natural Heritage System is protected.

A network of landscaped open spaces, public sidewalks and pedestrian walkways are also to be provided. Collectively, these features are to be provided in a manner that facilitates safe, comfortable, convenient movements across the Site and beyond. These features are also to be visible from the public realm.

### **9.3. Public Realm**

Section 9.3 of the MOP contains the City's public realm policy directions. The following policies apply.

*'9.3.1.4. Development will be designed to:*

- a) *respect the natural heritage features, such as forests, ridges, valleys, hills, lakes, rivers, streams and creeks;*
- c) *accentuate the significant identity of each Character Area, its open spaces, landmarks and cultural heritage resources;*
- d) *achieve a street network that connects to adjacent streets and neighbourhoods at regular intervals, wherever possible;*
- e) *meet universal design principles;*
- f) *address new development and open spaces;*
- g) *be pedestrian oriented and scaled and support transit use;*
- h) *be attractive, safe and walkable.'*

*'9.3.5.4. Open spaces will be designed as places where people can socialize, recreate and appreciate the environment.'*



*'9.3.5.5. Private open space and / or amenity areas will be required for all development.'*

*'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 facades 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*
- g) providing bicycle destination amenities such as bicycle parking, shower facilities and clothing lockers, where appropriate.'*

The proposed development supports the above-noted City's public realm policy objectives by providing for a high-quality, compact, transit-supportive and pedestrian-oriented built form. Furthermore, the proposal complies with the City's public realm policy objectives through the provision of a built form that addresses the public realm, provides direct pedestrian connections and facilitates a pedestrian-scaled development. Additionally, the development has also been planned and organized around landscaped open spaces and a fine-grain road network.

We note that the City's Public Realm policy directions are further implemented by site development and building-related policy directions outlined in Section 9.5 of the MOP. Collectively, Policies 9.5.1.1 through 9.5.1.15 require developments to be compatible and integrate with the surrounding area. The proposal, corresponding Draft Plan and corresponding Amendment will facilitate a high-quality, refined development that is compatible and integrates with the surrounding area.

## *11 / Land Use Designations*

Chapter 11 of the MOP establishes the policy framework for how lands are to be used. More specifically, the MOP establishes policies based on nineteen (19) land use designations. As demonstrated in **Figure 6** on the next page, the Subject Lands are currently designated 'Residential Low Density II', with a Natural Hazards policy overlay by the in-effect MOP. In our opinion, the current designation is appropriate and will facilitate the proposal. The following policies apply.

### *11.2.5. Residential*

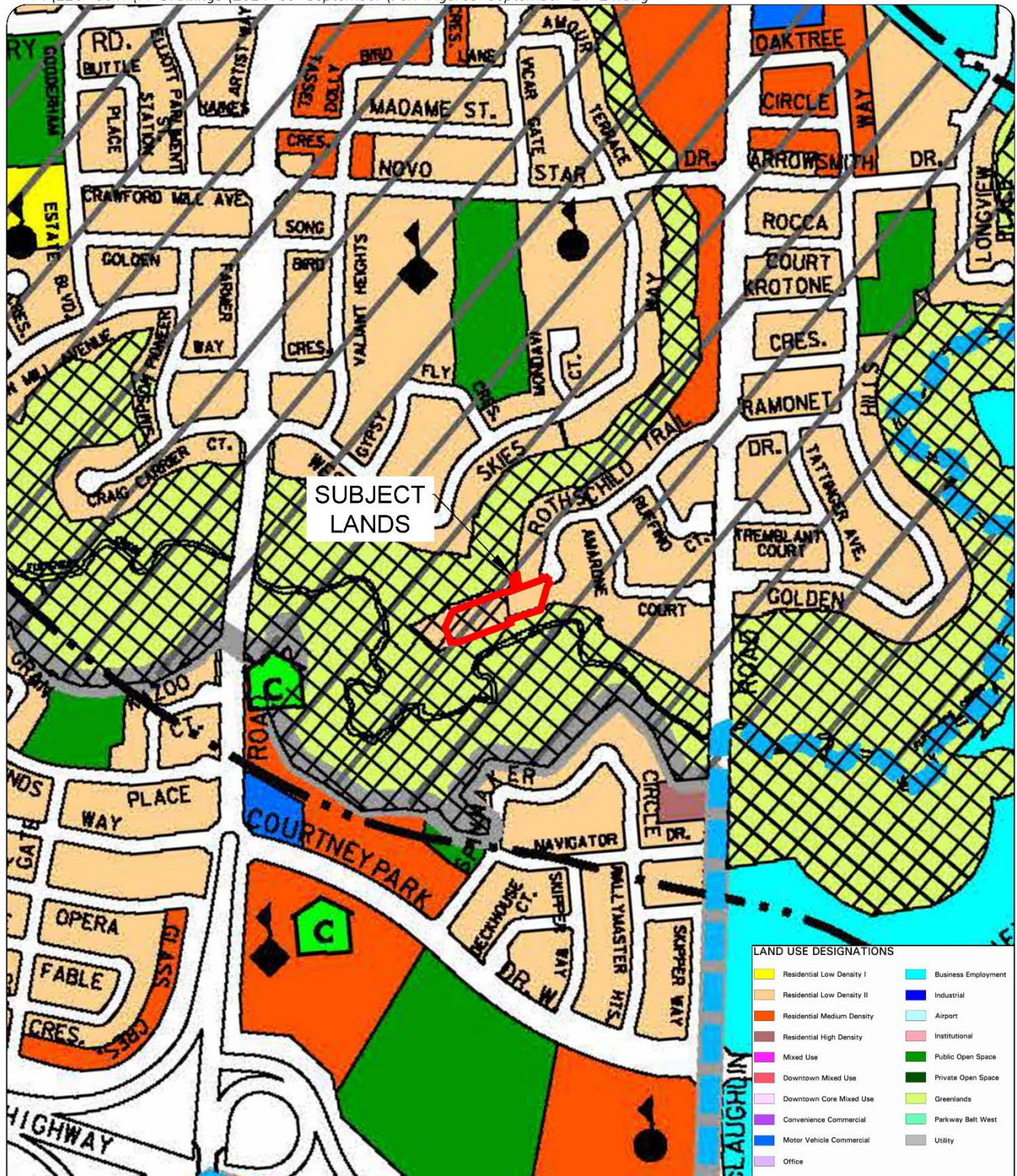
*'11.2.5.4. Lands designated Residential Low Density II will permit the following uses:*

- a. detached dwelling;*
- b. semi-detached dwelling;*
- c. duplex dwelling; and*
- d. triplexes, street townhouses and other forms of low-rise dwellings with Individual frontages.*

As demonstrated on the accompanying Conceptual Site Plan, the proposal contemplates the introduction of new compact street-oriented townhouse dwellings, in a location where gentle density and infill residential development ought to occur. The proposal also represents an appropriate form and advances the City's development objectives. Maintenance of the Site's 'Low Density Residential II' designation is appropriate, particularly given the form of development is a permitted use. For the reasons outlined above, the proposed development conforms to the in-effect Residential and Residential Low Density II policy objectives.



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**FIGURE 6** **MISSISSAUGA OFFICIAL PLAN**  
SCHEDULE 10 - LAND USE DESIGNATIONS

**LEGEND**

Subject Lands

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS  
SEPTEMBER 24, 2024



## 16 / Neighbourhoods

Chapter 16 of the MOP establishes the policy framework for how growth and development is to be managed in the City's Neighbourhood components of the City Structure. This is achieved through policies that are focused on individual Neighbourhood Character Areas across the City, given each Neighbourhood is unique. As stated, the Subject Lands are located within the Neighbourhood component of the City Structure and are located within the Meadowvale Village Neighbourhood Character Area (see **Figure 7** on the next page). As such, the following policies apply.

### 16.17.3. Land Use

**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.*

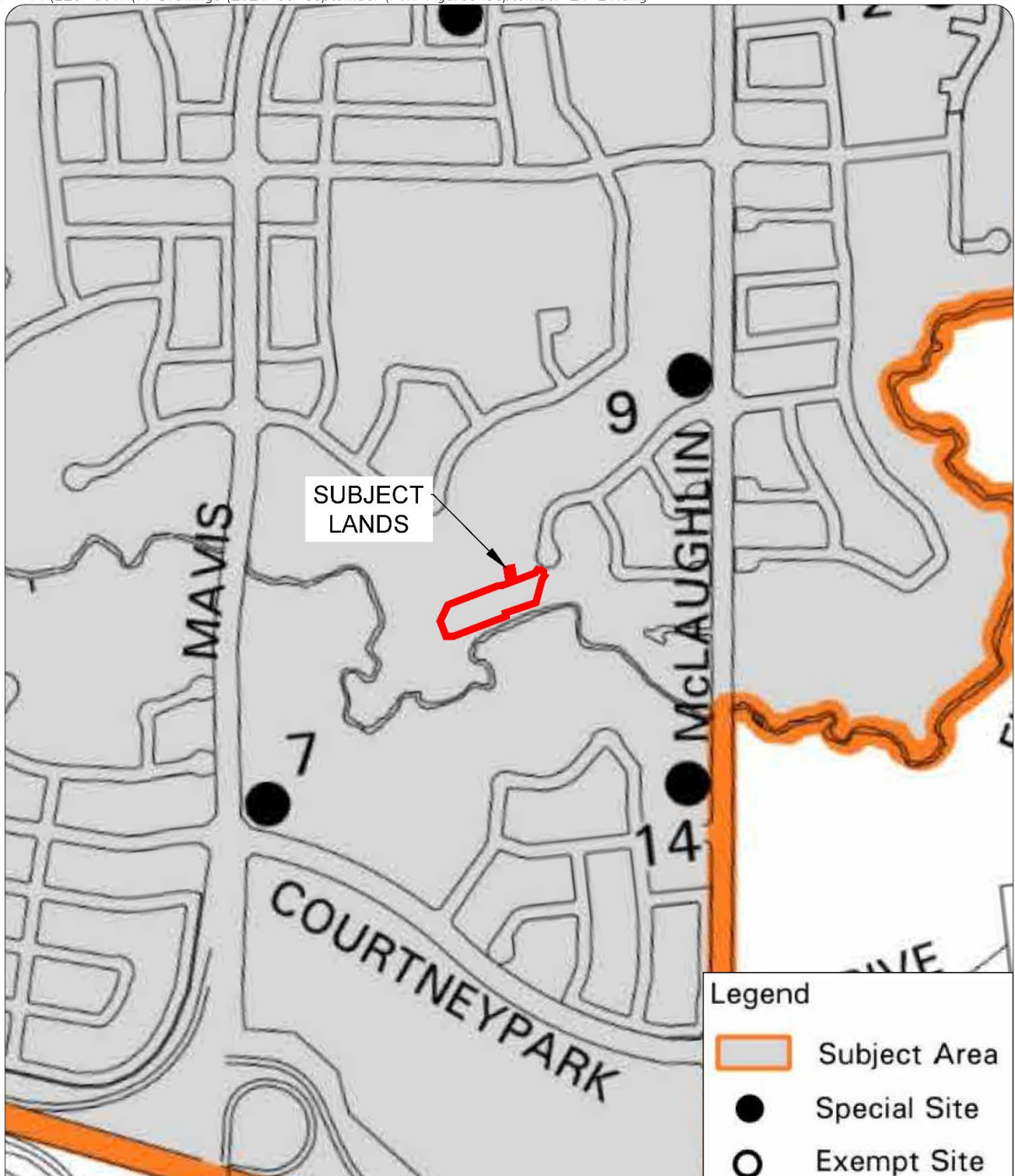
As described above, the proposal contemplates the introduction of compact, refined street-oriented townhouse dwellings. As such, the proposal complies with not only the in-effect Land Use Designation policies but the Meadowvale Village Neighbourhood Character Area policies as well. Furthermore, the proposal contemplates a lotting pattern that while different from the immediate surrounding community, is appropriate and will ensure a desirable and compatible development is sensitively introduced.

The proposal and corresponding Zoning By-law Amendment are necessary to implement an appropriate built form pattern for the Subject Lands that is permitted. Based on the above, it is our opinion that the proposal and corresponding Amendment are appropriate, respect the City Structure hierarchy, conform to the policy objectives of the MOP and will allow for development that is appropriately located, of appropriate density and of appropriate built form to occur.

## SUMMARY / CONFORMITY STATEMENT

The Mississauga Official Plan ('MOP'), as amended, guides land use planning and development across the City. The above analysis demonstrates that the proposed development conforms to the policies and objectives of the MOP, as amended, by providing for a high-quality, compact, pedestrian-oriented development that facilitates a range and mixture of townhouse dwellings at an appropriate location and density. The proposal also directs better utilization of land, resources and infrastructure to facilitate a development that will contribute to Meadowvale Village as a complete community and that is in proximity to transit networks, services and facilities. Furthermore, the proposed development will result in a built form that is consistent and compatible with the envisioned evolution of the Meadowvale Village Neighbourhood Character Area. Therefore, the proposed development and corresponding Amendment serve to better implement the applicable policies and objectives for lands designated 'Residential Low Density II' and within the Meadowvale Village Neighbourhood Character Area of the Mississauga Official Plan.

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FIGURE

**7**

**MISSISSAUGA OFFICIAL PLAN**

MAP 16-17 - MEADOWVALE VILLAGE NEIGHBOURHOOD CHARACTER AREA

**LEGEND**

Subject Lands

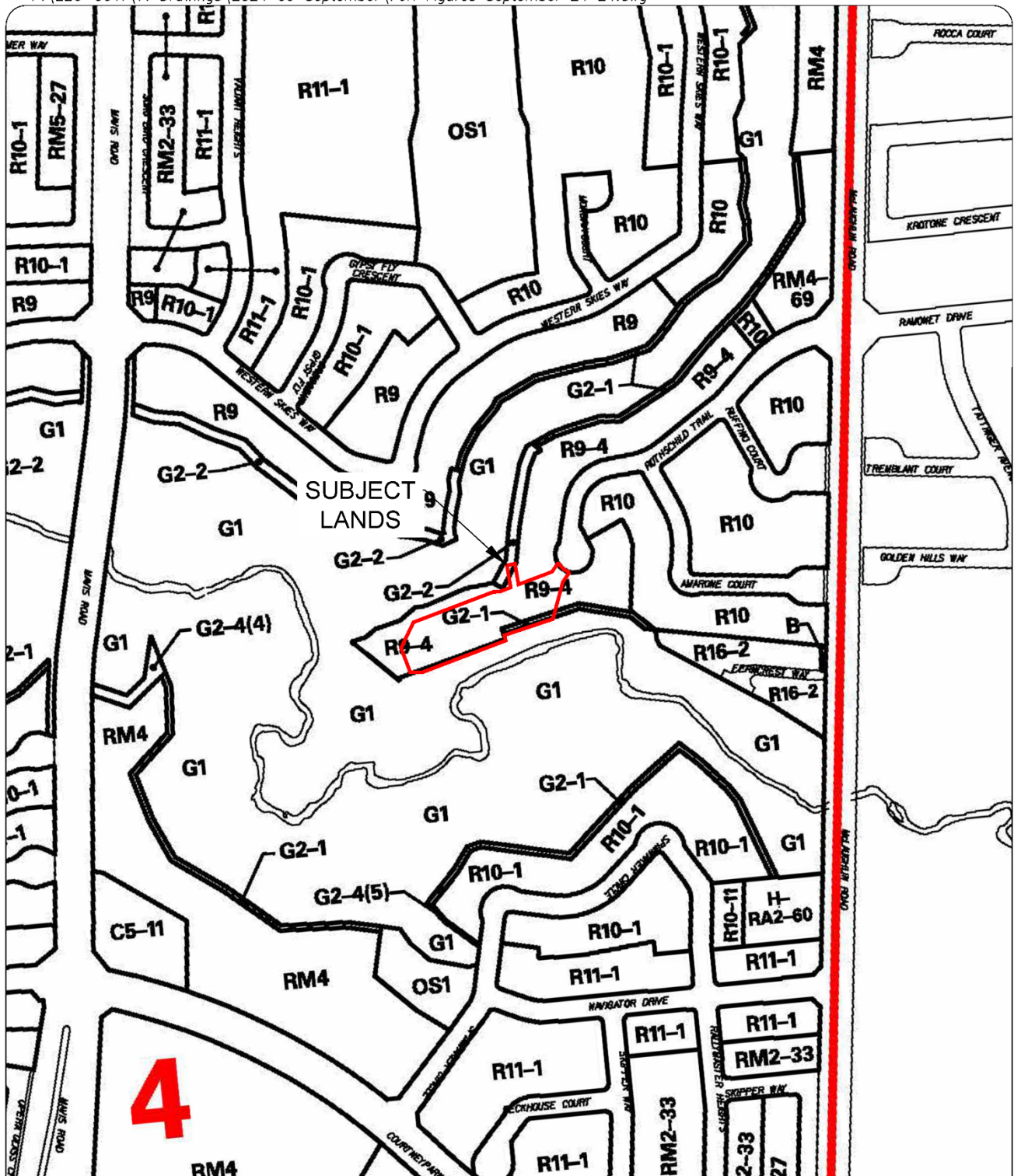
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SCALE NTS  
SEPTEMBER 24, 2024



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**FIGURE** **CITY OF MISSISSAUGA**  
ZONING BY-LAW 0225-2007

### LEGEND

 Subject Lands

6620 ROTHSCHILD TRAIL,  
CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS  
SEPTEMBER 24, 2024



**GSAI**  
Glen Schnarr & Associates Inc.

## 5.4 / ZONING

The City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007') currently zones the Subject Lands as 'Detached Dwellings – Garage Control Lots, Exception 4 (R9-4)' (see **Figure 8** on the previous page). The current zoning permits current conditions, but not the proposal. A site-specific Zoning By-law Amendment ('ZBA') is requested to re-zone a segment of the Subject Lands to 'Townhouses on a CEC – Road (RM6)' with site-specific provisions to best capture the natural feature and natural buffer limits.

A summary of the requested deviations from the parent RM6 Zone has been prepared and is presented in **Table 2** on the right as well as on page 31.

A draft ZBA has also been prepared and a copy is provided in **Appendix I** of this Report. As stated above, the ZBA seeks to introduce modified development standards to the proposed RM6 Zone.

**Table 3** on page 32 summarizes the proposed site-specific exceptions to the RM6 Zone and the rationale for these exceptions.

**Table 2 / Summary of Required & Requested RM6 Zone Provisions**

PROVISION	REQUIRED (RM6)	REQUESTED (RM6-XX)
<i>Minimum Parking Spaces</i>	Precinct 4 Condominium Townhouse on a CEC Road – 2.0 spaces per unit;  Visitor Spaces – 0.25 spaces per unit	1.0 space per condominium townhouse unit;  0.25 visitor spaces per unit
<i>Minimum Accessible Parking Spaces</i>	Where 1-12 visitor parking spaces are required – 1 accessible space	2 accessible spaces
<i>Minimum Lot Area – Interior Lot</i>	115 sq m	188 sq m
<i>Minimum Lot Area – CEC-Corner Lot</i>	190 sq m	188 sq m
<i>Minimum Lot Frontage – Interior Lot</i>	5.0 m	6.1 m
<i>Minimum Lot Frontage – CEC-Corner Lot</i>	8.3 m	6.25 m
<i>Minimum Dwelling Unit Width</i>	5.0 m	6.1 m for interior units and 6.25 m for corner units

*Table 2 / Summary of Required & Requested RM6 Zone Provisions (Continued)*

<i>PROVISION</i>	<i>REQUIRED (RM6)</i>	<i>REQUESTED (RM6-XX)</i>
<i>Minimum Front Yard – Interior Lot/CEC-Corner Lot</i>	4.5 m	4.5 m
<i>Minimum Setback from a Garage Face to a CEC-Road or CEC-Sidewalk</i>	6.0 m	6.0 m
<i>Minimum Exterior Side Yard – Lot with an Exterior Side Lot Line abutting a street</i>	7.5 m	Not Applicable
<i>Minimum Exterior Side Yard – Lot with an exterior side lot line abutting a CEC-road</i>	4.5 m	1.2 m
<i>Minimum Interior Side Yard – Attached Side</i>	0.0 m	0.0 m
<i>Minimum Interior Side Yard – Unattached Side</i>	1.5 m	1.5 m

<i>PROVISION</i>	<i>REQUIRED (RM6)</i>	<i>REQUESTED (RM6-XX)</i>
<i>Minimum Rear Yard – Interior Lot/CEC-Corner Lot</i>	7.5 m	X.X m for Block 3; 7.5 m for Block 2; and 3.0 m for Block 1
<i>Maximum Height</i>	10.7 m and 3 storeys	10.7 m and 3 storeys
<i>Minimum Landscaped Area</i>	25% of the lot area	25% of the lot area
<i>Maximum encroachment of a porch or deck inclusive of stairs located at or accessible from the first storey or below the first storey into the required front and exterior side yards</i>	1.5 m	1.5 m
<i>Maximum Driveway Width</i>	3.0 m	3.0 m
<i>Minimum width of a CEC-road</i>	7.0 m	7.0 m
<i>Minimum width of a sidewalk</i>	2.0 m	2.0 m

## 6 / SUMMARY & CONCLUSION

*Table 3 / Summary of Requested RM6 Exceptions & Rationale*

REQUESTED EXCEPTION	RATIONALE
<i>Modified Building Envelope</i>	To implement the desired built form, while maintaining appropriate compatibility and transition to the surrounding Meadowvale Village neighbourhood and balance of the Subject Lands.
<i>Modified Parking Standard</i>	In order to implement the desired built form, a site-specific parking standard is requested. The requested parking standard is appropriate given the Site's proximity to transit services, active transportation networks and amenities. The requested parking standard is also capable of accommodating the proposed parking demands and will facilitate an optimized site design.

As outlined above, together with the supporting studies, the proposed development and associated Zoning By-law Amendment ('ZBA', or the 'Amendment'), represent an appropriate development for the Subject Lands that is in keeping with the policies and intent of the Region of Peel Official Plan and the Mississauga Official Plan. Furthermore, based on the existing physical context and surrounding Meadowvale Village community, a technical assessment of the proposal as well as an analysis of the proposal within the current policy and regulatory context of the Province, Region and City, we conclude the following:

1. The proposed Zoning By-law Amendment represents appropriate development on the Subject Lands given the existing use of the Site, planned evolution of the Subject Lands and surrounding context;
2. The proposal provides an appropriately designed and compatible infill development for the Meadowvale Village community that will contribute to the provision of new housing options and the achievement of a complete community;
3. The proposed Amendment is consistent with the Provincial Planning Statement, 2024;
4. The proposal conforms to the policy directions of the Region of Peel Official Plan, 2022;
5. The proposal conforms to the policy directions of the Mississauga Official Plan, 2024;
6. The proposal can be adequately serviced by existing municipal services;
7. The proposed development will not create adverse impacts to existing uses or the surrounding area;



8. The proposal is in keeping with the character and planned context of the Meadowvale Village community, and it provides an opportunity for contextually appropriate gentle density and infill residential development within the City's Built-Up Area; and,
9. The proposal upholds the overall City Structure and further implements the development objectives as identified by the Mississauga Official Plan.

Accordingly, we conclude that the proposed Amendment is appropriate, represents good planning and implements the City, Regional and Provincial vision for the Subject Lands.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

Jim Levac, MCIP, RPP  
Partner

Stephanie Matveeva, MCIP, RPP  
Associate

*APPENDIX I / Draft Zoning By-law Amendment*