



**NOTICE OF PASSING OF
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT**

Date of Notice	July 3, 2025	
OPA Number	OPA 201	By-law 0110-2025
Zoning By-law Number	0111-2025	
Date Passed by Council	June 25, 2025	
Last Day to Appeal	July 23, 2025	
File Number	OZ-OPA 25-4	Ward 8
Applicant	Batory Management	
Property Location	The lands affected by this Amendment are located south of Eglinton Avenue West, on the east side of Mississauga Road. The subject lands are located in the Central Erin Mills Neighbourhood Character Area, as identified in Mississauga Official Plan. 1786 Polaris Way (formerly 4601 Mississauga Road)	

TAKE NOTICE that on June 25, 2025 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 201 and Zoning By-law Amendment, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and to add a Special Site to permit semi detached dwellings in the Central Erin Mills Neighbourhood Character Area.

The purpose of the Zoning By-law is to permit 32 townhouses and 4 semi-detached on a common element condominium (CEC) - road. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 201 is in full force and effect.

When the decision is final

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary–Treasurer** as the Approval

Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1 no later than 4:30pm on **July 23, 2025**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca. An appeal will be processed once all fees are received.

Who can file an appeal

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law amendment was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

1. set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may [request a reduction of the filing fee](#) to \$400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$328.88 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

Additional Information

A copy of the Official Plan Amendment and Zoning By-law Amendment in their entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices.

Further information regarding these Amendments may be obtained from **Lucas Petricca** of the City Planning and Building Department at 905-615-3200 ext. **5733**.



Sacha Smith
Manager/Deputy Clerk,
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0111-2025

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.7.2.9.
2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.12.2.42	Exception: RM6-42	Map # 31	By-law:
In a RM6-42 zone the permitted uses and applicable regulations shall be as specified for a RM6 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.12.2.42.1	(1)	Semi-detached on a CEC - road	
Regulations			
4.12.2.42.2	The provisions contained in Subsections 2.1.14 and 4.1.8 shall not apply		
4.12.2.42.3	A semi-detached on a CEC - road shall comply with the RM3 zone regulations contained in Subsection 4.9.1 of this By-law except that:		
	(1)	minimum lot frontage - interior lot	5.5 m
	(2)	minimum lot frontage - CEC - corner lot	8.0 m
	(3)	minimum exterior side yard	3.0 m
	(4)	maximum height	12.75 m
	(5)	maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	2.1 m
4.12.2.42.4	Minimum lot frontage - interior lot		4.5 m
4.12.2.42.5	Minimum lot frontage - CEC - corner lot		6.5 m
4.12.2.42.6	Minimum dwelling unit width		4.5 m
4.12.2.42.7	Minimum exterior side yard		3.3 m
4.12.2.42.8	Minimum interior side yard - unattached side		1.2 m
4.12.2.42.9	Maximum height		12.75 m

4.12.2.42	Exception: RM6-42	Map # 31	By-law:
4.12.2.42.10	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of a porch or deck inclusive of stairs, beyond the buildable area , located at and accessible from the first storey and/or second storey or below the first storey , measured from the outermost face or faces of the front wall		2.0 m
4.12.2.42.11	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of an awning, window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, beyond the buildable area , measured from the outermost face or faces of the front wall and/or side wall		0.6 m
4.12.2.42.12	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of a porch or deck inclusive of stairs, beyond the buildable area , located at and accessible from the first storey and/or second storey or below the first storey , measured from the outermost face of faces of the rear wall		5.0 m
4.12.2.42.13	Notwithstanding Sentence 4.12.2.42.20 of this Exception, for a lot with a townhouse requiring a 0.0 m interior side yard , the setback of a porch or deck facing the rear lot line , inclusive of stairs, to the interior side lot line shall also be 0.0 m		
4.12.2.42.14	Notwithstanding Sentence 4.12.2.42.20 of this Exception, maximum projection of a balcony beyond the buildable area , measured from the outermost face of faces of the rear wall		2.0 m
4.12.2.42.15	Maximum projection of a balcony into the rear yard		2.0 m
4.12.2.42.16	Minimum number of visitor parking spaces per dwelling unit		0.15
4.12.2.42.17	Maximum driveway width - interior lot		3.6 m
4.12.2.42.18	Maximum driveway width - CEC - corner lot		5.0 m
4.12.2.42.19	Notwithstanding Sentence 4.12.2.42.20 of this Exception, accessory buildings and structures shall be permitted between the rear walls of Buildable Areas 'A' and 'B' identified on Schedule RM6-42 of this Exception and the rear lot line		
4.12.2.42.20	All site development plans shall comply with Schedule RM6-42 of this Exception		

3. Map Number 31 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R16-9" to "RM6-42", the zoning of Part of Lot 3, Range 5, Racey Tract, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM6-42" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM6-42" zoning indicated thereon.

4. This By-law shall not come into force until Mississauga Official Plan Amendment Number 201 is in full force and effect.

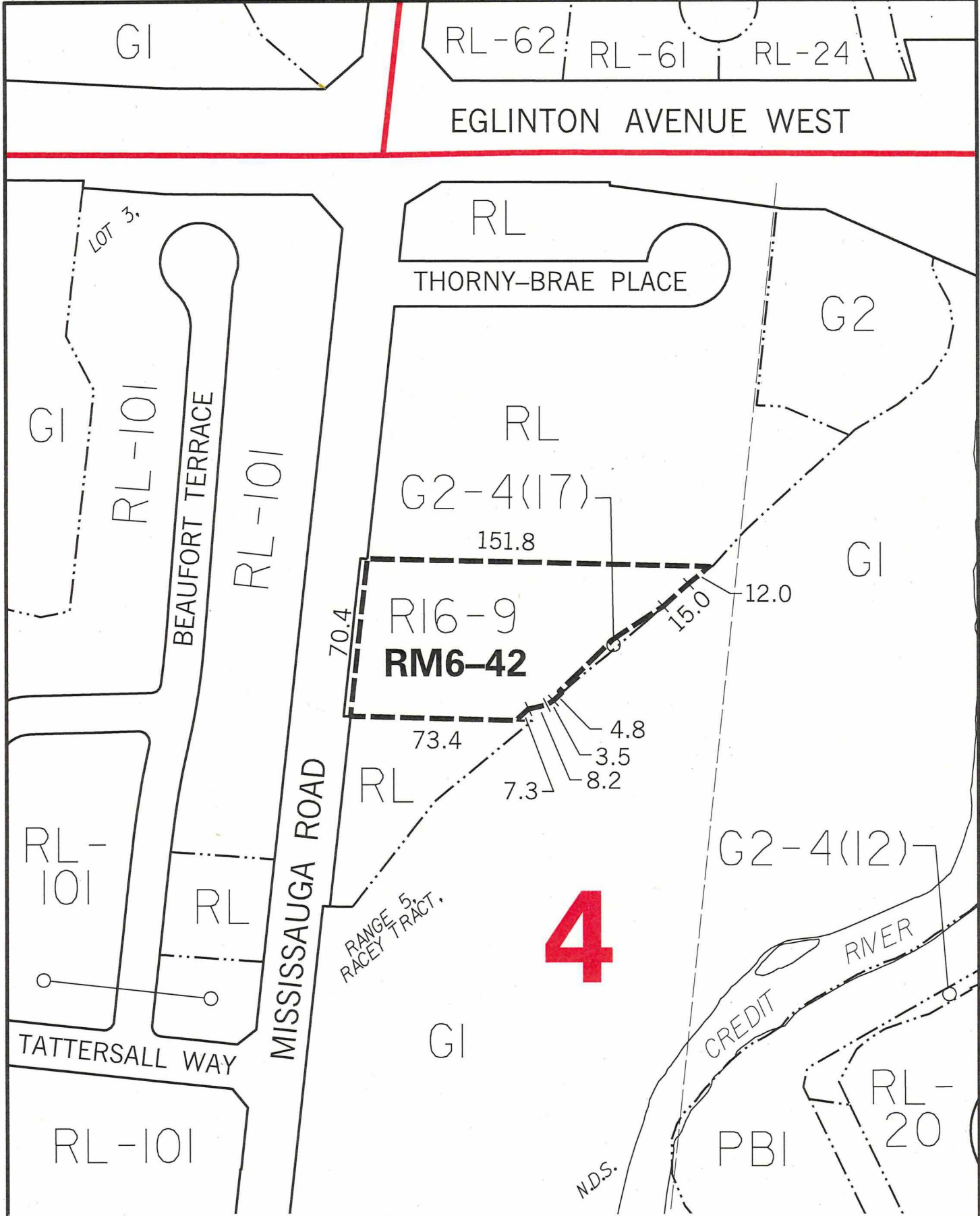
ENACTED and PASSED this 25th day of June, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 10, 2025
File: CD.OZ-25.06


DEPUTY MAYOR


CLERK



-  0 25 50 75 100 metres
-  AREA SUBJECT TO REZONING
- 1,2,3,4**  PARKING PRECINCT
-  PARKING PRECINCT BOUNDARY
-  ARROW FOR EXISTING ZONING

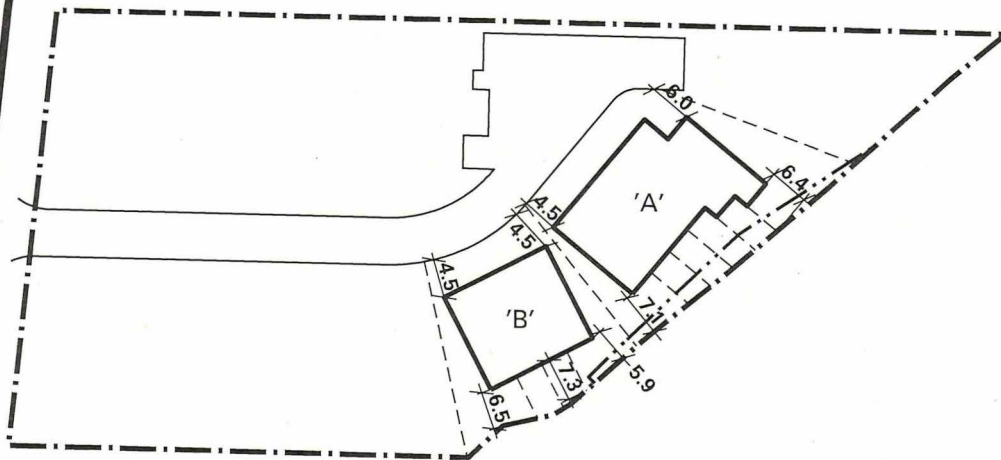
This is not a Plan of Survey. For accurate boundary information refer to Plan 43M-2076.

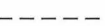
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO

BY-LAW 0111-2025

MISSISSAUGA ROAD



-  BUILDABLE AREA
-  ZONE BOUNDARY
-  EXISTING ZONING
-  LOT BOUNDARY



Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RM6-42"

AS ATTACHED TO BY-LAW 0111-2025

APPENDIX "A" TO BY-LAW NUMBER 0111-2025

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 32 townhouses and 4 semi-detached on a common element condominium (CEC) - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R16-9" (Detached Dwellings on a CEC - Road - Exception) to "RM6-42" (Townhouses on a CEC - Road - Exception).

"R16-9" zone permits detached dwellings on a CEC - road, with exceptions to dwelling units, lot area, lot frontage, front and side yard setbacks, parking spaces and driveway width.

"RM6-42" permits semi-detached and townhouse on a CEC - road, subject to regulations with respect to lot frontage and lot area, side and rear yard setbacks, projections, visitor parking, height and driveway width.

Location of Lands Affected

South of Eglinton Avenue West, east side of Mississauga Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733.

<http://teamsites.mississauga.ca/sites/18/bylaws/oz-opa 25-4 w8.by-law.lp.jmcc.docx>



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0110-2025

A by-law to Adopt Mississauga Official Plan Amendment No. 201

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation from Residential Low Density I to Residential Medium Density and to add a Special Site in the Central Erin Mills Neighbourhood Character Area;

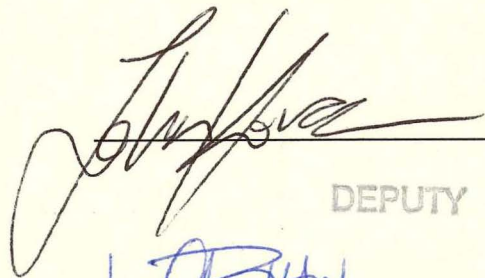
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 201 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 25th day of June, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 10, 2025
File: CD.OZ-25.06


MAYOR


DEPUTY
CLERK

Amendment No. 201

to

Mississauga Official Plan

By-law No. 0110-2025

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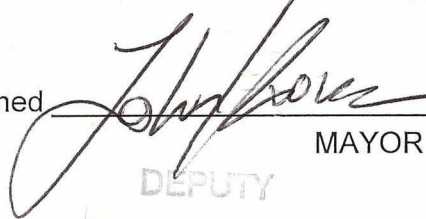
AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation from Residential Low Density I to Residential Medium Density and to add a Special Site in the Central Erin Mills Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 201 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 25th day of June, 2025.

Signed


MAYOR

DEPUTY

Signed



CLERK

Amendment No. 201
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 201.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated May 7, 2025 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density and to add a Special Site to permit semi detached dwellings in the Central Erin Mills Neighbourhood Character Area.

LOCATION

The lands affected by this Amendment are located south of Eglinton Avenue West, on the east side of Mississauga Road. The subject lands are located in the Central Erin Mills Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential Low Density I which permits detached, semi-detached and duplex dwellings.

An Official Plan Amendment is required to change the land use designation from Residential Low Density I to Residential Medium Density and to add a Special Site to permit semi-detached dwellings.

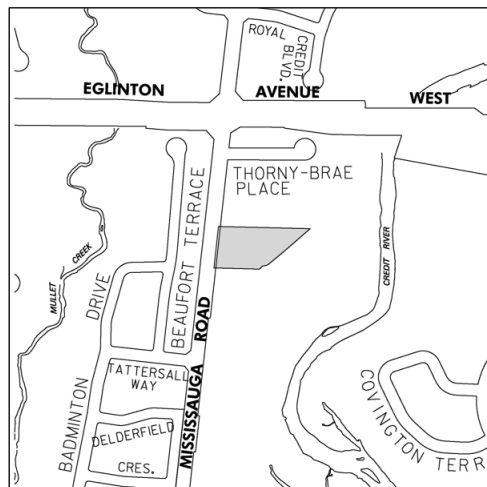
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed land use is compatible with the surrounding land uses and incorporates sufficient setbacks and urban design standards that provide an appropriate transition to the neighbourhood.
2. The policies in Mississauga Official Plan support gentle intensification in neighbourhoods, provided that development is sensitive to and maintains the existing and planned character of the neighbourhood.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.3, Central Erin Mills Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 3 on Map 16-3: Central Erin Mills Neighbourhood Character Area in accordance with the Special Site Policies.
2. Section 16.3.1, Special Site Policies, Central Erin Mills Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.3.1.3 Site 3



16.3.1.3.1 The lands identified as Special Site 3 are located south of Eglinton Avenue West, on the east side of Mississauga Road.

16.3.1.3.2 Notwithstanding the policies of the Residential Medium Density designation, semi-detached dwellings will be permitted.

3. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Residential Medium Density, as shown on Map "A" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 7, 2024.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

<http://teamsites.mississauga.ca/sites/18/mopa/oz-opa 25-4 w8.mopa 201.lp.jmcc.docx>



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 Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

City Structure

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

AREA OF AMENDMENT

FROM:
 RESIDENTIAL LOW DENSITY I

TO:
 RESIDENTIAL MEDIUM DENSITY



MAP 'A'

Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on May 26, 2025 in connection with this proposed Amendment.

There were no members of the public that made a deputation. The concerns raised by the public, prior to the application being submitted have been addressed in the Planning and Building Department report dated May 7, 2025, attached to this Amendment as Appendix II.

City of Mississauga

Corporate Report



Date: May 7, 2025 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's file: OZ/OPA 25-4 W8 Meeting date: May 26, 2025
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 8)

Official Plan Amendment and Rezoning applications to permit 32 townhomes and 4 semi-detached dwellings on a common element condominium road

4601 Mississauga Road (Polaris Way), south of Eglinton Avenue West, east side of Mississauga Road

Owner: Mississauga Road Properties Inc.

File: OZ/OPA 25-4 W8

Recommendation

1. That the applications under File OZ/OPA 25-4 W8, Mississauga Road Properties Inc., 4601 Mississauga Road (Polaris Way) to amend Mississauga Official Plan to **Medium Density**; to change the zoning to **RM6-42** (Townhouses on a CEC-Road – Exception) to permit 32 townhomes and 4 semi-detached dwellings on a common element condominium road, be approved in conformity with the provisions outlined in the staff report dated May 7, 2025 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- An Official Plan Amendment and Rezoning application has been submitted to permit 32 townhomes and 4 semi-detached dwellings on a common element condominium (CEC) road
- The applications contribute to adding additional housing options within an established neighbourhood
- There is adequate existing infrastructure and servicing to support the proposed development
- The applications propose a sufficient setback to the adjacent Greenlands zone
- Based on staff's evaluation, the development conforms to relevant planning policies and is supportable from a planning perspective
- Staff recommend approval of the proposed infill development application which will facilitate 36 new residential homes

Background

Official plan amendment and rezoning applications were deemed complete on February 3, 2025 and subsequently circulated for technical comments. The purpose of this report is to provide information on the applications and to provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The site is located at 4601 Mississauga Road (Polaris Way), in the Central Erin Mills Neighbourhood Character Area. The site is irregular in shape and is adjacent to a woodlot which is zoned as Greenlands. The site is vacant and contains mature vegetation lining the northerly and easterly property lines.



Aerial Photo of 4601 Mississauga Road (Polaris Way)

Property Size and Use	
Frontages:	70 m (229.66 ft.)
Depth:	144 m (472.44 ft.)
Gross Lot Area:	7 950.56 m ² (85,579.12 ft ²)



Photo of Subject Site (Looking east)

(b) Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force and the subject lands were zoned **R1** (Detached Dwellings – Typical Lots)
- 2012 – Plan of Subdivision application, 21-T-M 09002 and rezoning application, OZ 9/4, approved for 11 detached dwellings on a CEC road
- November 14, 2012 – Mississauga Official Plan came into force which designated the lands **Residential Low Density I**
- September 16, 2020 – Site Plan application (SP 16-20) was approved

- 2022 – Property is sold to Mississauga Road Properties Inc.
- November 9, 2024 – Official Plan and Zoning By-law Amendment applications received and were deemed complete on February 3, 2025

(c) Site Context

The Central Erin Mills Neighbourhood Character Area, is predominantly residential, containing a mix of detached dwellings on the west side of Mississauga Road and south of the subject site. Further south of the site are townhomes, and a retirement home located on the west side of Mississauga Road. Immediately north of the subject site is the Croation Martyrs Parish, and detached dwellings further north. Abutting the subject site to the east is a park belonging to the Croation Parish.

The greater neighbourhood is largely characterized by detached dwellings and more townhomes located on the south side of Eglinton Avenue West. There are also commercial, and service uses located along Eglinton Avenue West. Credit Valley Hospital and Erin Mills Town Centre are also located near the subject site.

The surrounding land uses are:

North: Croation Parish and detached dwellings
 East: Croatian Parish Park - Father Kamber and the Credit River
 South: detached dwellings
 West: detached dwellings

2. Surrounding Development Applications

There are no active development applications in the vicinity of the subject property.

3. Official Plan

The lands are located within the Central Erin Mills Neighbourhood Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits detached, semi-detached and duplex dwellings.

The subject site is not located within a Major Transit Station Area (MTSA) and is not identified as an Intensification Area in Mississauga Official Plan. However, the Official Plan contains policies to guide intensification within neighbourhoods while still respecting the existing and planned context of the neighbourhood. Refer to Appendix 1 for the existing Official Plan map.

4. Zoning

The subject property is currently zoned **R16-9** (Detached Dwellings on a CEC-Road – Exception) with a minor portion also zoned **G2-4(17)** (Greenlands – Natural Features – Exception). The **R16-9** zoning permits 11 detached dwellings with exception regulations related to lot frontage and lot area, setbacks, coverage, etc. The **G2-4(17)** zone does not permit development. Refer to Appendix 1 for the existing and proposed Zoning Map.

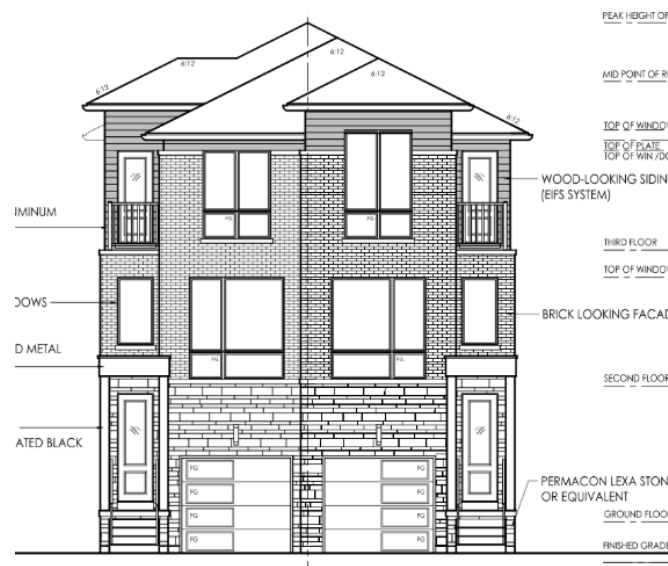
5. Proposed Development

(a) Description

The applicant proposes to develop the property with 32 townhomes and 4 semi-detached dwellings on a CEC road. Official plan amendment and rezoning applications are required to permit the proposed development. Refer to Appendix 1 for details of the proposed development.



Rendering of townhomes



Elevation of semi-detached dwellings

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/development-application-oz-opa-25-4-w8/>

(c) Green Development Initiatives

The applicant has not identified which green development initiatives will be incorporated into the development

Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the applications.

1. Reason for Applications

An Official Plan Amendment is required to implement the proposal and redesignate the site to **Medium Density** which permits townhouses and to add a Special Site Policy to include the use of semi-detached dwellings. The **Residential Low Density I** designation does not permit townhomes.

An amendment to Zoning By-law 0225-2007 is required to implement the proposal as the current **R16-9** zoning only permits detached dwellings. An **RM6 – 42** (Townhouses on a CEC – Road – Exception) is required to implement the current proposal.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and assessed in the context of the proposed development applications. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(a) Provincial Policy Statement

The *Provincial Policy Statement* (PPS) provides policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

The PPS recognizes that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Consistency with the PPS, 2024

Section 2.2 (1) of the PPS requires development to reflect densities and a mix of land uses which efficiently use land, resources and infrastructure. Additionally, the PPS promotes appropriate development standards that facilitate intensification, redevelopment and compact built forms while maintaining appropriate levels of public health and safety.

Section 2.3.1 (3) of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including a range of housing options.

The proposed development conforms to the PPS as the application efficiently intensifies an underutilized site while applying appropriate development standards to produce a built form that maintains the planned function and character of the neighbourhood.

(b) Regional Official Plan

General objectives of ROP, as outlined in Section 5.6, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and 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, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The proposed development does not require an amendment to the ROP. The site is located within the Urban System and conforms to the policies of ROP. The proposal efficiently uses land and achieves a compact built form that promotes intensification within an established neighbourhood, while maintaining the character of the existing low-rise context.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Central Erin Mills Neighbourhood Character Area, to permit 32 townhomes and 4 semi-detached dwellings. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***

- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

The following is an analysis of the key policies and criteria:

(i) Directing Growth

The subject site is located in the Central Erin Mills Neighbourhood Character Area and is designated **Residential Low Density I** which permits detached, semi-detached and duplex dwellings. The greater neighbourhood contains a mix of townhomes, detached dwellings and a retirement home.

While neighbourhoods are not intended to accommodate significant intensification, the policies within MOP state that neighbourhoods aren't meant to remain static and do not have to imitate previous development patterns, however, when development does occur, it should be sensitive to the existing and planned character of the neighbourhood. The proposed use of semi-detached dwellings and townhomes maintains the existing low-rise context of the neighbourhood.

The proposed development is compatible in built form and scale to surrounding uses and enhances the existing and planned context of the neighbourhood. The design of the semi-detached dwellings and townhomes ensure that there is an appropriate transition in height and built form, while maintaining adequate setbacks to adjacent properties. As such, the proposed development conforms to the directive of the policies regarding intensification within the Central Erin Mills Neighbourhood Character Area.

(ii) Compatibility

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context.

MOP guides development within Non-Intensification Areas such as neighbourhoods to ensure that developments can coexist. Chapter 9, Section 9.2.2.3 states, while new development need not mirror existing development, new development in Neighbourhoods will:

- respect existing lotting patterns;
- respect the continuity of front, rear and side yard setbacks;
- respect the scale and character of the surrounding area;
- minimize overshadowing and overlook on adjacent neighbours;
- 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.

The proposed development is designed in a manner that co-exists with the existing character of the surrounding neighbourhood. The development incorporates sufficient rear yard setbacks and design standards that provides for a transition between the semi-detached dwellings and townhomes to the adjacent detached dwelling. The subject site is also located on the east side of Mississauga Road which provides an additional buffer to the existing subdivision, west of the subject site.

MOP defines compatibility as, "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". While the townhomes are a different built form and represent a higher density than the previous approved detached dwellings, the overall design enhances and is compatible with the neighbourhood. As such, the proposed applications meet the directives of MOP regarding compatibility with the Central Erin Mills Neighbourhood Character Area.

(iii) Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The following community services are located in proximity to the site:

- Vic Johnson Community Centre
- Erin Meadows Community Centre
- Hewick Meadows
- Forest Hill Park
- Credit Valley Hospital

The following major MiWay bus routes currently service the site:

- Route 44 – Mississauga Road
- Route 9 – Rathburn
- Route 35 – Eglinton

There is a transit stop on Mississauga Road within 190 m (623.36 ft.) of the site.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, and the PPS.

(d) Zoning By-law

The proposed **RM6 – 42 exception** zone is appropriate to accommodate this development.

A table summarizing the proposed zoning regulations can be found in Appendix 1.

3. Other Relevant Documents and Guidelines

Mississauga Official Plan 2051 (MOP 2051) will replace the current MOP. As of writing this report, the new MOP 2051 has been adopted by Council but has not been approved by the Ministry of Municipal Affairs and Housing. Therefore, the policies are not yet in effect.

The recommendations made in this report are based on the current MOP, however, it is important to note that the draft MOP 2051 policies are also supportive of the proposal for 32 townhomes and 4 semi-detached dwellings. In MOP 2051, the lands would be designated **Residential Low-Rise I**, which permits all low-rise, street facing, dwellings up to 3 storeys. Since the application is proposing a CEC road to accommodate the proposal, an official plan amendment would still be required to redesignate the site to **Residential Low-Rise II**, which permits all types of townhouse dwellings and apartment buildings, up to 4 storeys.

4. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on February 3, 2025. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(a) Region of Peel

Comments dated March 10, 2025 state that the Region of Peel has no concerns regarding the rezoning application. Prior to site plan approval, the applicant will be required to provide a waste management plan with the requested dimensions and address comments related to servicing.

(b) City Transportation and Works Department

Comments dated April 17, 2025, state that technical reports and drawings have been reviewed and concerns have been met relating to noise, grading/servicing, stormwater management, traffic and environmental compliance. There are minor outstanding revisions required to the noise report to show the full extent of the noise fence which is to be shown on all drawings and a written document is required prior to site plan approval that includes a plan to decommission the wells or proof of decommissioning.

(c) City Community Services Department

Comments dated April 22, 2025, state that it is recommended the identified Greenlands located on the eastern boundary, P-539 (Not Yet Named), be preserved and protected for conservation purposes. Hoarding and fencing will be required along the boundary of the

Greenlands for long term protection. Additionally, securities will be required for Greenlands clean-up, restoration, hoarding, and fencing.

(d) Dufferin-Peel Catholic District School Board and Peel District School Board

Comments dated March 3, 2025, state that the Dufferin-Peel Catholic District School Board is requesting that warning clauses be entered into the Development Agreement, stating sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood.

Comments dated February 19, 2025 from the Peel District School Board state that sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood. Peel District School Board is requesting that warning clauses be placed in the Development Agreement.

Refer to Appendix 1 for the School Accommodations Summary by school board.

5. Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028

<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

As the application proposes 36 units, the contribution rate for affordable housing is not applicable.

6. Next Steps

Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as an updated grading and site plan showing the noise wall and additional fencing, location of utilities and all access road works. Through the site plan process, further refinements are anticipated for the design of the exterior side wall of the units fronting Mississauga Road and the enhancement of the Mississauga Road frontage which will include the planting of trees and shrubs.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 8 Councillor, Matt Mahoney, on December 5, 2023. Approximately 10 people were in attendance at the community meeting and 2 pieces of written correspondence have been received. The following summarizes comments received on the applications:

Comment

Concern regarding the traffic that will be generated by this development and the amount of on site parking.

Response

The applicant has submitted a traffic impact study prepared by UrbanTrans Engineering Solutions Inc. which was reviewed by the Transportation and Works Department. It has been determined that the additional trips generated by this development will not significantly impact the operations of the existing road network. The applicant is proposing to provide the required 2 parking spaces per residential unit.

Additionally, the zoning by-law requires 9 visitor parking spaces on-site. The applicant is proposing 5 visitor parking spaces and has submitted a parking justification letter which was reviewed by Parking Section staff. Through a review of the application, staff is satisfied that the proposed visitor parking is sufficient to accommodate the development.

Comment

Concerns with emergency vehicles accessing the site.

Response

The application was circulated to the City of Mississauga's Fire Department and Trillium Health Partners. There were no concerns with the proposed development with respect to emergency vehicles accessing the site. Additionally, the Fire Department does not have concerns with the on site circulation proposed.

Comment

The parcels for the townhomes are too narrow and the development is too dense.

Response

The proposed development conforms to the PPS and municipal policies. The proposal is sensitive to and compatible with the surrounding area and maintains appropriate urban design standards, limiting the impact on the adjacent detached dwellings and subdivision on the west side of Mississauga Road.

Conclusion

In conclusion, City staff has evaluated the applications to permit 32 townhomes and 4 semi-detached dwellings on a CEC road, against the *Provincial Policy Statement*, Region of Peel Official Plan and Mississauga Official Plan.

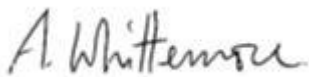
The proposed townhomes modestly intensify the site while maintaining appropriate design standards such as adequate setbacks as well as the positioning of the townhomes in relation to the adjacent residential dwellings. The proposal provides for an appropriate transition to the surrounding land uses and is compatible with the Central Erin Mills Neighbourhood Character Area.

The proposed development represents sensitive intensification that conforms to and maintains the goals and general objectives of the PPS and MOP.

Should the applications be approved by the Planning and Development Committee, the implementing Official Plan policies and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Supplementary Information



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Lucas Petricca, Development Planner

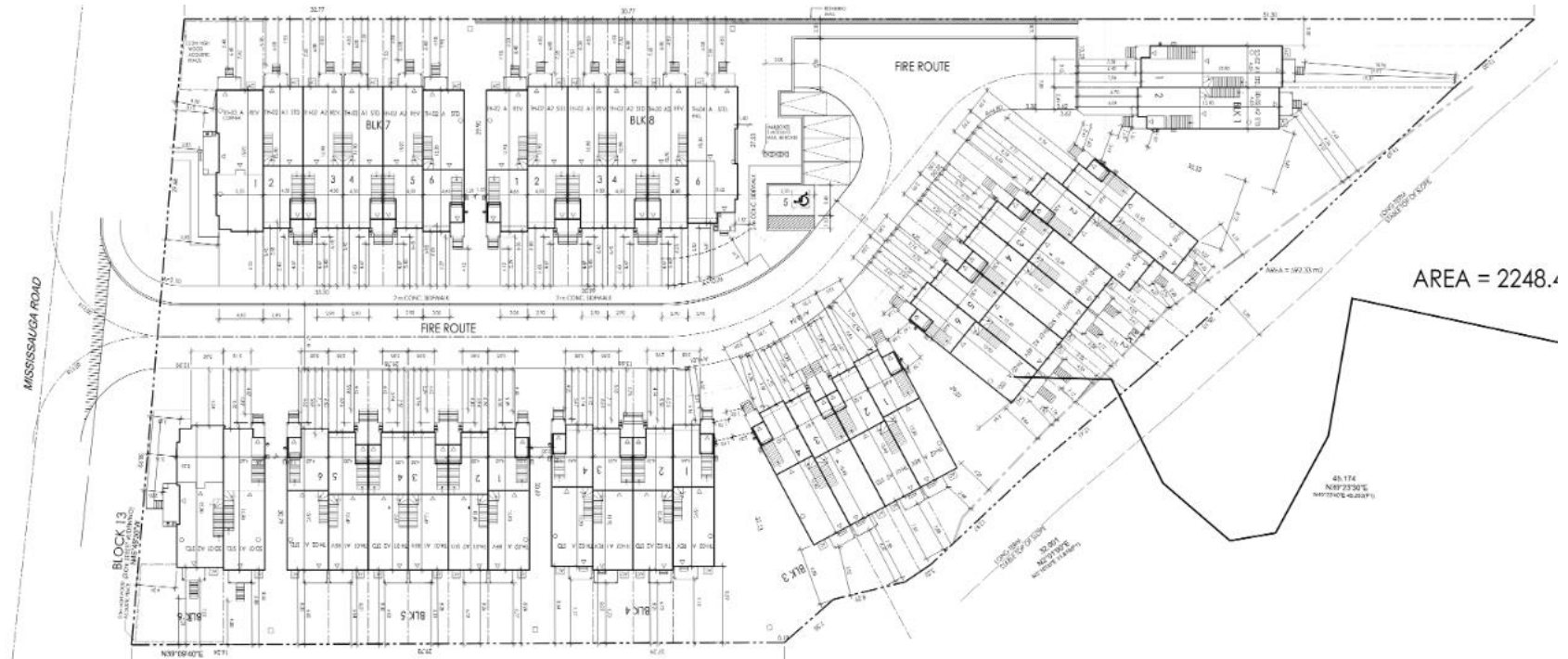
Supplementary Information

Owner: Mississauga Road Properties Inc.
4601 Mississauga Road (Polaris Way)

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1 Concept Plan, Elevations, Rendering



Proposed Concept Plan



Elevation of Townhomes



Rendering of Townhomes

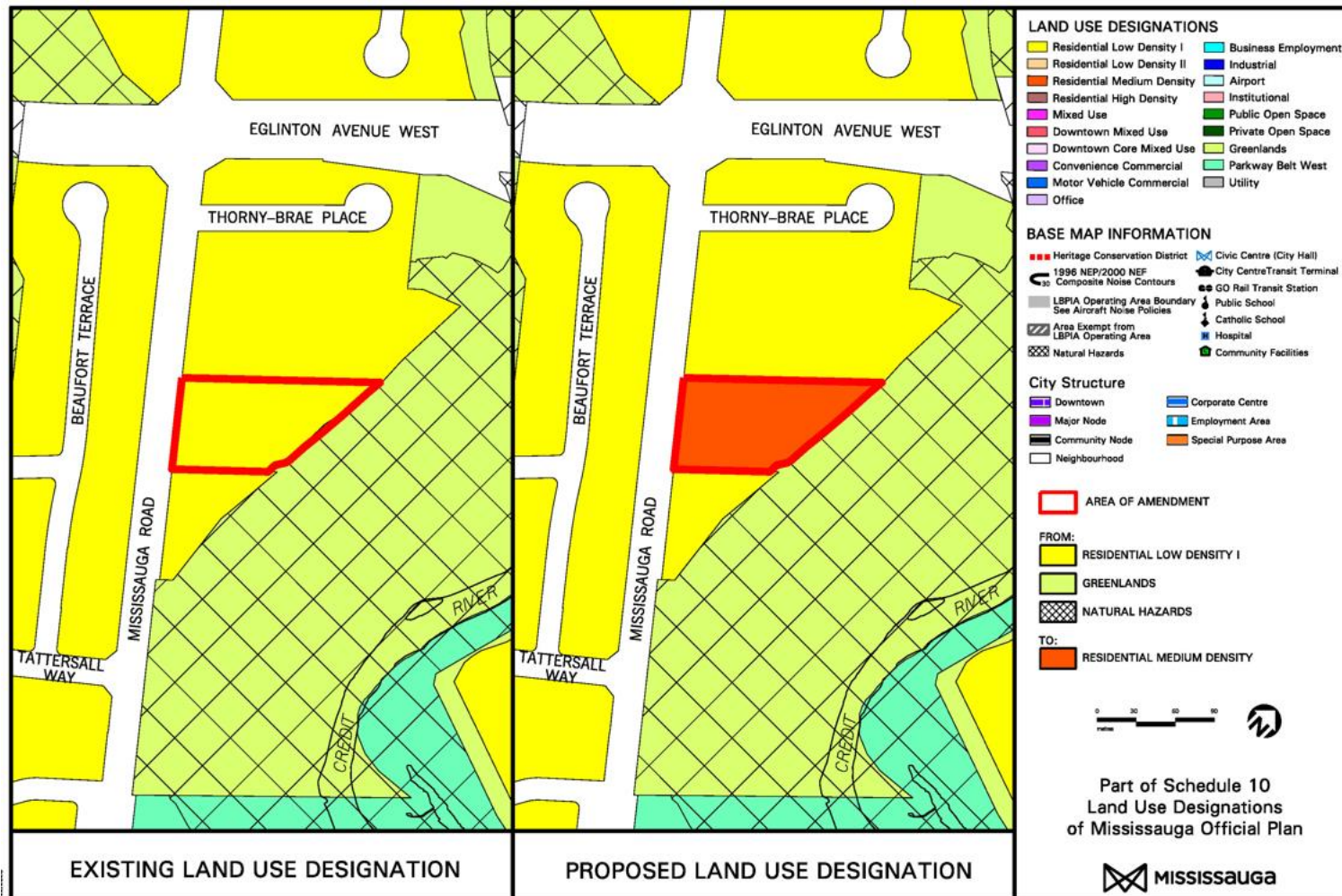


Elevation of Semi-detached dwellings

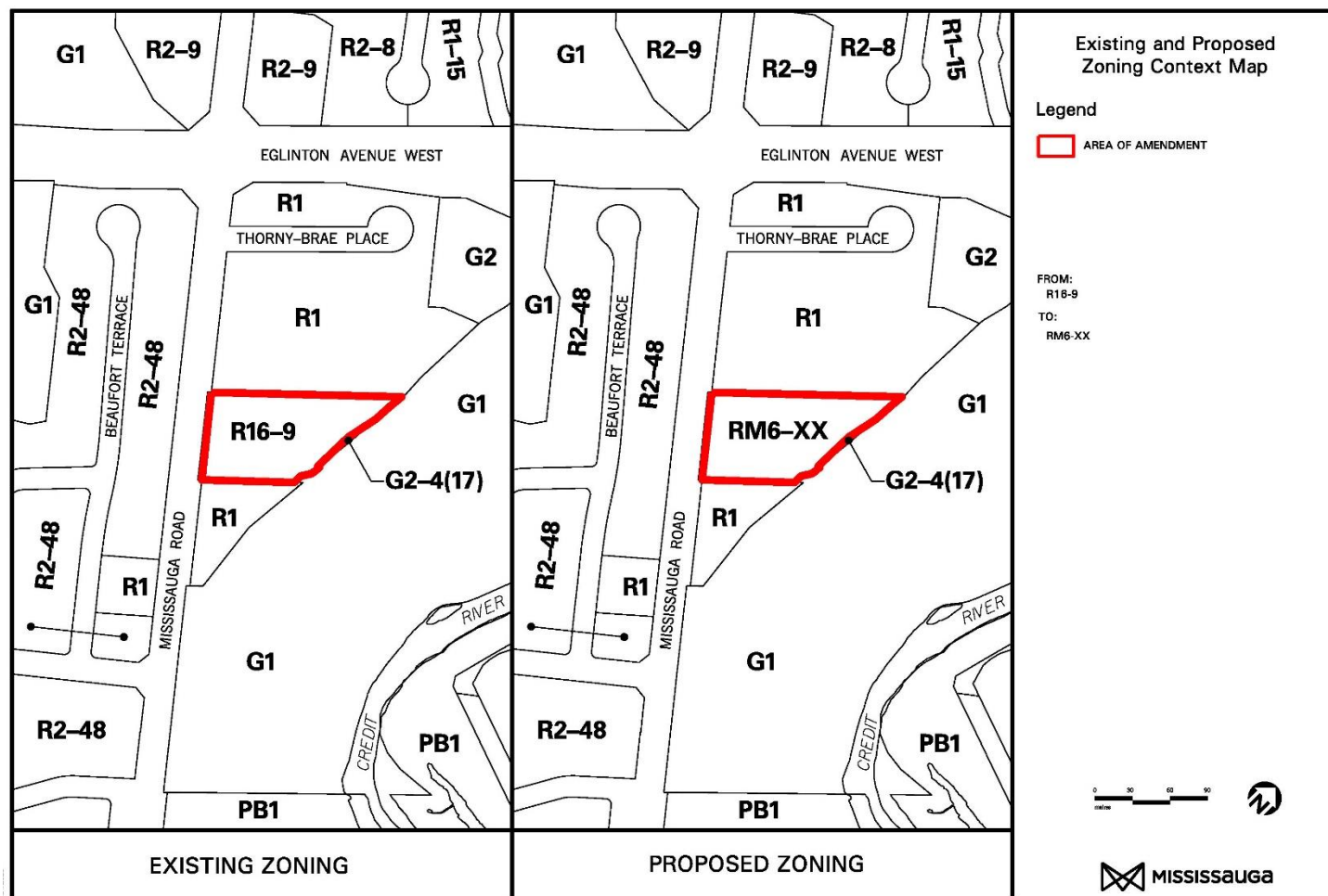
2. Development Proposal Statistics

Applications submitted:	Received: November 29, 2024 Deemed complete: February 3, 2025 120 days from complete application: June 3, 2025	
Developer/ Owner:	Mississauga Road Properties Inc.	
Applicant:	Batory Planning and Management	
Site Area:	8 063.78 m ² (86,797.8 ft.)	
Lot Coverage (per lot)	Approximately 34% per lot	
Total Number of Units:	36 units	
Height:	3 storeys / 12.1 m (39.7 ft.)	
Landscaped Area:	Minimum 25% required	
Road Type:	Common element condominium private road (CEC)	
Anticipated Population:	111 *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
Resident Spaces	72	72
Visitor Spaces	9	5
Total	81	77

3. Existing and Proposed Development Official Plan Map



4. Existing and Proposed Development Zoning By-law Map



5. Applicant Proposed Zoning Regulations

Zone Regulations	Existing R16-9 (Detached Dwellings on a CEC – Road) Exception Zone	RM6 (Townhouses on a CEC – Road)	Proposed RM6 –42 Zone
Minimum Lot Frontage (Interior / Corner) lot	15 m (49.2 ft.) / 22 m (72.18 ft.)	5 m (16.4 ft.) / 8.3 m (27.23 ft.)	4.5 m (14.76 ft.) / 6.8 m (22.3 ft.)
Dwelling Width	N/A	5 m (16.4 ft.)	4.5 m (14.76 ft.)
Minimum Exterior Side Yard	7.5 m (24.6 ft.)	4.5 m (14.76 ft.)	2 m (6.56 ft.)
Minimum Interior Side Yard	1.8 m (5.9 ft.)	1.5 m (4.92 ft.) unattached side	1.25 m (4.1 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6 m (19.69 ft.)
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	13 m (42.65 ft.)
Minimum setback to visitor parking space	3.3 m (10.83 ft.)	3.3 m (10.83 ft.)	3 m (9.84 ft.)
Maximum driveway width	3.5 m (11.48 ft.)	3 m (9.84 ft.)	3.6 m (11.81 ft.)
Minimum visitor parking	N/A but 3 parking spaces per dwelling unit	9 spaces	5 spaces
Maximum encroachment of a porch/deck, inclusive of stairs into the front/exterior side yard	1.5 m (4.92 ft.)	1.5 m (4.92 ft.)	To be shown on exception schedule
Maximum encroachment of a balcony in the front and rear yard	1 m (3.28 m)	1 m (3.28 ft.)	2 m (6.56 ft.)
Dwelling setback to a Greenlands zone	5 m (16.4 ft.)	5 m (16.4 ft.)	4 m (13.12 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.			

6. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (March 10, 2025)	The Region of Peel did not raise any objections to the rezoning application. Outstanding matters related to servicing and waste management will be addressed through the site plan application.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 6, 2025)	Neither school board raised objections to the proposed development regarding existing school facilities. Both school boards provided warning clauses to be included within the Subdivision Agreement. Refer to Section 7 for a summary of the surrounding school capacity.
Planning and Building Department – Park Planning Section (April 22, 2025)	Future residents of the proposed development will be served by Woodland Chase (P-268) which is located approximately 600 m (1,969 ft) from the subject property, and contains a play structure, ball diamond, and soccer fields. Hewick Meadows (P-286), is located on the east side of the Credit River, approximately 250 m (820 ft.) from the site. This park contains connections to the Culham Trail, providing for recreational uses such as walking and biking along the Credit River. It is recommended the identified Greenlands located on the eastern boundary, P-539 (Not Yet Named), be preserved and protected for conservation purposes. Hoarding and fencing will be required along the boundary of the Greenlands for long term protection. Additionally, securities will be required for Greenlands clean-up, restoration, hoarding, and fencing. Furthermore, prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.
City Transportation and Works Department (April 17, 2025)	Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements. <u>Stormwater</u> The Functional Servicing and Stormwater Management Report prepared by Arcadis Professional Services INC, on December 2024, indicates that an increase in stormwater runoff will occur with the

Agency / Comment Date	Comments
	redevelopment of the site. To mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required. In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed rear lot infiltration trenches in some blocks to capture storm water runoff and direct them into the previously constructed storm sewers within Polaris Way. Ultimately, the site's private storm sewer systems will connect into the existing municipal storm sewers on Mississauga Road. Further technical information is required to address staff comments related to the infiltration trenches and its water volume capacity. <u>Traffic</u> Two traffic impact study (TIS) submissions were provided by UrbanTrans Engineering Solutions Inc. in support of the proposed development. Each submission was reviewed and audited by staff. Based on the second submission, dated March 25, 2025, the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 14 (3 in, 11 out) and 18 (12 in, 6 out) two-way site trips for the weekday AM and PM peak hours in 2028 respectively. With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions. <u>Environmental Compliance</u> The Phase 1 ESA (Ref # 24082), dated April 2024 and prepared by Landtek Limited Consulting Engineers, have been received in support of the proposed development. The documents indicate that the site is suitable for the proposed use and no further investigation is required. However, the following document is to be submitted for further review prior to site plan approval: A written document, prepared by a Professional Engineer that includes a plan to decommission the wells or proof of decommissioning.

Agency / Comment Date	Comments
	<u>Noise</u> We have reviewed the revised Noise Feasibility Report prepared by Arcadis Professional Services Inc. The report mentions that OLA's 1-6 will require fencing. Figure 2 in the report is to be revised to show the full extent of these fences including the height. The site and grading plan are to reflect the full fencing indicated within the report.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner: - Alectra - City of Mississauga, Arborist - City of Mississauga, Fire - Canada Post - Credit Valley Conservation Authority - Rogers - Enbridge Gas - Transit Infrastructure
	The following City Departments and external agencies were circulated the applications but provided no comments: - CS Viamonde - Trillium Health Partners - Bell Canada - Greater Toronto Airport Authority

7. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation		
9 Kindergarten to Grade 5	Credit Valley Public School	Thomas Street Middle School	John Fraser Secondary School
4 Grade 6 to Grade 8	Enrolment: 651	Enrolment: 917	Enrolment: 1,692
7 Grade 9 to Grade 12	Capacity: 893	Capacity: 893	Capacity: 1,236
	Portables: 4	Portables: 7	Portables: 13

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
7 Junior kindergarten to Grade 8	St. Rose of Lima Catholic Elementary School	St. Aloysius Gonzaga Catholic Secondary School
3 Grade 9 to Grade 12	Enrolment: 254	Enrolment: 1,626
	Capacity: 300	Capacity: 1,656
	Portables: 4	Portables: 0