



DECLARATION

Section 17 of the Planning Act

Applicant: SHS Inc.
Municipality City of Mississauga
Our File: OPA 197

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 25, 2025 when By-law Number 0112-2025 was enacted and that notice as required by Section 17 of the Planning Act was given on July 3, 2025.
2. That no appeal to the Ontario Land Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

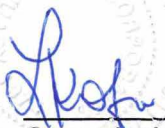
Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

this 24th day of July, 2025.

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 14, 2025.



Commissioner of Oaths



Declarant
Sacha Smith, Manager & Deputy Clerk



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

Date of Notice	July 3, 2025	
OPA Number	OPA 197	By-law 0112-2025
Zoning By-law Number	0113-2025	
Date Passed by Council	June 25, 2025	
Last Day to Appeal	July 23, 2025	
File Number	OZ-OPA 24-10	Ward 3
Applicant	SHS Inc.	
Property Location	The lands affected by this Amendment are located at the northwest corner of Westminster Place and Rathburn Road East. The subject lands are located in the Rathwood Neighbourhood Character Area, as identified in Mississauga Official Plan. 4150 Westminster Place	

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 197 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 add a Special Site for the subject lands in the Rathwood Neighbourhood Character Area to increase the permitted floor space index (FSI) to a maximum of 1.4 and to increase the height to a maximum of eight storeys.

The purpose of the Zoning By-law is to permit an eight storey rental apartment building containing 70 dwelling units. 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 197 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 **Jaspreet Sidhu** of the City Planning and Building Department at 905-615-3200 ext. **5061**.



Diana Rusnov
Director, City Clerk's Office and City Clerk
300 City Centre Drive, Mississauga ON L5B 3C1

Amendment No. 197

to

Mississauga Official Plan

By-law No. 0112-2025

A by-law to Adopt Mississauga Official Plan Amendment No. 197

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 adding a Special Site in the Rathwood 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. 197 to Mississauga Official Plan, is hereby adopted.

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

Signed  MAYOR
DEPUTY
Signed  CLERK

Amendment No. 197
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 197.

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 October 9, 2024, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add a Special Site for the subject lands in the Rathwood Neighbourhood Character Area to increase the permitted floor space index (FSI) to a maximum of 1.4 and to increase the height to a maximum of eight storeys.

LOCATION

The lands affected by this Amendment are located at the northwest corner of Westminister Place and Rathburn Road East. The subject lands are located in the Rathwood 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 High Density which permits apartment buildings with a floor space index of 0.5-1.0 and a maximum height of four storeys.

An Official Plan Amendment is required to permit an increase in FSI for the subject lands from 0.5-1.0 to a maximum of 1.4 and to increase the height from a maximum of four storeys to eight storeys.

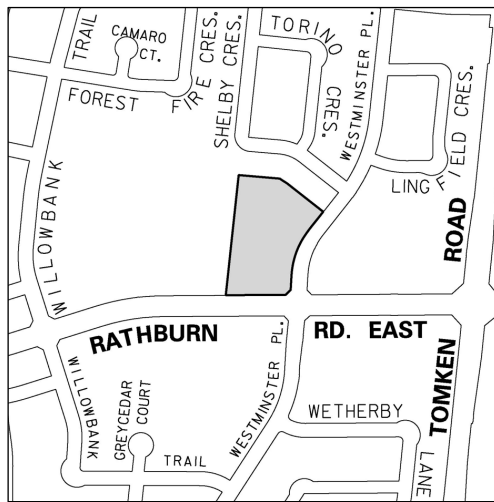
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area.
2. The proposal conforms to Mississauga's growth objectives by facilitating infill development compatible with the surrounding neighbourhood.
3. The increased floor space index enables additional rental housing, contributing to the city's goal of expanding housing supply and variety.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.22, Rathwood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 4 on Map 16-22: Rathwood Neighbourhood Character Area, in accordance with the changes to the Special Site Policies and by removing the **floor space index (FSI)** range from the subject lands.
2. Section 16.22.3, Special Site Policies, Rathwood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.22.3.4 Site 4



16.22.3.4.1 The lands identified as Special Site 4 are located at the northwest corner of Westminster Place and Rathburn Road East.

16.22.3.4.2 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum **floor space index (FSI)** of 1.4 will be permitted.

16.22.3.4.3 Notwithstanding the policies of the Rathwood Neighbourhood Character Area, a maximum height of eight storeys will be permitted.

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.

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 October 28, 2024 in connection with this proposed Amendment.

Two members of the public made depositions at the public meeting. Comments from the public were generally directed towards the appropriateness and compatibility of the proposed apartment building as it relates to the surrounding neighbourhood. These concerns were addressed at the meeting and in the Planning and Building Department report dated October 9, 2024 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: October 9, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 24-10 W3</p>
	<p>Meeting date: October 28, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit an eight storey affordable rental apartment building with 70 residential units

4150 Westminster Place, northwest corner of Westminster Place and Rathburn Road East

Owner: Saint Luke's Dixie Senior Residence Corporation

File: OZ/OPA 24-10 W3

Recommendation

1. That City Council amend Mississauga Official Plan to increase the permitted Floor Space Index (FSI) to a maximum of 1.4 and increase the maximum permitted building height to eight storeys for 4150 Westminster Place, in accordance with the provisions contained in the staff report dated October 9, 2024, from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA2-Exception** (Apartments) for 4150 Westminster Place, in accordance with the provisions contained in the staff report dated October 9, 2024, from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. 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

- Official plan amendment and rezoning applications have been submitted to permit an eight storey affordable rental apartment building with 70 residential units for low-income seniors at 4150 Westminster Place. The existing affordable rental apartment buildings is to be retained.
- The applicant has made minor revisions to the proposal to address issues raised at the Community Meeting and by staff, including relocating the garage and snow storage areas, and adjustments to the internal site layout.
- It has been concluded that the proposed development is supportable from a planning perspective.
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

Official plan and rezoning amendment applications were deemed complete on July 3, 2024, and subsequently circulated for technical comments.

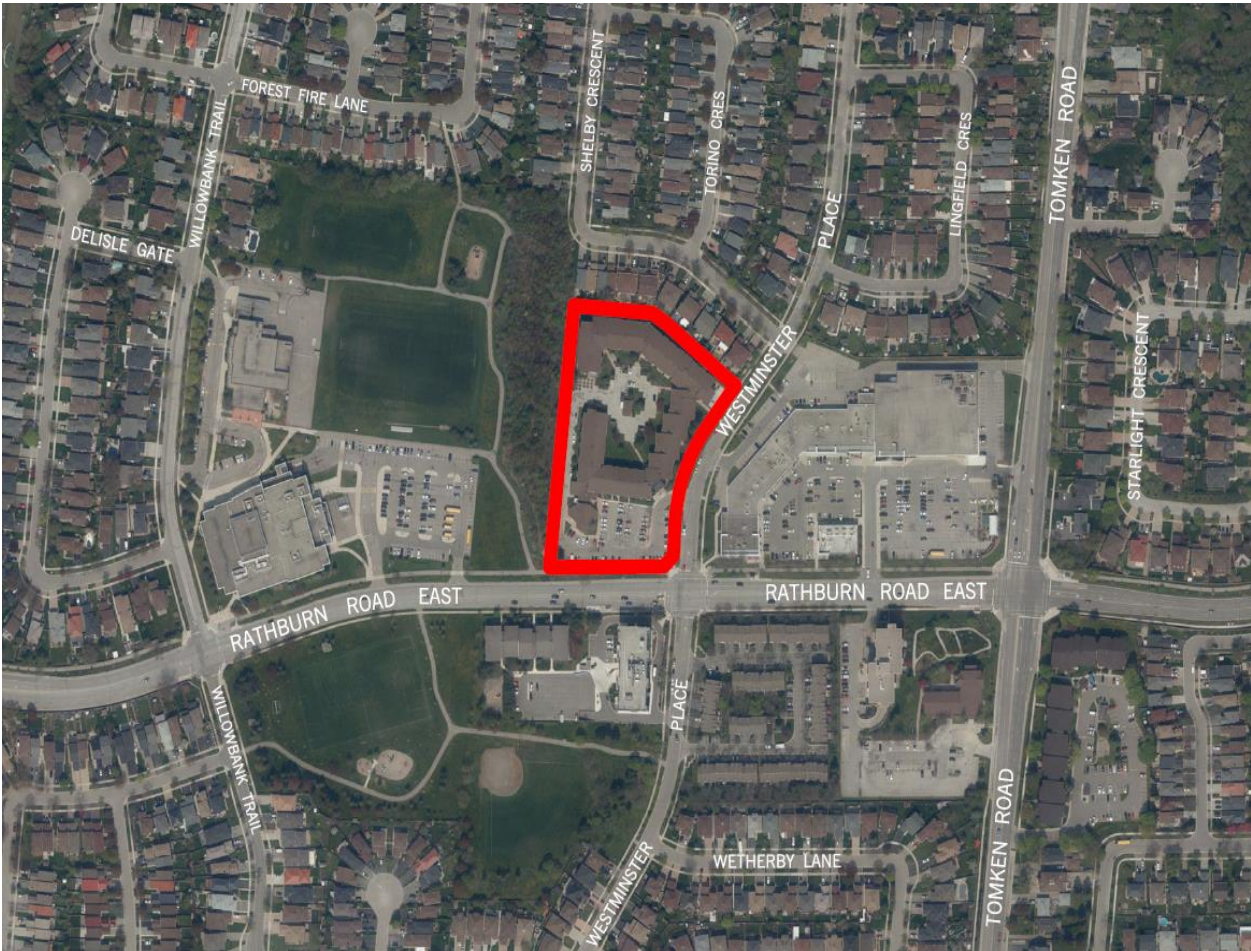
The purpose of this report is to provide information on the applications and to provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The site is located at northwest corner of Westminster Place and Rathburn Road East, in the Rathwood Neighbourhood Character Area. The site is irregularly shaped and generally flat. Mature vegetation borders the site along the rear lot line and the Westminster Place frontage, as well as within the internal courtyard surrounded by the existing three-storey affordable senior rental apartment building on site.



Aerial Photo of 4150 Westminister Place

Property Size and Use	
Frontages:	92.1 m (302.2 ft.)
Depth:	131.2 m (430.5 ft.)
Gross Lot Area:	1.64 ha (4.1 ac.)



Photo of Existing Site Condition (view looking west from Westminster Place)



Photo of Existing Site Condition (view looking west from Westminster Place)



Photo of Existing Site Condition (view looking northwest from the intersection of Westminster Place and Rathburn Road East)



Photo of Existing Site Condition (view looking north from Rathburn Road East)

(b) Site History

- June 20, 2007 - Zoning By-law 0225-2007 came into force. The subject lands were zoned **RA1-1** (Apartment), which permits apartment buildings, long-term care buildings, retirement buildings and accessory uses
- November 14, 2012 – Mississauga Official Plan (MOP) came into force which designates the property **Residential High Density** within the Rathwood Neighbourhood Character Area
- July 3, 2024 – The subject applications were deemed complete, circulated and formal review began

(c) Site Context

The property is located in the Rathwood Neighbourhood Character Area and is within the Cawthra Major Transit Station Area (MTSA), which promotes transit-supportive development with higher density and mixed-use potential. The surrounding area includes a mix of residential, commercial, and educational land uses. There are low-density residential homes, commercial plazas, schools, and parkland surrounding the property. Additionally, Rockwood Mall and Rathwood District Park provide retail and recreational amenities in proximity to the site.

The surrounding land uses are:

North: Single-family detached homes

East: Tomken Plaza, a commercial plaza with a No Frills grocery store and various retail and service commercial uses

South: Eight storey residential apartment building at 4100 - 4110 Westminster Place

West: St. Vincent De Paul Catholic School and John Cabot Catholic Secondary School, with single-family detached homes further west

2. Surrounding Development Applications

The following development application is in process, in the immediate vicinity of the subject property:

- OZ/OPA 22-28 W3 – 4094 Tomken Road – Official Plan Amendment and Rezoning in process for two 12 storey rental apartment buildings.

3. Official Plan

The lands are located within the Rathwood Neighbourhood Character Area and are designated **Residential High Density**. The **Residential High Density** designation permits apartment dwelling, all forms of townhouse dwellings, and accessory uses.

The subject property is located within a Major Transit Station Area (MTSA) and is an identified Intensification Area in MOPA and is, therefore, intended to be the focus of intensification within the City.

An official plan amendment is required to permit the proposed development.

4. Zoning

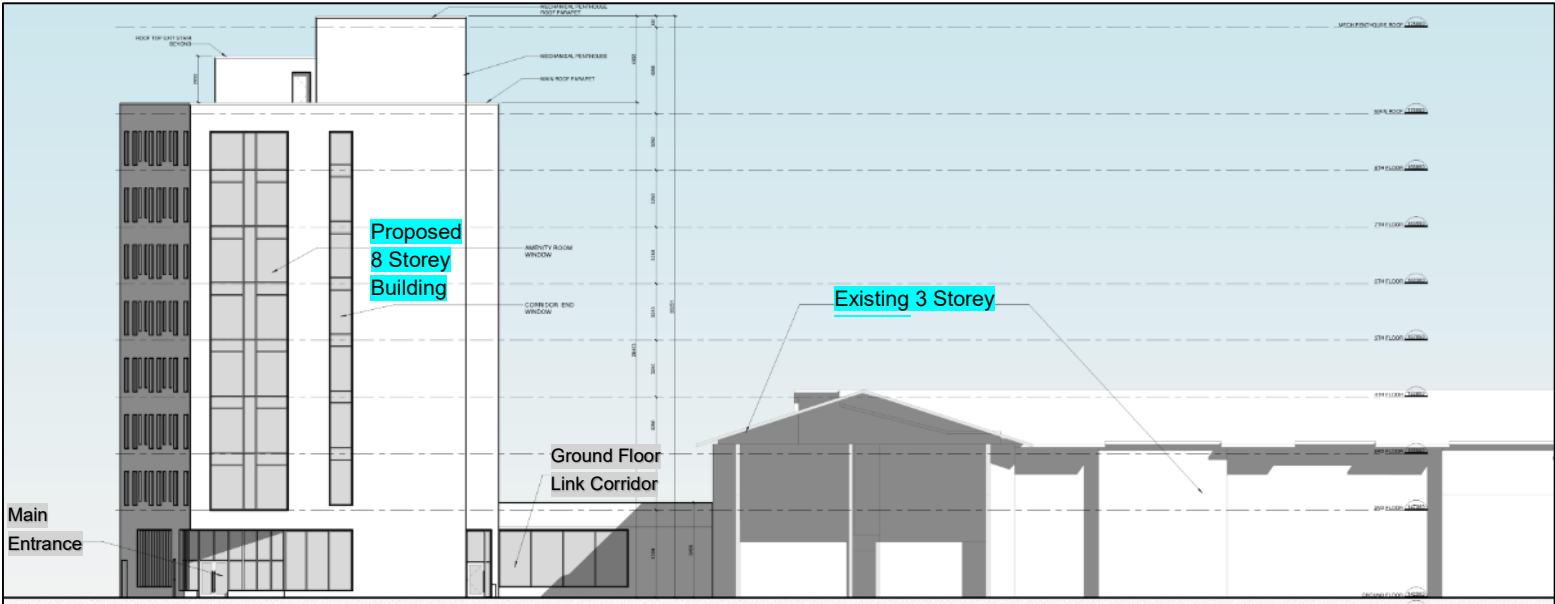
The subject property is currently zoned **RA1-1** (Apartments), which permits apartment buildings, long-term care buildings, retirement buildings and accessory uses, with maximum heights of 13 m (42.7 ft.) and four storeys, and an FSI of 1.0. Refer to Appendix 1 for the existing and proposed Zoning Map.

5. Proposed Development

(a) Description

The applicant proposes to develop the property with an eight storey affordable rental apartment building with 70 residential units for low-income seniors. Official plan amendment and rezoning applications are required to permit the proposed development. Refer to Appendices 1 for details of the proposed development.

Elevations of Proposed Development



East Elevation



South Elevation



West Elevation

North Elevation

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/oz-opa-24-10-w3>.

(c) Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Passive House design to improve energy efficiency and reduce emissions by using superior insulation, airtight construction, and heat recovery
- Green roof to reduce heat island effects and manage stormwater runoff
- Water-saving plumbing fixtures to conserve water
- Low-impact stormwater management integrated with site design

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 amendment to Zoning By-law 0225-2007 is required to implement the proposal. The site is zoned **RA1-1** (Apartment) with a maximum height of four storeys. The proposed development seeks to rezone the site to **RA2-Exception** (Apartment), allowing for a maximum height of eight storeys, increased density, reduced bicycle parking rates, landscaping area and buffers, and amenity area.

An amendment to the MOP is required because the site is currently designated **Residential High Density**, allowing a maximum height of four storeys and an FSI range of 0.5 to 1.0. The proposal seeks to increase the height to eight storeys and the FSI to a maximum of 1.4.

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 and Growth Plan for the Greater Golden Horseshoe

The *Provincial Planning Statement* (PPS) 2024 was released on August 20, 2024, and came into effect on October 20, 2024, replacing the Provincial Policy Statement 2020. This new document replaces both the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe, marking a significant shift in Ontario's land use planning by consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit-supportive communities. The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planned public infrastructure.

Consistency with PPS, 2024

The PPS 2024 introduces several policies relevant to this proposal. Policy 2.1.3 directs planning authorities to ensure sufficient land is available to accommodate a range of housing, with an emphasis on intensification in built-up areas. Policies 2.2.1 and 2.3.1 focus on diversifying housing options, including setting minimum targets for affordable housing. Policies 2.4.2 and 2.4.1 emphasize intensification in Major Transit Station Areas (MTSAs) and direct development towards strategic growth areas to optimize the use of land. Additionally, Policy 2.1.1 mandates that population and employment growth forecasts guide planning decisions.

The proposed eight storey affordable rental apartment building for low-income seniors aligns well with key policies in the PPS 2024. By promoting higher density within a built-up urban area, it efficiently uses land and infrastructure, supporting intensification goals. The proposal directly addresses the need for more affordable housing, contributing to a diverse range of housing options, especially for vulnerable groups like seniors. Its location within a MTSA allows the development to maximize transit-oriented living, reducing reliance on cars and enhancing the use of public infrastructure. The proposed development supports the general intent of the PPS.

(b) Regional Official Plan

On June 6, 2024, Bill 185, the *Cutting Red Tape to Build More Homes Act*, received Royal Assent, bringing significant changes to the planning framework in Ontario. This legislation reassigns planning responsibilities from seven upper-tier municipalities, including the Region of Peel, to their respective lower-tier municipalities. As a result, the Cities of Mississauga, Brampton, and Caledon will now oversee the administration of planning policies previously managed by the Region. Mississauga will begin the process of repealing the Regional Official Plan (ROP) and incorporating relevant policies into the Mississauga Official Plan as part of its upcoming Official Plan Review project, streamlining local planning and policy implementation.

Consistency with ROP

The proposed development does not require an amendment to the ROP, as it aligns with the relevant policies by providing a diverse range of affordable housing options specifically for seniors, thereby addressing the need for varied housing types and tenures in the community (Policy 5.9). Its location within a built-up area supports growth and intensification objectives, making efficient use of existing infrastructure and transit services (Policy 5.6). By including affordable units, the development contributes to increasing housing affordability in the area (Policy 5.9). The project also promotes a healthy community through its proximity to public transit and services, reducing the need for car dependency (Policy 7.5). Additionally, the incorporation of energy-efficient design features supports the Region's goals for sustainability and climate resilience (Policy 3.7). As such, the proposed development gives adequate regard for the objectives of the ROP.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Rathwood Neighbourhood Character Area to permit an eight storey affordable rental apartment building with 70 residential units for low-income seniors. 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 proposed development at 4150 Westminster Place is located in the Rathwood Neighbourhood Character Area, and while Policy 5.3.5.1 emphasizes that Neighbourhoods should maintain stability and not be the primary focus for large-scale intensification, MOP acknowledges that Neighbourhoods will not remain static, and that new development should be sensitive to the existing and planned character.

The site is designated **Residential High Density**, which permits apartment dwellings.

The proposed development adds residential density to an existing apartment site in a manner that is compatible with the surrounding area, which is consistent with Policy 5.3.5.2. The site is located along Rathburn Road East, which is situated near key transit and intensification areas where higher-density uses are encouraged to locate (Policy 5.3.5.1.4 and 5.1.7). The project adheres to Policy 5.3.5.5 by ensuring that the scale and built form are compatible with the surrounding neighbourhood, enhancing the existing community and supporting the overall objectives of the Official Plan without compromising neighbourhood stability.

The site is within a Protected Major Transit Station Area, and the proposal supports the efficient use of existing and planned infrastructure, consistent with Policy 5.5.8. The development's proximity to public transit and key amenities aligns with policy 5.7, which emphasizes that Major Transit Station Areas should be developed to accommodate growth with a balanced mix of land uses, housing options, and employment to support existing and planned transit and active transportation infrastructure. Additionally, the project makes effective use of the available infrastructure and public services, supporting Policy 5.5.1, which focuses on intensification within designated areas. By providing a range of affordable housing options for seniors, the proposal contributes to the creation of a complete community and aligns with the city's goals to foster resilient, compact, and accessible urban spaces.

Overall, the proposed development aligns with the policies outlined in Sections 5 – Directing Growth, ensuring that the character and stability of the neighbourhood are maintained while accommodating thoughtful growth. It represents a balanced approach to intensification that respects and enhances the Neighbourhood's existing and planned context.

(ii) Compatibility

The proposed development at 4150 Westminster Place effectively supports the City's vision for intensification along major collector roads like Rathburn Road East. These roads are intended to accommodate low- to mid-rise mixed-use development, including residential, retail, and office uses, to create vibrant, complete communities while preserving the existing neighbourhood character (Policy 16.22.1). The addition of mid-rise apartments with affordable senior housing enhances residential density and

provides much needed housing options, reinforcing a sense of place and supporting community vitality.

While the proposed building height exceeds the general four-storey limit set for Neighbourhoods, it meets the requirements of Policies 16.1.1.1 and 16.1.1.2 by offering a smooth transition from the existing three-storey building on-site and maintaining harmony with the surrounding area. The thoughtful design of the development adheres to the high urban design standards expected in Intensification Areas, as described in Policies 9.2.1 and 9.2.1.4, promoting a pedestrian-friendly environment and a vibrant, engaging streetscape. By orienting the building to face the street and enhancing pedestrian circulation, the development not only respects but also elevates the neighbourhood's character and amenities. Overall, the proposal effectively integrates new development into the existing urban fabric while enhancing the site's contribution to the community, fully supporting the objectives of the Official Plan.

(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:

- Shelby Park
- Alison's Park
- Rathwood District Park
- Frank McKechnie Community Centre
- Mississauga Valley Library
- Burnhamthorpe Library

The site is located 3.5 km (2.2 mi.) from the Dixie GO Station. The following major MiWay bus routes currently service the site:

- Route 20 – Rathburn
- Route 26 - Burnhamthorpe
- Route 51 – Tomken

There is a transit stop on Rathburn Road East within 280 m (918.6 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

An amendment to Zoning By-law 0225-2007 is required to implement the proposal. The site is zoned **RA1-1** (Apartments), which permits apartment buildings, long-term care buildings, retirement buildings and accessory uses.

The proposed zoning amendment rezones the property to **RA2-Exception** (Apartment), which include exceptions to accommodate specific regulations for maximum height, increased density, reduced bicycle parking rates, landscaping and amenity areas.

The proposed **RA2-Exception** (Apartment) is appropriate to accommodate the proposed eight storey affordable rental apartment building with an FSI of 1.4.

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

(e) Bonus Zoning/Community Benefit Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

On June 22, 2022, Mississauga City Council passed the new Community Benefits Charge (CBC) By-law, which is administered by the Corporate Services Department's Finance Division. This by-law applies to the development and redevelopment of buildings with five or more storeys and ten or more residential units, imposing a charge of 4% of the land value calculated on the day before the building permit is issued. Section 5 of the by-law outlines exemptions for specific uses, including long-term care homes, retirement homes, universities, colleges, Indigenous institutes, Royal Canadian Legion buildings, hospices, non-profit housing, and homes for special care. Given that this application is for a non-profit rental seniors' apartment building, it is exempt from the CBC By-law under Section 5, ensuring that essential affordable housing projects for seniors remain financially feasible.

3. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on July 3, 2024. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(a) Region of Peel

Comments dated September 23, 2024, state that the Region supports the proposed development from a servicing and waste management perspective. For full technical comments, see Appendix 1.

(b) City Transportation and Works Department

Comments dated September 23, 2024, state that 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 and confirm feasibility of the project, in accordance with City requirements.

(c) City Community Services Department

Comments dated September 19, 2024, state that Community Services has no concerns with the proposed rezoning for 4150 Westminster Place. Additional clauses, minor site layout changes and cash-in lieu will be required through the site plan application.

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

Comments dated August 1, 2024 state that the Dufferin Peel Catholic School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. Various warning clauses will be included in the development agreement.

Comments dated July 22, 2024 state that the Peel District School Board have no comments as no new students are expected from this development.

4. 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* (2024), 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.

The proposed development is an affordable rental project by St. Luke's Dixie Senior Residence Corporation, a charitable non-profit organization that currently operates a three storey, 190-unit seniors' affordable rental building on the site. The proposal will increase the supply of affordable rental housing in the form of a new eight storey building containing an additional 70 units to better accommodate the growing senior population. To support this development, the applicant is actively working on receiving funding from the Canada Mortgage and Housing Corporation (CMHC) and the National Housing Co-Investment Fund (Co-Investment Fund). Additionally, they are working closely with the City's Housing staff to potentially leverage the new Affordable Rental Community Improvement Plan (CIP) program.

5. Next Steps**(a) 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 on-site storm water measures, snow storage location, tree hoarding and land dedications. Through the site plan process, further refinements are anticipated for the design of an eight storey affordable rental apartment building.

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 3 Councillor, Chris Fonseca, on December 12, 2022. Approximately 60 people were in attendance at the community meeting and no written correspondence has been received. The following summarizes comments received on the applications.

Comment

This development will increase the amount of traffic on the existing road network in the area.

Response

The Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated January 2024, was submitted in support of the proposed development and was deemed satisfactory by the City's Transportation and Works Department. It has been determined that the development is anticipated to have a very minimum impact on traffic operations in the area, generating approximately 11 peak hour trips in the evening and 8 peak hour trips in the morning.

Comment

The proposed development will create negative shadow impacts on nearby properties.

Response

A Shadow Study, prepared by Weston Consulting, dated January 2024, was submitted in support of the proposed development. The study confirms the proposed development will have minimal shadow impacts on surrounding residential properties and public spaces. The proposal meets the City of Mississauga's shadow impact criteria, ensuring adequate sunlight for private outdoor amenity spaces and public parks, with only minor shadowing effects that do not exceed the acceptable limits for duration or intensity.

Comment

The proposal will cause disruption when construction occurs.

Response

It is anticipated that there will be some level of disruption to the area resulting from construction activity occurring on the subject property. Mud tracking will be managed through the City's Lot Grading and Municipal Services Protection By-law and construction will also be subject to the City's Noise Control By-law which regulates the period of time when construction equipment can operate in residential areas.

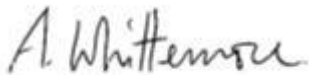
Conclusion

In conclusion, City staff has evaluated the applications to permit an eight storey affordable rental apartment building for low-income seniors, against the *Provincial Planning Statement*, Region of Peel Official Plan and Mississauga Official Plan. Staff are of the opinion that the proposed development conforms to the relevant provincial, regional and city policies for appropriate use of the land.

Should the applications be approved by Council, the implementing Official Plan Amendment and Zoning By-law will be brought to a future Council meeting for approval.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Jaspreet Sidhu, Development Planner

Supplementary Information

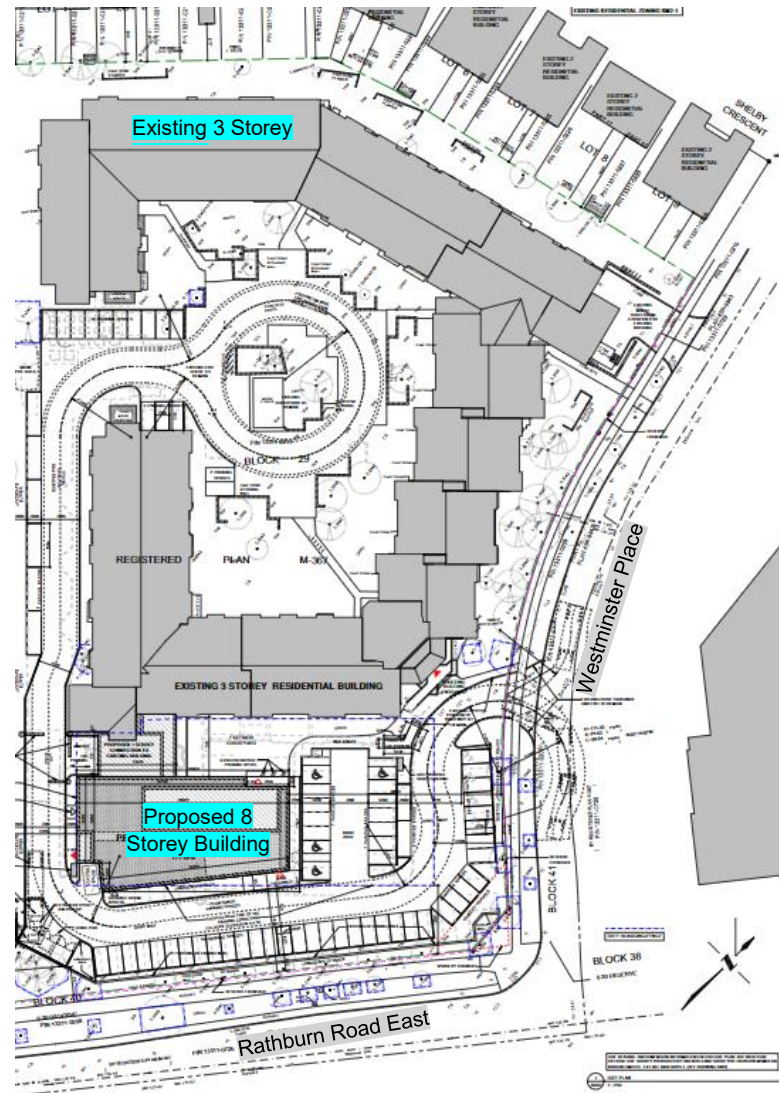
Owner: Saint Luke’s Dixie Senior Residence Corporation

4150 Westminster Place

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1 Concept Plan, Renderings

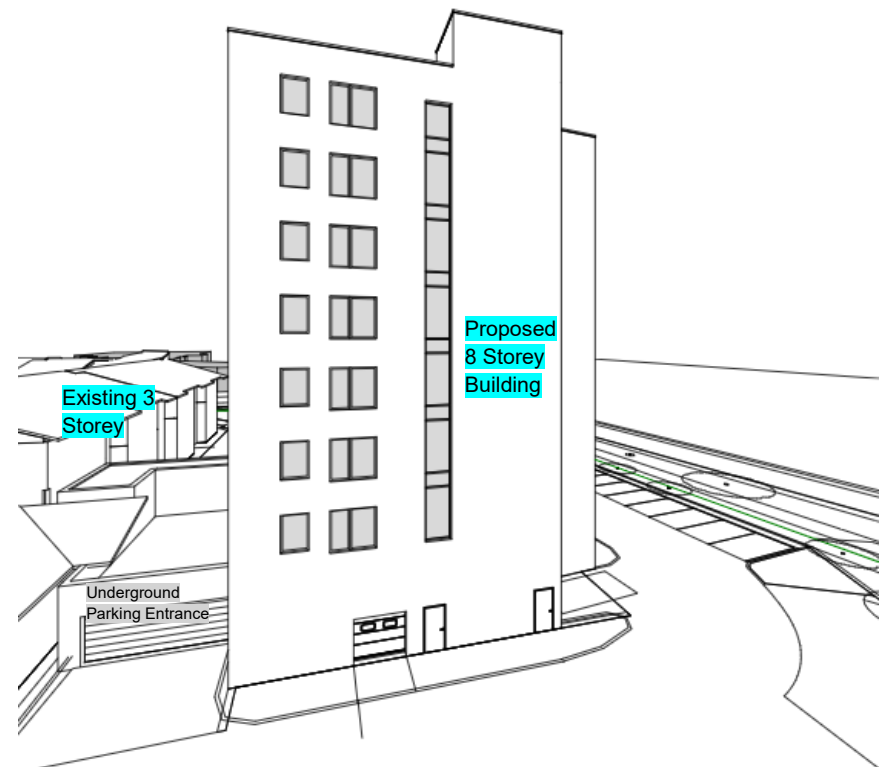


Proposed Concept Pla

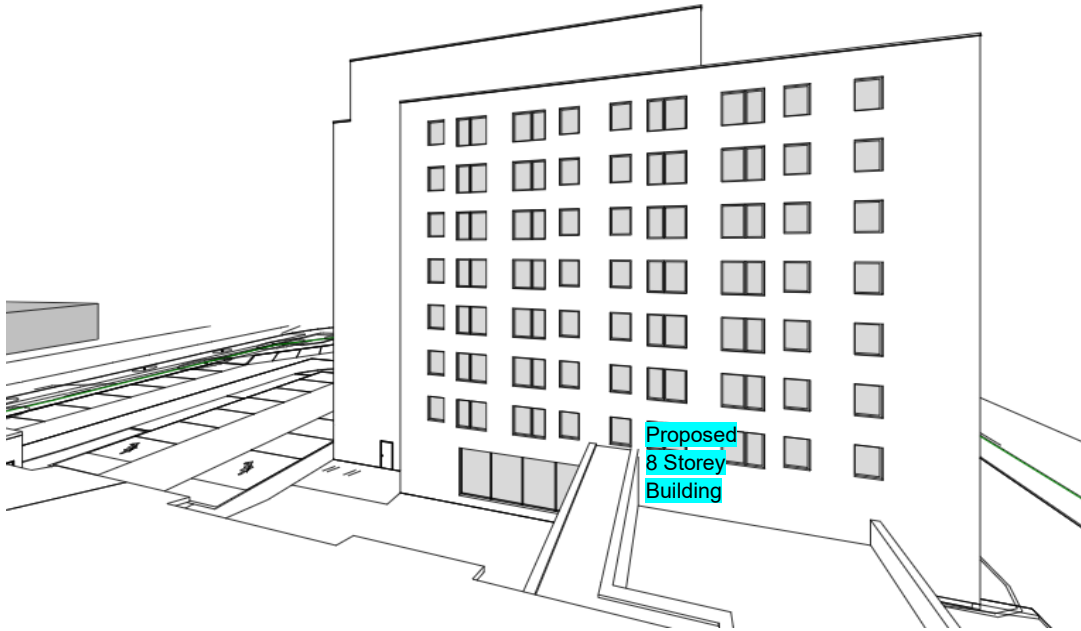
3D Views of Proposed Development



Northeast Corner



Southwest Corner



South Elevation

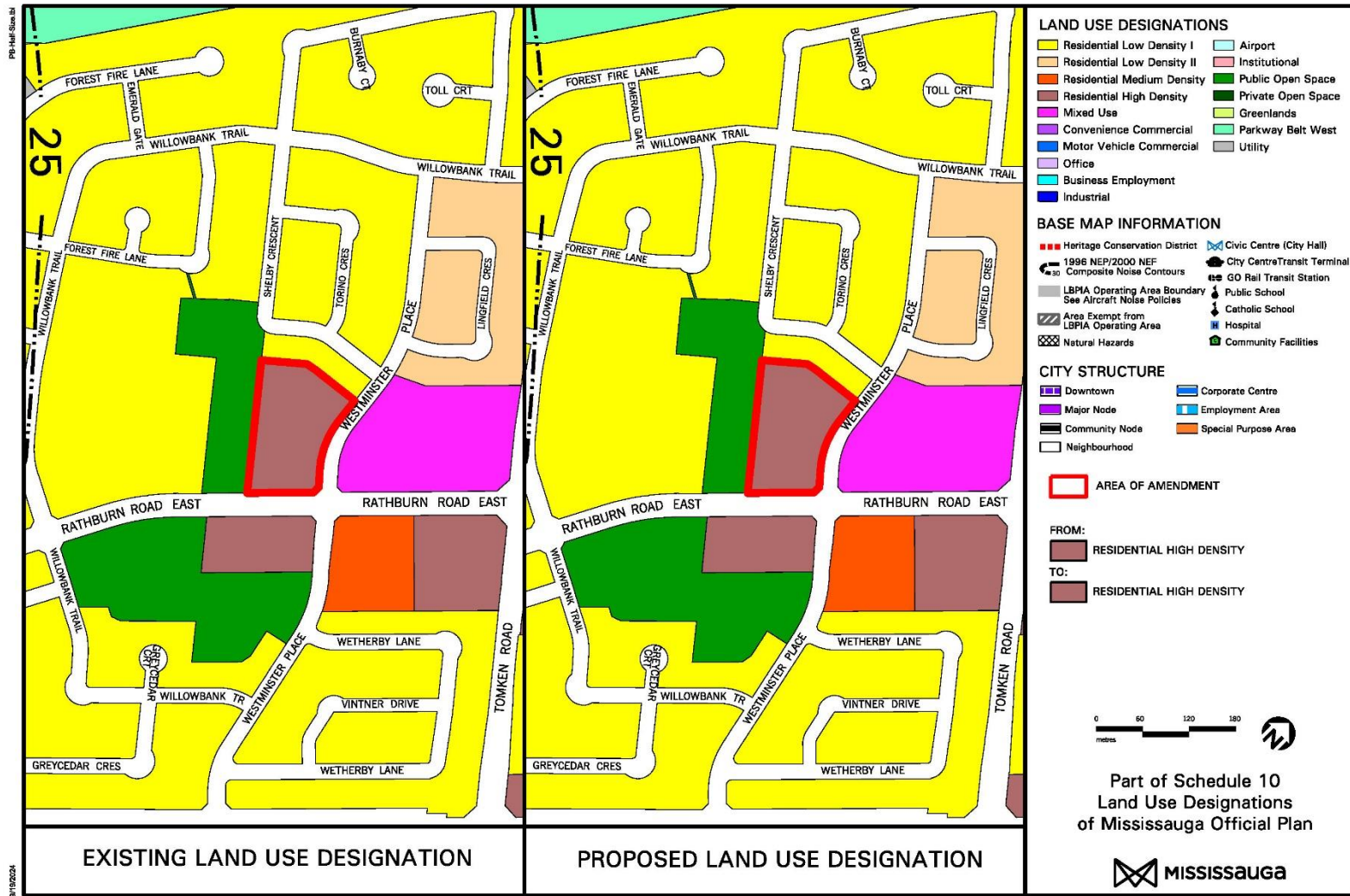
Southeast Corner



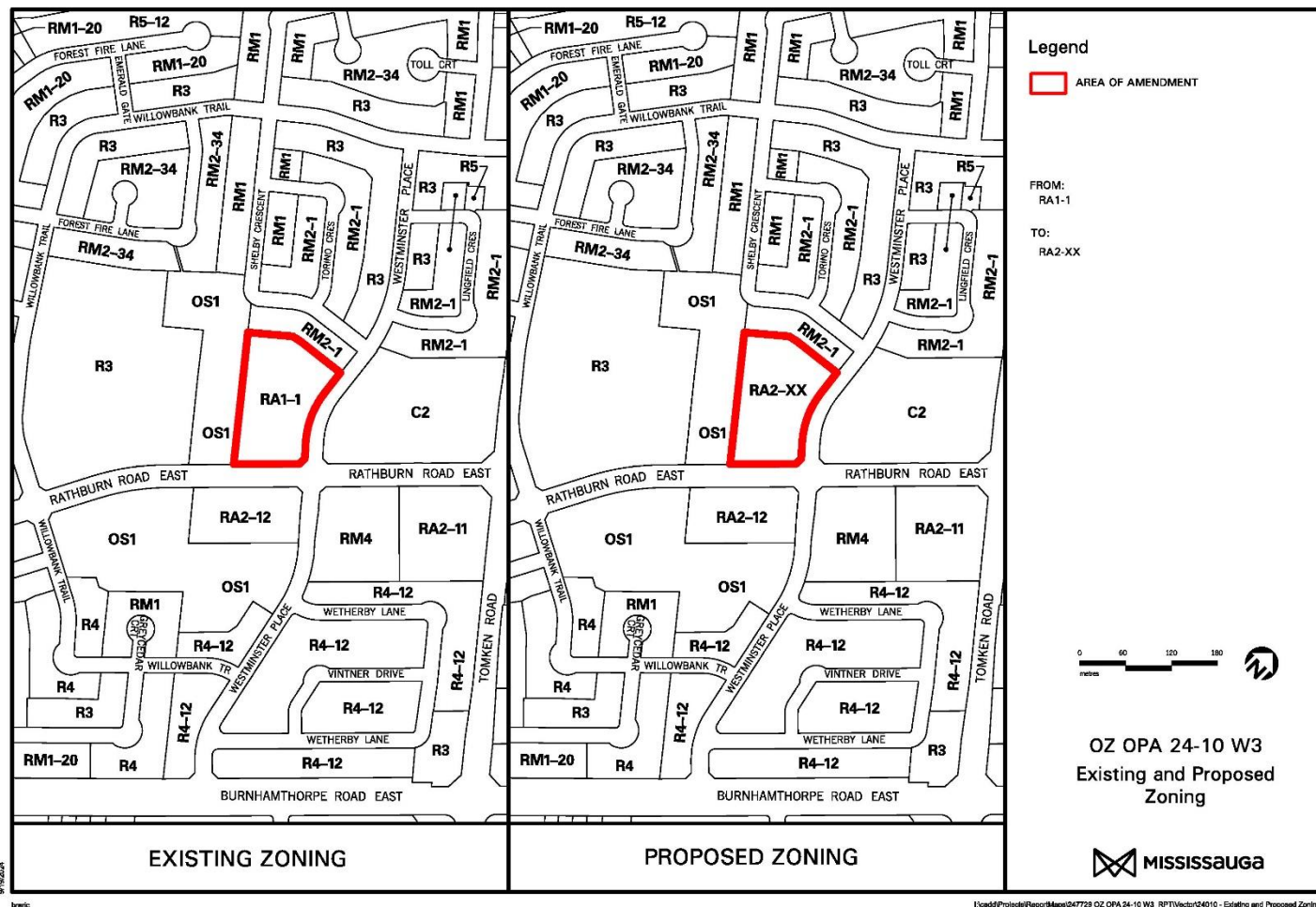
2. Development Proposal Statistics

Application submitted:	Received date: June 20, 2024 Deemed complete: July 3, 2024 120 days from complete application: October 31, 2024
Developer/ Owner:	Saint Luke's Dixie Senior Residence Corporation
Applicant:	SHS Consulting Inc.
Existing Gross Floor Area:	16,070.6 m ² (172,982.5 ft ²)
Proposed Gross Floor Area:	22,187.9 m ² (238,828.6 ft ²)
Lot Coverage:	32.4%
Floor Space Index:	1.36
Total Number of Units:	70 units
Unit Mix:	1 bedroom – 56 1 bedroom, barrier-free – 14
Height:	8 storeys / 33.4 m (109.6 ft.)
Landscaped Area:	41%
Anticipated Population:	153.3* *Average household sizes for all units (by type) based on the 2016 Census
Parking: Resident Spaces Visitor Spaces Total	Site located within an MTSA - no parking requirements
Green Initiatives:	<ul style="list-style-type: none"> • Green roof installation • Passive House design • Water-saving fixtures • Active transportation support • Reduced energy consumption

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 RA1 (Apartments) Base Zone and RA1-1 Exception Zone Regulations	Proposed RA2 (Apartments) Base Zone Regulations	Proposed Amended RA2 (Apartments) – Exception Zone Regulations
Maximum Floor Space Index – Apartment Zone	1.0	1.0	1.4
Maximum Height	13 m (42.7 ft.) and 4 storeys	26 m (85.3 ft.) and 8 storeys	34 m (111.5 ft.) and 8 storeys
Minimum Above Grade Separation Between Buildings : For that portion of dwelling with a height greater than 26.0 m	15 m (49.2 ft.)	15 m (49.2 ft.)	0 m
Minimum required Number of Class A Bicycle Spaces	156 bicycle parking spaces	156 bicycle parking spaces	10 bicycle parking spaces
Minimum setback from surface parking spaces or aisles to a street line	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	1.5 m (4.9 ft.)
Minimum setback from a waste enclosure/loading area to a street line	10 m (32.8ft.)	10 m (32.8 ft.)	5 m (16.4 ft.)
Minimum Landscaped Area	40% of lot area	40% of lot area	30% of the lot area
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	1.0 m (3.3 ft.)
Minimum Amenity Area	The greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area (2, 218.8 m ² (23, 883 ft. ²))	The greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area (2, 218.8 m ² (23, 883 ft. ²))	1574 m ² (16, 942.4 ft. ²)
Minimum percentage of total required amenity area to be provided in one	50%	50%	24%

Zone Regulations	Existing RA1 (Apartments) Base Zone and RA1-1 Exception Zone Regulations	Proposed RA2 (Apartments) Base Zone Regulations	Proposed Amended RA2 (Apartments) – Exception Zone Regulations
contiguous area			
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is 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 (September 23, 2024)	<p>The Region of Peel is in support of this proposal, where it pertains to matters of Regional interest. From waste management and site servicing perspectives, all requirements have been satisfied.</p> <p><u>Water and Wastewater Servicing / Functional Servicing Report</u> Based on the FSR dated April 2024 prepared by Valdor, sanitary sewer connections will be permitted to existing mains along Westminster Place or Rathburn Road. New connections to the existing watermain along Rathburn Road will not be permitted. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p> <p><u>Waste Management</u> Front-End collection of waste and recyclable materials will be provided for the waste management strategy approved in accordance with the Waste Collection Design Standards Manual on July 24, 2024. The developer will be responsible for collection of the recyclable materials until 90% of the development is complete. Once this 90% threshold has been met, the developer will be required to contact the Region of Peel, Waste Management Division at 905-791-9499 to initiate the process of collection of recyclable materials</p>

Agency / Comment Date	Comments
Dufferin-Peel Catholic District School Board (August 1, 2024) and the Peel District School Board (September 19, 2024)	Neither school board raised objections to the proposed development and Dufferin-Peel Catholic District School Board provided warning clauses to include in the required Development Agreement. Please see full comments Section 7
City Community Services Department – Park Planning Section September 19, 2024	Community Services has no concerns with the proposed rezoning application. Additional clauses and cash-in lieu will be required at the site plan stage.
City Transportation and Works Department (August 7, 2024)	<p>Based on a review of the information submitted to date, staff are generally satisfied that the materials submitted are in accordance with City requirements. However, additional technical details are required to facilitate the implementation of the engineering requirements, as follows:</p> <p><u>Stormwater</u></p> <p>The Functional Servicing and Stormwater Management Report prepared by Valdor Engineering Inc., dated April 2024, indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order 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.</p> <p>In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The applicant has proposed catch basins within the development to address stormwater drainage. The site's private storm sewer systems will connect into the existing municipal storm sewers on Westminster Place. Infiltration trenches, bio-retention swales, green roof systems and permeable pavers have been proposed as a low impact development (LID) feature to address the site's stormwater storage requirements. Further technical information is required to address staff comments related to water run off quality for the surface parking lot, which will be provided during the site plan application process.</p>

Agency / Comment Date	Comments
	<p><u>Traffic</u></p> <p>A Transportation Impact Study (TIS) prepared by Paradigm Transportation Solutions Ltd., dated January 2024, was provided in support of the proposed development. Based on the submission, staff are generally satisfied from a feasibility perspective. The study concluded that the proposed development is anticipated to generate 8 (5 in, 3 out) and 11 (6 in, 5 out) two-way site trips for the weekday AM and PM peak hours in 2028, respectively.</p> <p>With the estimated 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.</p> <p><u>Environmental Compliance</u></p> <p>The Phase One Environmental Site Assessment (ESA) dated July 15, 2022, prepared by Englobe Corp. was provided in support of the proposed development. The following is required and to be submitted during the site plan application process for further review:</p> <ul style="list-style-type: none"> • As the ESA report was prepared more than 18 months from date of submission to the City, a written document prepared by a QP confirming no changes have occurred to the lands since the date of the submitted Phase One ESA; • As lands are to be dedicated to the City, a letter certified by a QP, stating that land to be dedicated to the City is environmentally suitable for the proposed use. <p><u>Noise</u></p> <p>A Noise Feasibility Study prepared by Valcoustics Canada Ltd., dated October 7, 2022, was provided in support of the proposed development. The study evaluated the potential impact both to and from the proposed development and recommended mitigation measures to reduce any negative impacts.</p> <p>Noise sources that may have an impact on this development include road traffic from Rathburn Road East. The submitted Noise Feasibility Study confirms that noise mitigation will be required, including</p>

Agency / Comment Date	Comments
	<p>ventilation requirements such as provisions for central air conditioning, the details of which will be confirmed through site plan application and building permit processes. Purchasers/tenants are to be advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants.</p> <p><u>Engineering Plans/Drawings</u></p> <p>The applicant has submitted a number of technical plans and drawings, and staff are generally satisfied with the details provided to confirm feasibility of the development proposal from an engineering standpoint.</p>
Transit Infrastructure July 31, 2024	<p><u>Pedestrian Connections</u></p> <p>Convenient and accessible pedestrian linkages are to be provided between the existing sidewalk network and MiWay services/stops. Pedestrian walkway connections to the existing municipal sidewalk are necessary to ensure accessibility, reduced walking times and to encourage transit use.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Fire Department - Arborist (Private Property) - Arborist (City Property) - Rogers - Enbridge - Canada Post
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - CS Viamonde - Bell Canada

7. School Accommodation Summary

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation
0 Kindergarten to Grade 8	St. Vincent de Paul Catholic Elementary School
	Enrolment: 178 Capacity: 240 Portables: 4