
PLANNING JUSTIFICATION REPORT

IN SUPPORT OF A

ZONING BY-LAW AMENDMENT

893 Seventh Street

City of Mississauga
Regional Municipality of Peel

October 2025
Biocca Homes Inc.

GSAI File: 1054-004



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1.0 Introduction

Glen Schnarr & Associates Inc. have been retained by Biocca Homes Inc. (herein referred to as the “Property Owners”) to assist in obtaining the necessary planning approvals to permit the development of the lands municipally addressed as 893 Seventh Street, Mississauga (herein referred to as the “Subject Property”). The Subject Property is located east of Northmount Ave north of Seventh St and is legally known as:

LOT 2, REGISTERED PLAN J-22, CITY OF MISSISSAUGA REGIONAL MUNICIPALITY
OF PEEL

This Planning Justification Report (the “Report”) is prepared in support of an application for a Zoning By-law Amendment (herein referred to as the “Proposed Amendment”). The proposed amendment seeks approval of a residential development consisting of a semi-detached dwelling (herein referred to as the “Proposed Development”). The Subject Property is currently occupied by a single storey detached home. The proposed development seeks to demolish the existing dwelling, sever the lot equally and replace the existing structure with a semi detached dwelling with a total of two units.

This Report presents an analysis of the proposed amendment and evaluates the proposal in consideration of the policies of the Provincial Policy Statement (2024), the Region of Peel Official Plan (April 2022), the City of Mississauga Official Plan (Office Consolidation May 2025), and the City of Mississauga Zoning By-law 0225-2007. This report will provide a professional planning opinion related to and in support of the Zoning By-law Amendment Approval request.

1.1 Background and Proposed Zoning By-law Amendment

The Subject Property was recently rezoned to Large Lot Residential (RL) through a City initiated exercise culminating in the adoption of Bylaws #47-2025 and #48-2025 which are now in effect. Bylaw #47-2025 adopted OPA 189 that permits semi-detached dwellings to be constructed in all low density residential zones. Bylaw #48-2025 repealed all previous low density residential zone categories and replaced them with two new zone categories RL (Large Lot Residential) and RS (Small Lot Residential), both of which permit single and semi-detached dwellings. Prior to the enactment of Bylaw #48-2025, the Subject Property was previously zoned RM1-26 and was rezoned to RL. In so doing the lot no longer complies with the minimum lot frontage and area requirements of both the RL and RS zoning requirements for semi-detached dwellings. Despite this, the applicable Official Plan Residential Low Density II designation permits both single and semi-detached dwellings in an RS zone. In order to accommodate semi detached dwellings, applications were made to Committee of Adjustment to sever the lot under file B19/25 and to reduce lot frontages and areas, reduce interior side yards and increase lot coverage of the proposed severed and retained lots under minor variance applications A212/25 and A213/25. These applications were refused given the recent enactment of Bylaw #48-2025 and it was expressed that a site specific rezoning would be the more appropriate mechanism to achieve the proposed development.

The proposed semi detached dwellings make more efficient use of the Subject Property and assists in achieving the City’s housing objectives behind the establishment of the new RL and RS zone categories. As per Bill 109, proposed Bill 17 and the new Provincial Planning Statement, the new provincial mandate allows opportunities to intensify single detached lots through gentle intensification. In this case, an alternative form of intensification is being proposed through severance instead with an alternative built form.

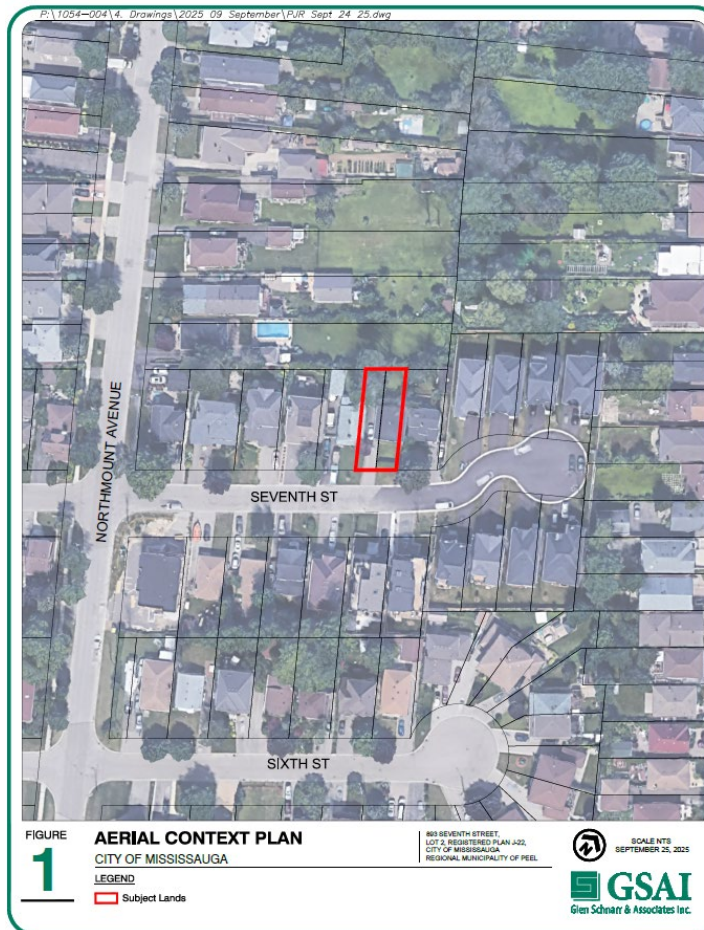


The proposed amendment seeks to rezone the Subject Property to an RS-Exception zone with site specific standards. Site Specific provisions are included in the draft zoning by-law amendment to be submitted under separate cover.

2.0 Site Context (Subject Property)

The Subject Property is generally located east of Cawthra Rd, north of Atwater Ave, and south of the QEW. Specifically, the Subject Property is located east of Northmount Ave, and north of Seventh St (*See Figure 1: Aerial Context Map*). The Subject Property is 0.037 ha (0.091 ac) in size with a frontage of 12.19 m (39.99 ft) on Seventh Street and a depth of 30.48 m (100 ft). The Subject Property is currently occupied by a single detached dwelling. The Subject Property is surrounded by predominantly detached residential dwellings. A Summary of immediate surrounding land uses is provided below (*See Figure 2: Site Context*).

- North: Detached dwellings of various ages and sizes are on lots ranging in size. Further north is the Adult Education Centre and the QEW.
- South: Detached dwellings of various ages and sizes are on lots ranging in size. Further south is the Queen of Heaven Elementary School.
- East: Detached dwellings of various ages and sizes are on lots ranging in size. Further east is the Toronto French School (West Campus) and Lakeview Golf Course.
- West: Detached dwellings of various ages and sizes are on lots ranging in size. Further west is Cawthra Park, Cawthra Park Secondary School, and Carmen Corbasson Community Centre.



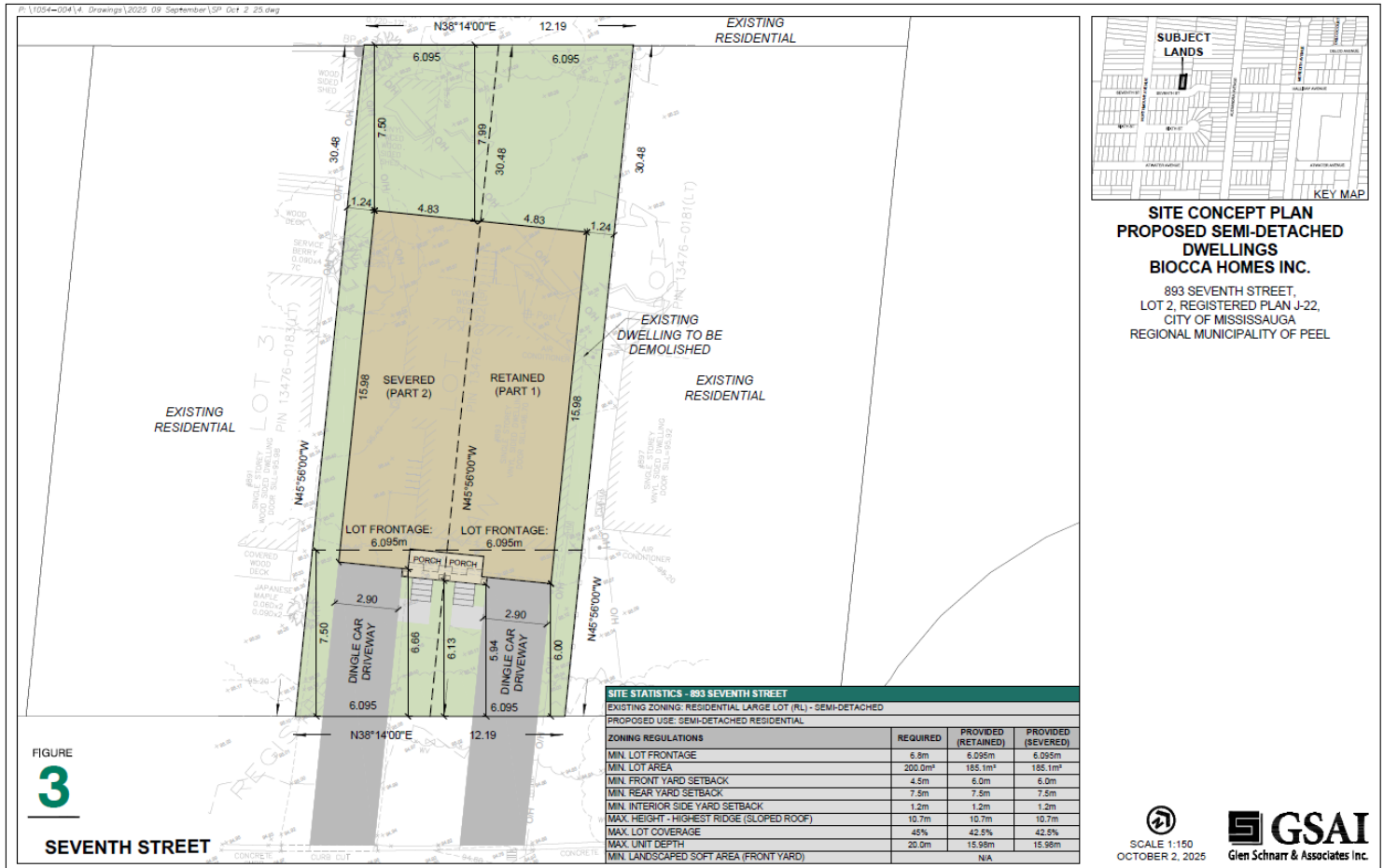
3.0 The Proposal

The proposed development considers the existing and planned area context and proposes gentle intensification through infill development. The proposal contemplates a residential development consisting of a semi-detached dwelling unit. As shown on *Figure 3 Conceptual Site Plan* the semi-detached dwelling will front onto Seventh Street with each dwelling unit will have a separate driveway.

With respect to parking, each unit will contain a single car garage and one outdoor driveway parking space for a project total of 4 parking spaces (2 per unit). Visitor parking will be provided on the public street as required. Backyard or rear yard amenity space is proposed for both units. The proposed front yard setback from Seventh Street to the semi-detached block is approximately 6.0 m. The proposed rear yard setback to the semi-detached block is approximately 7.5 m. The proposed east and west side interior yard setbacks are 1.2 m. The proposed side yard setback to the southern property line is approximately 1.2 m.



Overall, the proposed development has been designed to integrate with the surrounding community. This includes consideration being given to the existing and proposed built form in the surrounding area as well as the development vision established by the City of Mississauga Official Plan for neighbourhood locations.



4.0 Planning Policy

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

4.1 Provincial Planning Statement (2024)

On August 20, 2024, the Province of Ontario released the final version of the Provincial Planning Statement, 2024 (PPS, 2024) which took effect on October 20, 2024.

The PPS, 2024 replaces A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement, 2020 by integrating them into a single planning document which applies province-wide. The PPS, 2024 introduces some entirely new policies and definitions and, in some cases, modifies policies and definitions from the PPS, 2020 and Growth Plan.



The PPS, 2024 contains certain policies that only apply to large and fast-growing municipalities, which are those with the greatest need for housing. Mississauga is listed as one of these 29 municipalities. The PPS 2024 builds on policies from the PPS 2020 and Growth Plan as they related to intensification, infill, redevelopment of underutilized lands in close proximity to transit. The PPS, 2024 provides policy direction on matters of provincial interest related to land use planning and development. In effect, the PPS provides for appropriate development while protecting provincial interest, public health and safety, quality of life, and the quality of the natural and built environment.

The PPS, 2024 is to be read in its entirety and in conjunction with other Provincial plans. The 2024 PPS does not take precedence over other Provincial plans in the instance of a conflict. The 2024 PPS understands that local official plans are the most important vehicle for the implementation of PPS, 2024 direction.

Chapter 2 of the PPS, 2024 provides policy direction related to “Building Homes, Sustaining Strong and Competitive Communities” and is applicable to the Subject Property. It generally encourages an appropriate range and mix of housing options to meet Provincial growth forecasts, as well as the achievement of complete communities.

Planning for People and Homes

Section 2.1.1 and 2.2.2 of the PPS, 2024 direct planning authorities to base population and employment forecasts on either the Ontario Population Projections, as published by the Ministry of Finance, or continue to rely on growth forecasts previously issued by the Province for the purpose of land use planning.

Section 2.1.6 provides that “Planning Authorities should support the achievement of complete communities” by:

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

The PPS, 2024 defines “Complete Communities” as *“places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations”*.

The Proposed Development will promote efficient development patterns by providing for a compact built form in close proximity to higher-order and local transit. The Subject Property is currently underutilized and the proposal will further increase the number of housing units available in the City of Mississauga, improving the overall housing supply. The Proposed Development will introduce new residential units in an area well served by surrounding employment, institutional, recreation, parks, and open space uses.



Housing

Section 2.2 of the 2024 PPS states that “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*

The Proposed Development utilizes existing infrastructure, including municipal servicing and transportation infrastructure, and will be built at supportive densities to optimize this infrastructure and area facilities. These densities respect existing residential development patterns and development along Seventh St. The Proposed Development provides a housing mix to support complete communities.

Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

- 1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a. *efficiently use land and resources;*
 - b. *optimize existing and planned infrastructure and public service facilities;*
 - c. *support active transportation;*
 - d. *are transit-supportive, as appropriate; and*
 - e. *are freight-supportive.*
- 3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
- 4. *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*



5. *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
6. *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

As previously noted, the Subject Property is located within a Settlement Area and facilitates the intensification of an underutilized site within a Settlement Area. The Proposed Development represents an efficient use of land and resources or infrastructure, redeveloping an underutilized site.

The above analysis of the applicable policies of the PPS, 2024 demonstrates that the Proposed Development is consistent with the PPS 2024 by allowing for development, at an appropriate density, in an area served by existing infrastructure, and in support of the goals of the PPS, 2024.

4.2 Peel Region Official Plan (April 2022)

The Region of Peel Official Plan (ROP) serves as a comprehensive and forward-looking guiding document that shapes land use planning and growth management across the three member municipalities: The City of Mississauga, the City of Brampton, and the Town of Caledon. The plan, extending its vision up to the year 2051, delineates strategies for managing growth and development within the Peel region, providing a framework for sustainable and organized urban development.

Bill 185, *the Cutting Red Tape to Build More Homes Act, 2024*, received Royal Assent on June 6, 2024. Included in this bill are Planning Act changes first introduced through Bill 23, the More Homes Built Faster Act, 2022, which remove planning policy and approval responsibilities from several upper-tier municipalities, including Peel Region, as of July 1, 2024. On this date, the Region of Peel Official Plan (RPOP) has become a plan of the local municipalities, and they are required to implement and ensure applications conform to the RPOP. Where Peel Region was previously required to be the approval authority for certain Official Plan reviews and amendments under the Planning Act, the Province will now become the approval authority where required.

Due to the recent adoption of Bill 185 a review of the Region of Peel Official Plan policies was still conducted as the City of Mississauga, as the approval authority, will have regard for these policies until such a time that the City of Mississauga Official Plan is updated.

The proposed Zoning By-law Amendment is designed to align with and better implement the ROP. These amendments serve as tools to bring the development in line with regional policies, ensuring that it contributes effectively to the overall growth strategy and vision outlined in the ROP.

The Region of Peel Official Plan provides policies and strategies to support growth. Overall, the ROP outlines strategies for managing growth and development across Peel up to the year 2051 in accordance with a Regional Structure. The Subject Property is designated Urban System within the ROP see *Figure 4 Regional Structure – Schedule E-1*.



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Biocca Homes Inc.



appropriate residential densities in an area with adequate services. Future residents will have access to employment, recreational and cultural activities through the transportation system. The proposal represents a more efficient use of land contributing to a greater mix of housing, appropriately located in an existing neighbourhood and without damaging or impairing the natural environment.

Section 5.3 of the Official Plan notes that the “Urban System” is comprised of a variety of communities that contain diverse living, working and cultural opportunities. The ROP directs that most of the development and redevelopment is to occur on lands within the Urban System. The following apply to redevelopment of the Subject Property.

The Region has general objectives for lands in the “Urban System”, which include the following:

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

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

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

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

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

The goal of the defined Regional Plan’s land use structure, in conjunction with the allocated growth forecasts, is to facilitate the development of healthy complete communities by offering a wide range and mix of housing, employment, recreational and cultural activities. These communities will be served and connected by a transportation system that supports the efficient use of land, public services, finances and infrastructure, while protecting and preserving the natural environment, respecting hazards and resources and the characteristics of existing communities in the Region. The proposed development supports the objectives noted above by proposing an appropriate density or gentle intensification as well as housing choices to an established neighbourhood which is well serviced by existing and planned facilities.

Section 5.4, Growth Management makes specific reference to complete communities by providing a guiding principle to the Plan. It is a goal of the plan to manage resources and infrastructure investments by encouraging compact, vibrant, and complete communities. Growth management policies of this Plan contribute to the achievement of complete communities within the Region of Peel. These policies are noted under policy 5.4.1, 5.4.6, and 5.4.18.1 to 5.4.18.6 and have been addressed above generally in response to Regional policies 5.3.1.3 to 5.3.1.8. Policies 5.6.3, 5.6.4 and 5.6.7 also speak to similar policies which are therefore addressed above.

The proposed development generally aligns with the Growth Management objectives and policies outlined in the Region of Peel Official Plan as it contemplates gentle intensification on an underutilized site within the delineated built-up area. While the Subject Property is not in a Strategic Growth Area, the proposal supports the above-noted Growth Management objectives by contemplating a compact infill development



in close proximity to existing transit services that will provide future residents access to services and amenities. The policy notes not all of growth needs to be in Strategic Growth Areas but instead notes less than significant growth can be in other locations. The low-unit and small-sized development proposal thereby supports the efficient use of land and optimizes the use of infrastructure and services in this area.

5.5.3.2.3. *Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area*

The Subject Property is located in close proximity to two Primary Major Transit Station Areas see *Figure 5 Major Transit Station Areas Schedule E-5*. The increased density proposed for the Subject Property balances the need for density close to transit, while also balancing compatibility with the existing community. By incorporating the best practices of gentle intensification, the proposal balances the character of the existing neighbourhood will allowing for increased densities and housing options. The location provides residents access to a variety of amenities, and services within a transit-supportive environment.





It is the policy of Regional Council to:

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

The Subject Property is within the Urban System and directs growth to the built-up area through intensification of an underutilized parcel of land. The proposed development, will utilize existing infrastructure and services, thereby capitalizing on current and future infrastructure investments. The proposed dwelling units contribute to housing diversification. This diverse range of housing options addresses the needs of households with varying sizes, income levels, life stages, and lifestyle preferences, promoting inclusivity and choice.

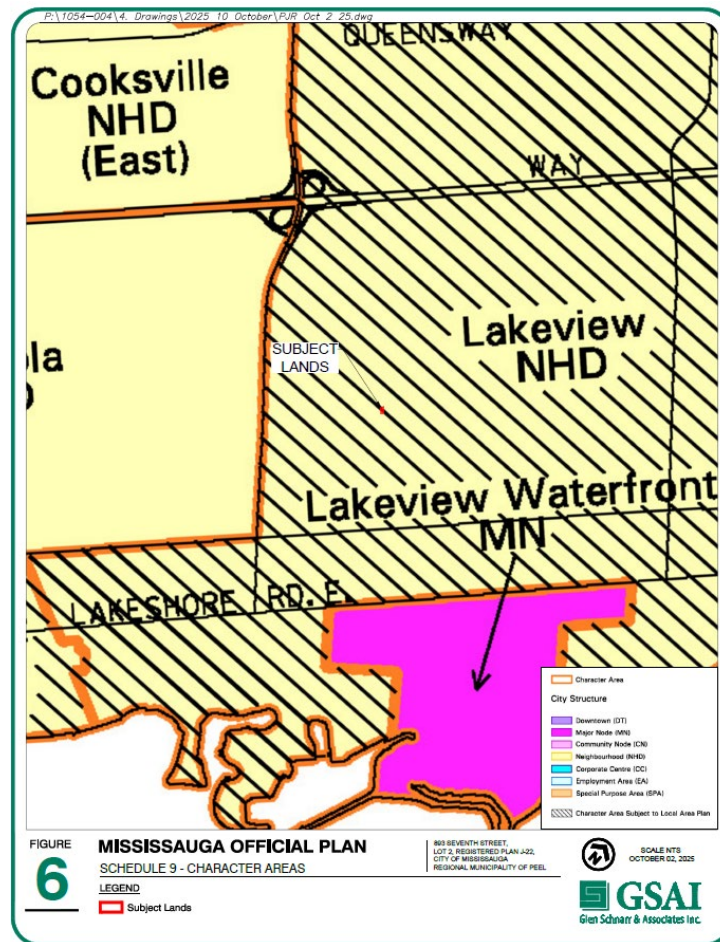
4.3 Mississauga Official Plan (May 2025)

The City of Mississauga Official Plan (the “MOP”) provides policy direction for the next stage of the city’s growth and outlines a vision for a future Mississauga. The City of Mississauga Official Plan is currently undergoing a Municipal Comprehensive Review to update the current policies to guide the city’s development to the year 2051, as required by Provincial legislation.

At this time, the Draft Official Plan has not been approved. After our review of the draft MOP policies available to date, we submit that it is appropriate that we review the in-effect MOP policies as the development proposal is not materially impacted by the MOP policies proposed for amendment under the draft MOP other than where noted. We are of the opinion that the general intent of the applicable policies in the draft MOP are generally consistent with those in the existing, in-effect MOP policy framework (as related to this site) and would not require additional justification. Therefore, the in-effect MOP at the time of authoring this report (Office Consolidation May 2025), has been evaluated for the purposes of this Planning Justification Report.

As required by Sections 2 and 3 of the Planning Act, the following sections demonstrate how the proposed Zoning By-law Amendment aligns with the overall objectives and policies of the City of Mississauga Official Plan. This section demonstrates how the specific height and density policies applicable to the Subject Property can be brought into conformity with the PPS, and Region of Peel Official Plan

The in-effect MOP identifies where and how the City of Mississauga is to grow up to the year 2031 based on a City Structure comprised of seven (7) components – the Downtown, Major Nodes, Community Nodes, Neighbourhoods, Corporate Centres, Employment Areas and Special Purpose Areas. The Subject Property are located within the Lakeview Neighbourhood of the City Structure (see *Figure 6 Character Areas - Schedule 9*).



Chapter 5 of the MOP establishes the policy framework for how growth is to be managed. As stated above, the Subject Property is located within the Lakeview Neighbourhood. Neighbourhood areas are identified as locations where limited growth is to occur and are to be a focus for residential uses and associated services and facilities. Further, Neighbourhoods are characterized as physically stable areas with a character that is to be protected. It is not the intent of the MOP that Neighbourhoods remain static or that new development must match previous development patterns. Rather, when development which is not significant intensification does occur it should be sensitive to the Neighbourhood's character.

The following policies apply from Chapter 5 of the Official Plan.

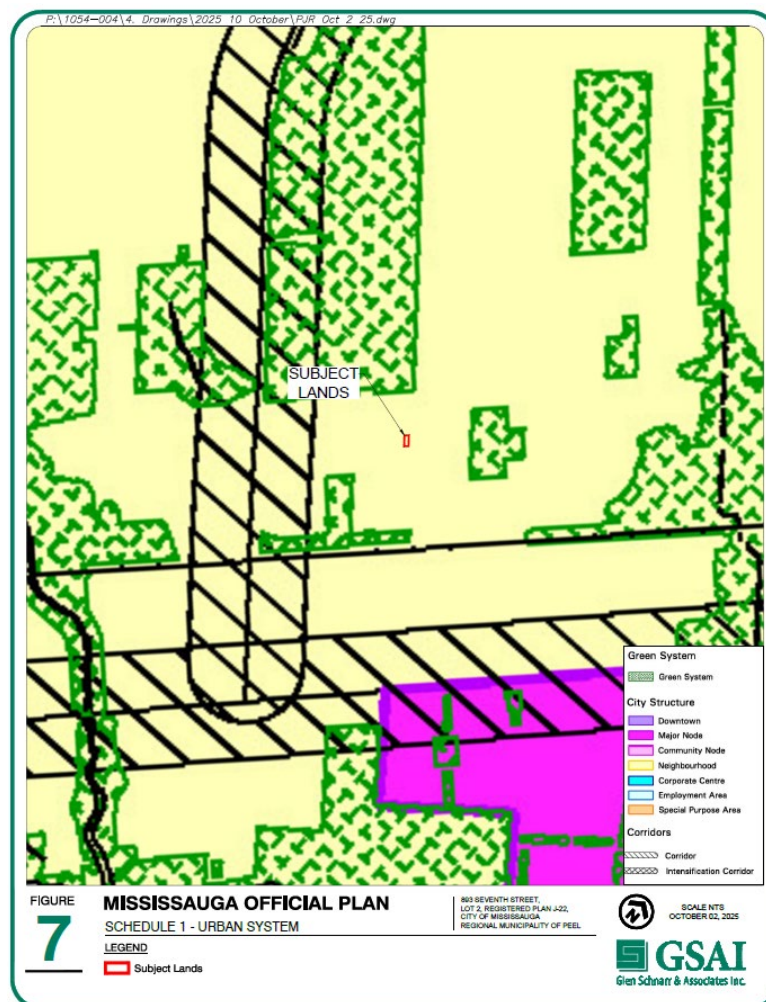
- 5.1.7 *Mississauga will protect and conserve the character of stable residential Neighbourhoods.*
- 5.1.9 *New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.*



The proposed development promotes an appropriate built form based on the existing and planned residential uses. The Zoning By-law Amendment will permit for gentle intensification through infill, and regulate aspects of the development in keeping with the neighbourhood character. Intensification is a major goal of the Official Plan to ensure that growth is managed to minimize land consumption and to minimize the infrastructure requirements of new development, including hard and soft infrastructure such as transit, schools and water and wastewater systems.

Understanding the unique requirements or characteristics for infill applications, the site programming and built forms allow for the proposal to remain sympathetic to the existing, surrounding residential character thus preserving the existing stable residential character. This development represents a careful balance of City priorities for infill development, intensification, housing choice and efficient use of lands and infrastructure while balancing the important objective of retaining the character of the area.

Section 5.3 The City Structure organizes the city into functional areas to establish the framework for planning policies that will guide development. The Subject Property is situated within the Urban System (See Figure 7 - City of Mississauga Official Plan Schedule 1 – Urban System).





The following Policies from Section 5.3 apply:

- 5.3 Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities.*

In accordance with Schedule 9, the Subject Property is located within a Neighbourhood area. The proposal supports the above-noted growth management objectives by providing intensification of an underutilized property, albeit at a micro level in compliance with the Residential Low Density II land use designation that permits semi detached dwellings as of right.

The MOP notes the following in policy 16.1.1:

- Neighbourhoods will have a maximum height of 4 storeys unless Character Area policies specify alternative building height*

The semi detached block is two storeys in height. Therefore, the proposal is consistent with the four storey height maximum prescription.

The MOP also notes:

- 5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved*
- 5.3.5.2 Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed-use areas.*
- 5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in-built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.*
- 5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.*

The proposed infill development will result in an appropriately intensified built form that is consistent and compatible (as per the MOP definition of compatible) with the existing and planned vision for Lakeview. For clarity, we highlight that Section 1.1.4.r of the MOP defines ‘compatible’ as follows:

- ‘...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.’*

The development proposal is sensitive to the existing and planned character of the residential neighbourhood. Through careful site and building design (including but not limited to setbacks, transitioning of height, strategic landscaping), the design achieves an appropriate built form.

As further discussed below in Section 11 *General Land Use*, Mayoral Directive (MDI-0002-2023) processed in December 2023, resulting from Provincial direction under Bill 23, directed the City of Mississauga to prepare for Council consideration Official Plan and Zoning By-Law Amendments to permit fourplexes as-of-right. These amendments were approved by council on November 10, 2023 and are now



in full force and effect. As a result of this new policy, City Zoning permissions allow for each existing lot to have three or four residential units as-of-right based on either the “Additional Residential Units” (ARU) or “Fourplexes” (4Plex) provisions. We believe the proposal is more sympathetic in massing to existing and newly-built surrounding units than the ARU or 4Plex provisions would allow.

Section 7.0 Complete Communities provides policies is to create inclusive communities where people are connected. The following policies are relevant:

- 7.1.1 Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.*
- 7.1.6 Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.’*

The proposed development contributes to a complete community by providing residential built form and a tenure that is largely underrepresented in the neighbourhood today. The proposal can be served by existing services and amenities and is, in addition to having vehicular access, is accessible by foot, bicycle or transit. With respect to the above noted policy 7.1.6, these new dwelling types will promote increased affordability providing opportunity for future residents such as first-time buyers to enter the market or for existing neighbourhood area residents to stay in the Lakeview area.

Policies regarding housing relevant to our proposed development are as follows:

- “7.2.1 Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents*
- 7.2.2 Mississauga will provide opportunities for:*
 - a) the development of a range of housing choice in terms of type, tenure and price.*
- 7.2.3 When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.*
- 7.7.1.1 Mississauga will strive to protect and enhance the desirable character of areas with distinct identities and encourage the development of distinct identities for other areas.*
- 7.7.1.3 A distinct identity will be maintained for each Character Area by encouraging common design themes and compatibility in scale and character of the built environment.*
- 7.7.1.5. New development will be compatible with the physical, social and environmental attributes of the existing community.*

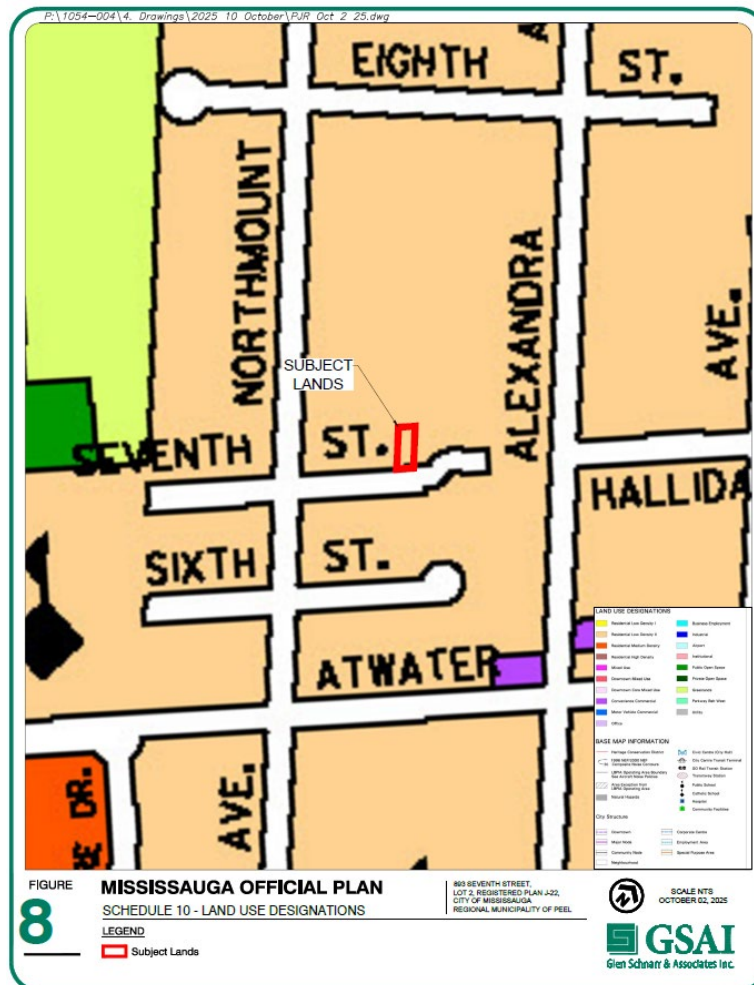
The above noted policies related to housing provision, specifically the type and inventory, are supported by the proposed development with explanations for policies 7.2.1, and 7.2.2 provided previously. The proposal considers different dwelling types than the detached dwellings which largely dominate the neighbourhood. This is supportive of the vision for housing in the City of Mississauga and Region of Peel and contributes in a small part towards the Province’s housing policies regarding increasing housing supply.



Chapter 11 of the MOP establishes the City's framework for how lands are to be used. More specifically, the MOP establishes a series of policies based on sixteen (16) land use designations. The Subject Property is currently designated 'Residential Low Density II' (see *Figure 8 Mississauga Official Plan - Land Use Designations -Schedule 10*). This designation permits the following under policy 11.2.5.3:

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

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



Semi detached dwellings are permitted uses within the Residential Low Density II designation. As such the proposed rezoning application is simply proposing to implement the Official Plan by zoning the subject property to allow a use permitted under the current land use designation.



Chapter 16 of the MOP establishes the City's policy framework for how growth and development is to be managed across the Neighbourhood Character Areas. As stated above, the Subject Property is located within the Lakeview Neighbourhood Character Area. The following Lakeview-specific policies apply.

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

The proposed building height of the semi detached block is storeys (10.17 m). The proposal is therefore consistent with policy 16.1.1.1.

As stated above, the Subject Property is located within the Lakeview Neighbourhood Character Area. The Lakeview Local Area Plan is a separate document that accompanies the MOP. The following Lakeview-specific policies apply.

Lakeview Local Area Plan

10.1 Neighbourhoods

Neighbourhoods are stable residential areas where the existing character is to be preserved and enhanced. Development may occur through modest infilling or redevelopment of existing commercial plazas and vacant sites.

Neighbourhood policies are intended to reflect a number of objectives, including among other things:

- *to ensure development is sensitive to the existing low rise context and reinforce the planned character of the area;*

10.1.1 Development should reflect one to two storey residential building heights and will not exceed three storeys.

The proposed development aligns with the Neighbourhood vision within the Lakeview Local Area Plan. The semi detached units are two storeys in height as directed by the Lakeview Local Area Plan and represent modest infill of an underutilized site.

10.3 Built Form Types

10.3.1 For the development of detached, semidetached, duplex and triplex dwellings, the following will be addressed, among other things:

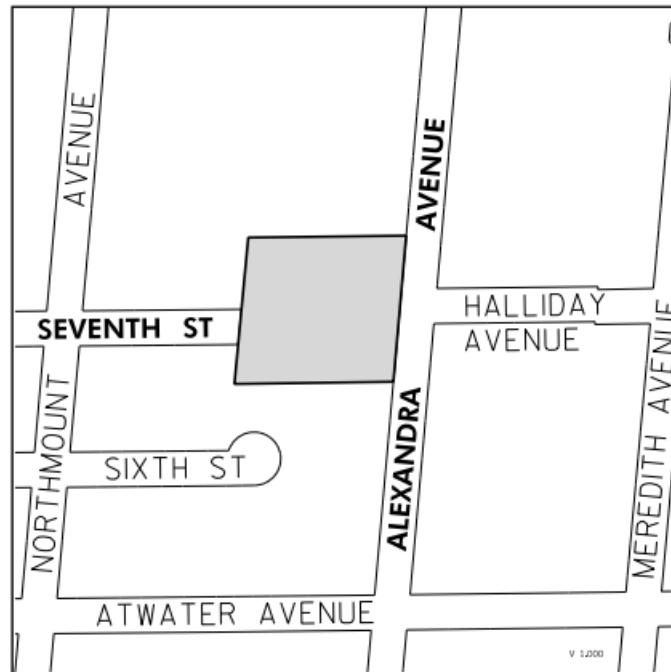
- a. new housing within Lakeview should maintain the existing character of the area; and*
- b. development will fit the scale of the surrounding area and take advantage of the features of a particular site, such as topography, contours, and mature vegetation.*

The proposed development maintains the existing character within the area and has been designed to complement surrounding residential uses.



13.1.12 Special Site 12

- 13.1.12.1 *The lands identified as Special Site 12 are located on the west side of Alexandra Avenue, east of Seventh Street and north of Atwater Avenue.*
- 13.1.12.2 *Notwithstanding the policies of this Plan, the minimum frontage and area of new lots may be smaller than the average lot frontage and lot area of residential lots on both sides of the same street within 120 m of the subject property.*



Special Site 12 is located east on Seventh Street from the Subject Property. Lots within Special Site 12 have smaller minimum lot frontages and areas than the average lot frontage and lot area of residential lots on both sides of the same street within 120 m of this site. The proposed development of the Subject Property also seeks reduced lot frontages and lot areas, which will align with the Special Site permissions.

Lakeview Built Form Standards

The Lakeview Built Form Standards (the Standards) is to be read in conjunction with the policies in Mississauga Official Plan and the Lakeview Local Area Plan (Area Plan). The Standards is to be used during the design and review of development applications.

2.2.1 Detached and Semi-Detached Dwellings, Duplexes and Triplexes

To preserve neighbourhoods with predominantly low density residential character, applicants will be required to provide the greater of the following:

- i. *The average frontage and area of residential lots, units or parcels of tied land (POTLs) on both sides of the same street within 120 m of the subject property. In*



the case of corner development lots, units or POTLs on both sides within 120 m will be considered ; or

ii. The requirements of City by-laws, including Zoning By-law 0225-2007.

New detached, semi-detached, duplex and triplex dwellings within Lakeview will maintain the existing character of the area. The following criteria will apply:

- a. The maximum height of any dwelling should be 10.7 m. The design of the building will de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;*
- b. New development will preserve and enhance the generous front, rear and side yard setbacks;*
- c. New development will ensure that existing grades and drainage conditions are preserved;*
- d. New development will fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation, location to railway tracks;*
- e. Garages will be recessed or located behind the main face of the house. Alternatively, garages will be located in the rear of the property;*
- f. New development will have minimal impact on its adjacent neighbours with respect to overshadowing and overlook;*
- g. New development will minimize the hard surface areas in the front yard;*
- h. New development will preserve existing high quality trees to maintain the existing established nature of these areas;*
- i. New house designs which fit with the scale and character of the local area, and take advantage of the particular site features are encouraged.*
- j. The use of standard, repeat designs is strongly discouraged; and*
- k. The building mass, side yards and rear yards will respect and relate to those of adjacent lots*

The proposed semi detached units have been designed with the Lakeview Built Form Standards in mind. The proposed infill development represents a modest increase in density. However, semi detached dwellings still present low density development that is in keeping with the surrounding neighbourhood. The proposal has been designed to complement surrounding build forms.

The following policy review now returns to broader design policies but can be reviewed both for the proposed development and in light of the land use permissions applicable for the Subject Property.

Chapter 9 of the MOP, Build a Desirable Urban Form, sets out a policy framework which speaks to principles associated with building a desirable urban form. The following is noted:

- 9.1 Established residential Neighbourhoods, the Natural Heritage System and valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character.*

Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important



that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as redeveloping strip malls. Redevelopment must also be sensitive to the existing urban context and minimize undue impacts on adjacent properties.

Sites will be developed to:

- *respect the experience, identity and character of the surrounding context;*
- *ensure the sustainability of natural systems and urban living;*
- *protect the quality of life of residents, employees and visitors;*
- *ensure the connectivity and integration of surrounding uses; and*
- *require properties to develop in a manner that contributes to the overall vision for the city.*

The development proposal meets the intent of this policy through providing replacements for aging buildings on under-utilized lots.

The proposal continues to integrate and remain connected with existing and planned surrounding uses. This proposal contributes to the vision for the City by providing for appropriately scaled infill residential development, supporting, gentle intensification in a neighbourhood which is well served by existing and planned services. For the reasons cited above (9.1) and throughout this report, we are of the opinion that policy 9.1.3 which speaks to respecting existing and planned character is also satisfied.

9.1.10 The city vision will be supported by site development that:

- a) respects the urban hierarchy;*
- a) employs design excellence.*

It is our opinion that this proposal respects the urban hierarchy of the City by providing for low-scale compatible, infill development, thereby satisfying the vision for the City’s neighbourhoods and their role for new development within the broader urban hierarchy. The design of the site and residences will incorporate best design practices and remain contextually appropriate and continue to evolve over the life cycle of the development.

9.1.11 A distinct character for each community will be created or enhanced through the road pattern, building massing and height, streetscape elements,

The proposal does not require a change in the existing public road pattern and thereby, maintains the character in this regard. The building mass and height, which includes varying elements of architectural is appropriate considering the site programming respecting surrounding buildings. Semi-detached dwellings can appear similar to detached dwellings as they are a “single” building.

9.2.2.3 While new development need not mirror existing development, new development in Neighbourhoods will:

- a) respect existing lotting patterns;*
- b) respect the continuity of front, rear and side yard setbacks;*
- c) respect the scale and character of the surrounding area;*



- d) minimize overshadowing and overlook on adjacent neighbours;*
- e) incorporate stormwater best management practices;*
- f) be designed to respect the existing scale, massing, character and grades of the surrounding area.*

We are of the opinion that the general intent and spirit of the policies of 9.2.2.3 can be achieved.

With respect to policy a), while eventually the lots for each semi-detached dwelling will be separate and distinct, the “Blocks” as they are described on the Concept Plan, visually or optically appear as one lot because there is no physical separation between the two dwellings..

Policy b) is also achieved. It is important to balance the City’s objectives, which can generally be described as the achievement of logical and appropriate infill development, with the importance of maintaining and respecting the characteristics of established neighbourhoods. The transition from detached units, to the proposed semi-detached dwellings with front doors/garages/driveways facing Seventh St are an appropriate transition. With respect to existing side yards in the neighbourhood, aerial imagery shows that there are varying side yard widths throughout the neighbourhood – some quite large while others are smaller. The proposal contemplates private rear yards in keeping with surrounding uses.

Policy d) considers heights and overlook. The semi-detached dwellings will be 2 storeys in height. It is not anticipated that either dwelling will have negative impacts in terms of overlooking into adjacent private amenity areas or private property. The site programming with resulting limited overlook conditions is a type of scenario not uncommon in neighbourhoods. Building heights proposed are intended to replicate the existing height permissions of the neighbourhood.

Policy e) will be satisfied at the time of building permit issuance.

Policies c) and f), in our opinion, are justified for the reasons set out above and throughout this report.

9.3.1.4 Development will be designed to:

- a) respect the natural heritage features, such as forests, ridges, valleys, hills, lakes, rivers, streams and creeks;*
- f) address new development and open spaces;*

9.3.1.7 Streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting and signage.

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

The Subject Property is separated from Significant Natural Area/Natural Green Space by existing development on adjacent lands. No Significant Natural Area or Natural Green Space are identified on the Subject Property.

The proposal implements the above-noted policy objectives through the introduction of an attractive, safe, comfortable and pedestrian-scaled built form that is generally consistent with immediately adjacent development forms. The architectural treatment of the dwellings is proposing various building materials, and windows, and a broken-up roofline with the introduction of flat/sloped roofs with dormer features all



contributing to a project identity which mimics similar characteristics along the street and throughout the neighbourhood.

Section 9.5 of the MOP further establishes the City's built form policy directions. The following policies apply.

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

For the reasons stated throughout this Report, we are of the opinion that policy 9.5.1.1 is satisfied in relation to the proposed development being compatible with the surrounding area.

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

- a) Natural Heritage System;*
- b) natural hazards (flooding and erosion);*
- c) natural and cultural heritage features;*
- d) street and block patterns;*
- e) the size and configuration of properties along a street, including lot frontages and areas;*
- f) continuity and enhancement of streetscapes;*
- g) the size and distribution of building mass and height;*
- h) front, side and rear yards;*
- i) the orientation of buildings, structures and landscapes on a property;*
- j) views, sunlight and wind conditions;*
- k) the local vernacular and architectural character as represented by the rhythm, textures and building materials;*
- l) privacy and overlook; and*
- m) the function and use of buildings, structures and landscapes.*

For the reasons cited throughout this report, we are of the opinion that policy 9.5.1.2 is satisfied. The proposed development was planned to be compatible with the surrounding neighbourhood. The Subject Property is located with quick access to higher order municipal and regional transit could support higher densities. Proximity to both local and regional transit will significantly reduce the car dependence of future residents. In addition, as discussed recent policy changes now permit fourplexes in all communities and as-of-right four units are already permitted on the Subject Property. Semi-detached dwellings balance the need for higher densities while also respecting existing build forms. In addition, as-of-right fourplexes are permitted without the requirement for parking and other site improvements. We believe that the proposed development with dedicated parking for each unit will be a positive addition to the community. Lastly, the Lakeview neighbourhood will likely increase in density slowly as more fourplexes begin to be introduced so the gentle increase in density proposed for this site will not be overwhelming.

4.3.1 OPA 189 – Mississauga Official Plan

Mississauga Council adopted Official Plan Amendment 189 in April 2025. This allows semi-detached dwellings to be built in residential areas that have historically been limited to detached dwellings, and to update the lot requirements to allow for smaller lots. OPA 189 was adopted in conjunction with Bylaw #



48-2025 to make the necessary corresponding changes to Bylaw 225-2007 to implement OPA 189 by permitting both single and semi detached dwellings in all low density zoned areas of the City.

4.4 Mississauga Zoning By-Law 0225-2007

Given the magnitude of the exercise to place every low density residential lot in Mississauga into either an RL or an RS zone category, we believe that there are certain areas of the City where the RS zoning would have been more appropriate. In the case of the Subject Property, an earlier analysis in support of the original proposed variance application showed that virtually all lots within 200 m of the Subject Property did not meet the minimum RL requirements for lot frontage (15.0 m) or lot area (550 m²).

The effect of rezoning this lot from its previous RM1-26 zone category to the new RL zone category is the lot becomes deficient in lot area and lot frontage for both single and semi detached dwellings. In fact, for semi detached dwellings, as are being proposed, the site is better suited to the new RS zoning. To make more efficient use of the Subject Property in achieving the City's housing objectives behind the establishment of the new RL and RS zone categories, the proposed semi detached dwelling is appropriate and compatible. As the City's Official Plan itself demonstrates, the proposed semi detached dwelling is permitted under the Residential Low Density II designation

A Draft Zoning By-law is provided under separate cover. The proposed chart below depicts the 2 standards (highlighted in yellow) where exceptions to the minimum RS standards are being proposed for a semi-detached dwelling.

Proposed Exceptions to Base RS Zone Chart

Zoning Regulation	Required	Provided (Retained)	Provided (Severed)
Min. Lot Frontage	6.8m	6.095 m	6.095 m
Min. Lot Area	200.0 sq. m	185.1 sq. m	185.1 sq. m
Min. Front Yard Setback	4.5 m	6.0 m	6.0 m
Min. Rear Yard Setback	7.5 m	7.5 m	7.5 m
Min. Interior Side Yard Setback	1.2 m	1.2 m	1.2 m
Max. Height – Highest Ridge (Sloped Roof)	10.7 m	10.7 m	10.7 m
Max. Lot Coverage	45%	42.5%	42.5%
Max. Unit Depth	20.0 m	15.98 m	15.98 m
Min. Landscaped Soft Area (Front Yard)	N/A		

5.0 Conclusion

It is our opinion that the proposed Zoning By-law Amendment is justified and represents good planning for the following reasons:

1. The proposal conforms to and promotes the policies of the Provincial Planning Statement (2024), as well as policies regarding residential infill and City structure found in the Region of Peel Official Plan, and the City of Mississauga Official Plan;
2. The proposed development represents a housing type that contribute towards the provision of more affordable housing alternatives and aligns with the Provincial Planning Statement housing policy of providing a variety of dwelling types for different life styles and income levels;



3. The proposed Zoning By-law Amendment will continue to support the general intent of the Mississauga Official Plan, specifically Official Plan Amendment 189 whose purpose and intent is ***“to allow semi-detached dwellings to be built in residential areas that have historically been limited to detached dwellings; and to update the lot requirements for smaller lots.”***
4. Consideration for the efficient use of land, provision of a range of residential housing types, accessibility for a range of life-stages, environmental stewardship and cost-effective development patterns are incorporated in the proposed development;
5. The proposed development contributes to the overarching policy objectives of creating complete communities and is supportive of general urban design principles as found in various policy planning frameworks;
6. The proposed Zoning By-law Amendment standards are appropriate to accommodate the requested uses as well as the proposed density and site design;
7. The proximity of the proposed development to community amenities such as parks, community centers, and schools, provides recreational opportunities. The proximity to transit infrastructure reduces the reliance on automobile/vehicle use, encouraging active transportation and contributes overall to the development of complete, healthy communities;
10. The proposed development is compact in built form, while offering dwelling units that are large enough to accommodate families,
11. The proposed built form and accompanying landscape features as expressed in site and built form programming and design are considerate of good urban design, safety, usability, and streetscape design.

Respectfully submitted,

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