

# Planning Justification Report

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**0 Derry Road West**

May 5th, 2021



**DESIGN  
PLAN  
SERVICES**

TOWN  
PLANNING  
CONSULTANTS

# **DESIGN PLAN SERVICES INC.**

DPS JOB NUMBER : 2077

## **APPLICATION FOR:**

OFFICIAL PLAN AMENDMENT  
ZONING BY-LAW AMENDMENT  
SITE PLAN APPLICATION  
CONSENT TO SEVER

## **DESIGN PLAN SERVICES INC.**

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**1.0**

# **EXECUTIVE SUMMARY**



## EXECUTIVE SUMMARY

The subject property is located in the City of Mississauga, south of Derry Road West and east of McLaughlin. It is legally identified as 44-45 Longview Place (formally known as 0 Derry Road West). The proposal is to sever the existing property into 3 developable lots and to construct one single detached dwelling on each of the 3 lots. The remainder of the property which is not included in the developable area will be dedicated to the appropriate authority. The subject property is currently, and has previously been vacant for an extended period of time. There is a residential neighbourhood consisting of single detached dwelling in the surrounding area in which the subject property is located. There is also a large development which is currently under construction that is immediately adjacent to the subject property.

The proposed development and consent satisfies all matters under Section 51(24) of the Planning Act and there will be no adverse impacts on the neighbourhood, City of Province of Ontario. The proposed development is consistent with and will implement the policies of the Provincial Policy Statement, 2020. The subject property is located within the “Delineated Built-Up Area” as identified in the Growth Plan. The proposed development will contribute positively toward the goals and objectives of the plan and conforms to the policies of the Growth Plan. The subject property is within the “Urban System” as identified by the Region of Peel Official Plan. The proposed development conforms to the policies of the Region of Peel Official Plan.

The subject property is designated as “Greenlands” and “Natural Hazards” as per the City of Mississauga Official Plan. The proposed development requires an Official Plan Amendment to re-designate the lands to “Residential Low Density II”. The proposed development is an appropriate built form and housing type that serves as an extension to the existing and future residential neighbourhood in the area. The proposed amendment to the land use designation meets the goals and objectives of intensification identified in the Provincial Policy Statement, Growth Plan, and Region of Peel Official Plan. The proposed development is a logical improvement and intensification to the existing development within the City of Mississauga and will implement all applicable Provincial, Regional and City policies while serving to enhance the lifestyle of all future residents.

**2.0**

## **INTRODUCTION**

## 2.0

# INTRODUCTION

This Planning Justification Report has been prepared in support of development applications under the Planning Act, R.S.O. Chapter p.13, as amended, for an Official Plan Amendment (OPA), Rezoning (OZ), Site Plan Application and Consent for lands in the City of Mississauga. The subject property is legally identified as 44-45 Longview Place (formerly 0 Derry Road West). These applications, if approved, would permit the creation of three (3) lots with one new residential detached dwelling on each lot with full municipal services. A Pre-Application Meeting (DARC Meeting) took place on November 13, 2019, where it was determined that a Planning Justification Report was one of the supporting reports required in order to submit a complete application. This Planning Justification Report has been prepared in conjunction with other supporting documents as required by the Pre-Application Meeting checklist dated November 13, 2019. This proposed development will require Consent to Sever to create the proposed new lots, however, this will be dealt with through a separate application process.



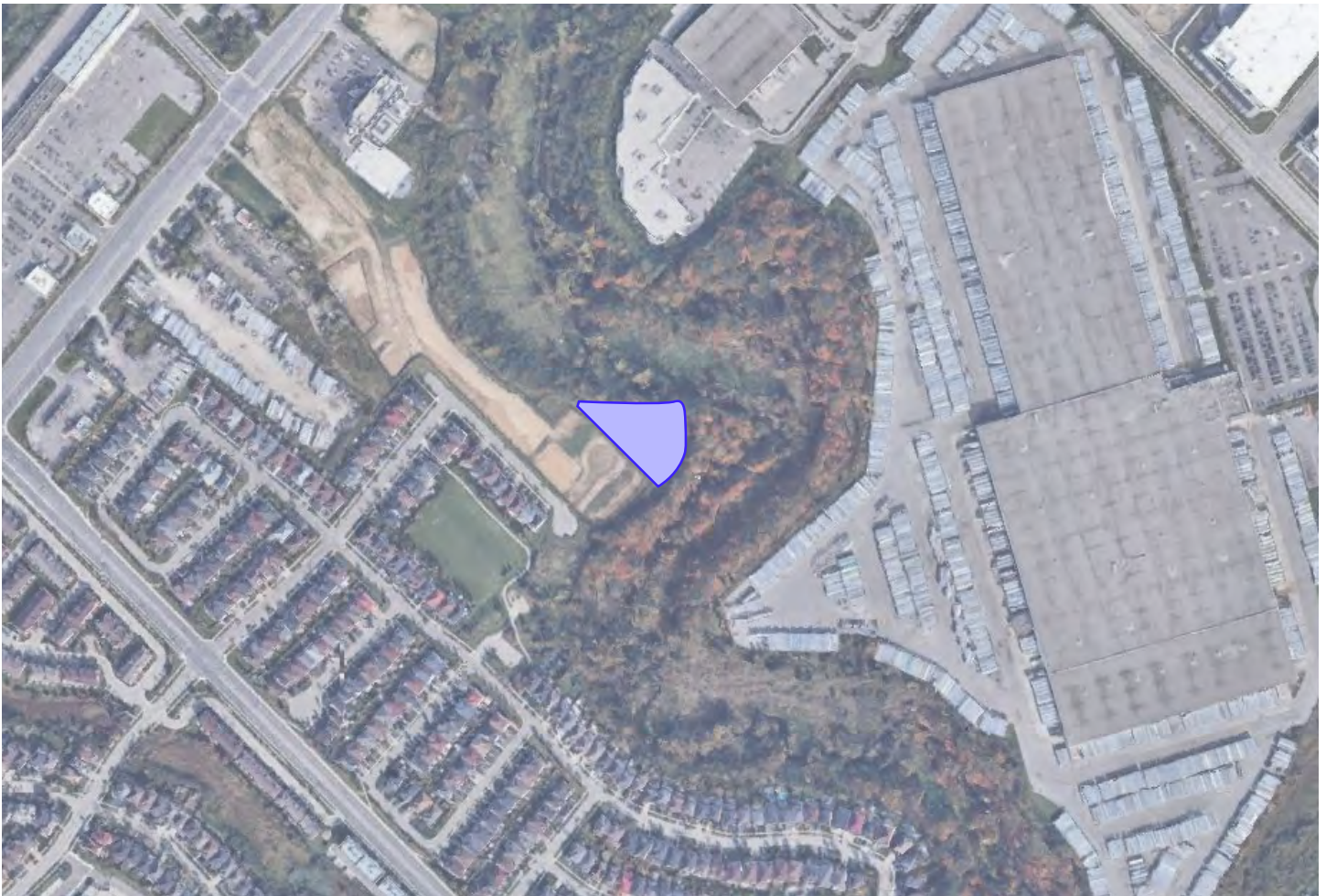
▼ Figure 1 - Contextual Graphic / Image Source: Google Maps

## 2.0

### 2.1 Description of Subject Property

The subject property is located in the City of Mississauga, within the Region of Peel. It is more specifically located south of Derry Road West, east of McLaughlin Road (see schedule "A").

The subject property is legally identified as 44-45 Longview Place (formerly 0 Derry Road West). The legal description of the subject property is Part of Lot 10, Concession 1, West of Hurontario Street, City of Mississauga, Regional Municipality of Peel. The subject property is currently vacant (see schedule "B").



▼ Figure 2 - Context Map / Image Source: Google Maps



The subject property has a gross area of 0.5 hectares (5000 square metres) and has a net developable area of 2129.53 square metres (0.21 hectares). The subject property is irregular in shape, with a west lot line of approximately 128.56 metres, and an approximate depth of 46.87 metres. The west lot line is adjacent to a currently under construction road being “Longview Place” which is being extended to have a cul-de-sac adjacent to the west lot line of the subject property. A large portion of the subject property is currently vacant with no distinctive existing features or servicing and utilities. Fletcher’s Creek generally meanders around the subject property and on both sides of Fletcher’s Creek there are forested areas. The tree line along Fletcher’s Creek does encroach onto a portion of the subject property. As such, the east lot line generally follows a similar curvature as the tree line.



▼ Figure 3 - Subject Site

The subject property is located in close proximity to an existing low-rise residential neighbourhood to the west consisting mostly of single detached dwellings. The subject property is currently landlocked and there is no access provided from a municipal street. However, lands immediately abutting the subject property are currently under development as an Official Plan Amendment, Rezoning and Draft Plan of Subdivision have been approved for these lands. The lands immediately abutting the subject property are to be developed for 37 detached dwellings, 8-semi detached dwelling units as well as commercial uses closer to Derry Road West. The adjacent development will extend Longview Place to connect to Derry Road West and a cul-de-sac which is to be constructed at the south end of Longview Place will provide access to the subject property.



▼ Figure 4 - Road Extension

## 2.0

## 2.2 Description of the Proposal

The subject property is proposed to be developed for one single detached residential dwelling on each of the three new lots. Each proposed new dwelling will be provided with individual private driveways leading to a private shared driveway access which connects to the future Longview place cul-de-sac (see schedule “C”). An agreement between the owners of the subject lots of this proposed development will have to be registered to ensure the private shared driveway access is maintained year round. Lot 1 is proposed to be 684.78 square metres, lot 2 is proposed to be 706.79 square metres and lot 3 is proposed to be 541.91 square metres with a lot frontage of 20.32 metres, 19.54 metres and 24.22 metres respectively. Each of the three proposed new dwellings will be 3 storeys, with a height of 11.86 metres for the dwelling on lot 1, 12.68 metres for the dwelling on lot 2 and 11.84 metres for the dwelling on lot 3.

The proposed lots will be oriented in a north-south configuration, with the front of the dwellings facing the proposed private shared driveway access leading to the future Longview Place cul-de-sac. The proposed private shared driveway access is to be an east-west access and will have a curb cut of 8 metres in width on the future Longview Place cul-de-sac. The dwellings on lot 1 and lot 2 will face north and the dwelling on lot 3 will face south. Primary entrances to the dwellings are provided at the front of each dwelling and are accessible from the private shared driveway access. Landscaped areas are proposed in the front yard of each of the proposed new dwellings.



▼ Figure 5- Concept Plan Source: Technoarch



The proposal will not impact the existing forested area which is along the eastern lot line as the proposed dwellings will provide adequate setbacks from the eastern lot line. All trees located on the subject property are intended to be preserved and tree protection measures will be used to ensure protection of the trees located on the subject property during construction. A staking exercise of natural features in conjunction with the Credit Valley Conservation Authority and the City of Mississauga was undertaken as part of this proposed development. Limits of the natural features located on or adjacent to the subject property were confirmed through a constraint analysis and these limits were used to establish the proposed buffer to the natural features.

The subject property is approximately 2129.53 sq.m. (0.21 ha). The density of the proposed development is 14.3 units per hectare (3 units/0.21 ha = 14.3 units per ha).

### 2.3 Current & Past use of the Subject Property

The subject property is currently, and has previously been vacant for an extended period of time. There are no buildings or structures currently located on the subject property.



▼ Figure 6 - Forested Area / Image Source: Google Maps

## 2.0

### 2.4 Surrounding Land Uses

#### North

- To the immediate north of the subject property there are greenlands as well as commercial and employment uses further to the north, fronting onto Derry Road West;
- There is a commercial plaza containing a grocery store and other retail stores in close proximity to the intersection of Derry Road West and McLaughlin Road (approx. 600 metres);
- There is a hotel (Courtyard by Marriott) which is approx. 370 metres from the subject property and is located on Derry Road West;
- There is a golf course (Derrydale Golf Course) which is approx. 680 metres from the subject property and is on Derry Road West;
- Further north, there are residential land uses predominantly consisting of detached residential dwellings.

#### South

- Generally, to the south of the subject property there are residential, greenlands and business employment uses;
- Fletcher's Creek is located to the south of the subject property.
- Immediately south of the subject property there are greenlands as well as residential dwellings predominantly consisting of detached residential dwellings;
- There is a distribution centre (Walmart Canada Logistics) approx. 500 metres from the subject property on the east of Fletcher's Creek and is on Maritz Drive;
- Further south, there are residential dwellings predominantly consisting of detached residential dwellings as well as a number of business employment uses along Courtneypark Drive West;
- Mississauga Secondary School as well as the Courtneypark Athletic Fields are located south of the subject property and are on Courtneypark Drive West (approx. 1.3 km);
- St. Marcellinus Secondary School is also located south of the subject property and is also on Courtneypark Drive West (approx. 1.4 km).

**East**

- Generally, to the east of the subject property there are greenlands, business employment and office land uses;
- Immediately east of the subject property is greenlands and specifically, Fletcher's Creek which has forested areas lining both sides of the creek;
- The distribution centre (Walmart Canada Logistics) extends northward and as a result, is also to the east of the subject property;
- Further east, there are a number of business employment and office uses as well as Toronto Pearson International Airport.

**West**

- Generally, to the west of the subject property there are predominantly residential land uses consisting of a mix of densities;
- The residential uses located immediately west of the subject property primarily consist of detached dwellings;
- Further west of the subject property there are residential uses in the form of townhouses along McLaughlin Road as well as detached dwellings;
- Golden Hills Park is located west of the subject property and is accessible via Arrowsmith Drive (approx. 160 metres).
- Le Flambeau Elementary School is located west of the subject property and is on Novo Star Drive (approx. 655 metres);
- St. Veronica Elementary School is also located west of the subject property and is also on Novo Star Drive (approx 870 metres);
- David Leeder Middle School and Meadowvale Village Public School are also located west of the subject property and are both accessible via Gooderham Estate Boulevard (both approx. 1.4 km);

## 2.0

### **Adjacent Development Under Construction**

- Lands adjacent to the subject property, located on the south side of Derry Road West and west of McLaughlin Road are currently under construction for 37 single detached dwellings, 8 semi-detached dwelling units and commercial uses near Derry Road West.
- An Official Plan Amendment, Rezoning and Draft Plan of Subdivision were required and were ultimately approved for the adjacent development.
- The Official Plan Amendment re-designated the lands from “Business Employment, “Residential Low Density II” and “Greenlands” to “Business Employment – Special Site”, “Residential Low Density II” and “Greenbelt”.
- The rezoning rezoned the lands from “D” (Development) and “G1 (Greenbelt Natural – Hazards) to “E2-Exception” (Employment), “R11” (Detached Dwellings – Garage Control Lots), “RM2-Exception” (Semi-Detached Dwellings), “G1” (Greenbelt – Natural Hazards) and “G2” (Greenbelt – Natural Features).
- The adjacent development will be adding a total of 45 new dwelling units to the neighbourhood and will result in a net density of 17.5 units per hectare on those lands.



▼ Figure 7 Surrounding Context Diagram / Images Source: Google Earth

**3.0**

## **THE PLANNING ACT**



Section 53 of the Planning Act deals with Consents and establishes the legal framework in which the approval authority may operate within, in regards to the approval of consents. Section 53(1) indicates that the approval authority must be satisfied that a plan of subdivision is not required. Section 53(12) specifies that the approval authority must have regard for the criteria set out in Section 51(24) of the Planning Act. Section 51(24) of the Planning Act sets out the criteria for considering an application for Consent and states that regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

*a) The effect of development of the proposed subdivision on matters of provincial interest as referred to section 2;*

Provincial interests, as set out within Section 2, relate to the following matters; the protection of ecological systems, including natural areas, features and functions; The protection of the agricultural resources of the Province; the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest; the supply, efficient use and conservation of energy and water; the adequate provision and efficient use communication, transportation, sewage, and water services and waste management systems; the minimization of waste; the orderly development of safe and healthy communities; the accessibility for persons with disabilities to all facilities, services, and matters to which this Act applies; the adequate provision and distribution of educational, health, social, cultural, and recreational facilities; the adequate provision of a full

range of housing, including affordable housing; the adequate provision of employment opportunities; the protection of the financial and economic well-being of the Province and its municipalities; the co-ordination of planning activities of the public bodies; the resolution of planning conflicts involving public and private interests; the protection of public health and safety; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that is well designed, encourages the a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; the mitigation of greenhouse gas emissions and adaptation to a changing climate.

As demonstrated by the Environmental Impact Study prepared by Beacon Environmental Limited dated April 2021, the proposed development will provide the appropriate buffers to the natural area of Fletcher's Creek and in combination with the mitigation recommendations set out within the EIS, the proposed development will have minimal impacts on the natural features to the east. Please refer to Section "9" of this Report for a detailed review of the EIS. As demonstrated by the Stage 1 and 2 Archeological Assessment prepared by Thomas G. Arnold & Associates, the subject property does not have any cultural heritage value or archeological potential and no further archeological assessment was recommended. Please refer to Section "9" of this Report for a detailed review of the Stage 1 and 2 Archeological Assessment.

## 3.0

Further, as demonstrated by the Phase One Environmental Site Assessment, there is low potential for environmental concern attendant to the subject property and therefore, no further environmental investigation was recommended. Please see Section “9” of this report for a detailed review of the Phase One Environmental Site Assessment. Based on all the supporting documents prepared for this proposed development, including this Report, the proposed development to sever the existing lot into three lots that will comply with the frontage and area requirements and to build a single detached dwelling on each lot will have minimal effects on matters of provincial interest as referred to in Section 2 of the Planning Act.

*b) Whether the proposed subdivision is premature or in the public interest;*

We are not aware of any ongoing City or Region studies or planning reviews that would have any effect on this application being premature. The lot will be fully serviced through existing servicing along Longview Place. The proposed development which includes severing the existing property into three conforming lots implies that this proposal fits in with the Planned context for this area and this proposal is in Public Interest because it essentially is recognizing what is already there.

*c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed development includes an Official Plan Amendment to re-designate the lands from “Greenlands” and “Natural Hazards” to “Residential Low Density II”. The re-designation of the subject property is appropriate considering the findings of the supporting reports prepared for this application and specifically, the EIS prepared

by Beacon Environmental Limited dated April 2021. Please refer to Section “6” for a detailed analysis of the proposals conformity to the Official Plan. The proposed development will conform to adjacent plans of subdivision as three additional lots which comply with frontage and area will fit into the existing and future lotting fabric on Longview Place.

*d) The suitability of the land for the purposes for which is to be subdivided;*

The land is being divided to have one dwelling per property, where there are currently no dwellings located on the property. The proposed severances would be for residential land use which is appropriate considering the findings of the supporting reports prepared for this development application which have been summarized in Section “9” of this report.

*e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The proposed development will provide a private shared road access connecting to the future Longview Place cul-de-sac. This will link the proposed development with the established road network in the surrounding area and will be adequate to provide access to each of the new dwelling for future families/occupants. An agreement will have to be registered to ensure that the private shared road access is maintained year round.

*f) The dimensions and shapes of the proposed lots;*

The proposed dimensions and shapes of the lot are conforming to the performance standards within the proposed zoning by-law and are consistent with the shapes of the existing and future lots along Longview Place.

*g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the building and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

As demonstrated by the supporting reports prepared for this development application (see Section “9” of this Report), there are no restrictions on the subject property.

*h) Conservation of natural resources and flood control;*

As demonstrated by the EIS prepared by Beacon Environmental Limited dated April 2021, the proposed development will provide appropriate buffers to the adjacent natural area of Fletcher’s Creek and in combination with the mitigation recommendations set out within the EIS, the proposed development will have minimal impacts to the adjacent natural features.

*i) The adequacy of utilities and municipal services;*

There are and will be adequate utilities and municipal services as there are currently existing services along Longview Place and a development is currently under construction for 45 new dwellings on adjacent lands to the subject property, which will also be along Longview Place.

The Functional Servicing Report prepared by Skira & Associates Ltd. dated January 27th, 2021 demonstrates that the proposed development will be serviced through existing services in the area and there are no concerns with utilities being provided.

*j) The adequacy of school sites;*

Section “1.4” of this Report demonstrates that there are multiple schools located in close proximity to the subject property. Considering that the proposed development is for 3 single detached dwellings, it is not anticipated that this proposal will generate a significant amount of additional students if this application were to be approved.

*k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

The City of Mississauga or the Region of Peel has requested no road widening through the pre-application consultation stage of this application process. It is the intention of this proposed development to dedicate the established buffer area to the appropriate authority.

*l) The extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposal will be constructed using modern building practices and materials which are typically more energy efficient.

## 3.0

*m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994 c.23, s.30; 2001, c.32, s.31(2); 2006, c.23, s.22 (3,4); 2016 c.25, Sched. 4, S.8(2).*

The subject property is within a site plan control area and thus, Site Plan Approval is needed for this proposal.

The proposed development implements the provincial policy, is contemplated by the Mississauga Official Plan, will be serviced by existing servicing along Longview Place and will not cause any adverse impacts on the natural environment or flooding. Based on a comprehensive review of the proposed consent, all matters under Section 51(24) of the Planning Act are satisfied and there will be no adverse impacts on the neighbourhood, City or the Province of Ontario.

**4.0**

**PROVINCIAL POLICY  
STATEMENT**

## PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act R.S.O. Chapter p.13, as amended, and came into effect on May 1, 2020. It replaces the Provincial Policy statement issued April 30, 2014. It was approved by the Lieutenant Governor in Council, Order in Council No 229/2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The relevant and applicable policies of the PPS 2020 are addressed below.

Policy 1.1.3.1 states: *Settlement areas shall be the focus of growth and development.*

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

- a) efficiently use land and resources;
- b) are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) care transit-supportive, where transit is planned, exists or may be developed; and
- g) are freight supportive.

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

- Policy 1.1.3.4 states: *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*
- Policy 1.1.3.6 states: *New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*
- Policy 1.4.1 states: *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
  - a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
  - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.



Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

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

a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

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

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

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and

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

- Policy 2.1.1 states: *Natural features and areas shall be protected for the long term.*
- Policy 2.1.8 states: *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

## 4.0

- Policy 2.2.2 states: *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions*
  
- Policy 3.1.7 states: *Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:*
  - a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
  - b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
  - c) new hazards are not created and existing hazards are not aggravated; and
  - d) no adverse environmental impacts will result.



▼ Figure 8 Residential Area Fronting Arrowsmith

The proposal is located within a settlement area known as the City of Mississauga, in the Region of Peel and will take advantage of currently under-utilized and vacant lands with full municipal servicing (when Longview Place extension is complete) adjacent to existing developments, which represents an efficient use of the subject property. The proposed built form of single detached residential dwelling is compatible with the existing context in the area which is predominantly made up of detached residential dwellings.

The proposed development can be fully serviced by connecting to the future available services along Longview Place. Thus, the proposal will effectively use the existing infrastructure and public services facilities which are available within the City and will avoid the need for an unjustified or uneconomical expansion elsewhere in the Region and/or Province. New dwellings are typically constructed using more efficient and environmentally sensitive construction practices and building materials. As a result, the proposal will promote energy efficiency and will minimize impacts to air quality and climate change. Future residents of the proposed development will have access to existing public transit, as a bus transit route is currently available along Derry Road West provided by Miway, and a bus transit stop is located near the intersection of St. Barbara Boulevard and Derry Road West, which is approximately a 5 minute walk from the subject property.

The proposed development provides desirable and anticipated residential development to the community, adding to the existing housing stock and providing more opportunities for housing within the City of Mississauga. As well, the proposed development is located within an existing built-up area with a variety of existing amenities and local services available in close proximity for future residents. The proposed development is also located in proximity to an abundance of employment opportunities, and represents a logical progression of the community which will provide live-work opportunities that reduce the distance of traveling.

An Environmental Impact Study (“EIS”) has been prepared in support of this development application. The EIS (prepared by Beacon Environmental Limited dated April 2021) and is discussed in further detail in Section 9 of this Report. The EIS demonstrates that appropriate buffers to the natural features located adjacent to the subject property will be provided and that when combined with the recommended mitigation measures stated within the EIS, impacts to natural features resulting from the proposed development will be minimized. After reviewing the policies within Part V Sections 1, 2 and 3 of the PPS, the proposed development is consistent with and will implement the policies of the Provincial Policy Statement, 2020.

**5.0**

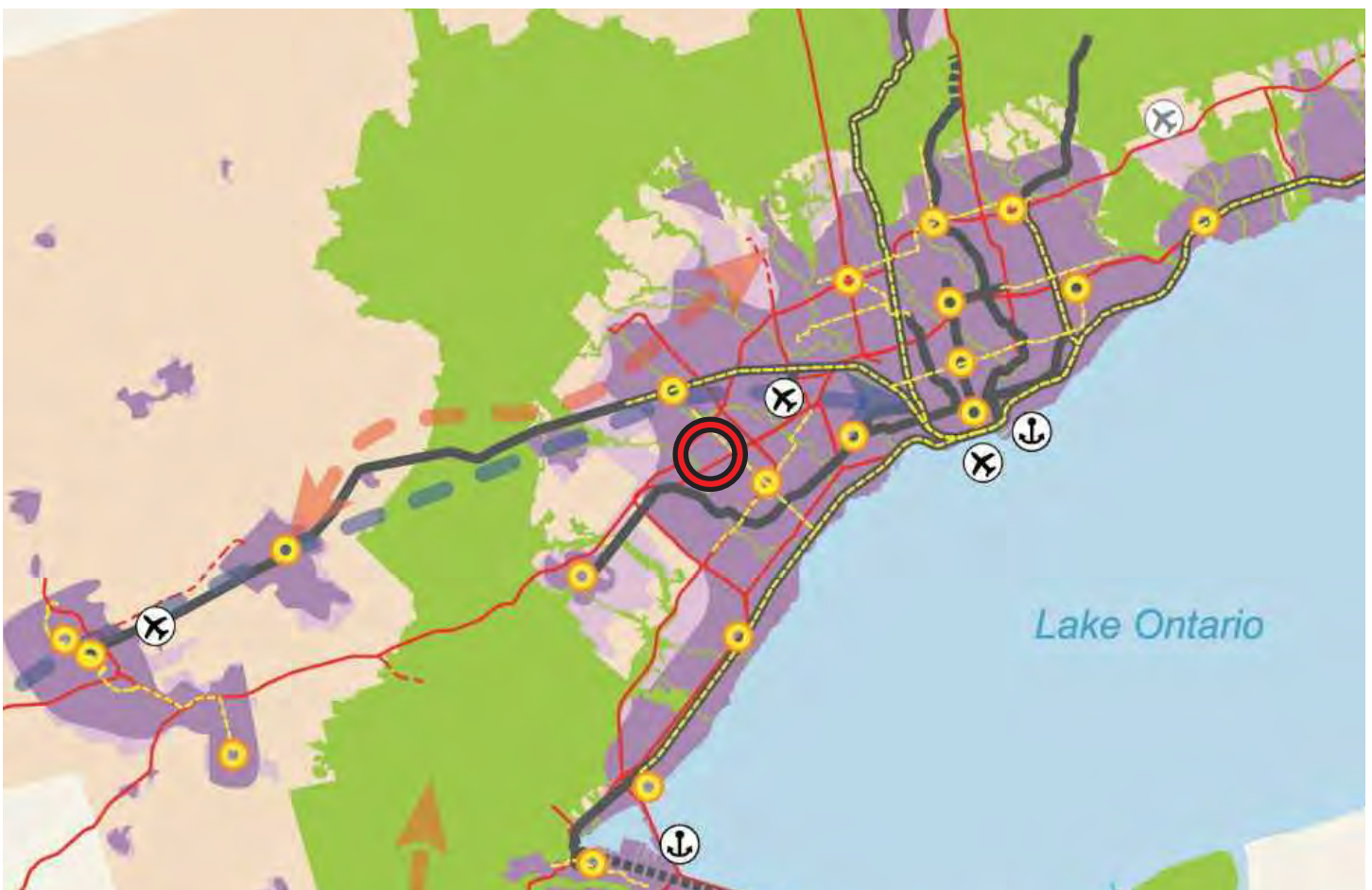
**GROWTH PLAN FOR  
THE GREATER GOLDEN  
HORSESHOE**

## 5.0

# GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020 CONSOLIDATION AS AMENDED

The Growth Plan for the Greater Golden Horseshoe 2020, was prepared and approved under the Places to Grow Act, 2005. The first version was issued in 2006 and it has recently been updated with the new version and came into effect on August 28th, 2020. It is a frame work for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2051.

The subject property is located within the "Built-Up Area" as identified by Schedule 2 of the Growth Plan (see schedule "D").



▼ Figure 9 Growth Plan for Greater Golden Horseshoe, A Place to Grow Concept / Source: Growth Plan for GGH

## 5.0

The guiding principles of the growth plan include supporting the achievement of complete communities; prioritizing intensification and higher densities; providing flexibility to capitalize on new economic and employment opportunities as they emerged; supporting a range and mix of housing options; improving the integration of land use planning with planning and investment in infrastructure and public service facilities; providing for different approaches to manage growth that recognize the diversity of communities in the GGH; and promoting collaboration amongst the Province, other levels of government, First Nations and Metis communities, residents, private and non-profit sectors across all industries, and other stakeholders to successfully achieve this vision.

Section 2 of the Growth Plan addresses and establishes policies for Where and How to Grow. The Growth Plan states that the Greater Golden Horseshoe is a dynamic and diverse area, and one of the fastest growing regions in North America. As well, the Growth Plan states that the Plan is about accommodating forecasted growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

Subsection 2.2 sets out policies for Where and How to Grow.

Key policies within Subsection 2.2 have been summarized below:

- a) the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;
  - ii. have existing or planned municipal water and wastewater systems; and
  - iii. can support the achievement of complete communities;
- c) within settlement areas, growth will be focused in:
  - i. delineated built-up areas;
  - ii. strategic growth areas;
  - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
  - iv. areas with existing or planned public service facilities;
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise



4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
  - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm. Including public open spaces;

The subject property is located within the “Delineated Built-Up Areas” of the Growth Plan and is within a settlement area known as the City of Mississauga. The proposal is to develop the subject property which is currently vacant by creating 3 new lots and construct a single detached dwelling on each lot. Intensification of under developed lands within the “Delineated Built-Up Areas” is encouraged by the Growth Plan.

The proposed development is an appropriate type and scale of development that will be consistent with the existing and planned built form of the area as it will be a continuation of the existing and planned neighbourhood consisting of single detached dwellings will soon contain semi-detached dwellings. Future residents of the proposed development can utilize convenient access to transit, public service facilities, publicly-accessible open spaces, parks and recreational facilities within the area. See Section 1.4 of this Report for a detailed review of surrounding land uses, in close proximity to the subject property.

Although a density target for the subject site is not specifically set out within the Growth Plan, the Growth Plan sets out a minimum intensification target for “Delineated Built-up Areas”. The intensification target is that a minimum of 50% of all residential development occurring within each of the listed municipalities, including the Region of Peel, will be within the “Delineated Built-up Area”. The proposed development will help to achieve the minimum intensification target for “Delineated Built-up Areas” by providing new residential opportunities on the subject property.

## 5.0

The proposed development represents an increase in the efficient use of the subject property from its current use, as it is currently vacant. The introduction of single detached dwellings provides additional housing options in a neighbourhood that already contains single detached residential dwellings. The proposal will contribute to meeting the objectives of providing a diverse range and mix of housing options within the “Delineated Built-Up Area”.

The area in which the subject property is situated currently consists of mostly single-detached dwellings but will soon contain semi-detached dwellings as well. Thus, the proposed development will contribute to the diverse range of housing options in the area by providing single-detached dwellings of a slightly larger built-form, to meet the needs of daily living for larger families/occupants. The proposed development will add to the existing mix of housing options within the area.

We have reviewed all the policies of the Growth Plan for the Greater Golden Horseshoe and this specific proposal contributes positively toward the goals and objectives of the plan and the proposed development conforms to the policies of the Growth Plan for the Greater Golden Horseshoe.



▼ Figure 10 Single Detached Dwellings near Subject Area

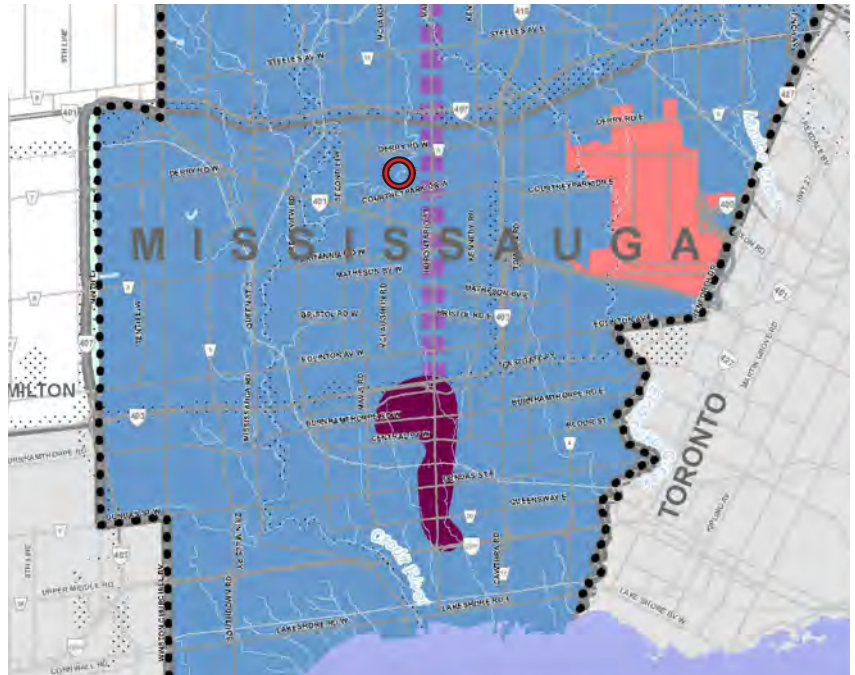
**6.0**

**REGION OF PEEL  
OFFICIAL PLAN**

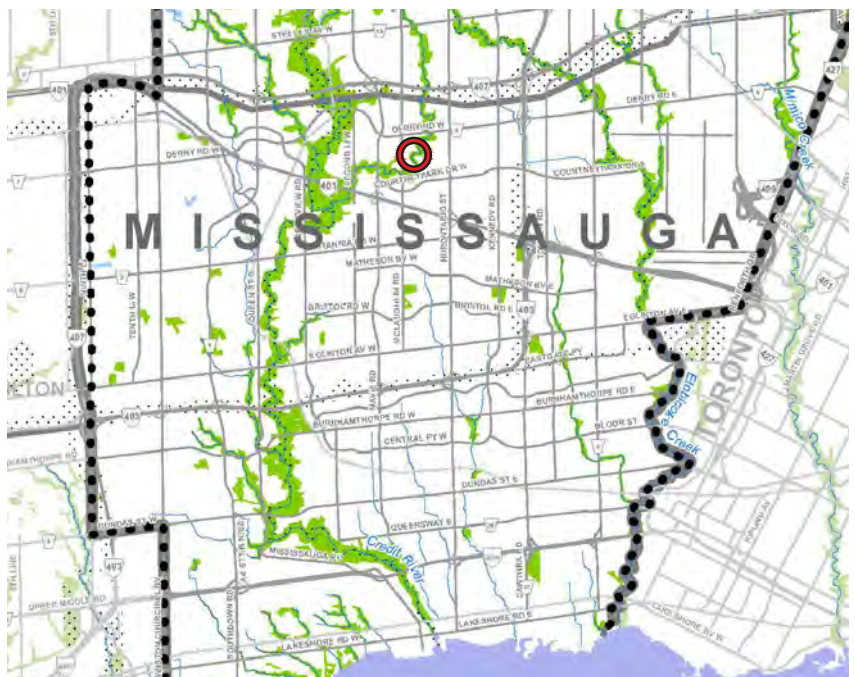
## REGION OF PEEL OFFICIAL PLAN, 2018 CONSOLIDATION

The subject property for this proposed development lies within the area designated as ‘Urban System’ within the Regional Official Plan (see schedule “G”). It is located approximately 1km west of the Hurontario Street, a “Regional Intensification Corridor” and is in-between the “Urban Growth Centre” of both Mississauga and Brampton (see schedule “G”). The “Urban System” is composed of a variety of communities that contain diverse living, working and cultural opportunities.

The subject property is adjacent to an area that is designated as “Core Areas of the Greenlands System” although, the subject property is not designated as such (see schedule “E”). Due to the subject property’s proximity to an area designated as “Core Areas of the Greenlands System”, there are policies applicable to development adjacent to these areas. The lands adjacent to the subject property which are within the “Core Areas of the Greenlands System” are considered as such due to the presence of core woodlands, significant habitat of threatened and endangered species and core valley and stream corridors.



▼ Figure 11 Sch. 17 Regional Structures (In Effect)  
Source: Regional Official Plan



▼ Figure 12 Core Areas of the Greenlands System in Peel  
Source: Regional Official Plan



It is understood that the Region of Peel is currently in the process of a Regional Official Plan Review. The intent of this review is to update the Official Plan so that it is in conformity with the updated Provincial policy changes and to guide growth and development within the Region to the year 2051. While Regional Official Plan Review is still underway at this time, it is understood that the Regional Official Plan Review will lead to an updated policy direction that will provide guidance for future development and planning within the Region.

**The Urban System (see section 5.3 of the Region of Peel Official Plan)**

Chapter 5 of the Regional Official Plan addresses the Regional Structure and Section 5.3 addresses the “Urban System” of the Region of Peel. The purpose of this section is to provide policy direction for lands within the 2031 Regional Urban Boundary. Objectives established for the “Urban System” include, but are not limited to the following; to conserve the environmental and resource attributes of the region, 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, 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 characteristic of existing communities and services, to recognize the integrity and physical characteristics of existing communities in Peel.

Subsection 5.3.2 of the Official Plan establishes policies for lands within the “Urban System”. The purpose of the section is to provide policy direction for development or redevelopment on lands within the “Urban System”.

The subject property is located within the “Urban System”, key objectives and policies from Section 5.3 have been summarized below:

- Objective 5.3.1.1 states: *To conserve the environmental and resource attributes of the region.*
- Objective 5.3.1.2 states: *To achieve sustainable development within the Urban System.*
- Objective 5.3.1.3 states: *To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environmental, resources and the characteristics of existing communities.*
- Objective 5.3.1.4 states: *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.*
- Policy 5.3.2.2 states: *Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.*
- Policy 5.3.2.3 states: *Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.*

## 6.0

- Policy 5.3.2.6 states: *Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:*

- a) support the Urban System objectives and policies in this Plan;
- b) support pedestrian-friendly and transit-supportive urban development;
- c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and
- d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPT-ED) principles.

As stated above, the subject property is located within the “Urban System” as identified by the Region of Peel Official Plan (see schedule “G”). As such, the proposed development directly implements policy 5.3.2.2 by developing the subject property which is in the “Urban System” within the “2031 Regional Urban Boundary”. The proposed development will not impact the environmental and resource attributes of the Region thereby, conserving these resources.

Please refer to the discussion of Chapter 2 (below) of the Region of Peel Official Plan within this Report as well as Section 9 of this Report (below) which is a detailed description of the findings of the EIS prepared in support of this application (prepared by Beacon Environmental Limited dated April 2021).

The proposed development will contribute to establishing healthy complete urban communities by providing living opportunities in close proximity to working and recreational opportunities, which will also respect the natural environment, resources and characteristics of the existing community in which it is situated.

### **Growth Management (see section 5.5 of the Region of Peel Official Plan)**

Section 5.5 of the Official Plan addresses Growth Management within the Region. The purpose of this section is to provide objectives and policies to direct and manage growth within the region. The Region of Peel Official Plan contemplates the policies of the Growth Plan for the Greater Golden Horse-shoe and recognizes that one of the guiding principles of the Growth Plan is to “build compact, vibrant and complete communities.” Key policies set out within Section 5.5 have been summarized below:

- 5.5.1.1 states: *To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.*
- 5.5.1.4 states: *To achieve the intensification targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan.*
- 5.5.1.5 states: *To optimize the use of existing and planned infrastructure and services.*



- 5.5.1.6 states: To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- Policy 5.5.2.1 states: *Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services.*
- Policy 5.5.2.2 states: *Direct a significant portion of new growth to the built-up areas of the community through intensification.*

The subject property is located within a “Built-Up Area” of the City of Mississauga and the proposed development will constitute new growth through intensification of the subject property which is currently vacant. The proposal will support planning for complete communities in Peel by providing three new single detached dwellings which will add to the existing diverse mix of land uses in the area and will contribute to accommodating people at all stages of life.

The proposed development is a logical extension of Longview Place considering the adjacent lands are currently being developed for residential uses and there is an existing residential neighbourhood to the west of the subject property.

Further, the proposed development will take advantage of underutilized developable lands within this area of the urban municipality of Mississauga. Thus, the proposed development will optimize the use of existing infrastructure, and will be in a compact form that is compatible with the existing context.

Subsection 5.5.3 of the Official Plan addresses intensification within the Region. It is the objective of this Subsection to achieve compact and efficient urban forms, optimize the use of existing infrastructure and services, revitalize and/or enhance developed areas, intensify development on underutilized lands, and to achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods. Key policies set out for Intensification within the Region of Peel Official Plan have been summarized below:

- Policy 5.5.3.2.2 states: *Facilitate and promote intensification*
- Policy 5.5.3.2.4 states: *Require that by 2015 and for each year until 2025, a minimum of 40 percent of the Region’s residential development occurring annually will be within the built-up area*

The proposed development will be within the “Built-up Area” of the Region and will constitute intensification within an existing built-up community. As well, the proposed development of three new single detached dwellings on vacant lands is designed in a compact and efficient urban form which will optimize the use of existing infrastructure and services, will enhance a well-established neighbourhood area, and will intensify the currently underutilized lands.

The proposed development will contribute to achieve the Region’s residential development target which is that 40% will be within the “Built-Up Area”. Based on the foregoing analysis, the proposed development conforms to the policies of the Region of Peel Official Plan.

## 6.0

The subject property and proposed development is not within an area designated as “Core Areas of the Greenlands System”. However, the subject property is located adjacent to an area in that designation and this area has been identified as such due to the presence of core woodlands, significant habitat of threatened and endangered species and core valley and stream corridors.

The adjacent “Core Areas of the Greenlands System” will be protected by appropriate buffers. The proposed development will provide an overall average buffer area exceeding 10 metres to the greater of the CVC features limits. The buffers to natural features provided through this proposed development have been determined through the EIS prepared in support of this application by Beacon Environmental Limited dated April 2021. See section 9 of this report for a detailed review of the EIS. As stated above, based on the forgoing analysis, the proposed development conforms to the policies of the Region of Peel Official Plan.

### **Greenlands System in Peel (section 2.3 of the Region of Peel Official Plan)**

Chapter 2 of the Regional Official Plan addresses “The Natural Environment” and Section 2.3 sets out the objectives and policies applicable to the “Greenlands System” within the Region. The purpose of this section is to provide policy direction for lands within the “Greenlands System”. The objective of this section is to “identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel.”

Key policies applicable to lands within the “Core Areas of the Greenlands System” have been summarized below:

- Policy 2.3.2.25 states: *Direct the area municipalities to require environmental impact studies for development and site alteration within and on adjacent lands to the Green-*

*lands System and to include policies in their official plans for the protection of the Greenlands System in accordance with the policies of this Plan and provincial policy. When developing official plan policies, the area municipalities may go beyond the minimum standards, or may be more restrictive than the Regional Official Plan or provincial policy, unless doing so would conflict with any policy of the Provincial Policy Statement (PPS) 2005 or applicable provincial plan.*

- Policy 2.3.2.25 further states: *This requirement for environmental impact studies may be reduced if detailed development criteria have been applied to a site through a sub-watershed study, a comprehensive environmental impact study, or if an appropriate scoping exercise has been completed by the area municipality in consultation with the relevant agencies.*

The subject property and proposed development is not within an area designated as “Core Areas of the Greenlands System”. However, the subject property is located adjacent to an area in that designation and this area has been identified as such due to the presence of core woodlands, significant habitat of threatened and endangered species and core valley and stream corridors. The adjacent “Core Areas of the Greenlands System” will be protected by appropriate buffers.

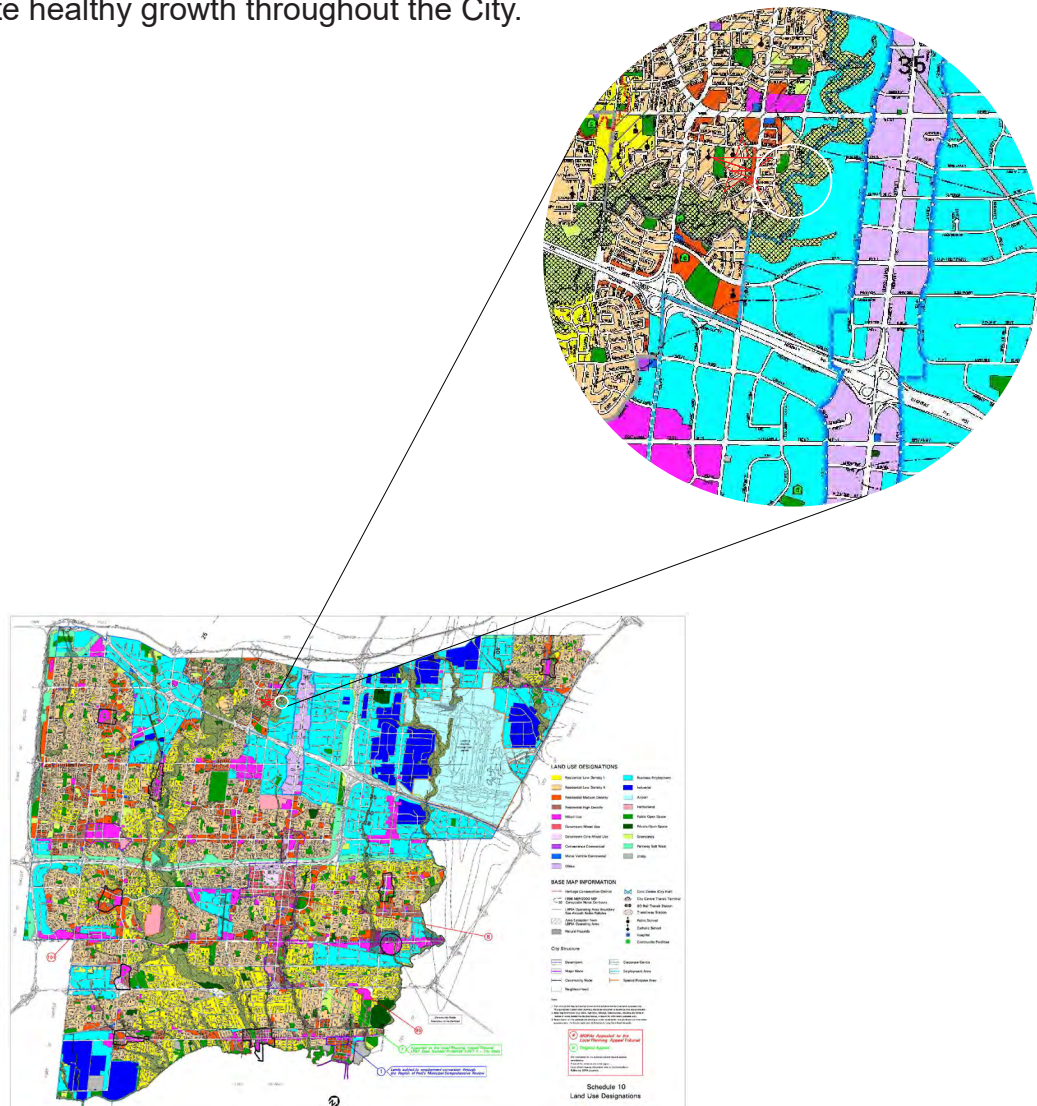
The proposed development will provide an overall average buffer area exceeding 10 metres to the greater of the CVC features limits. The buffers to natural features provided through this proposed development have been determined through the EIS prepared in support of this application by Beacon Environmental Limited dated April 2021. See section 9 of this report for a detailed review of the EIS. As stated above, based on the forgoing analysis, the proposed development conforms to the policies of the Region of Peel Official Plan.

**7.0**

**CITY OF MISSISSAUGA  
OFFICIAL PLAN**

# CITY OF MISSISSAUGA OFFICIAL PLAN, 2019 CONSOLIDATION

The City of Mississauga Official Plan provides policies to manage and direct physical change of the city and the effects of such change on the social, economic, cultural and natural environment. The subject property lies within an area designated as “Greenlands” and is identified as “Natural Hazards” as per Schedule 10 of the Mississauga Official Plan (see schedule “X”). It is located in close proximity to areas designated as ‘Residential Low Density II’, Business Employment’ and ‘Residential Medium Density’. The proposed development requires an Official Plan Amendment to permit single detached residential development and as such, the proposed Official Plan Amendment is to re-designate the subject property to “Residential Low Density II”. Below is an analysis of the objectives and policies that the City has established in order to develop lands in ways that are sustainable and promote healthy growth throughout the City.



▼ Figure 13 Natural System Map City of Mississauga  
Source: City of Mississauga



### **Direct Growth (see chapter 5 of the Mississauga Official Plan)**

Section 5 of the Official Plan addresses Directing Growth within the City of Mississauga. This chapter of the Official Plan focuses on identifying the growth targets and directing growth to key strategic locations with existing and proposed services and infrastructure. As stated in this chapter, Mississauga's population and employment growth prospects are expected to remain strong over the next 25 years.

As well, it is noted that Mississauga is now at the end of its Greenfield growth phase; new growth will be accommodated through redevelopment and intensification within developed areas. It is the purpose of Section 5 of the Official Plan to direct growth by encouraging compact, mixed use development in appropriate locations which will provide greater opportunities to live and work in Mississauga and reduce the need for extensive travel to fulfill the needs of day-to-day living. The proposed development will constitute intensification within the developed areas of the City.

According to Table 5-1 within Section 5, Mississauga's population and employment is expected to grow to 805,000 and 510,000 respectively by 2031. This is an approximate increase of 10% and 12.5% respectively from population and employment statistics from 2009. Key policies set out within Section 5 have been summarized below:

- 5.1.2 states: *Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth to 2031.*
- 5.1.3 states: *Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to:*
  - a. protect ecological functions, public health and safety;
  - b. utilize existing and proposed services and infrastructure such as transit and community infrastructure;
  - c. minimize environmental and social impacts;
  - d. meet long term needs;
  - e. build strong, livable, universally accessible communities; and
  - f. promote economic prosperity.
- Policy 5.1.5 states: *Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.*
- Policy 5.1.6 states: *Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.*
- Policy 5.1.7 states: *Mississauga will protect and conserve the character of stable residential Neighbourhoods.*

## 7.0

The proposed development is in the form of intensification of underutilized land within the developed areas of the City which will optimize the utilization of existing services and infrastructure to achieve a strong and livable community. Even though the subject property is not within the designated intensification areas, it is located less than 1 kilometre west of Hurontario Street which is a designated “Intensification Corridor”.

The subject property is also adjacent to a planned and existing residential neighbourhood consisting mostly of single detached dwellings but will soon contain semi-detached dwellings as well. The proposed single detached residential development is an improvement and represents modest intensification of the subject property, and will contribute to accommodating the population and employment growth in the City.

**Green System (see section 5.2 of the Mississauga Official Plan)**

Section 5.2 of the Official Plan addresses the ‘Green System’ within the City of Mississauga. The preamble of Section 5.2 states “The natural environment sustains all life and is vital to the ecological, economic, social and spiritual well-being of the city. In an urban setting such as Mississauga, the built environment must be integrated with the natural environment in a manner that protects and enhances natural systems and provides the city’s inhabitants a multitude of opportunities to connect with nature”.

A portion of the subject property is identified as being within the “Green System” as per Schedule “1a” of the Official Plan (see schedule “O”). Key policies set out within Section 5.2 have been summarized below:

- 5.2.1 states: *Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for the lands within the city that will be included in the Green System. The City’s strategy for protecting, enhancing and restoring the Green System consists of initiatives in the following areas:*
  - a. establishing an appropriate planning framework in strategic planning documents;
  - b. information management and monitoring;
  - c. regulation and compliance;
  - d. land securement;
  - e. stewardship;
  - f. promotion and education;
  - g. naturalization/restoration; and
  - h. management of natural areas.
- 5.2.2 states: *Mississauga will promote and encourage the restoration of natural forms, functions and linkages.*
- 5.2.3 states: *Mississauga will seek to enhance opportunities for the appreciation and enjoyment of the Green System.*



The proposed development will minimize impacts to the City's "Green System" as demonstrated by the EIS prepared in support of this development application (prepared by Beacon Environmental Limited dated April 2021). A staking exercise has been carried out by the surveyor with the Credit Valley Conservation Authority, City of Mississauga and the Environmental Consultants on site on July 8th, 2020. The purpose of this staking exercise was to identify and define the dripline and top of bank.

As a result, the defined limit is shown on the survey, prepared by nanfara & ng surveyors Inc. OLS dated May 6th, 2020, as included as schedule "B" of this Report. Further, as indicated on Figure 3 of the EIS (prepared by Beacon Environmental Limited dated April 2021), an overall average buffer exceeding 10 metres will be provided to the greater of the CVC features limits (dripline, staked top of bank and long term stable top of slope) to further protect and preserve the existing natural areas adjacent to the subject property.

As such, an appropriate buffer to the natural areas located on and adjacent to the subject property has been provided. The proposed development will also enhance the opportunities for the appreciation and enjoyment of the Green System by providing housing opportunities in close proximity to areas within the "Green System".

#### **City Structure (see section 5.3 of the Mississauga Official Plan)**

The subject property is identified as being within a "Neighbourhood" as per Schedule "1b" of the Official Plan (see schedule "P").

The City recognizes that the physical character of neighbourhoods is relatively more stable compared to the other elements of the urban structure and that shall be protected.

But, this does not mean that the neighbourhoods will remain static or new developments must imitate previous development patterns. As stated in the Official Plan, new developments should be sensitive to the Neighbourhood's existing and planned character. Listed below are relevant objectives and policies that the City of Mississauga has established to responsibly guide growth and intensification within "Neighbourhoods":

- Policy 5.3.5.1 states: *Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.*
- Policy 5.3.5.2 states: *Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.*
- Policy 5.3.5.5 states: *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 states: *Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.*

## 7.0

The proposed residential development is occurring by intensifying underutilized lands within the developed areas of the City and the subject property is immediately adjacent to a large residential development which is currently under construction for 37 single detached dwellings and 8 semi-detached dwelling units as well as commercial uses. It is also located in close proximity to an existing residential neighbourhood consisting mostly of single detached residential dwellings. The proposed development is appropriate as it is compatible in built form and scale to the existing neighbourhood and adjacent development. The proposed single detached residential dwellings can serve as an extension to the built form, density and scale of the existing and planned residential dwellings that are located west and northwest of the subject property.

### **Complete Communities (see chapter 7 of the Mississauga Official Plan)**

Chapter 7 of the Official Plan addresses 'Complete Communities'. The City establishes goals and policies of achieving complete communities in this Chapter of the Official Plan. The policies relevant to the proposed development from this chapter are listed below:

- 7.1.1 states: *Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.*
- 7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will:
  - a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
  - b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;

- c. encourage environments that foster incidental and recreational activity; and
- d. encourage land use planning practices conducive to good public health

- 7.1.6 states: *Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socio-economic characteristics and needs.*
- 7.2.1 states: *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 states: *Mississauga will provide opportunities for:*
  - a. the development of a range of housing choices in terms of type, tenure and price;
- 7.2.3 states: *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*

The proposed development is in close proximity to a diverse range of land uses, which promotes live-work opportunities in one area, and reduces the need to travel long distances on a day-to-day basis. The close proximity to an existing single detached residential neighbourhood as well as a planned residential development consisting of both single detached and semi-detached dwellings that is currently under construction makes the subject property an appropriate location for residential development.

The subject property is in close proximity to the Fletcher's Creek Trail, the On-Road cycling route along Derry Road West as well as the On-Road cycling route along Courtneypark Drive East. The future extension of Longview Place will connect the proposed development to Derry Road West, thereby facilitating alternative modes of transportation such as public transit, walking or cycling.

The detailed approach to urban design displays the commitment to an appropriate urban form that characterizes this development, leading to a complete community with strong support for active transportation and resident safety. The proposed detached dwellings will add to the existing range of housing choices to accommodate people at all stages of life. In addition, the proposed development will maximize the use of existing community infrastructure and engineering services within the neighbourhood. The proposed development will achieve higher density in this area to meet the housing needs through a compact architectural and urban design.

**Build a Desirable Urban Form (see chapter 9 of the Mississauga Official Plan)**

Chapter 9 of the Official Plan deals with goals and policies to guide future developments to achieve a desirable and sustainable urban form. The subject property is located within the non-intensification areas, and standards are established for developments within this area. The following policies are relevant to the proposed development:

- 9.1.3 states: *Infill and redevelopment within Neighbourhoods will respect the existing and planned character.*
- 9.1.6 states: *The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.*
- 9.1.7 states: *Mississauga will promote a built environment that protects and conserves heritage resources.*

- 9.2.2.3 While new development need not mirror existing development, new development in Neighbourhoods will:
  - a. respect existing lotting patterns;
  - b. respect the continuity of front, rear and side yard setbacks;
  - c. respect the scale and character of the surrounding area;
  - d. minimize overshadowing and overlook on adjacent neighbours;
  - e. incorporate stormwater best management practices;
  - f. preserve mature high quality trees and ensure replacement of the tree canopy; and
  - g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

The subject property is situated between an existing residential community that is currently experiencing redevelopment to the west and the natural area of Fletcher's Creek to the east. The proposed single detached dwellings are 3 storeys in height which will respect the scale and character of the surrounding area.

Further, the proposed single detached dwellings are oriented and designed to minimize shadowing and overlook conditions on adjacent properties. A shadow study was not required as part of this development application submission nor do we believe it is required for a development of this scale.

Considering the proposal is for single detached dwellings and is not of a more intensive built form, the overshadowing and overlook impacts of this proposed development will not be greater than the built form that is contemplated by the Official Plan for this neighbourhood. The proposed development respects the existing and planned character of the neighbourhood.

## 7.0

**General Land Use Designations (see chapter 11 of the Mississauga Official Plan)**

Chapter 11 of the Official Plan establishes general policies applicable to each land use designation within the Official Plan. Subsection 11.2.3 establishes general land use policies for lands designated “Greenlands”. Key policies applicable to lands designated “Greenlands” have been summarized below:

- Policy 11.2.3.1 states: *Lands designated Greenbelt are generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System.*
- Policy 11.2.3.2 states: *Lands designated Greenlands permit the following uses:*
  - a. conservation;
  - b. electric power distribution and transmission facility;
  - c. facilities that by their nature must locate near water or traverse watercourses (e/g/ bridges, storm sewer outlets and stormwater management facilities)
  - d. flood control and/or erosion management;
  - e. passive recreational activity;
  - f. parkland;
  - g. piped services and related facilities for water, wastewater and stormwater; and
  - h. accessory uses.

- Policy 11.2.3.4 states: *Permitted uses will be subject to fulfilling the requirements of the appropriate conservation authority, the City and other appropriate approval agencies.*

In order for the proposed residential single detached development to be permitted on the subject property, an Official Plan Amendment has been prepared and submitted with this Report. For further details of the amendment, please refer to schedule “Z” of this Report.

**Neighbourhoods (see chapter 16 of the Mississauga Official Plan)**

Section 16 of the Official Plan addresses “Neighbourhoods” within the City of Mississauga and establishes general policies as well as specific policies applicable to each identified “Neighbourhood”. The subject property is located within the “Meadowvale Village Neighbourhood Character Area”, which is one of the 23 “Neighbourhood Character Areas” in Mississauga.

General policies regarding land use and urban design in ‘Neighbourhood Character Areas’ have been identified in the Official Plan, and key policies applicable to lands located within one of the 23 Neighbourhoods and within the “Meadowvale Village Neighbourhood Character Area” have been summarized below:

- 16.1.1.1 states: *For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.*
- 16.17.2.2 states: *An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher’s Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.*



The proposed single detached residential dwellings are 3 storeys in height and the proposed Official Plan designation which would permit those dwellings conforms to the policies of the Official Plan. The proposed development recognizes the significance of Fletcher's Creek and will enhance visual access to this open space. Based on the foregoing analysis, the proposed development conforms to the policies of the Mississauga Official Plan.

### **Proposed Official Plan Amendment**

The proposed Official Plan Amendment is included in schedule "Z" to this Report. The proposed Official Plan Amendment is to change the land use designation of the subject property from "Greenlands" and "Natural Hazards" to "Residential Low Density II" to permit residential development in the form of single detached dwellings on the subject property.

The land use designations map (Schedule 10 of Mississauga's Official Plan) would be amended to reflect the location and the proposed land use of the subject property. This Official Plan Amendment would be limited to this specific site.

### **Justification for the Proposed Official Plan Amendment**

The subject property is currently designated as "Greenlands" and "Natural Hazards" which does not permit residential development. The EIS prepared by Beacon Environmental Limited dated April 2021 demonstrates that the proposal will provide appropriate buffers to the natural features and combined with the mitigation measures recommended within the EIS, the proposed development will minimize impacts to the adjacent natural features.

Please refer to the analysis of chapter 5 of the Mississauga Official Plan within this Report as well as Section 9 of this Report for a detailed discussion regarding the staking of natural features and the proposed buffers provided for this development. The subject property is adjacent to a site which is currently under development for 37 detached dwellings, 8-semi detached dwelling units as well as commercial uses near Derry Road West.

Additionally, the subject property is located in close proximity to an existing single detached residential neighbourhood. The proposed development will constitute a logical extension to the existing and future residential detached and semi-detached neighbourhood to efficiently use underutilized lands and optimize the use of existing infrastructure and services located within the settlement area, which is contemplated by the PPS, Growth Plan and Region of Peel Official Plan policies.

Considering the findings of the EIS prepared by Beacon Environmental Limited dated April 2021, the justification provided within this report and the other supporting documents prepared for this proposed development, the re-designation of the subject property from "Greenlands" and "Natural Hazards" to "Residential Low Density II" is appropriate and represents good planning.



## 7.0

On the land use designation map of Mississauga's Official Plan (see schedule "X" of this Report), the adjacent lands to the west are designated "Residential Low Density II". The subject property appears as though it had been left out from the "Residential Low Density II" designated area, subject to site-specific studies that it does not form part of the natural areas. This creates an opportunity for the subject property to round out the designation of the adjacent lands with appropriate built form and density.

The existing "Residential Low Density II" designated area will smoothly absorb a small portion of the "Greenlands" designated area along Fletcher's Creek thereby, providing attractive living opportunities in a close but safe distance to the natural area, illustrating a more logical transition from the adjacent "Greenlands" designated areas to the "Residential Low Density II" neighbourhood to the west. The proposed single detached dwellings are an appropriate built form and housing type that serves as an extension to the existing and future residential neighbourhood in the area. The proposed amendment to the land use designation meets the goals and objectives of intensification identified in the Provincial Policy Statement, Growth Plan, and Region of Peel Official Plan.

**8.0**

**CITY OF MISSISSAUGA  
URBAN DESIGN  
GUIDELINES**

# CITY OF MISSISSAUGA NEW DWELLINGS, REPLACEMENT HOUSING, & ADDITIONS DESIGN GUIDELINES & SITE PLAN REQUIREMENTS

The proposed single detached dwelling development is subject to the Urban Design Guidelines and is categorized as new dwellings. The purpose of the guidelines is to ensure that new development is sensitive to the established communities through design continuity and the relationship with neighbouring properties. The guidelines intend to improve the standards of design in the City by encouraging new neighbourhoods and communities, or areas in transition to set new precedents. Listed below are the principles established by the City to set out the framework of the design guidelines:

- **Scale and Character** - Ensure house designs which fit with the scale and character of the local area;
- **Massing** - Preserve and enhance the generous front, rear and side yard setbacks;
- **Building Height** – Encourage buildings to be one to two storey's in height;
- **Materials** – New construction should complement existing materials in the neighbourhood;
- **Grades** – Existing grades should be maintained;
- **Garages** – Garages should be recessed or located behind the main face of the house;
- **Driveways/Hard Surfaces** – The proportion of paved surface in the front yard should be as small as possible;
- **Natural Environment and Protection** – Preservation and protection of trees on private and public property;



▼ Figure 14 Residential Character of Surrounding Area

The proposed development is planned and designed in accordance with the Urban Design Guidelines. The proposed development has been designed in a sensitive manner to fit in with the scale and character of the existing single detached residential neighbourhood in which it is situated. The proposed setbacks provided are appropriate and will be consistent with the existing setbacks provided on other properties within the neighbourhood. The proposed building heights will be slightly above building heights existing within the neighbourhood and what is permitted within the “R11” zone.

However, the subject property slopes downwards towards Fletcher’s Creek and due to the slope characteristics of the subject property, the perceived height of the proposed dwellings from the street will be consistent with the existing building heights of the neighbourhood. Additionally, the proposed dwellings will have a sloped roof design to maintain compatibility with the existing neighbourhood in which it is situated. There are no dwellings to the east of the subject property, so there will be no issues with shadowing and height in regards to the east side of the subject property.

Additionally, the proposed development will be internal at the end of Longview Place, so it will not impact the existing or planned streetscape or character of the street. Preliminary designs of the proposed dwellings have shown brick and rough-stone materials for the exterior main walls to complement the existing materials within the neighbourhood. Although the subject property does have a slight slope downwards towards Fletcher’s Creek, the existing grade of the area will mostly be maintained through this development.

The proposed garages within the dwellings will be placed behind the main face of the house for each of the three proposed dwellings. Paved surfaces in the front yard will be limited in order to not only accommodate the parking spaces as well as pedestrian access provided for each dwelling but also to provide adequate front yard soft landscaping area to achieve a pleasant streetscape and enhance the existing character of the street within the neighbourhood. Based on the Tree Inventory and Preservation Plan prepared by Strybos Barron King dated January 29th, 2021, the proposed development will be preserving and protecting all existing trees located on the subject property. Therefore, the proposed development meets the principles of the Urban Design Guidelines.

# 8.0



▼ Figure 15 Front Elevation Proposal Source: Technoarch



▼ Figure 16 Front Elevation Proposal Source: Technoarch



▼ Figure 17 Front Elevation Proposal Source: Technoarch



**9.0**

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



**10.0**

**ADDITIONAL SUPPORTING  
REPORTS AND STUDIES  
REVIEWED**

## 10.0

**a) Functional Servicing Report (Prepared by Skira & Associates Ltd. dated January 27th, 2021)**

The Functional Servicing Report concludes that each home will be serviced by individual proposed 25mm diameter water service connections to the existing 50mm diameter water-main. Each home will be serviced by individual existing/proposed 125mm diameter sanitary connections to the existing 250mm diameter sanitary sewer. A 200mm diameter storm sewer will be provided to drain the proposed shared driveway and front yards and connected to the existing 300mm diameter storm sewer on Longview Place. Roof downspouts will discharge onto surface via splash pad and directed towards the proposed side yard swales. Basement weeping tiles will be connected and drain by gravity. Each home will be serviced by individual existing/proposed 150mm diameter storm connections.

**b) Phase One Environmental Site Assessment (Prepared by Soil Engineers Ltd. dated October 26th, 2020)**

The Phase One Environmental Site Assessment concludes that there is low potential for environmental concern attendant to the subject property. Therefore, no further investigation is recommended. Given the type of development proposed on the subject property, an RSC is not required to be filed in accordance with Ontario Regulation (O.Reg) 153/04, as amended.

**c) Geotechnical Investigation (Prepared by Soil Engineers Ltd. dated August 2020)**

The Geotechnical Investigation has revealed that beneath a veneer of topsoil, the site is underlain by a stratum of stiff to very stiff, generally very stiff silty clay till that beds onto shale bedrock at a depth of 2.9 metres.

The surficial native soil layer is weathered to a depth of 0.7 metres below the prevailing ground surface. The geotechnical findings which warrant special consideration are presented in section 6.0 of the Geotechnical Investigation. Recommendations pertaining to house foundations, slab-on-grade construction, underground services, trench backfilling, pavement design for driveways, soil parameters and excavation are discussed in section 6.1 to 6.7 of the Geotechnical Investigation.

**d) Environmental Impact Study (Prepared by Beacon Environmental Limited dated April 2021)**

The Environmental Impact Study states that a background review, detailed field investigations and the staking of natural features with the Credit Valley Conservation Authority were undertaken as part of this development application for the subject property. A constraint analysis was performed to identify the sensitive and significant natural heritage features and functions on the subject property. The results of this analysis were used to confirm the limits of the natural features and these limits were used to establish the proposed buffer to the natural features.

The Environmental Impact Study concludes that no significant impacts to the valleyland features and functions, or habitat of the endangered Redside Dace are anticipated under the current development proposal. Local connectivity is therefore maintained through the protection and preservation of the Fletcher's Creek corridor and will not be impaired by the proposed development. Further, the Environmental Impact Study, in conjunction with the Credit Valley Conservation Authority has identified a development limit that provides adequate protection of the natural features and environmental constraints. The buffer also complies with the required buffer to Redside Dace habitat.

**e) Noise Impact Study (Prepared by HGC Engineering Limited dated February 23rd, 2021)**

The Noise Impact Study identifies that there are noise sources surrounding the subject property. As such, section 7 of the Noise Impact Study makes recommendations to address the potential noise impacts to the subject property. Section 7 summarizes the recommendations pertaining to transportation noise sources and stationary noise sources. Section 7.1 of the Noise Impact Study states that to ensure noise control recommendations outlined in section 7 of the Report are implemented, it is recommended that prior to occupancy, a Professional Engineer qualified to perform acoustical services in the Province of Ontario or the Municipal Building Department shall conduct a site inspection to confirm that the sound control measures have been installed and constructed in their entirety.

**f) Existing Tree Inventory and Preservation Plan (Prepared by Strybos Barron King dated January 28th, 2021)**

The Existing Tree Inventory and Preservation Plan illustrates that all the existing vegetation including trees on the subject property are proposed to be preserved. Further, the plan shows that all existing vegetation including trees on the subject property are to be protected using tree protection hoarding during construction of the proposed development.

**g) Stage 1 and Stage 2 Archeological Assessment (Prepared by Thomas G. Arnold & Associates dated April 13th, 2020)**

The Stage 1 and Stage 2 Archeological Assessment states that the archaeological assessment of the Longview Place extension, Mississauga, Ontario involved shovel test pitting 0.45 ha of the subject property at 5 m intervals. The shovel test pitting produced no artifacts or cultural material and therefore the property no longer has any cultural heritage value or archaeological potential. Map 9 of the Archeological Assessment shows the area assessed at 5 m intervals. The Stage 1 and 2 Archeological Assessment concludes that the subject property no longer has any cultural heritage value or archaeological potential, no further archaeological assessment is recommended for this property.



**11.0**

## **SUMMARY & CONCLUSION**

The proposed use of the subject property for residential single detached dwellings is an appropriate use given its context within a wide variety of land uses, including “Residential Low Density II” close to a major corridor (Derry Road West). The proposed intensification of the subject property from vacant lands to three single detached dwellings is contemplated by the policies of the Mississauga Official Plan (subject to amending the land use designations from “Greenlands” and “Natural Hazards” to “Residential Low Density II”), the Region of Peel Official Plan and represents a logical progression of the existing residential development within the City of Mississauga.

While contributing to the overall variety of dwelling types available to the current and future residents of the City, this development directly assists the City in achieving a complete community with an appropriate density that reflects current policy and plans of the Province. The development of the subject property will contribute positively to the lives of the residents of the City by implementing Official Plan policies and goals.

Based on all the information above, and after a review of all the supporting documentation, the submitted applications should be approved to permit residential development as proposed on the subject property. This proposal is a logical improvement and intensification to the existing development within the City of Mississauga and will implement all applicable Provincial, Regional and City policies while serving to enhance the lifestyle of all future residents.



*I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.*

Date: May 5th, 2021

A handwritten signature in black ink, appearing to read "T.J. Cieciora", is written over a horizontal line.

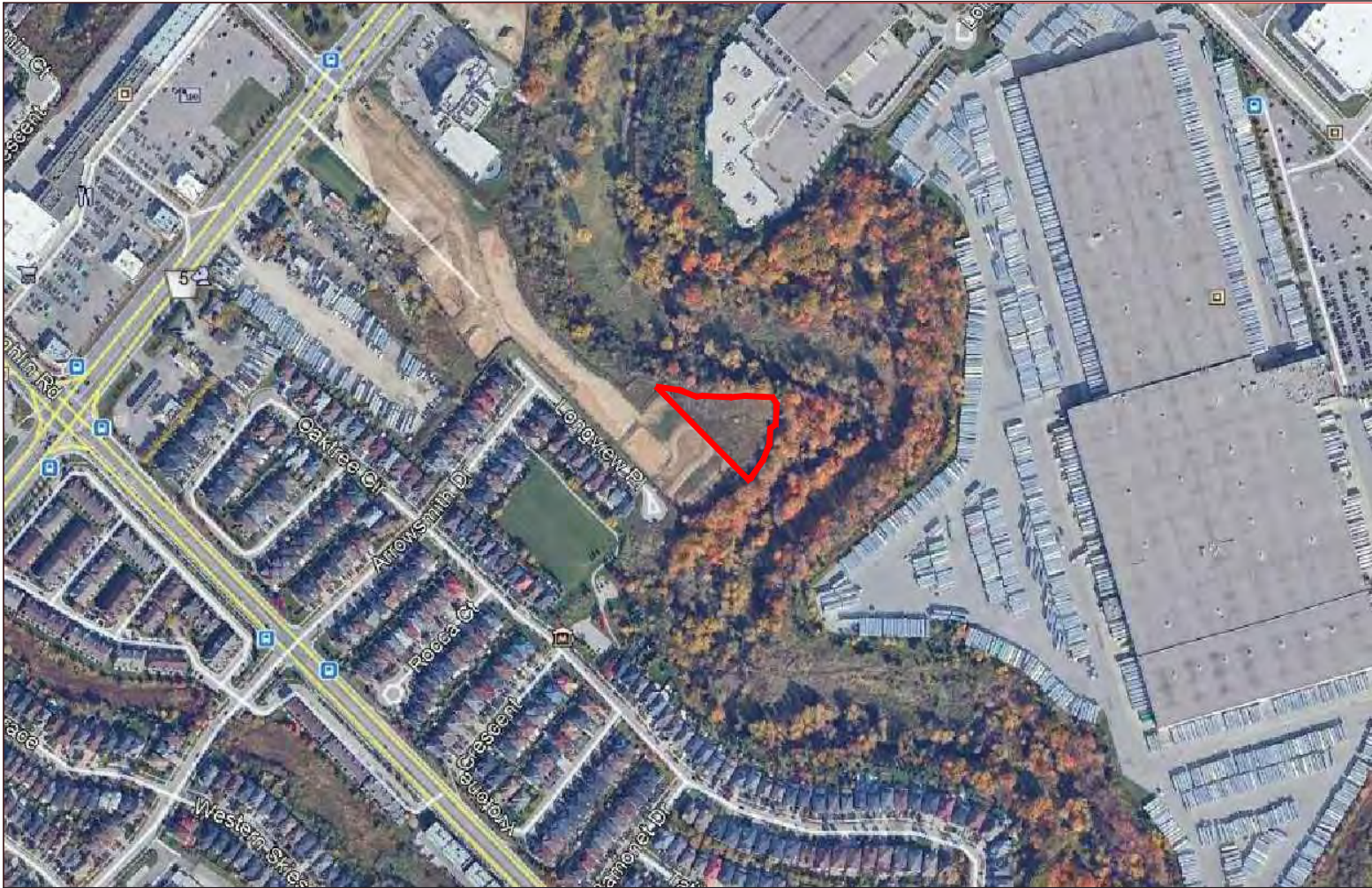
T.J. Cieciora, MSc MCIP RPP

*Planner and Principal*


# 12.0 SCHEDULES

<b>Schedule A</b>	Context Map
<b>Schedule B</b>	Survey
<b>Schedule C</b>	Conceptual Plan
<b>Schedule D</b>	Growth Plan for the Greater Golden Horseshoe, A Place to Grow Concept
<b>Schedule E</b>	Region of Peel Official Plan, Core Areas of the Greenlands System in Peel
<b>Schedule F</b>	Region of Peel Official Plan, Regional Structure (Appealed)
<b>Schedule G</b>	Region of Peel Official Plan, Regional Structure (In Effect)
<b>Schedule H</b>	Region of Peel Official Plan, The Growth Plan Policy Areas in Peel (Appealed)
<b>Schedule I</b>	Region of Peel Official Plan, The Growth Plan Policy Areas in Peel (In Effect)
<b>Schedule J</b>	Region of Peel Official Plan, Major Road Network (Appealed)
<b>Schedule K</b>	Region of Peel Official Plan, Major Road Network (In Effect)
<b>Schedule L</b>	Region of Peel Official Plan, Rapid Transit Corridors
<b>Schedule M</b>	Region of Peel Official Plan, Population and Employment Growth in Peel Region
<b>Schedule N</b>	City of Mississauga Official Plan, Urban System
<b>Schedule O</b>	City of Mississauga Official Plan, Urban System – Green System
<b>Schedule P</b>	City of Mississauga Official Plan, Urban System – City Structure
<b>Schedule Q</b>	City of Mississauga Official Plan, Urban System – Corridors
<b>Schedule R</b>	City of Mississauga Official Plan, Natural System
<b>Schedule S</b>	City of Mississauga Official Plan, Parks and Open Spaces
<b>Schedule T</b>	City of Mississauga Official Plan, Long Term Road Network
<b>Schedule U</b>	City of Mississauga Official Plan, Long Term Transit Network
<b>Schedule V</b>	City of Mississauga Official Plan, Long Term Cycling Routes
<b>Schedule W</b>	City of Mississauga Official Plan, Character Areas
<b>Schedule X</b>	City of Mississauga Official Plan, Land Use Designations
<b>Schedule Y</b>	City of Mississauga Zoning By-law 0225-2007
<b>Schedule Z</b>	Proposed Official Plan Amendment
<b>Schedule AA</b>	Proposed Zoning By-law Amendment

# Schedule A Context Map



Schedule A - Context Map  
0 Derry Road West, Mississauga

 Subject Site

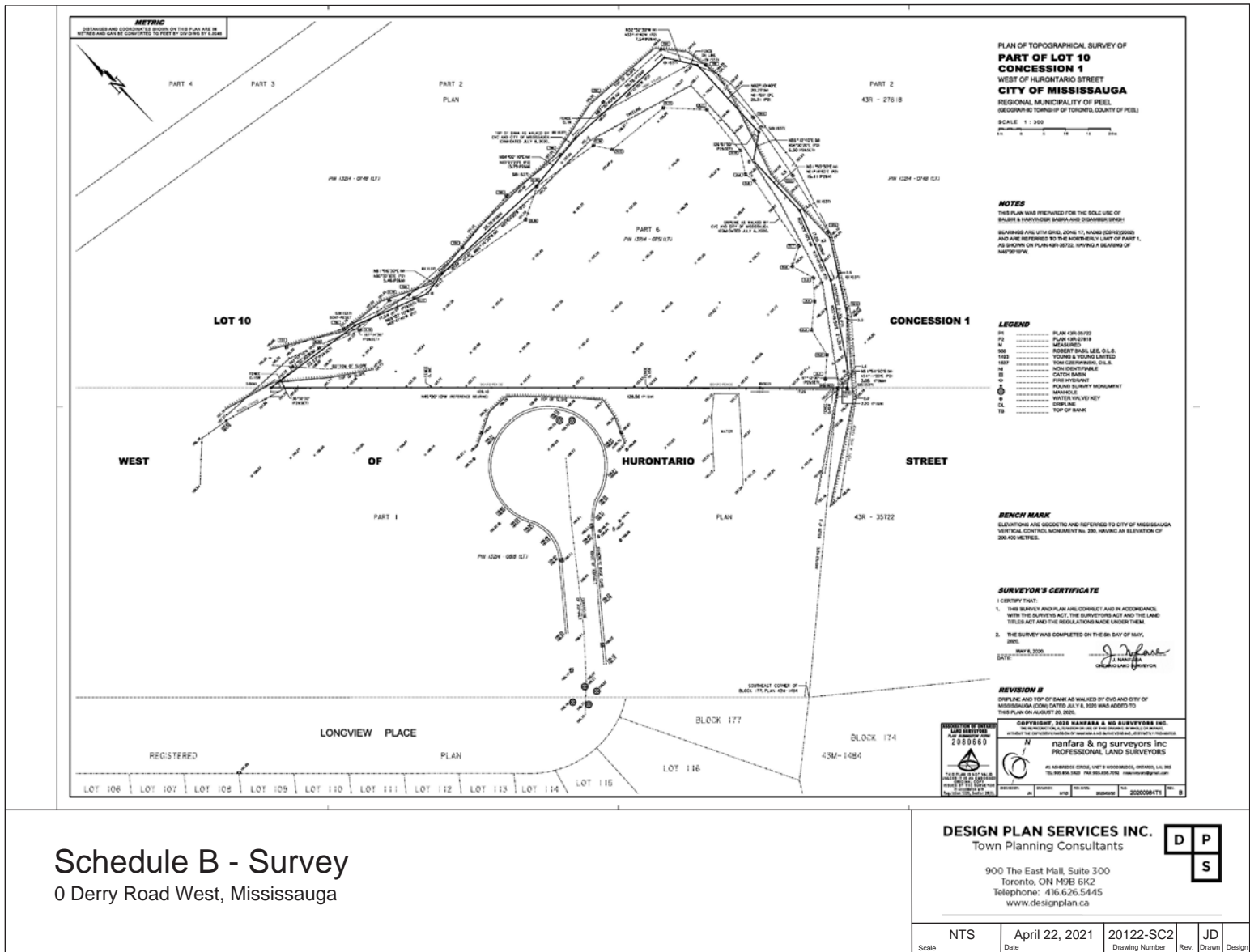
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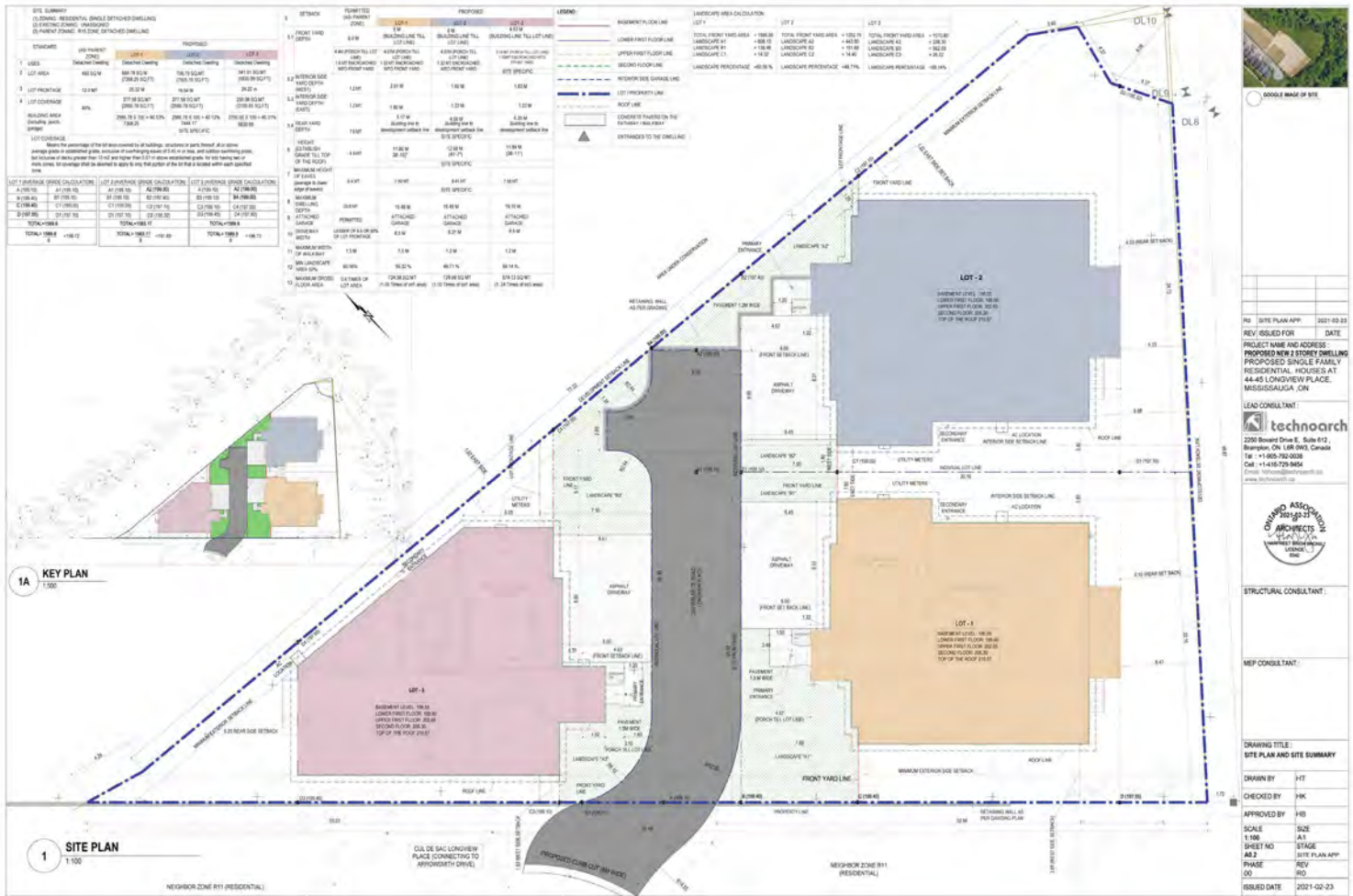


# Schedule B Survey





# Schedule C Concept Plan



## Schedule C - Concept Plan

0 Derry Road West, Mississauga

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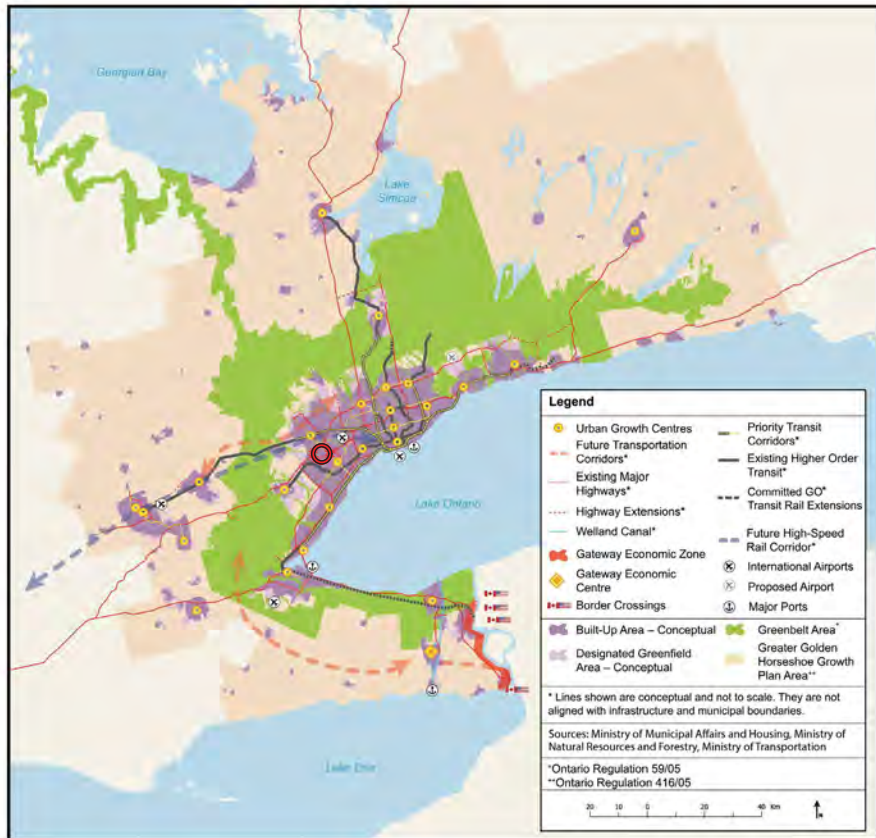
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# Schedule D A Place to Grow Concept



Ontario

SCHEDULE 2  
A Place to Grow Concept

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

Schedule D - Growth Plan for the Greater Golden Horseshoe,  
A Place to Grow Concept  
0 Derry Road West, Mississauga

Subject Site

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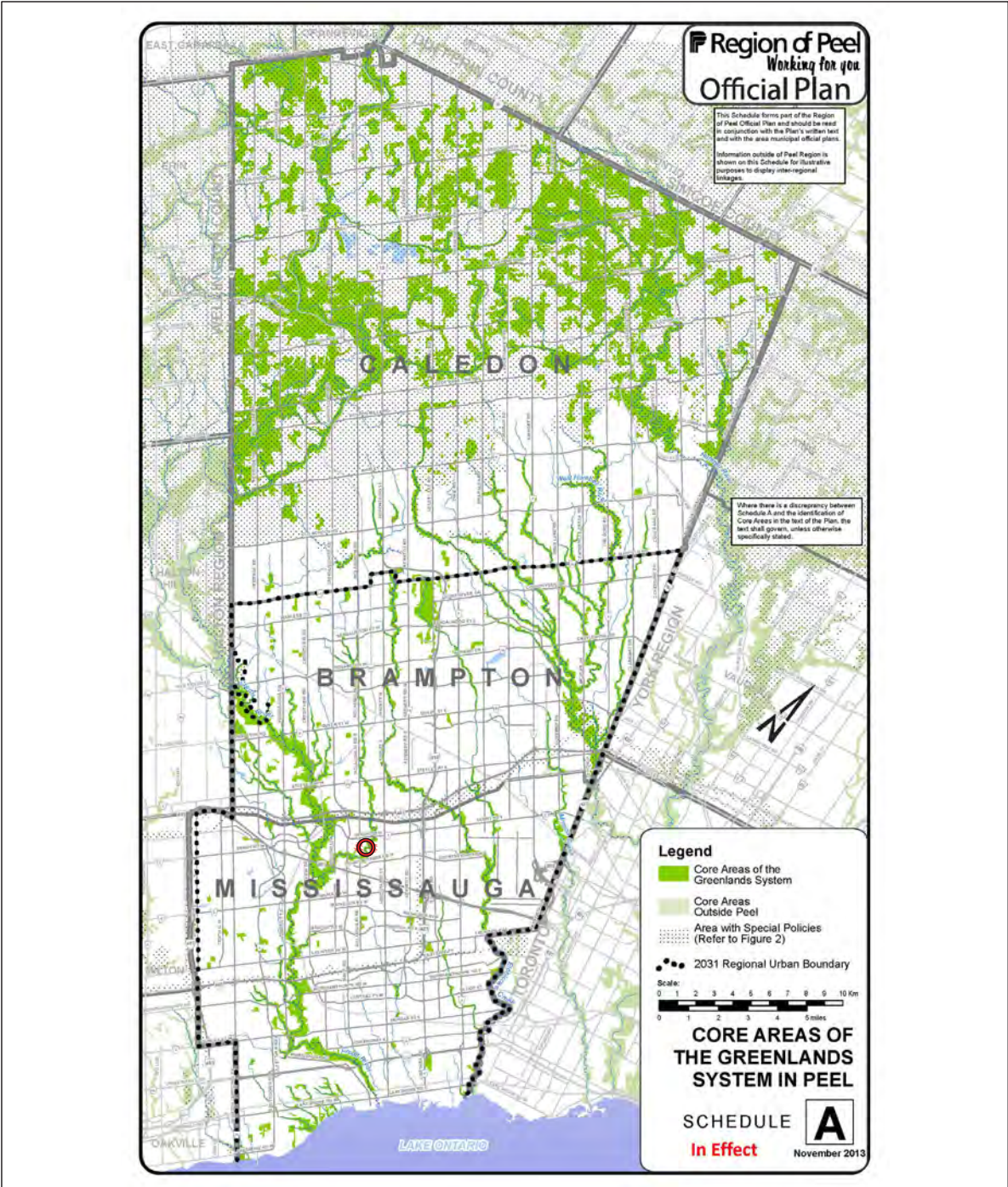
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# Schedule E Core Areas of the Greenlands System in Peel, Region of Peel Official Plan



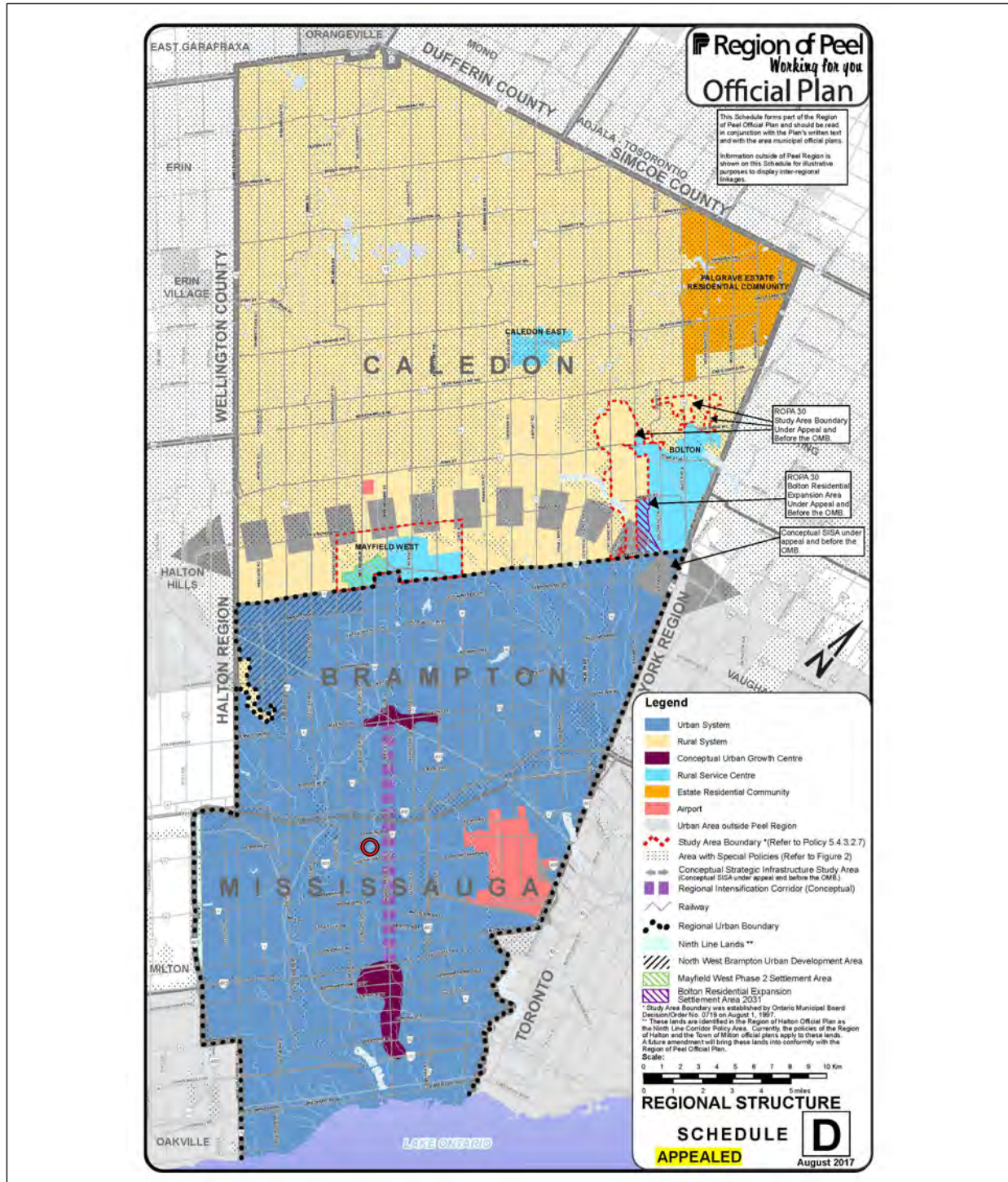
Schedule E - Region of Peel Official Plan,  
Core Areas of the Greenlands System in Peel  
0 Derry Road West, Mississauga

Subject Site

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NTS	April 22, 2021	20122-SC5	JD
Scale	Date	Drawing Number	Rev. Drawn Design



# Schedule F Regional Structures, Region of Peel Official Plan (Appealed)



Schedule F- Region of Peel Official Plan  
Regional Structures (Appealed)

0 Derry Road West, Mississauga

Subject Site

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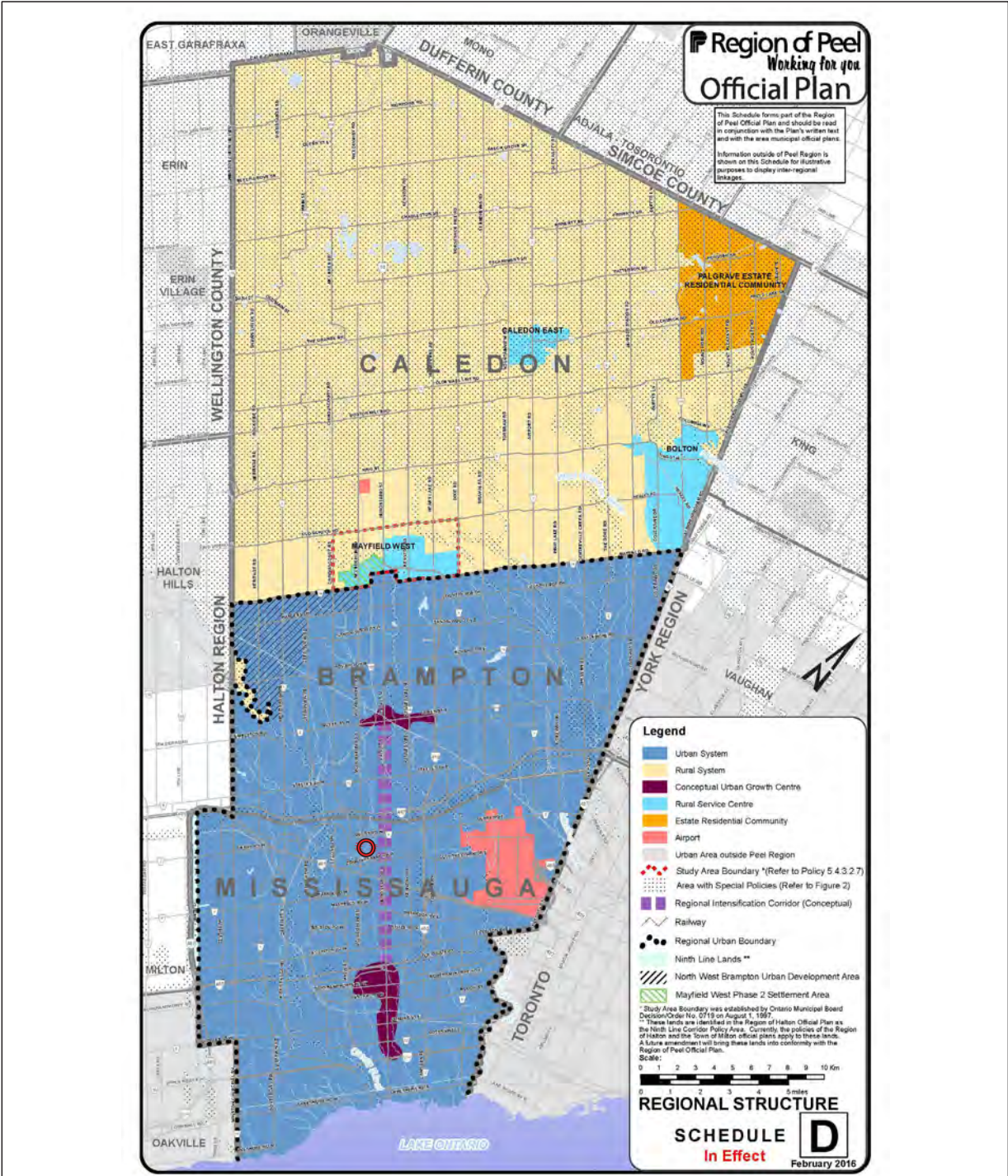
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Drawing Number: Date: Rev: Drawn: Design:



# Schedule G Regional Structures, Region of Peel Official Plan (In Effect)



Schedule G - Region of Peel Official Plan,  
Regional Structures (In Effect)  
0 Derry Road West, Mississauga

○ Subject Site

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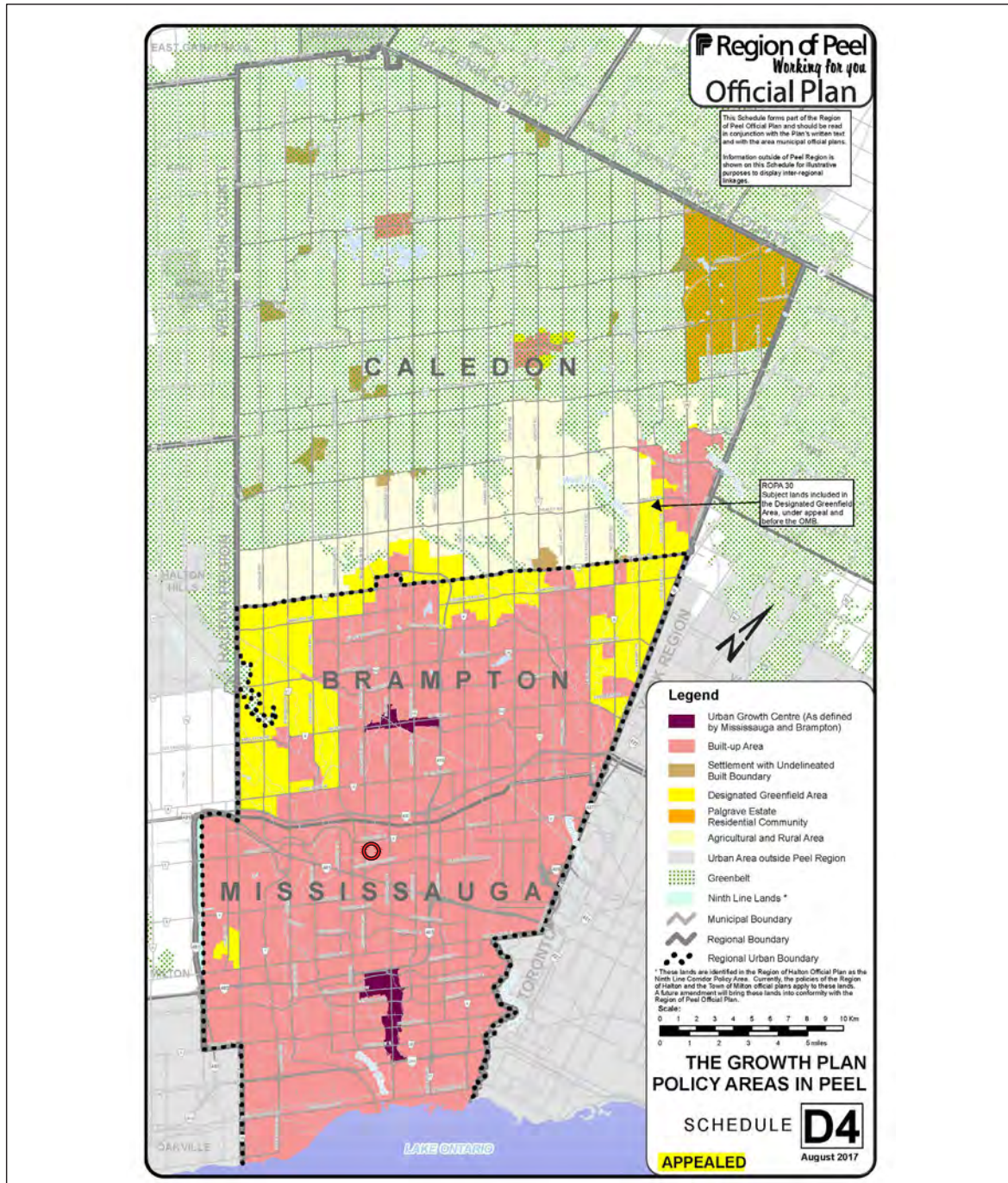
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Scale	Date	Drawing Number	Rev. / Drawn / Design



# Schedule H The Growth Plan Policy Areas in Peel, Region of Peel Official Plan (Appealed)



Schedule H - Region of Peel Official Plan,  
The Growth Plan Policy Areas in Peel (Appealed)  
0 Derry Road West, Mississauga

○ Subject Site

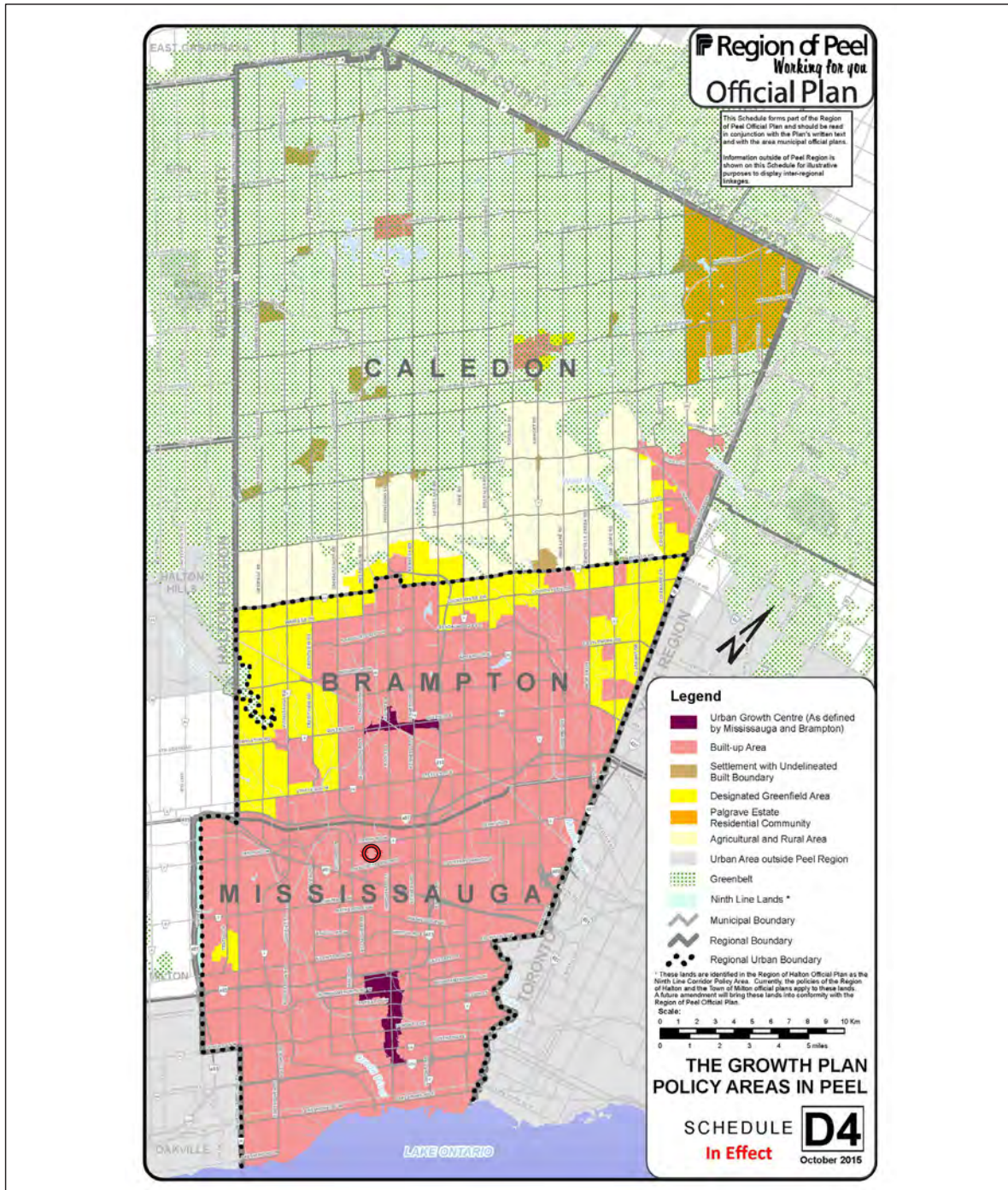
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**D P S**

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Scale	Date	Drawing Number	Rev. Design



# Schedule I The Growth Plan Policy Areas in Peel, Region of Peel Official Plan (In Effect)



Schedule I - Region of Peel Official Plan,  
The Growth Plan Policy Areas in Peel (In Effect)  
0 Derry Road West, Mississauga

○ Subject Site

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**D P S**

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Scale	Date	Drawing Number	Rev. / Drawn / Design



# Schedule J Major Road Network, Region of Peel Official Plan (Appealed)



Schedule J - Region of Peel Official Plan,  
Major Road Network (Appealed)  
0 Derry Road West, Mississauga

● Subject Site

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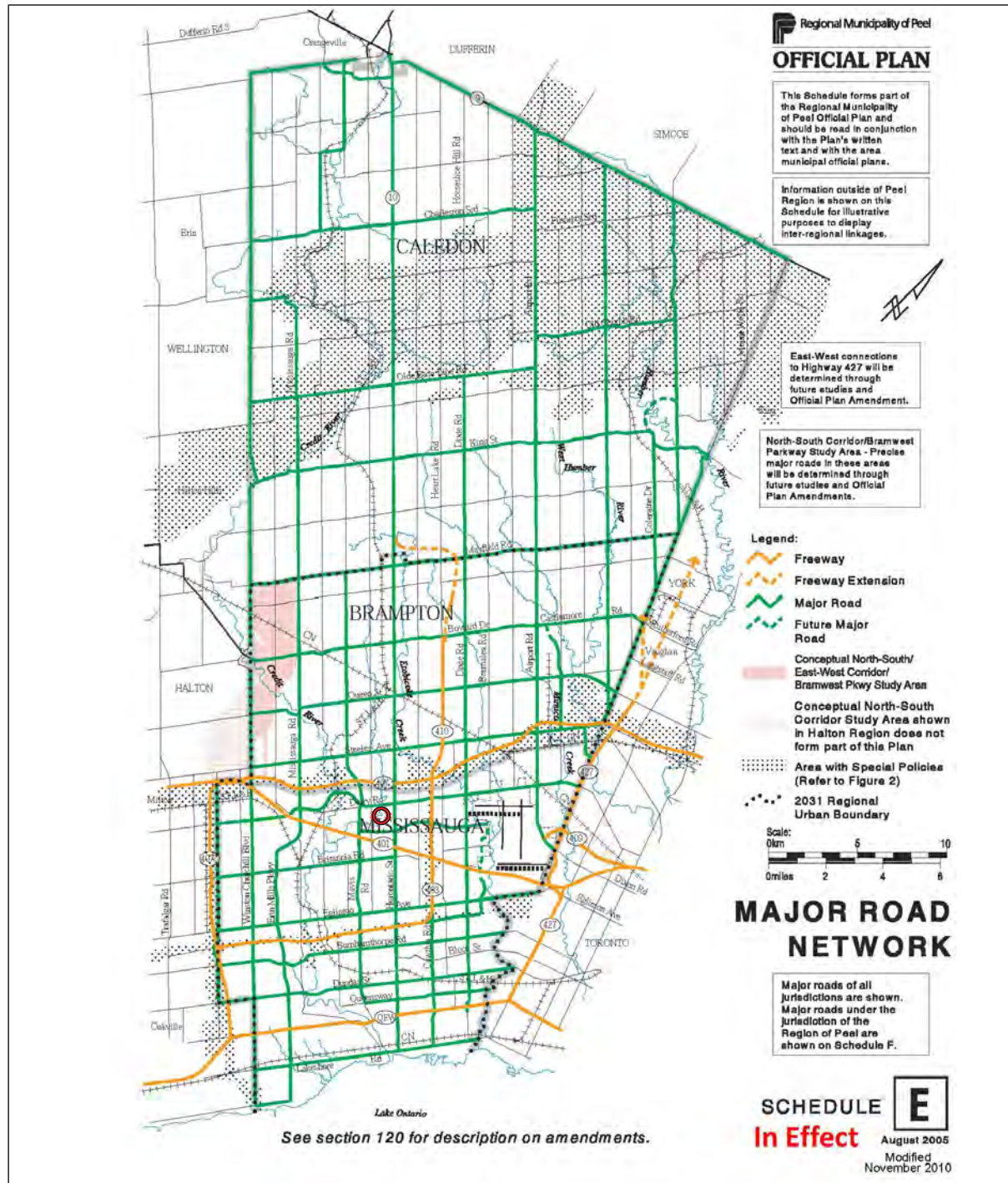


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# Schedule K Major Road Network, Region of Peel Official Plan ( In Effect)



Schedule K - Region of Peel Official Plan,  
Major Road Network (In Effect)

0 Derry Road West, Mississauga

● Subject Site

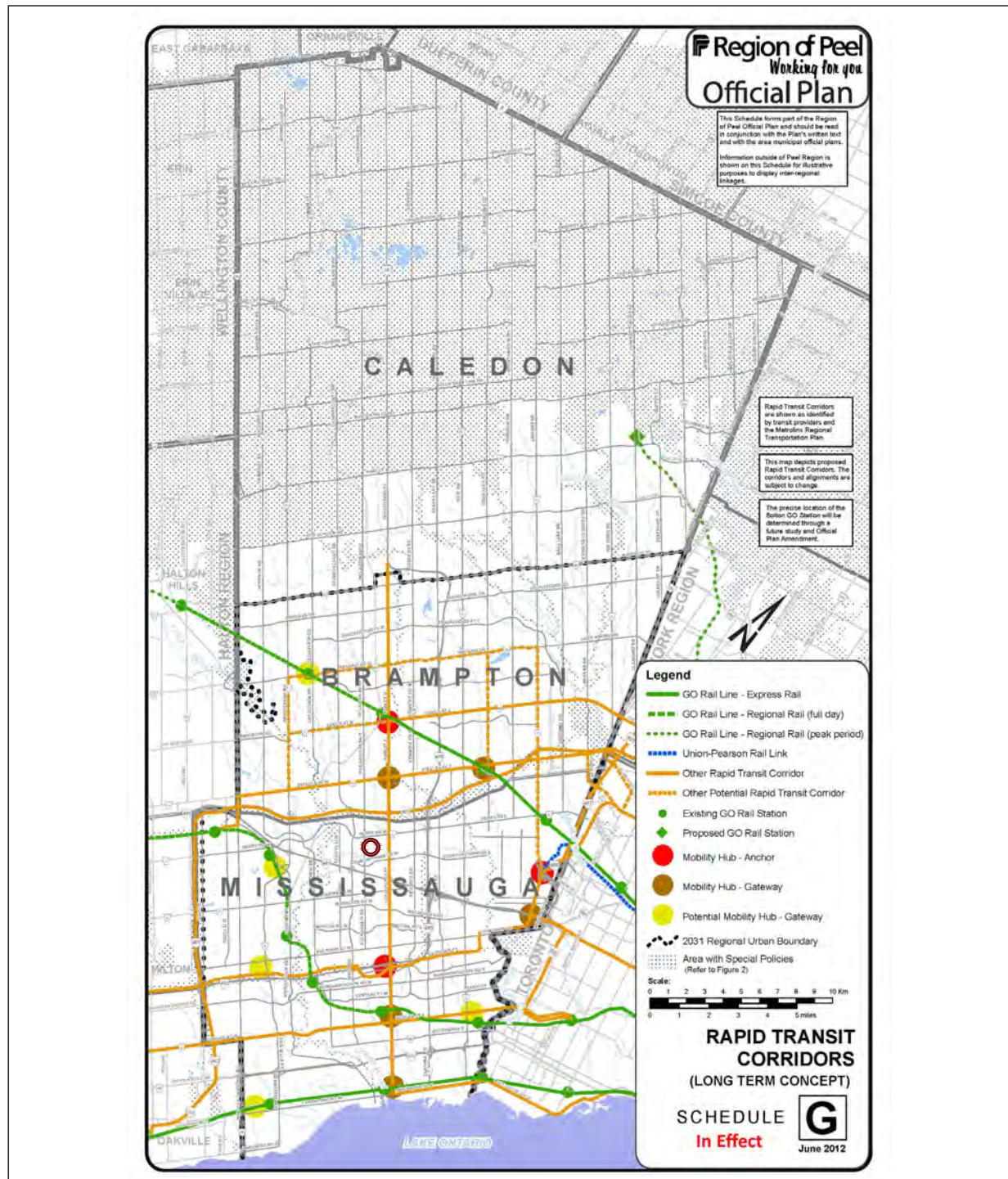
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Scale	Date	Drawing Number	Rev. Drawn

# Schedule L Rapid Transit Corridors, Region of Peel Official Plan



Schedule L - Region of Peel Official Plan,  
Rapid Transit Corridors  
0 Derry Road West, Mississauga

○ Subject Site

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# Schedule M Population and Employment Growth in Peel Region, Region of Peel Official Plan

This Figure is for illustrative purposes only. Changes may be made periodically to this Figure without requiring an amendment to this Plan.



Year	Measure	Brampton	Caledon	Mississauga	Peel Total
1971	Population	72,000	17,300	175,000	264,300
	Households	18,500	4,600	46,900	70,000
	Employment	32,000	3,000	70,000	105,000
	Activity Rate	44.44%	17.34%	40.00%	39.73%
1981	Population	152,000	27,200	321,300	500,500
	Households	44,000	7,800	99,000	150,800
	Employment	58,600	6,400	164,900	229,900
	Activity Rate	38.55%	23.53%	51.32%	45.93%
1991	Population	242,700	36,200	479,600	758,500
	Households	70,700	10,800	148,200	229,700
	Employment	92,600	11,500	274,100	378,200
	Activity Rate	38.15%	31.77%	57.15%	49.86%
1996	Population	276,500	41,100	561,200	878,800
	Households	81,100	12,600	172,300	266,000
	Employment	105,800	15,200	300,300	421,300
	Activity Rate	38.26%	36.98%	53.51%	47.94%
2001	Population	339,700	52,800	639,800	1,032,300
	Households	97,600	16,100	195,200	308,900
	Employment	133,600	18,400	382,300	534,300
	Activity Rate	39.33%	34.85%	59.75%	51.76%
2006	Population	452,800	59,500	697,900	1,210,200
	Households	125,900	18,200	214,900	359,000
	Employment	155,900	21,400	430,600	607,900
	Activity Rate	34.43%	35.97%	61.70%	50.23%
2021	Population	635,000	87,000	768,000	1,490,000
	Households	184,000	28,000	253,000	465,000
	Employment	280,000	40,000	500,000	820,000
	Activity Rate	44.09%	45.98%	65.10%	55.03%
2031	Population	727,000	108,000	805,000	1,640,000
	Households	214,500	33,500	270,000	518,000
	Employment	314,000	46,000	510,000	870,000
	Activity Rate	43.19%	42.59	63.35%	53.05%

**Note:** This figure provides historical information for the specified period. 1971-2006 population, household, and employment figures are rounded to the nearest hundred. 2021-2031 forecasts are rounded to the nearest thousand.

1971 and 1981 population figures include Ontario gross census undercoverage rates of 1.68% and 1.94% respectively. 1991-2001 population figures include Peel Region net census undercoverage rates (1991=3.39%, 1996=2.99%, 2001=4.2%). To be consistent with Places to Grow forecasts, the 2001 net undercoverage rate for Peel Region was applied to 2006, 2021 and 2031 population figures.

1971 and 1981 employment figures do not take into account "no fixed place of work". 1991-2006 employment figures include "no fixed place of work" as per a formula created by Hemson Consulting.

Regional staff, in cooperation with area municipal staff, adjusted the area municipal forecasts. Adjustments are described in the discussion paper titled "Places to Prosper".

**Source:** Statistics Canada Censuses; Hemson Consulting; Region of Peel forecast data and archives; Places to Grow-Growth Plan for the Greater Golden Horseshoe, 2006.

## POPULATION AND EMPLOYMENT GROWTH IN PEEL REGION

FIGURE

4

June 2012

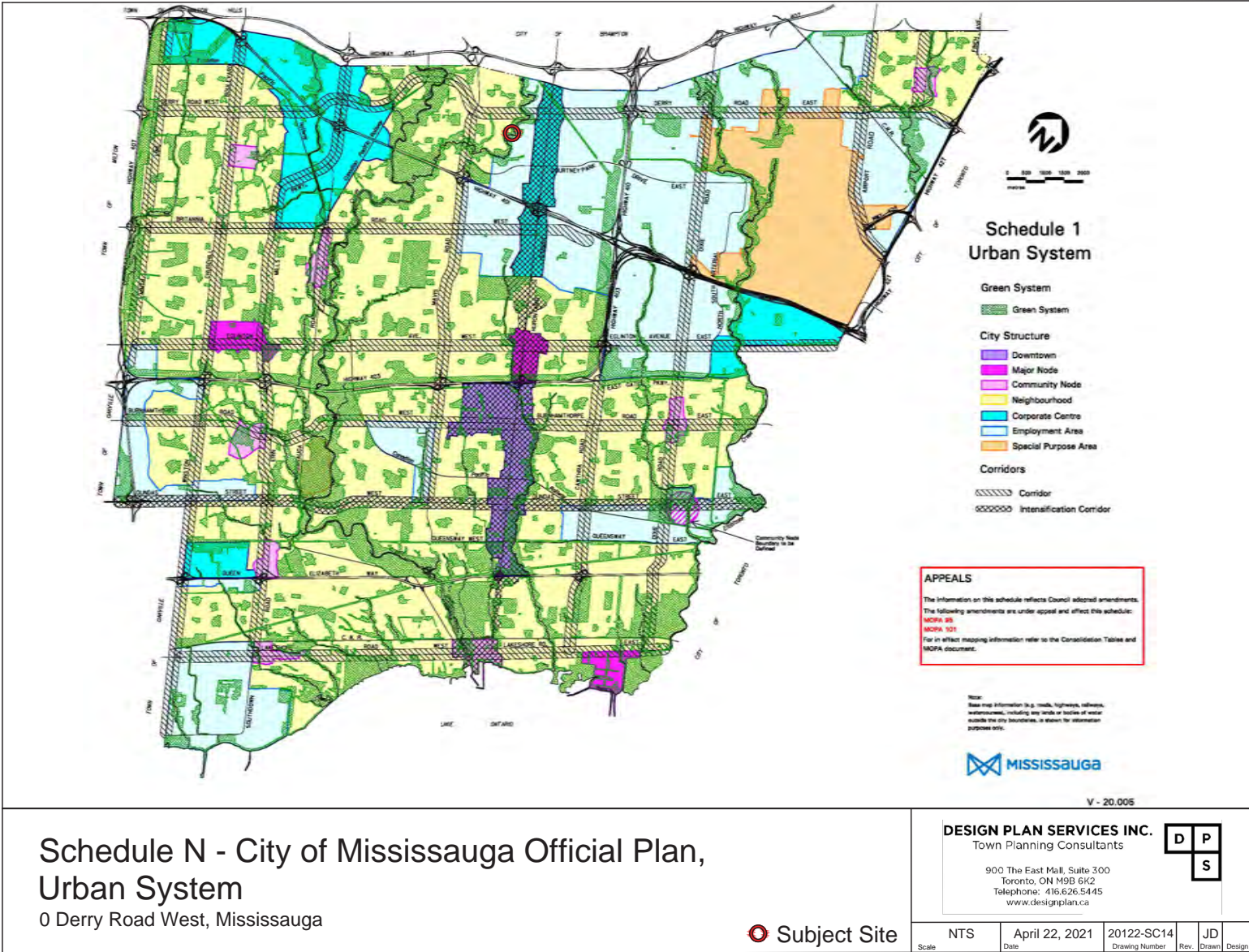
Schedule M - Region of Peel Official Plan,  
Population and Employment Growth in Peel Region  
0 Derry Road West, Mississauga

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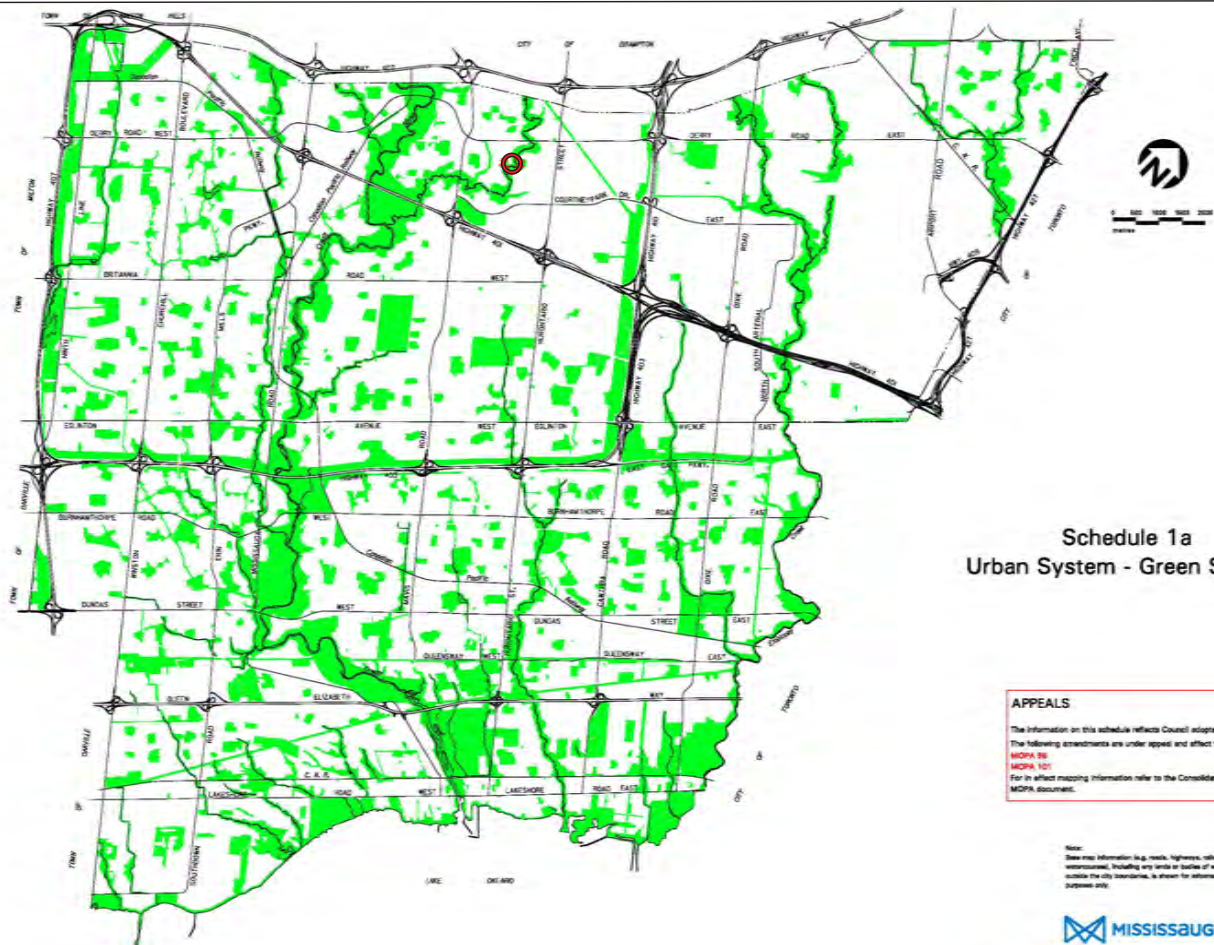
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# Schedule N Urban System, Region of Peel Official Plan





# Schedule O Urban System - Green System, Region of Peel Official Plan



Schedule 1a  
Urban System - Green System

## APPEALS

The information on this schedule reflects Council adopted amendments. The following amendments are under appeal and affect this schedule:

**MOPA 98**  
**MOPA 101**

For in effect mapping information refer to the Consolidation Tables and MOPA document.

**Note:**  
Base map information (e.g. roads, highways, railways, watercourses), including any limits or bodies of water outside the city boundaries, is shown for information purposes only.



V - 20.005

## Schedule O - City of Mississauga Official Plan, Urban System - Green System

0 Derry Road West, Mississauga

 Subject Site

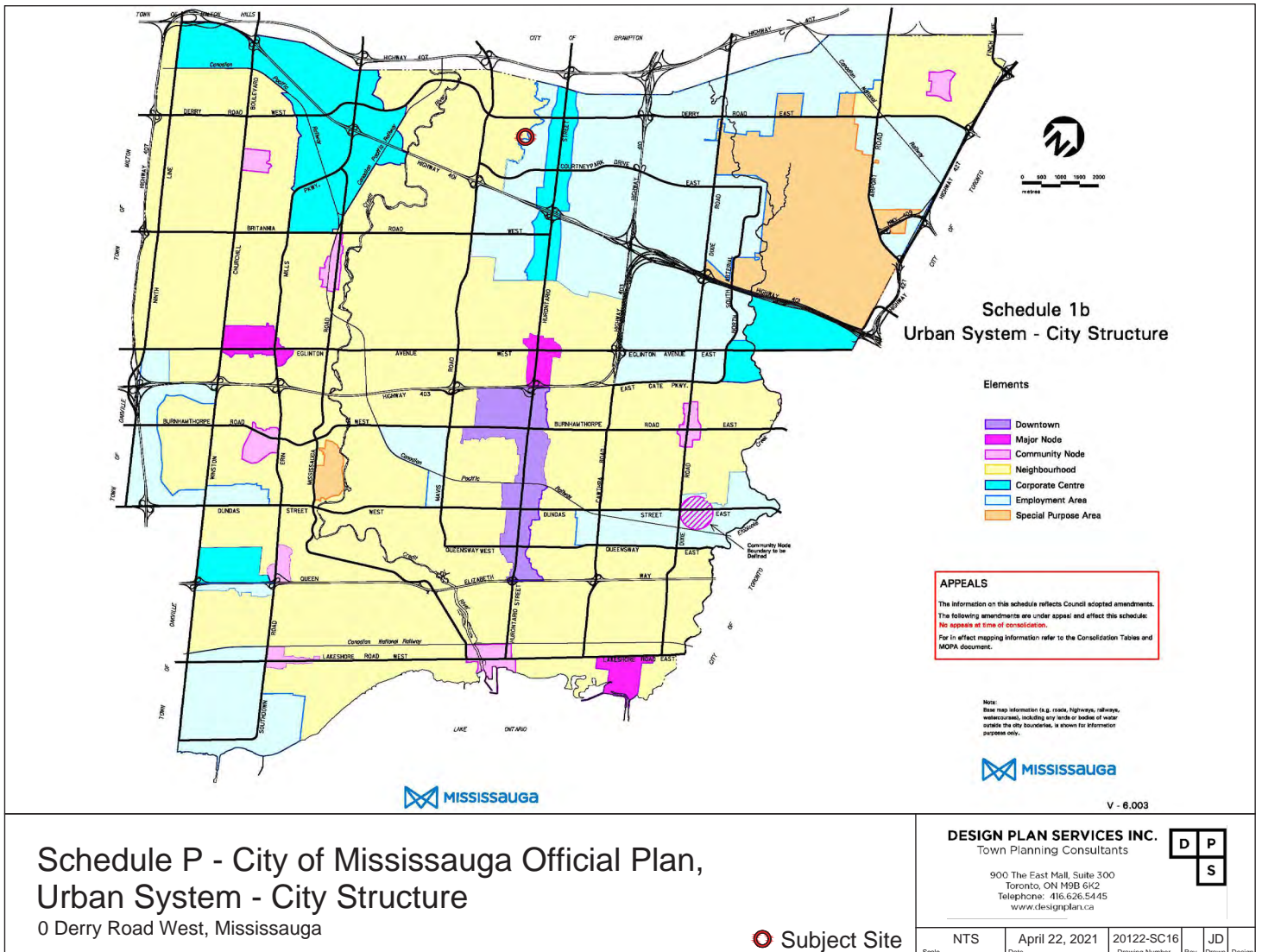
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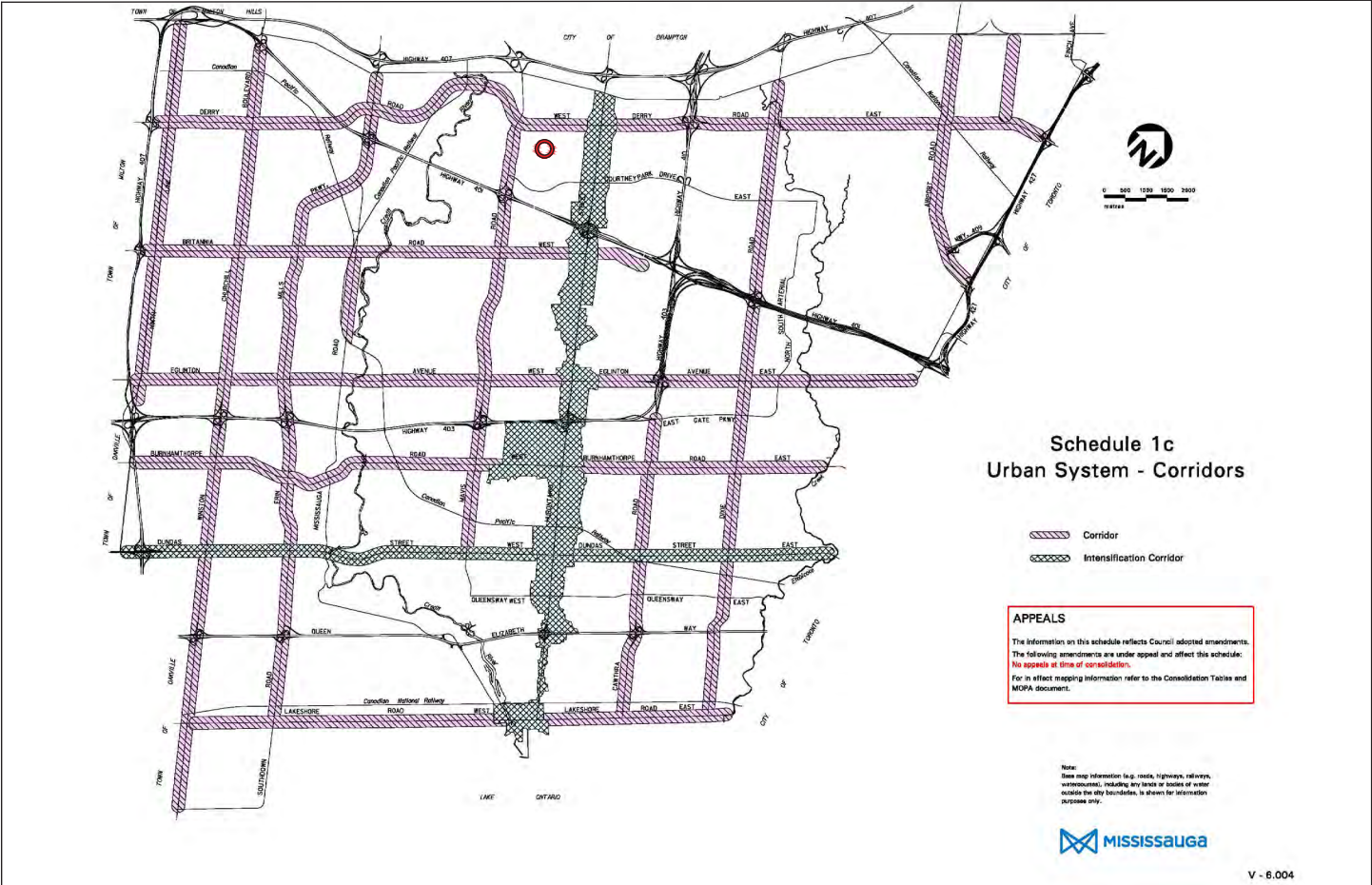
NTS	April 22, 2021	20122-SC15		JD	
Scale	Date	Drawing Number	Rev.	Drawn	Design

# Schedule P Urban Structure - City Structure, City of Mississauga Official Plan



# Schedule Q City of Mississauga Official Plan

## Urban System - Corridors



Schedule Q - City of Mississauga Official Plan,  
Urban System - Corridors  
0 Derry Road West, Mississauga

 Subject Site

**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants

900 The East Mall, Suite 300  
Toronto, ON M9B 6K2  
Telephone: 416.626.5445  
www.designplan.ca

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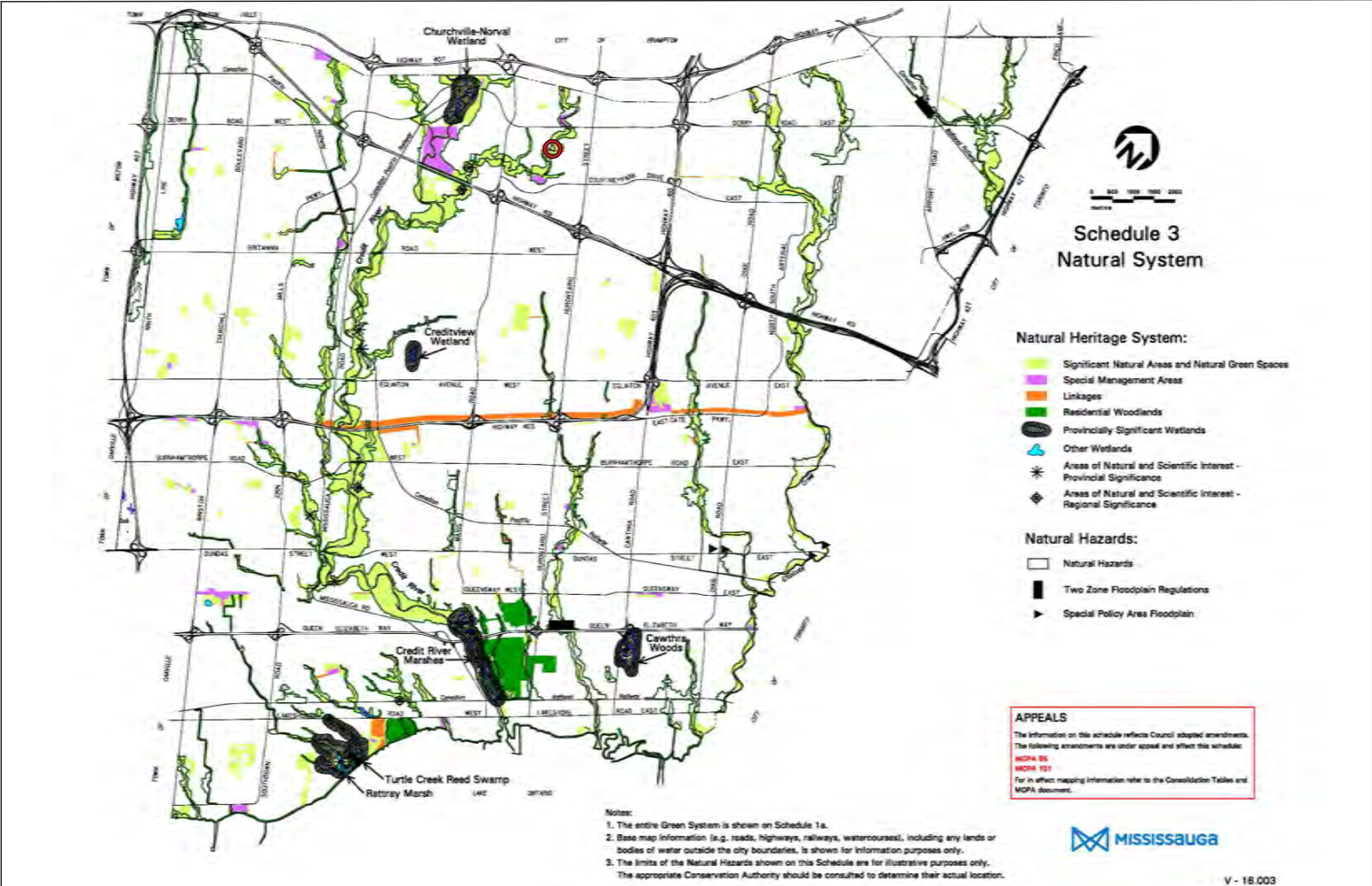
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NTS	April 22, 2021	20122-SC17	JD
Scale	Date	Drawing Number	Rev. Drawn Design



# Schedule R City of Mississauga Official Plan, Natural System



## Schedule R - City of Mississauga Official Plan, Natural System

0 Derry Road West, Mississauga

Subject Site

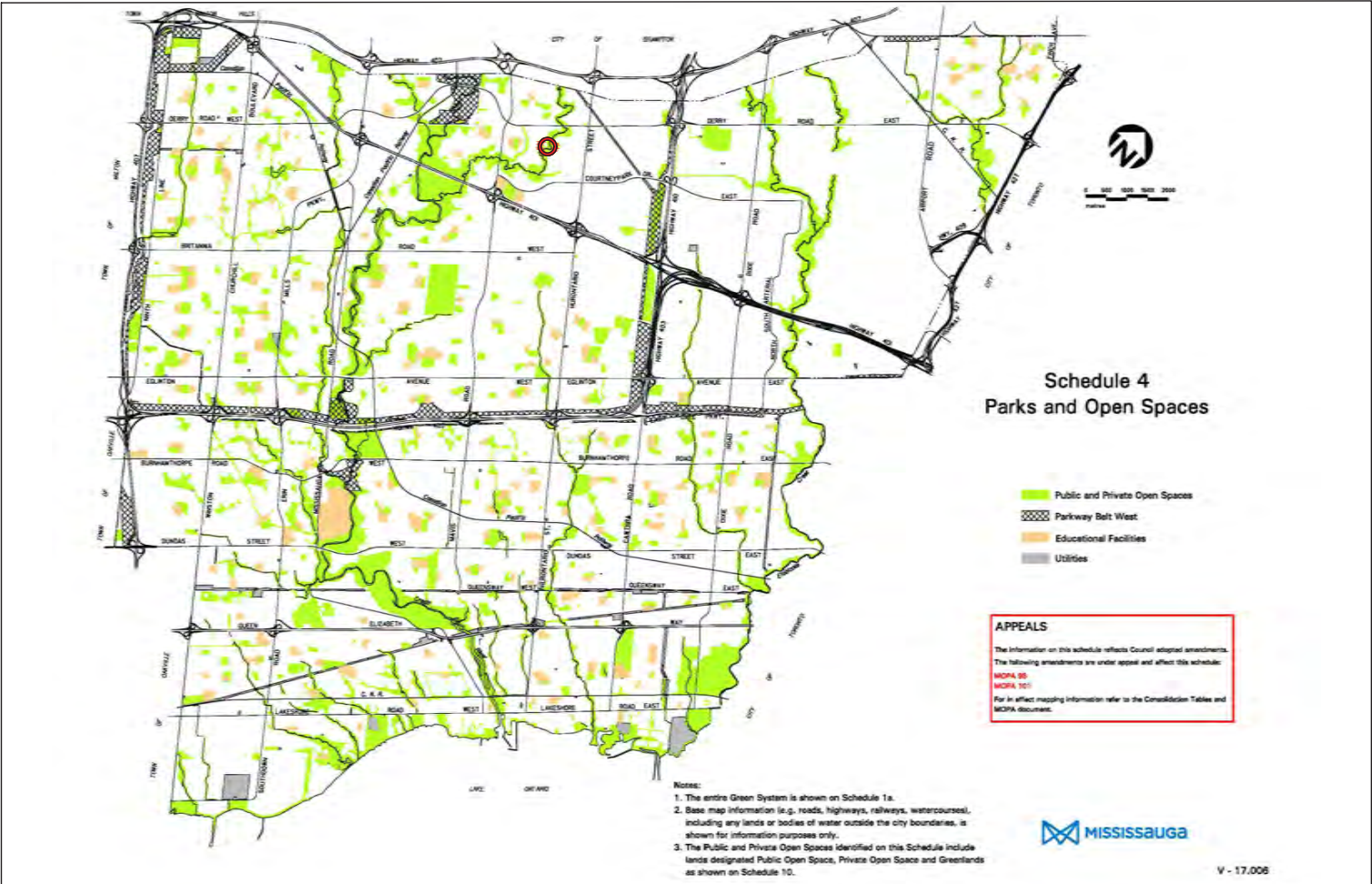
**DESIGN PLAN SERVICES INC.**  
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Scale	NTS	Date	April 22, 2021	Drawing Number	20122-SC18	Rev.	JD	Drawn	Design
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# Schedule S City of Mississauga Official Plan, Parks and Open Spaces



Schedule S - City of Mississauga Official Plan,  
Parks and Open Spaces  
0 Derry Road West, Mississauga

○ Subject Site

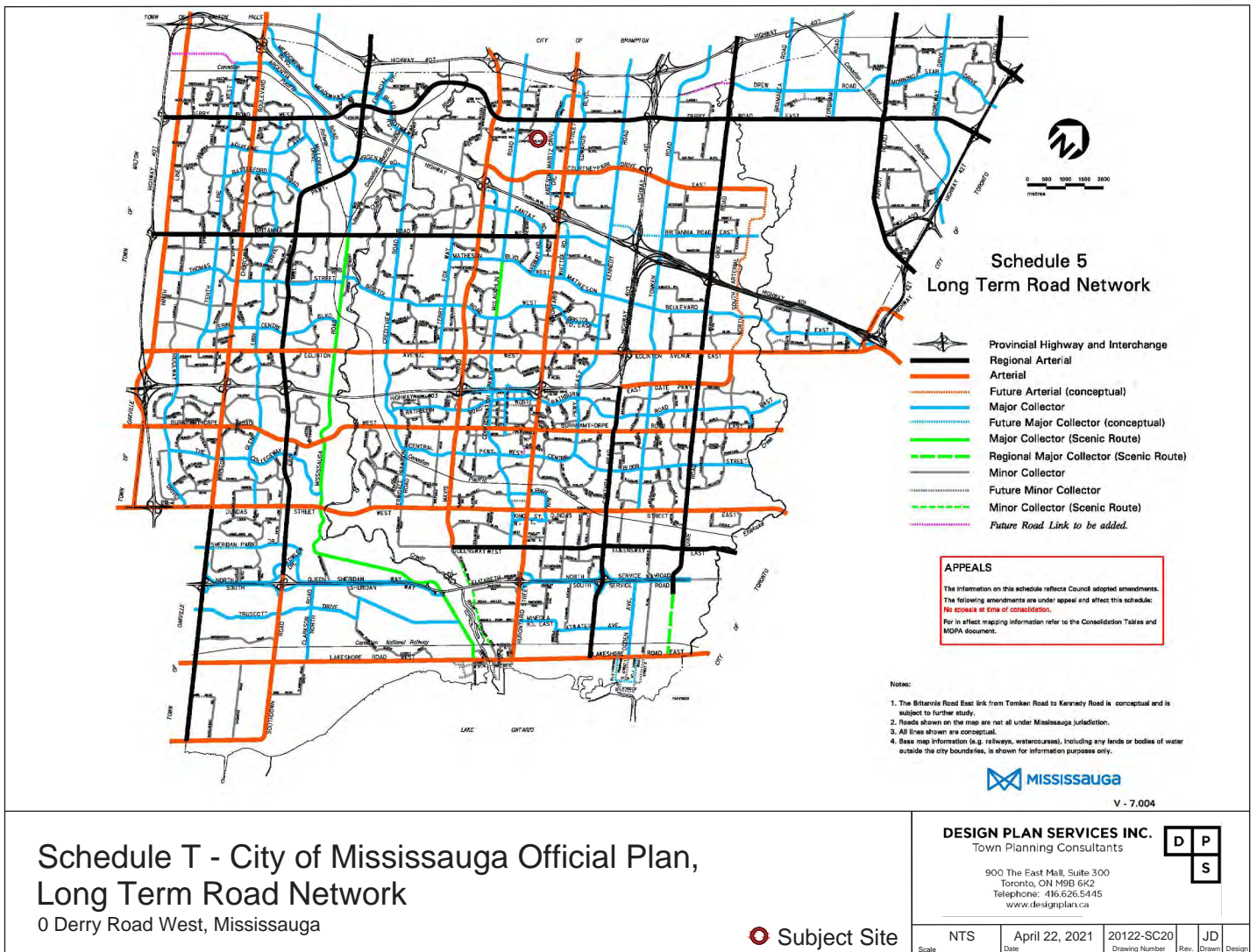
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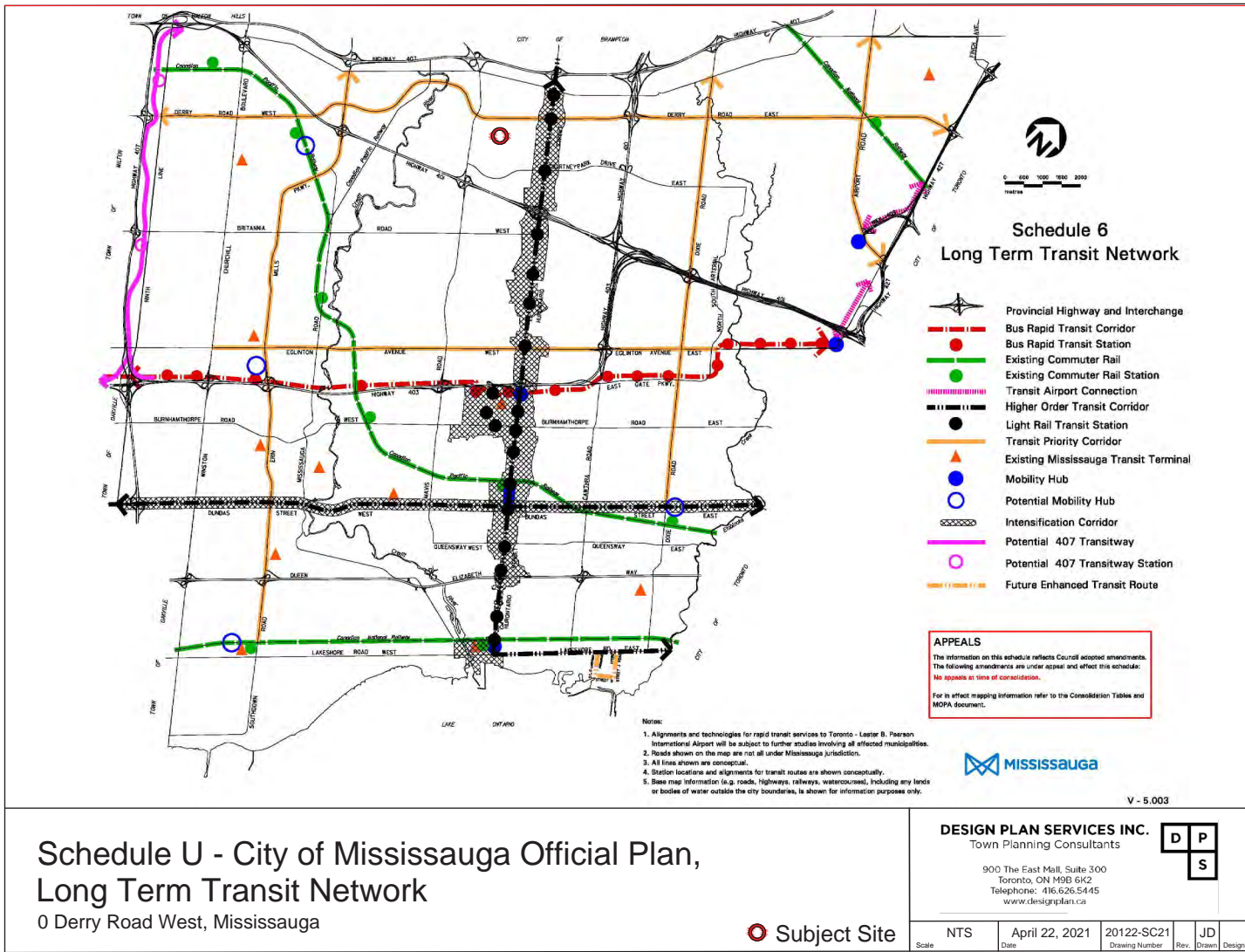
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	Scale	Date	Drawing Number	Rev. Drawn Design



# Schedule T City of Mississauga Official Plan, Long Term Road Network



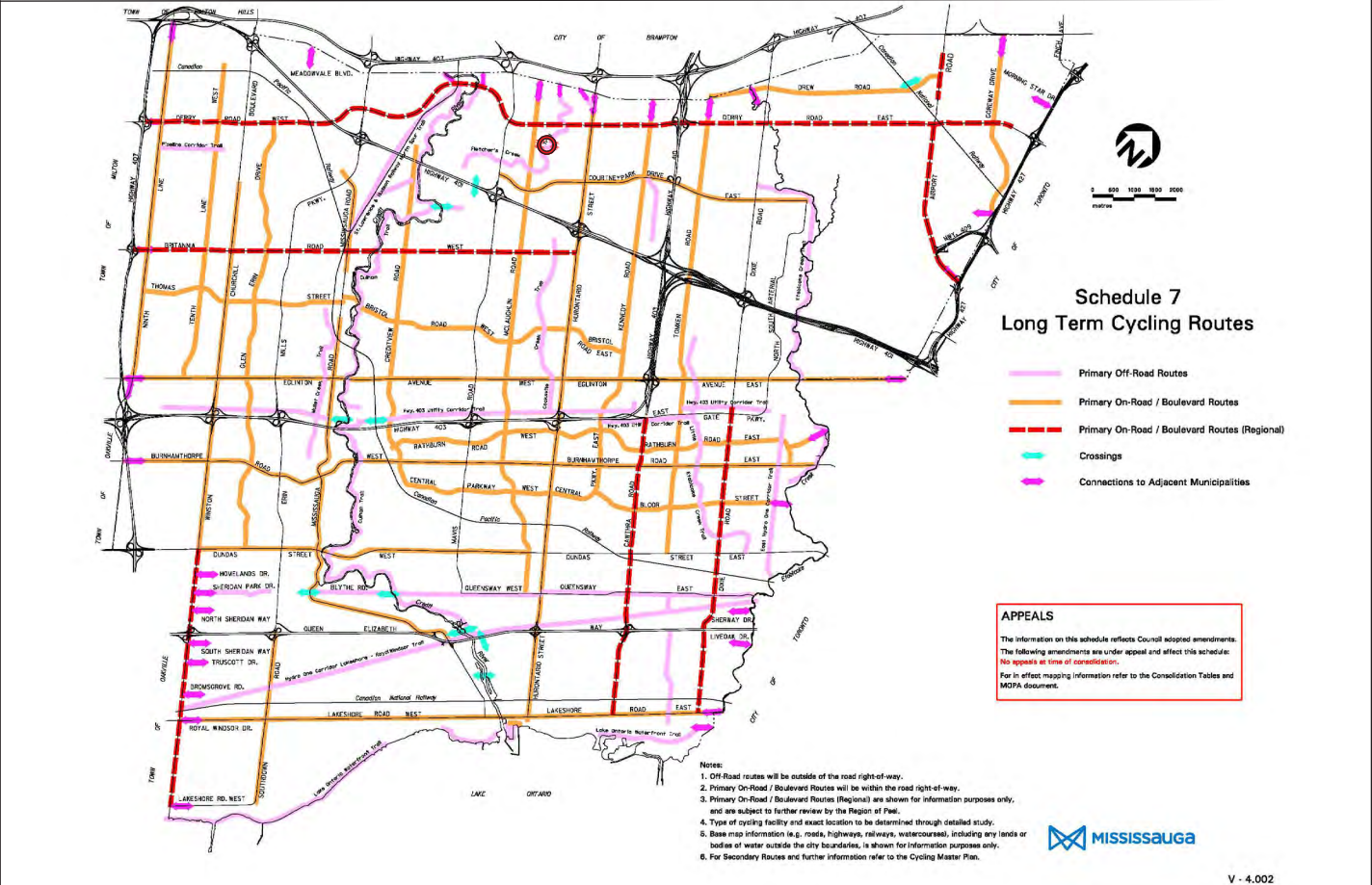
# Schedule U City of Mississauga Official Plan, Long Term Transit Network



V - 5.003



# Schedule V City of Mississauga Official Plan, Long Term Cycling Routes



Schedule V - City of Mississauga Official Plan,  
Long Term Cycling Routes  
0 Derry Road West, Mississauga

Subject Site

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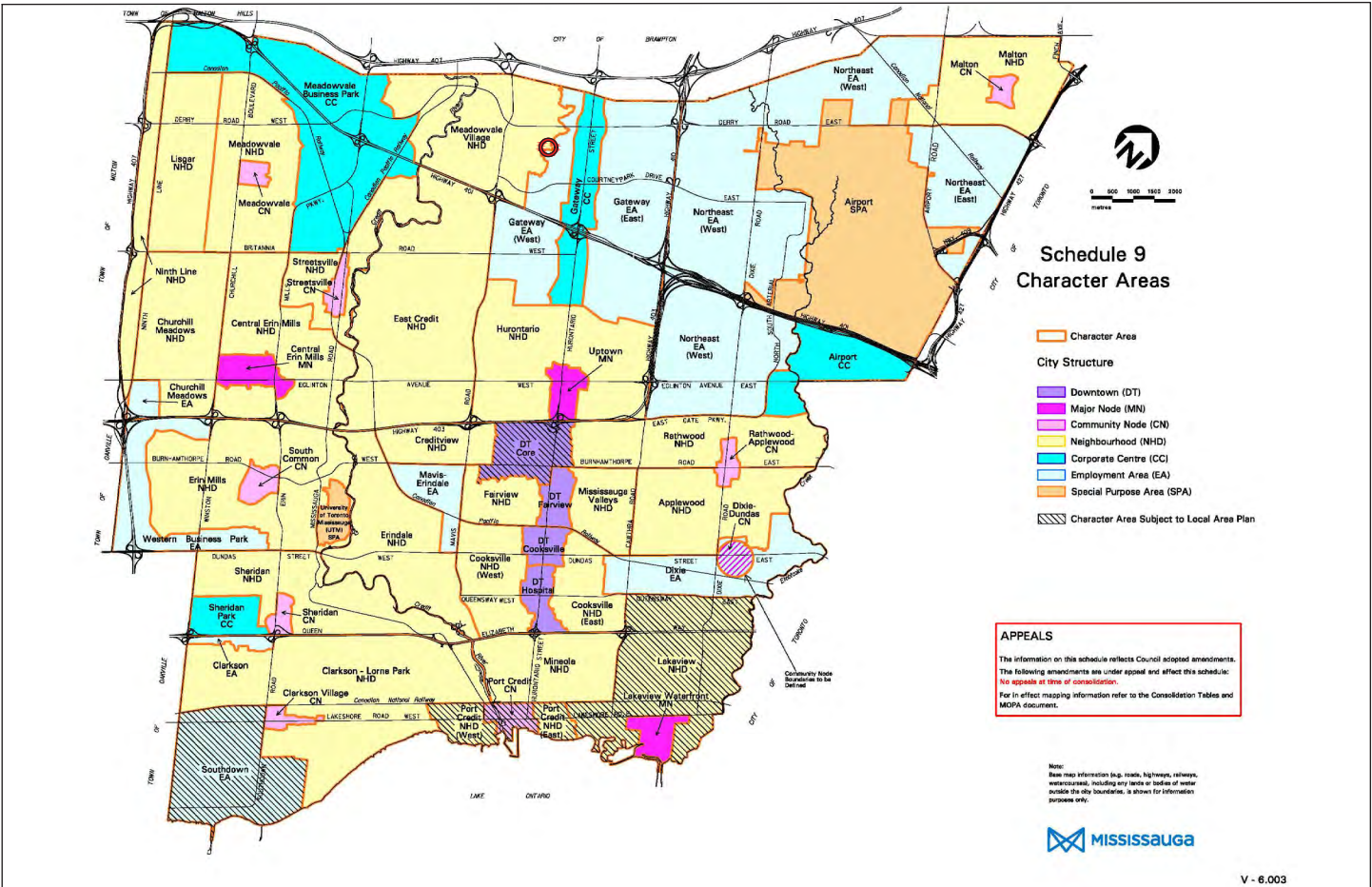
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Scale	Date	Drawing Number	Rev. Drawn Design



# Schedule W City of Mississauga Official Plan, Character Areas



Schedule W - City of Mississauga Official Plan,  
Character Areas  
0 Derry Road West, Mississauga

Subject Site

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**LAND USE DESIGNATIONS**

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Agriculture
Residential High Density	Neighborhood
Mixed Use	Public Open Space
Development Mixed Use	Private Open Space
Development City Mixed Use	Greenlands
Development Commercial	Highway Belt West
Major Vehicle Commercial	Utility
Office	

**BASE MAP INFORMATION**

Heritage Conservation District	City Centre City Hall
1996-2000 MPP	City Centre Transit Terminal
Corporate Water Features	GO Rail Transit Station
MPA Opening Area Boundary	Transit Station
Set-Back Area Water Features	Public School
Open Space from MPA Opening Area	Catholic School
Natural Features	Hwyway
	Community Facilities

**City Structure**

Development	Chapman Centre
Main Road	Employment Area
Community Wide	Special Purpose Area
Neighborhood	

**Notes:**

- The Central Business District (CBD) is defined as the area within the City of Mississauga that is designated as the CBD in the City of Mississauga's Official Plan.
- The City of Mississauga's Official Plan is the primary planning document for the City of Mississauga.
- The City of Mississauga's Official Plan is subject to periodic review and update.
- The City of Mississauga's Official Plan is subject to the approval of the Council of the City of Mississauga.
- The City of Mississauga's Official Plan is subject to the approval of the Ministry of Municipal Affairs and Housing.

**Legend:**

- MPA Opening Area Boundary
- Set-Back Area Water Features
- Open Space from MPA Opening Area
- Natural Features
- City Centre City Hall
- City Centre Transit Terminal
- GO Rail Transit Station
- Transit Station
- Public School
- Catholic School
- Hwyway
- Community Facilities

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**Map Date:** 2010

**Map Author:** [Symbol]

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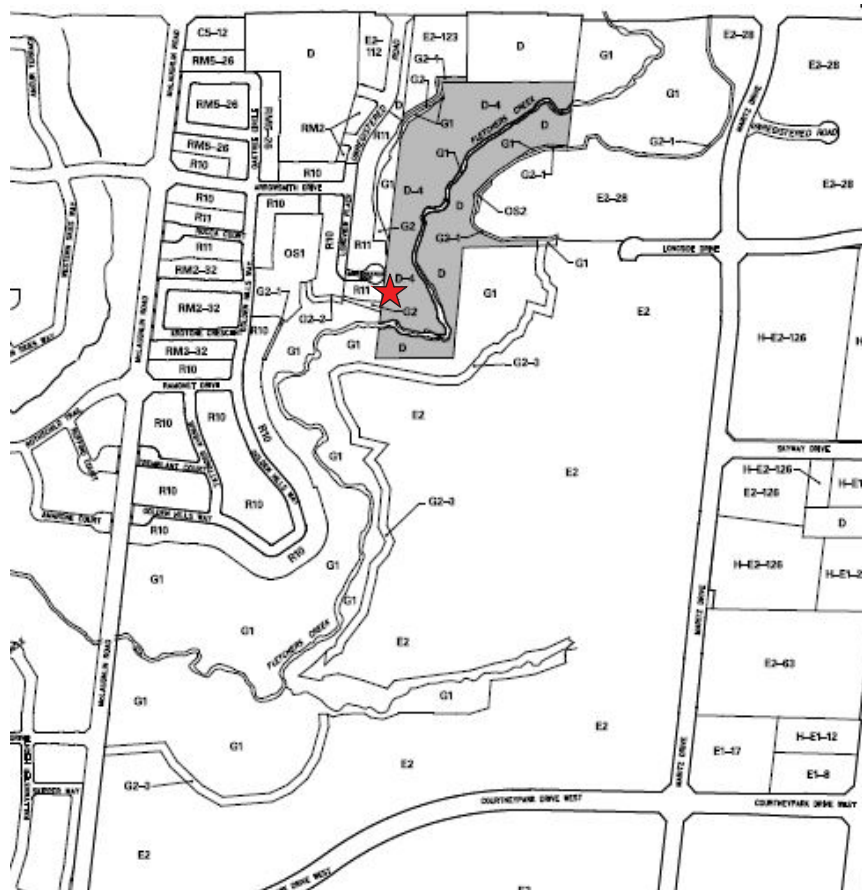
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 Subject Site

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NTS	April 22, 2021	20122-SC24		JD	
Scale	Date	Drawing Number	Rev	Drawn	Design

# Schedule Y City of Mississauga Zoning By-law 0225-2007



## Schedule Y - City of Mississauga Zoning By-law 0225-2007

0 Derry Road West, Mississauga

★ Subject Site

**DESIGN PLAN SERVICES INC.**  
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Scale	Date	Drawing Number	Rev. Drawn Design



# Schedule Z (1/4) Proposed Official Plan Amendment

Amendment No. XX

to

Mississauga Official Plan

The following text and Maps "A" attached constitute Amendment No. xx.

DRAFT



# Schedule Z (2/4) Proposed Official Plan Amendment

## PURPOSE

The purpose of this Amendment is to: change the land use designation of the subject property from Greenlands and Natural Hazards to Residential Low Density II.

## LOCATION

The lands affected by this Amendment are legally known as 44-45 Longview Place (formerly 0 Derry Road West) and are located approximately 80 metres east of the existing cul-de-sac on Longview Place. The subject property is located in the Meadowvale Village Character Area, as identified in the 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 former Ontario Municipal Board or the Local Planning Appeal Tribunal.

The subject lands are designated Greenlands and Natural Hazards which does not permit any residential uses.

An Official Plan Amendment is required to amend the Greenlands and Natural Hazards designation to Residential Low Density II to permit single detached dwellings.

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

1. The subject property is in close proximity to an Intensification Corridor and is in-between the designated Urban Growth Centre of both Mississauga and Brampton.
2. The proposed land use and density is compatible with the surrounding land uses and serves as an extension to the existing residential neighbourhood to the west and the adjacent lands currently under construction for detached and semi-detached dwellings.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject property from Greenlands to Residential Low Density II, as shown on Map "B" of this Amendment.

2. *(additional policies to be determined)*

## 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 and a site plan application as well as a consent to sever application will be submitted to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan September 3, 2020.

# Schedule Z (3/4) Proposed Official Plan Amendment

## **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.

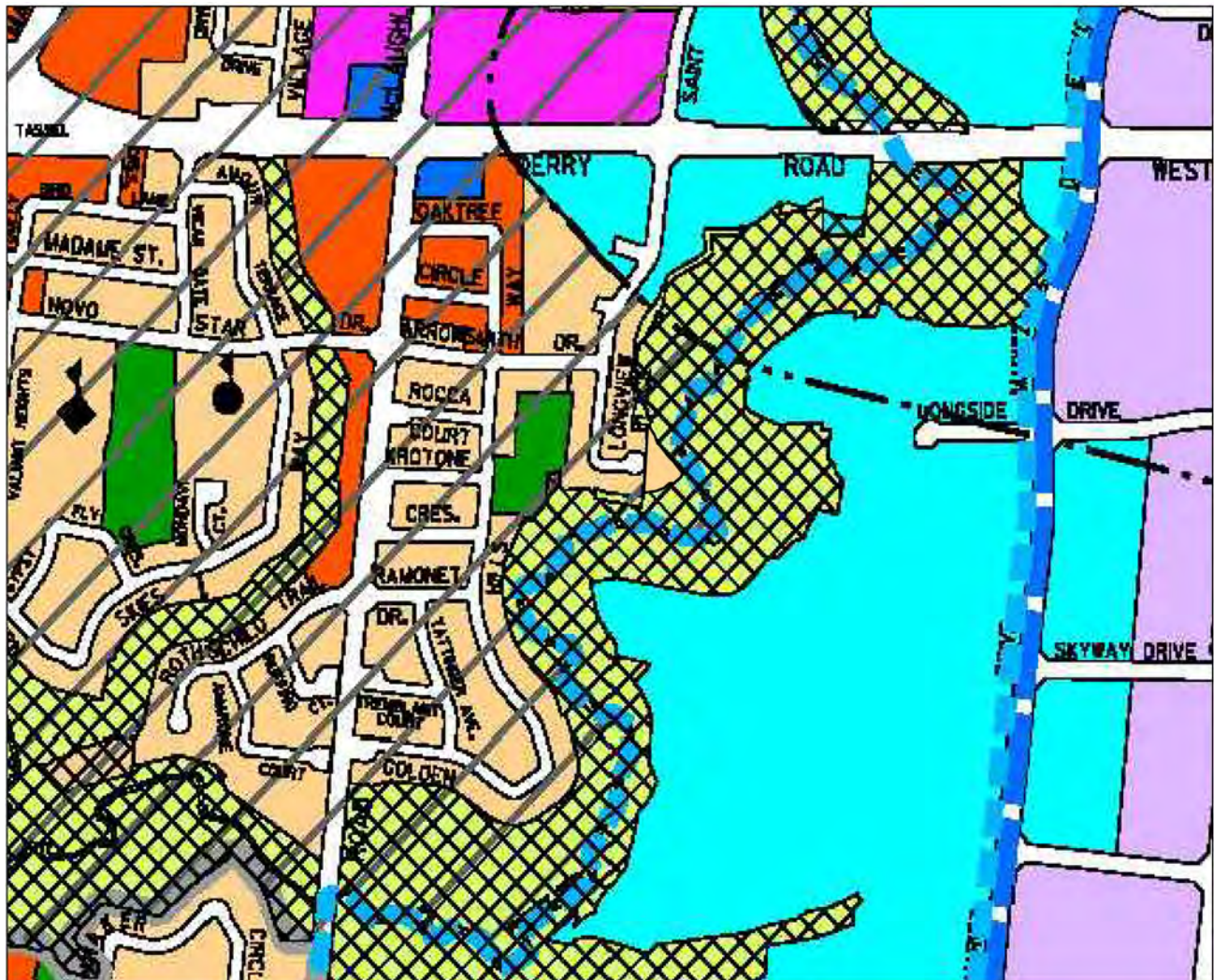
This Amendment supplements the intent and policies of Mississauga Official Plan.

DRAFT

# Schedule Z (4/4) Proposed Official Plan Amendment

OPA - XX Schedule A

44-45, Longview Pl, Mississauga, ON (Formerly Known as 0 Derry Rd W)



# Schedule AA (1/4) Proposed Zoning By-Law Amendment

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER.....

A by-law to amend By-law Number 0225-2007

WHEREAS pursuant to sections 34, 36 and 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may, respectively, pass a zoning by-law, impose a holding provision and require a public benefits contribution;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following street to article 2.1.3.2:

**7. Private Shared Road Access (Future Extension of Longview Place).**

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

4.4.5.xx	Exception: R11-xx	Map #44E	By-law:
In a <b>R11-xx</b> zone the permitted <b>uses</b> and applicable regulations shall be as specified for a R11 zone except that the following regulations shall apply:			
<b>Regulations</b>			
<i>Detailed Zoning Regulations to be determined to permit the proposed development and built form.</i>			
4.4.5.xx.1	Maximum <b>Lot Coverage</b>		49%
4.4.5.xx.2	Maximum <b>Height:</b> <b>Sloped Roof</b>		12.70m
4.4.5.xx.3	Minimum <b>Rear Yard</b>		4.1m
4.4.5.xx.4	Maximum Driveway Width		8.7m

3. Map Number 44E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D-4" to "**R11-xx**", the zoning of Part of Lot 10, Concession 1, West of Hurontario Street, City of Mississauga, Regional Municipality of Peel, PROVIDED HOWEVER THAT the "**R11-xx**" shall only apply to the lands which are shown on the attached Schedule "**A**", which is deemed to be an integral part of this By-law, outline in the heaviest broken line with the "**R11-xx**" zoning indicated thereon.
4. This By-law shall not come into force until Mississauga Official Plan Amendment Number **xx** is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



# Schedule AA (2/4) Proposed Zoning By-Law Amendment

## APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit the development of the subject property for residential single detached dwellings.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D-4" (Development) to "R11-xx" (Detached Dwellings – Garage Control Lots).

"D-4" does not permit detached dwellings.

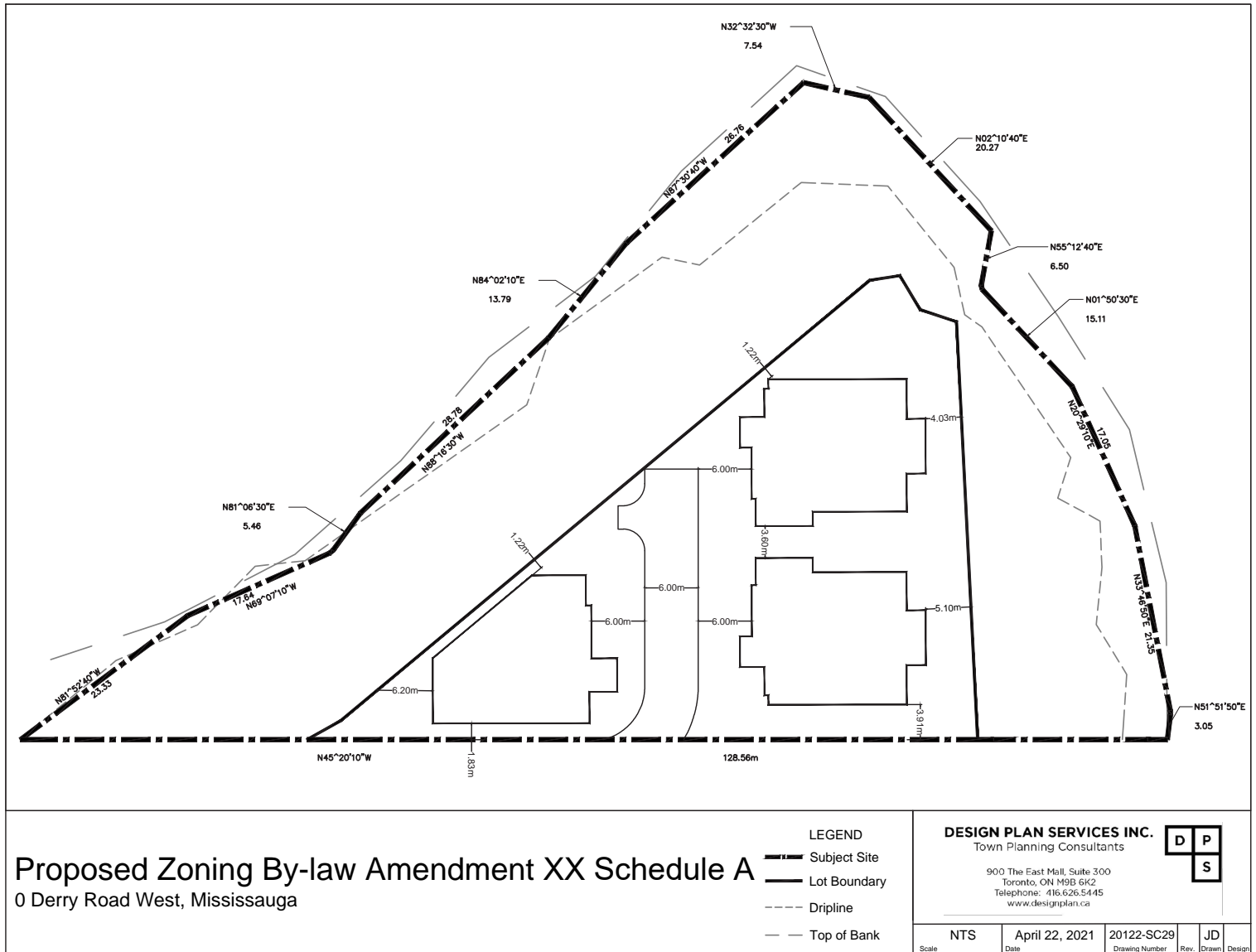
"R11-xx" zone will permit single detached dwellings with a maximum lot coverage of 49% and a maximum height of 12.70 metres. There are also exceptions for rear yard setback and driveway width.

### Location of Lands Affected

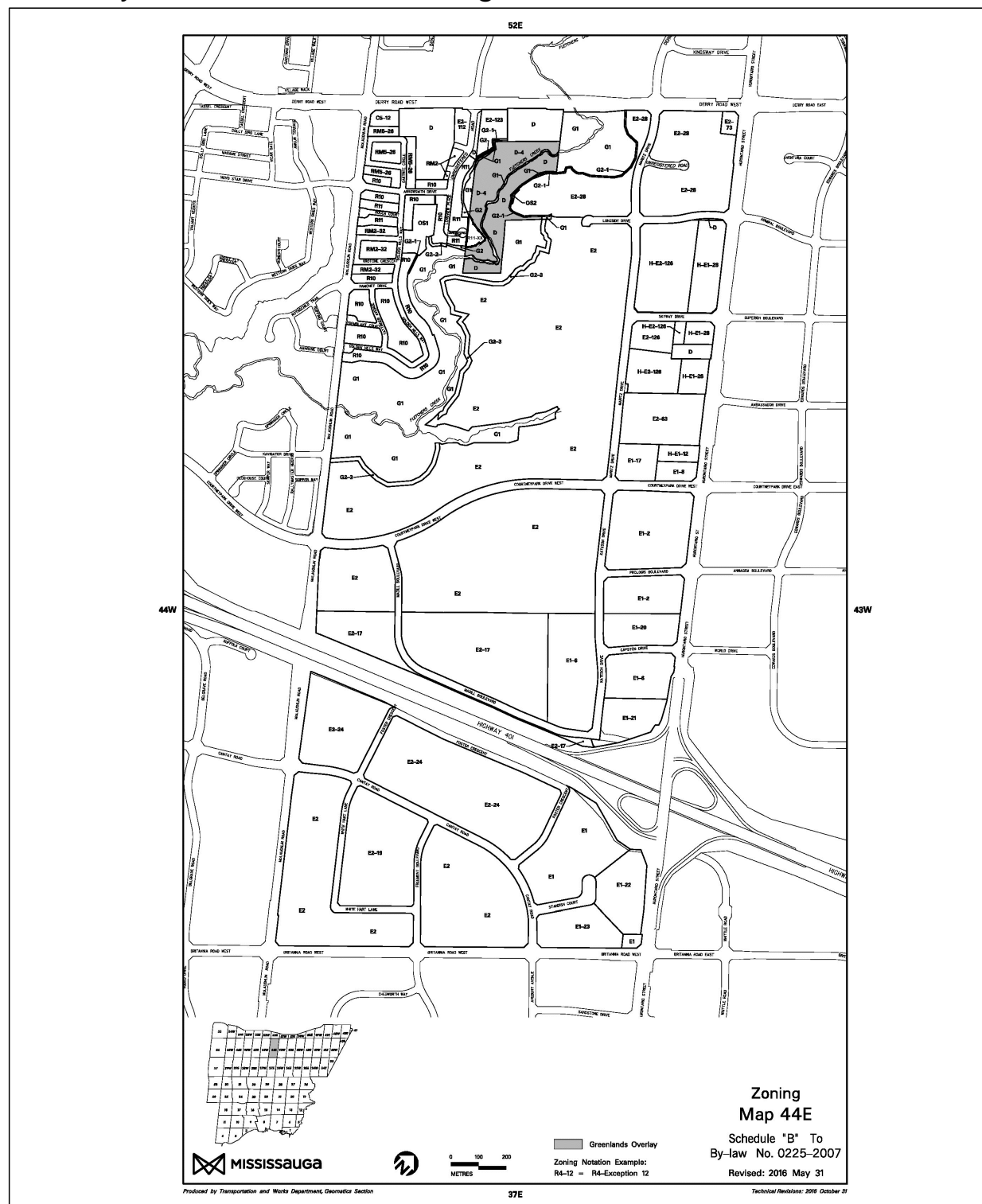
East side of Longview Place, South of Derry Road West, in the City of Mississauga, as shown on the attached map designated as Schedule "A".

Further information regarding this By-law may be obtained from \_\_\_\_\_ of the City Planning and Building Department at \_\_\_\_\_.

# Schedule AA (3/4) Proposed Zoning By-Law Amendment



# Zoning By-law Amendment XX Schedule B 0 Derry Road West, Mississauga





**DESIGN  
PLAN  
SERVICES**

TOWN  
PLANNING  
CONSULTANTS