
PLANNING JUSTIFICATION REPORT - ADDENDUM

ZONING BY-LAW AMENDMENT

Derry Britannia Developments Ltd.

March 2026
GSAI File # 940-001

**Planning Justification Report - Addendum
Derry Britannia Developments Ltd.
Zoning By-law Amendment
6136, 6168, 6252, 6276, 6302, 6314, 400 and 6432 Ninth Line**

This Planning Justification Report Addendum (the ‘Addendum’) has been prepared in support of the Zoning By-law Amendment application being filed for lands owned by our Client, Derry Britannia Developments Ltd. This Addendum is intended to be supplemental to and to be read in conjunction with the Planning Justification Report prepared by Glen Schnarr & Associates Inc. (‘GSAI’) dated July 2019, which was submitted as part of the first submission for the associated Zoning By-law Amendment Applications and Draft Plan of Subdivision Applications (City File Nos. 21T-M-19003, 21T-M-19004, OZ 19-012 and OZ 19-013).

For clarity, the original Planning Justification Report from 2019 did include planning justification related the lands subject to this Zoning By-law Amendment application, however the Zoning by-law for these lands was never formally enacted and therefore the lands remains as zoned “Development” pursuant to the City’s in-effect Zoning By-law. These lands are situated within the North Subdivision lands being reviewed under City File 21T-M19003 W10. The associated Zoning By-law Amendment City File is OZ 19-012.

This application for Zoning By-law Amendment is now being refiled or reintroduced to bring forward the formal Zoning proposal to permit for the various units which were always envisioned under the former applications for the greater lands, which have been already approved in principle in 2023. At this time, the application needs to proceed to Council for By-law Enactment (following Planning & Development Committee as may be required, and By-law review Committee).

On this basis, we continue to rely on that rationale and justification provided in our previous iterations of the Planning Justification Report related to this Block as our Client continues to seek permission for residential units on these lands, as originally envisioned under OZ 19/012. This Addendum is provided alongside the previously submitted Planning Justification Report. The content Addendum thereby includes a purposefully scoped discussion on the following:

- A proposal description;
- A scoped breakdown of the relevant zoning standards (in essence, the details of the By-law Amendment); and,
- GSAI’s position on the relevance of the 2023 Supplementary Report approval as related to the current design which is proposed though this Zoning By-law Amendment application.

Project History

This Application for the greater Derry Britannia land holdings was to facilitate a vibrant, compact, pedestrian-oriented development as further described in the section below. The Subject Lands are situated within a broader assembly located on the west side of Ninth Line, south of Derry Road.

The majority of the lands are currently vacant with the Mattamy Ninth Line Sales Office occupying a portion of the most northerly lands on an interim basis, and still subject to this application.

These lands are part of the many parcels that have been comprehensively planned to facilitate a compact, pedestrian-oriented development for the greater land holdings. When complete, the entire assembly of lands that have been planned and designed via Draft Plan of Subdivision and Zoning By-law Amendment Applications (City File Nos. 21T-M-19003, 21T-M-19004, OZ 19-012 and OZ 19-013) will introduce more than 1,300 residential dwelling units of varying size and configurations, through a variety of built forms. The broader overall development will also introduce a range of public parks, outdoor amenity areas and other landscaped open spaces to enable and encourage social interactions.

We highlight that, given Planning and Development Committee approval of the Applications referenced above, the development vision for the Subject Lands and surrounding lands has already been established. For clarity, this current Application seeks to further implement the previous approvals and implement the development vision that has been previously accepted and should be considered as approved in principle.

From a policy perspective, the Subject Lands are located within the Ninth Line Neighbourhood Character Area of the City and are designated ‘Residential Medium Density’ by the in-effect Mississauga Official Plan. The proposed development conforms to the Official Plan policies with respect to the Ninth Line lands, and thus an Official Plan Amendment is not required as part of this application. This application seeks to amend the Zoning By-law in order to implement the Official Plan policies and bring the Zoning By-law into conformity with the Official Plan.

The Subject Lands are zoned ‘Development (D)’ in the City of Mississauga Zoning By-law 0225 – 2007 (‘By-law 0225 – 2007’). Based on the above and the previous approvals, it is understood that a site-specific Zoning By-law Amendment is required to facilitate the proposal.

Development Proposal

The Subject Lands are to be developed as a refined, compact pedestrian development generally comprised of common element condominium townhouse developments and freehold units. These units are organized into development blocks and are situated around the provision of a fine-grain private road network, pedestrian walkways and a central outdoor amenity area.

Each unit is to feature an integrated, private garage and a front entry that is directly visible to and addresses the public realm. Landscape and public realm enhancements are also to be provided, in addition to a centralized shared amenity area.

Vehicular access into the subdivision will be provided via municipal roads extending from Ninth Line. Additional landscape and public realm enhancements are also proposed and will be further refined through detailed design.

Zoning By-law Amendment Details

GSAI has attached the proposed Zoning By-law amendment table and proposed Zoning Schedule to accompany the table/text. The Zoning By-law amendment, in our opinion, is largely consistent with what was previously approved in principle for these lands. We have opted to continue to pursue the RM6/RM5/RM11 zones with site specific provisions. This is a consistent approach with what was proposed under the original application(s) for the greater land holdings.

Now that plans have been more fully developed, we have been able to outline the requisite zoning amendments to permit the proposed built form, which again remains consistent with the previously approved general plans for this Block.

A summary of the **most notable** (however non-exhaustive) Zoning By-law text amendments is provided below:

- Introduction of Zoning Schedules to regulate the building footprint(s);
- Permission for projections of balconies, decks and/or porches outside of the buildable area regulated by the applicable Zoning Schedule;
- No requirements for Electric Vehicle Ready Parking Spaces;
- Permissions for walkways within Landscape Buffers; and,
- Reduced yards/setbacks to lot lines and/or streets/roads.

We are of the opinion that these modifications to the parent zones remain appropriate in the context of the planned intention for the site through the previous applications and more generally, desirable and suitable for site development. Please note that the above points are a non-exhaustive representation of the amendments proposed to the City's By-law and further, that the reader should refer to the Zoning By-law Amendment table submitted with this application and appended to this Report for information on a complete list of zoning relief requirements.

We understand that staff will work to prepare the required Zoning By-law Schedules (consistent with the approach taken for the zoning of the South Subdivision lands) which will accompany the text/tables referred to above and further, that those schedules will capture 'pinch points' and help to accurately implement the proposal. We look forward to meeting/collaborating with staff on a final implementing Zoning By-law.

Per discussions with staff related to the use of the northerly portion of the lands for the existing Sales Centre and future Experience Centre, we have included permission for those uses within the Draft Zoning By-law, in the relevant zones (being RM5-62, RM6-32, RM11-5 and RM6-33). Each of the zones which will be 'frozen' (at least in part) from development whilst being occupied by the Sales and Experience Centre. As identified on the associated Zoning Schedule these zones will be subject to a Holding ("H") Prefix which will be tied to the future demolition of the Sales and Experience Centre. Meaning, demolition will have to take place prior to construction of the residential uses. That said, the owner does wish to maintain flexibility for the possibility of developing permitted residential uses on portions of lands within those zones which are not being

relied on by the Sales Centre/Experience Centre to function. For example, the westerly portions of the RM5-62 and RM6-32 zones are largely vacant and will remain vacant (used for overflow parking that is not required for the Sales Centre/Experience Centre to function). The request, therefore, is that the “H” prefix be written in a way that it can be partially lifted from these lands, if the Owner wishes to pursue build out of the permitted residential uses, while the Sales Centre/Experience Centre continues to exist, in the future (and the “H” would remain in place on the balance of the lands occupied by the Sales/Experience Centre). To regulate the location of the Sales and Experience Centre, we have included regulations in the RM5-62 zone and paid reference to these regulations in the other zones (RM6-32, RM11-5, RM6-33) that are ‘frozen’ to accommodate the Sales/Experience Centre. The regulation(s) generally stipulate that the use is exempt from all regulations of the by-law, save for the setbacks outlined in i-iv of the regulation. We expect that this will allow for the Sales and Experience Centre to continue to exist until demolition, without issue, once the by-law has is considered in force and effect and in a post registration scenario. We have proposed setbacks to future or ultimate conditions. We find this appropriate given that the buildings are proceeding through SPAX approval, affording staff their review of the location and appropriateness of the buildings on site. We would be pleased to discuss the best way to permit for the Sales/Experience Centre through the By-law and look forward to collaborating further on the matter. Lastly, we note that the “H” will only be attached to those zones that are frozen for the purpose of the continued operation of the Sales and Experience Centre and not those with that repeated exception zone within the balance of the subdivision lands.

2019 Information Report and 2023 Recommendation Report - Applicability

In 2019, City Planning staff brought forward an Information Report related to the applications 21T-M-19003, 21T-M-19004, OZ 19-012 and OZ 19-013. In 2023, City Planning staff brought forward a Recommendation Report related to those same applications, recommending approval of the Draft Plan of Subdivision (North and South, respectively) and the respective Zoning By-law Amendment Applications.

One notable item is the inclusion of the Holding Prefix per staff recommendation on certain zones. We anticipate that this will not be required as previously contemplated due to the agreement in principle for the acquisition of the MTO owned lands and will continue to update staff on the acquisition status, including once it has been formalized and transfer has taken place.

The proceeding discussion reviews the content of the Information Report and Recommendation Report described above, and how those comments and recommendations can and should still remain applicable to the proposal before staff being submitted under this cover.

The Supplementary Information Report (the ‘Report’) dated December 2, 2019, outlines that the Medium Density Residential Official Plan designation within the Ninth Line Neighbourhood Character Area permits all forms of townhouse dwellings. The MOP acknowledges that new development shall be sensitive to the existing and planned character. This logic continues to apply to the present proposal based on the built forms proposed. The Report continues to say that the proposed housing typologies are consistent with the Official Plan permissions. The parent zones

identified in the Supplementary Information Report related to these lands largely remain proposed, being RM5, RM6, RM11 and R16. The Report also provides that CEC roads, aisles and sidewalks will be permitted to be shared with abutting residential zones, which again, continues to apply based on the Concepts before staff under this Application. We have prepared a Zoning Bylaw Amendment which would provide site specific exceptions to each which do not deviate significantly from what was considered under the Report and are largely representative of the Concept that was considered through the Report.

The Report concludes that:

“The proposal meets the general intent of the Mississauga Official Plan and Shaping Ninth Line Urban Design Guidelines by introducing a variety of dwelling unit types...the lot and block pattern of the proposal represents a logical and efficient use of land,”

The proposal continues to comply with the Official Plan (in-effect), including the policies under Chapter 5 – Direct Growth of the Mississauga Official Plan, Chapter 7 – Complete Communities, Chapter 11 – Land Use Designations (Residential), Chapter 16 – Neighbourhoods (general and related to the Ninth Line Neighbourhood Character Area). We refer staff back to Section 5.5 of the Planning Justification Report prepared by GSAI for a discussion on the Official Plan rationale and justification.

We note that this proposal has previously been subject to the Statutory Public Meeting requirement under the Planning Act and reported on in 2023 based on conceptual built forms. We are making this application to the City now that the envisioned or planned concept has advanced to a more detailed design. This has allowed the team to draft implementing zoning regulations, allowing it to be zoned appropriately. The proposed development standards are generally in conformity with the Ninth Line Neighbourhood Character Area policies of the Official Plan (16.20) which permits specifically permits the proposed built forms under the Residential Medium Density Designation.

Additionally, based on our review of the draft Official Plan with the Province for approval, we do not anticipate any conformity issues with this iteration of the Official Plan.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.

A handwritten signature in black ink, appearing to read 'Sarah Clark', with a stylized flourish extending to the left.

**Sarah Clark, MCIP RPP
Senior Associate**