
PLANNING JUSTIFICATION REPORT - ADDENDUM

ZONING BY-LAW AMENDMENT

Derry Britannia Developments Ltd.

June 2026
GSAI File # 940-005

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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 to the Block subject to this Zoning By-law Amendment application (now within the registered Plan of Subdivision, known as the “south subdivision”), however the Zoning by-law for this specific Block was never formally enacted and therefore the Block remains as zoned “Development” pursuant to the City’s in-effect Zoning By-law. The scenario with this specific Block is outlined in the Recommendation Report from November 22, 2023, for file OZ 19/013 W10:

“Plans for higher density residential uses (apartments) on Blocks 9N and 13S (general locations) are still being prepared by the applicant. Therefore, they have requested that the Zoning on these blocks remain zoned D (Development) until a later date.”

Pursuant to the above, this Application for Zoning By-law Amendment is now being filed to bring forward the formal Zoning proposal to permit for the higher density residential uses (apartments), which were always envisioned under the former applications for the greater lands, which have been already approved in principle in 2023.

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 apartment units on this Block, as originally envisioned under OZ 19/013. This Addendum is provided alongside the previously submitted Planning Justification Report.

Project History

By way of context, the Subject Lands are referred to as the southern-most apartment block on the approved Development Concept Plan for the Derry Britannia project (described above). As such, it is one of many parcels that have been comprehensively planned to facilitate a compact, pedestrian-oriented development for the greater lands. 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 1,000 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 Site is also subject to the City of Mississauga Zoning By-law 0225 – 2007 (‘By-law 0225 – 2007’) which zones it as ‘Development (D)’. 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 three (3) modular (prefabricated) mid-rise apartment structures (Buildings ‘A’, ‘B’, and ‘C’), each of which are to be six (6) storeys in height. Unique architectural and urban design elements have been considered to address the right of way interfaces, as well as balance of the subdivision and area context, and to enhance the visual interest of this ‘gateway’ location into the greater site.

The proposed structures have been organized around a central outdoor amenity area which features well programmed spaces for social interaction and congregation, as well as a children’s play area. Central to the site and interfacing with the future condominium road to the south, there is a private driveway with short term parking spaces and pedestrian drop-off areas.

Overall, the proposed development is to have a total gross floor area (GFA’) of 14,991 square meters (161,306 square feet), resulting in a density of 1.83 Floor Space Index (FSI’). A total of 141 dwelling units (with large private balconies/terraces) of predominantly larger, family-sized suites are proposed. It is anticipated that the tenure of units will be market-based ownership – delivered at an attainable price point – with a specific focus toward families.

From the total of 141 proposed units, the breakdown of units per building is as follows:

- Building A: 47 units
- Building B: 35 units
- Building C: 59 units

Based on the total unit count and site area, the proposed development will achieve a density of 172 units per hectare, or 70 units per acre.

A total of 223 parking spaces will be provided within the development. There are 25 spaces at grade, with the remaining 198 being located within a one-level below-grade parking structure. This satisfies the Precinct 3 Resident parking rate of 1.0 per unit. There is a proposed visitor rate of 0.15 per unit (whereas 0.2 is required pursuant to the Precinct 3 parking ratios). The development will also provide 92 bicycle parking spaces, consisting of 85 long-term and 7 short-term spaces.

Vehicular access into the subdivision will be provided via a municipal road extending from Ninth Line, which will in turn provide access to this Block from the south side, through a future condominium road. Additional landscape and public realm enhancements are also proposed around the perimeter of the site.

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 this block. We have opted to continue to pursue a “Residential Apartment 2” (RA2) zone. This is consistent 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 Zoning By-law text amendments is provided below:

- Parking Reduction to Visitor spaces from 0.2 to 0.15 required and 0 visitor spaces required to be Electric Vehicle Ready Spaces;
- Reduced Minimum at grade and underground drive aisle widths;
- Replacement of the required setbacks, landscape buffer requirements and building separation requirements with a new “RA2-XX” zoning schedule.

We are of the opinion that these modifications to the RA2 parent zone and the inclusion of the RA2-XX Zoning Schedule (both appended to this Addendum Report for the ease of reference for staff) 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. While the site concept may evolve through detailed design process (Site Plan approval), we have provided this as a first draft, subject to change.

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.

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 permits mid-rise apartments. This logic continues to apply to the present proposal based on the mid-rise built form proposed. The Report also suggests that a “Residential Apartment 2” (RA2) site specific zone be pursued for the relevant Blocks, planned to accommodate mid-rise apartment buildings as part of the full build out of the greater Derry Britannia lands. The Report continues to outline that apartment units up to 6 storeys would be envisioned for the relevant blocks. The proposal before staff considers a total of 3 buildings of 6 storeys on this same Block. The design of the Block still considers a scenario where the building creates a continuous street wall along the right of way(s) with strategic planting and landscaping strategies being pursued. This all remains consistent with the Ninth Line Neighbourhood Character Area. The Recommendation Report dated November 22, 2023, remains generally consistent with the 2019 Report, saying that:

The applicant is still preparing plans for the higher density residential uses (apartments) on Blocks 9N and 13S. Therefore, they have requested that the Zoning on these blocks remain zoned D (Development) until a later date. A second Recommendation Report to PDC and implementing Zoning By-law will be required if the development proposals comply with the Official Plan

We recognize that on March 24, 2026, the Minister of Municipal Affairs and Housing issued a Notice of Decision to approve Mississauga Official Plan 2051. The Official Plan is now in effect, replacing the City’s former Official Plan. The Official Plan outlines a comprehensive land use policy framework to guide growth and development within the City to the year 2051 and includes policies that: establish growth management; provide for a wide range of housing options and transportation options; plan for infrastructure and servicing; protect the natural heritage system and water resources; protect the agricultural system; and other matters. It is our opinion the proposal complies with the Official Plan (in-effect), including the policies under Chapter 3 – Directing New Development, Chapter 5 – Housing Choice and Affordable Homes, Chapter 8 –

Well Designed Healthy Communities, Chapter 10 – Land Use Designations (Residential), Chapter 15 – Neighbourhoods (general and related to the Ninth Line Neighbourhood Character Area).

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 a conceptual 6 storey build form. We are making this application to the City now that the envisioned or planned concept has advanced to a detailed site plan design. This has allowed the team to draft implementing zoning regulations, allowing it to be zoned with the balance of the south subdivision lands (which are now formally Registered). The proposed development standards are generally in conformity with the Ninth Line Neighbourhood Character Area policies of the Official Plan which permits specifically permits low rise and midrise apartments from 3-6 storeys under the Residential Medium Density Designation.

Respectfully submitted,

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