
Planning and Development Committee

Date: October 4, 2021
Time: 6:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
And Online Video Conference

Members

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Ron Starr	Ward 6 (Vice-Chair)
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11 (Chair)
Councillor Carolyn Parrish	Ward 5 (ex-officio)
Councillor Pat Saito	Ward 9 (ex-officio)

Participate Virtually or In Person

Advance registration is required to participate in person and/or make comment in the virtual public meeting. Please email deputations.presentations@mississauga.ca no later than Friday, October 1, 2021 at 4:00 p.m. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. You will be provided with directions on how to participate from Clerks' staff.

Participate Via Telephone

Residents without access to the internet, via computer, smartphone or tablet, can participate and/or make comment in the meeting via telephone. To register, please call Megan Piercey at 905-615-3200 ext. 4915 no later than Friday, October 1, 2021 at 4:00 p.m. You must provide your name, phone number, and application number if you wish to speak to the Committee. You will be provided with directions on how to participate from Clerks' staff.

Contact

Megan Piercey, Legislative Coordinator, Legislative Services
905-615-3200 ext. 4915
megan.piercey@mississauga.ca

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Land Tribunal (OLT), and may not be added as a party to the hearing of an appeal before the OLT.

Send written submissions or request notification of future meetings to:

Mississauga City Council Att: Development Assistant
c/o Planning and Building Department – 6th Floor
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

1. **CALL TO ORDER**

2. **DECLARATION OF CONFLICT OF INTEREST**

3. **MINUTES OF PREVIOUS MEETING**

3.1. Planning and Development Committee Meeting Draft Minutes - September 21, 2021

4. **MATTERS TO BE CONSIDERED**

4.1. PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit a four storey apartment
Address: 6620 Rothschild Trail
Owner: Di Blasio Corporation
File: OZ 19/010 W11

4.2. REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007
REPORT (WARD 7)

Application to remove the "H" holding provision to permit a 16 storey apartment building with
336 dwelling units and 320.7 m2 of ground floor commercial space 86-90 Dundas Street
East, south side of Dundas Street East, east of Hurontario Street
Address: 86-90 Dundas Street East
Owner: Mississauga I GP Inc. (Emblem Developments)
File: H-OZ 20/005 W7

4.3. DEVELOPMENT APPLICATION PROCESS IMPROVEMENTS PRESENTATION

Aiden Stanley, Manager, Development North

5. **ADJOURNMENT**

City of Mississauga

Corporate Report



<p>Date: September 10, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ 19/010 W11</p> <hr/> <p>Meeting date: October 4, 2021</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit a four storey apartment

6620 Rothschild Trail

Owner: Di Blasio Corporation

File: OZ 19/010 W11

Recommendation

1. That the applications under File OZ 19/010 W11, Di Blasio Corporation, 6620 Rothschild Trail to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **RA1-11** and **G1** to permit a four storey apartment and protect the natural area in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated September 10, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerns with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to permit a four storey apartment building
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including changes to the property boundaries to protect the greenlands and revisions to the elevations to be compatible with the immediate area
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on December 2, 2019, at which time an Information Report, Item 4.2

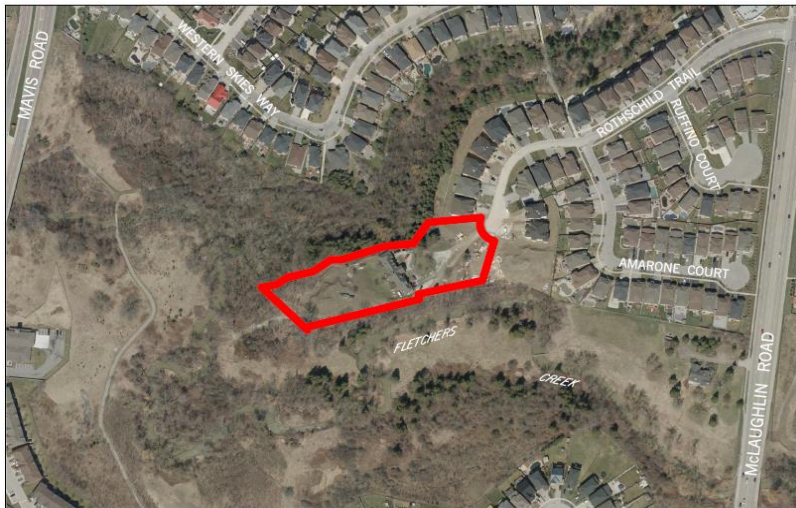
(https://www7.mississauga.ca/documents/committees/pdc/2019/2019_12_02_PDC_Evening_Agenda.pdf) was received for information.

Recommendation PDC-0088-2019 was then adopted by Council on December 11, 2019.

That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the applications by Di Blasio Corporation to permit a four storey, 43 unit, condominium apartment building, under File OZ 19/010 W11, 6620 Rothschild Trail, be received for information.

That four oral submissions be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 6620 Rothschild Trail

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Adjustments to the property boundaries
- Increasing the building setback to the greenlands
- Revisions to the front elevation for compatibility with the dwellings in the immediate area.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on November 7, 2019. A community meeting was held by Ward 11 Councillor George Carlson on November 18, 2018. Approximately 20 people attended the meeting. 24 written submissions were received. Supporting studies were posted on the City's website at:

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on December 2, 2019. Four members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the

municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Residential Low Density II** and **Greenlands** to **Residential High Density** and **Greenlands**. A zoning by-law amendment is required from **R9-4** and **G2-2** to **RA1-11** and **G1**.

The proposed rezoning to permit a four storey apartment building has been found acceptable, based upon the following:

- The proposal provides an efficient use of an underutilized parcel of land while being sensitive to the character of the area
- The proposal contributes to the range of housing types in the Meadowvale Village Neighbourhood Character Area
- Other than a driveway access to the development, the proposal maintains the existing detached dwelling lot configuration along Rothschild Trail
- The existing municipal infrastructure is adequate to support the proposed development

Strategic Plan

The applications are consistent with the Connect Pillar of the Strategic Plan by contributing a choice of housing type to residents that support the principle of building complete communities to accommodate growth.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

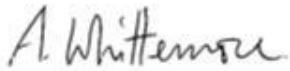
In summary, the proposed development has been designed to be compatible with the existing and planned character of the neighbourhood while providing an appropriate form of intensification and increased housing choices to residents. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan and zoning by-law by Council, the applicant will be required to enter into a development agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

City of Mississauga

Corporate Report



Date: 2019/11/08

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 19/010 W11

Meeting date:
2019/12/02

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official Plan amendment and rezoning applications to permit a four storey, 43 unit, condominium apartment building

6620 Rothschild Trail, west of McLaughlin Road, north of Fletchers Creek

Owner: Di Blasio Corporation

File: OZ 19/010 W11

Recommendation

That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the applications by Di Blasio Corporation to permit a four storey, 43 unit, condominium apartment building, under File OZ 19/010 W11, 6620 Rothschild Trail, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

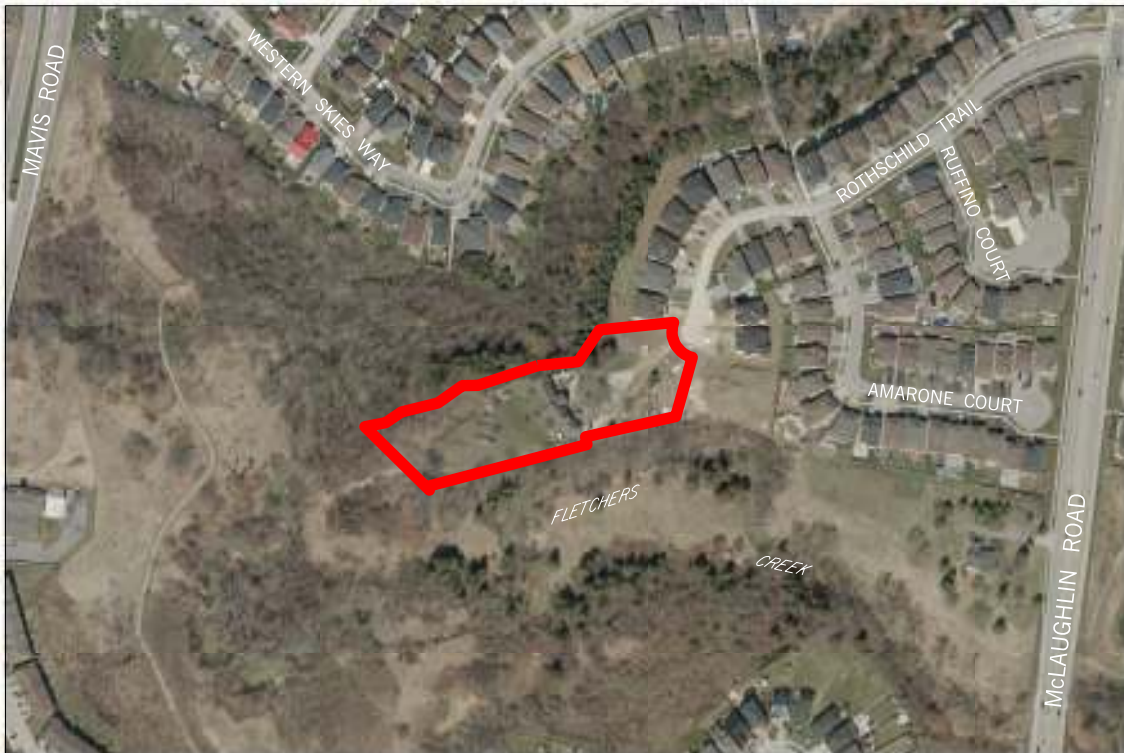
PROPOSAL

The official plan amendment and rezoning applications are required to permit a four storey, 43 unit, condominium apartment building. The applicant is proposing to amend the Official Plan from **Residential Low Density II** and **Greenlands** to **Residential High Density** and **Greenlands**. The zoning by-law will also need to be amended from **R9-4** (Detached Dwellings – Garage Control Lots), **G2-1** (Greenlands – Natural Features) and **G2-2** (Greenlands – Natural Features) to **RA1-Exception** (Apartments – Exception) and **G1** (Greenlands – Natural Hazards) to implement this development proposal. Dedication of the lands to be zoned G1 (Greenlands -

Natural Hazards), located on the outer periphery of the subject property, into public ownership will be reviewed through these applications in order to ensure their long term protection.

Comments

The property is located at the end of the Rothschild Trail cul-de-sac, which is south of Derry Road West and west of McLaughlin Road within the Meadowvale Village Neighbourhood Character Area. The site is currently occupied by a detached dwelling.



Aerial image of 6620 Rothschild Trail



Applicant's elevations of the proposed condominium apartment

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires the municipalities' decisions regarding planning matters be consistent with the PPS and confirm with the applicable provisions plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, proposed built form, setbacks to greenlands, ensuring compatibility with the existing neighbourhood and community consultation and input.

Attachments

Appendix: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Di Blasio Corporation

6620 Rothschild Trail

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1. Site History

- October 11, 1998 – By-law 26-99 was approved to rezone the lands from **Agricultural (A)** to **RG3-2336** (Detached Dwellings)
- June 20, 2006 – Plan of Subdivision 43M-1710 was registered to create 85 lots
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R9-4** (Detached Dwellings – Garage Control Lots) **G2-1** (Greenlands – Natural Features) and **G2-2** (Greenlands – Natural Features)
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are primarily designated **Residential Low Density II** in the Meadowvale Village Neighbourhood Character Area but also have two small parcels with the **Greenlands** designation

2. Site and Neighbourhood Context

Site Information

The property is located south of Derry Road West and west of McLaughlin Road, at the end of the Rothschild Trail cul-de-sac. It abuts the Fletchers Creek valley to the south and is located within the Meadowvale Village Neighbourhood Character Area.

The site is 0.80 hectares (1.99 ac.) and contains a detached dwelling which was constructed in 1987. A plan of subdivision was registered in 2006 on the lands west of McLaughlin Road and south of Derry Road West and through this subdivision process the existing detached house became part of the subdivision as Lot 21, 43M-1710, which also includes Block 2, 43M-1476.

The property is regulated by the Credit Valley Conservation (CVC) due to the location of Fletchers Creek and its associated valley system. A portion of the property is classified as Natural Hazard as it contains woodlands and erosion hazards. The City's Natural Area Survey (NAS) identifies a portion of the property as Meadowvale Station Wood and Fletchers Creek (MV2) which is part of the Mississauga Natural Heritage System.



Image of the existing conditions

Surrounding Land Uses

The immediate neighbourhood contains detached homes. The subject lands are surrounded by the Fletchers Creek valleylands. At the northwest corner of Rothschild Trail and McLaughlin Road are three, 3 storey apartment buildings each containing 12 apartment units. Directly across from the apartments on McLaughlin Road are semi-detached homes.

The surrounding land uses are:

North: Greenlands
East: Detached homes
South: Greenlands
West: Greenlands



Aerial Photo of 6620 Rothschild Trail

Property Size and Use

Frontage:	13.5 m (44.2 ft.)
Depth:	185.2 m (607.6 ft.)
Gross Lot Area:	0.80 ha (1.99 ac.)
Existing Uses:	There is one detached home on the site

The Neighbourhood Context

The subject property is located in the Meadowvale Village Neighbourhood Character Area. The surrounding area contains detached homes which were developed in late 2000's.

Demographics

Based on the 2016 census, the existing population of the Meadowvale Village Neighbourhood area is 31,930 with a median age of 36 (compared to the City's median age of 40). Approximately 71% of the neighbourhood's population are working age (15 to 64 years of age), 22% are children (0-14 years) and 8% are seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 33,300 and 33,700 respectively. The average household size is four persons per detached home. The mix of housing tenure for the area is 7,685 units (92%) owned and 635 units (8%) rented with a vacancy rate of approximately 0.9%.* The number of jobs within this Character Area is 1,661. Total employment combined with the population results in a PPJ for the

Meadowvale Village Neighbourhood Character Area of 36 persons plus job per ha (15 ppj/ac.).

*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the Northeast geography. Please also note that the vacancy rate published by CMHC is only for apartments.

Other Development Applications

The following development applications are currently being processed by the City in the immediate vicinity of the subject property:

- OZ 18/002 and 21T-M18001 – 376 and 390 Derry Road West for 126 townhomes and 818 m² (2,683.7 ft²) of commercial space

Community and Transportation Services

These applications are expected to have minimal impact on existing services in the community.

A city park is located 700 m (2,296.6 ft.) to the east, off McLaughlin Road. There are two other city parks in the area, Nova Star Park is located 1.1 km (0.68 miles) to the north of the site at McLaughlin Road and Novo Star Drive. The other is located approximately 1.6 km (1 mile) to the south at McLaughlin Road and Courtney Drive West known as the Courtney Park Athletic Fields. There is a multi-use trail that runs through the City owned Fletchers Creek valley which can

be accessed at the intersection of Rothschild Trail and Amarone Court.

The following Miway bus route currently services the site:

- Route 66 – McLaughlin Road

3. Project Details

The applications are to permit a four storey, 43 unit, condominium apartment building and the dedication to the City of lands within the natural features and hazards.

Development Proposal		
Applications submitted:	Received: June 24, 2019 Deemed complete: July 19, 2019	
Owner/Applicant:	DiBlasio Corporation	
Number of units:	43	
Proposed Gross Floor Area:	7,200 m ² (77,502.7 ft ²)	
Height:	4 storeys	
Floor Space Index:	1.3	
Anticipated Population:	94 * *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	65	86
visitor spaces	9	18
Total	74	104

Development Proposal	
Green Initiatives:	<ul style="list-style-type: none">• Reflective roof surface• Permeable paving

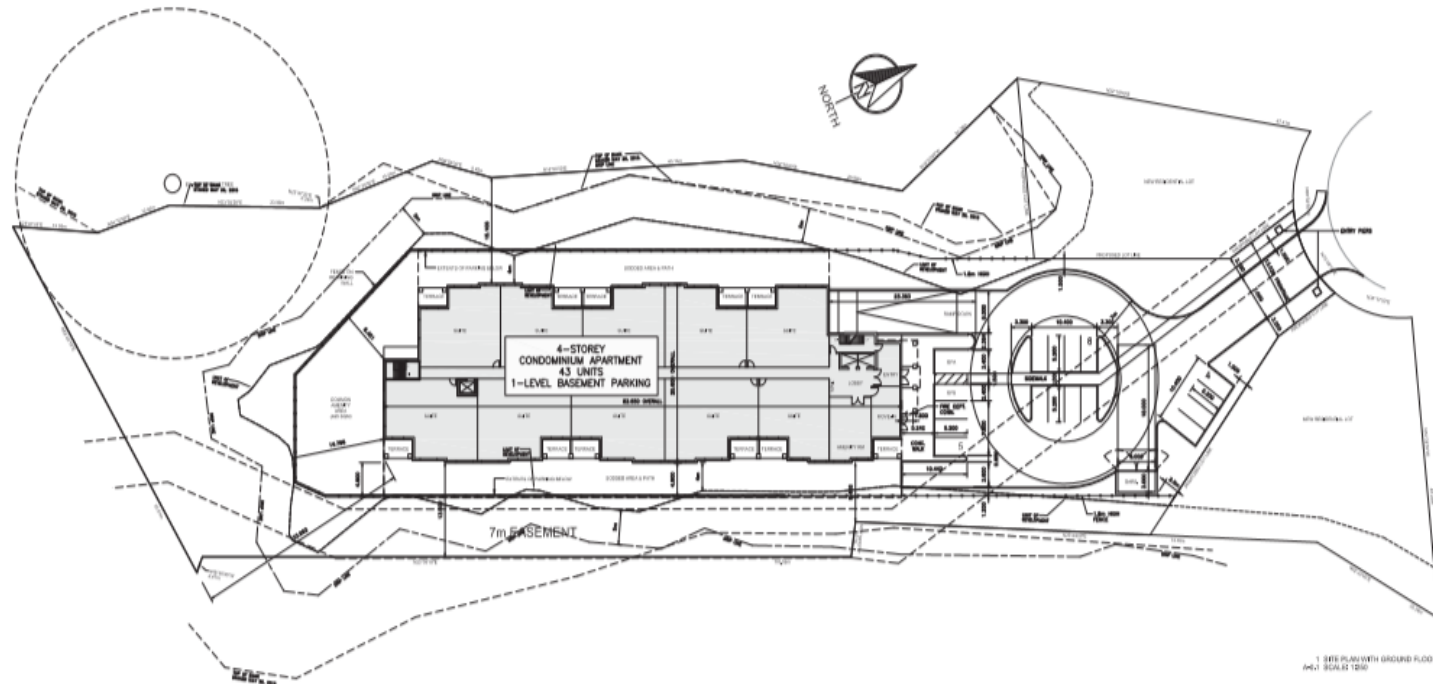
- Phase 1 Environmental Site Assessment
- Stage 1 and 2 Archaeological Assessment
- Ministry of Culture Clearance Letter
- Draft Official Plan Amendment and Schedule
- Draft Zoning By-law Amendment and Schedule

Supporting Studies and Plans

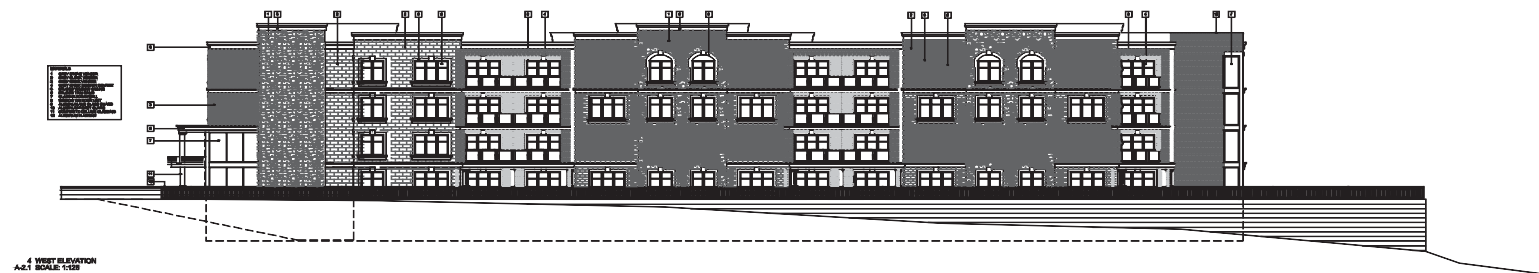
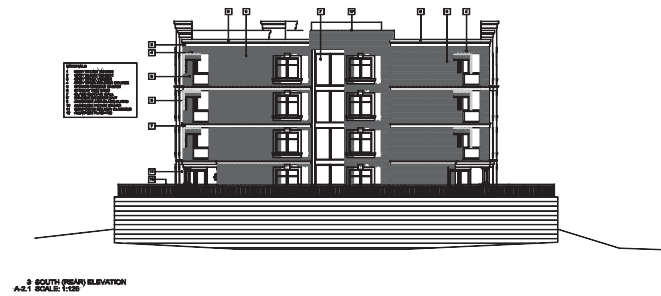
The applicant has submitted the following information in support of the applications which can be viewed at the link below:

<http://www.mississauga.ca/portal/residents/development-applications>

- Aerial Context Map
- Survey Plan
- Functional Servicing and Stormwater Management Report
- Servicing Plan and Grading Plan
- Site Plan
- Building Elevations
- Underground Parking Plan
- Planning Justification Report
- Parcel Register
- List of Low Impact Design Features
- Shadow Study
- Traffic Impact Study
- Acoustical/Noise Feasibility Study
- Environmental Impact Assessment



Concept Plan



Applicant's Rendering

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Excerpt of Meadowvale Village Neighbourhood Land Use

Existing Designation

The site is designated **Residential Low Density II** and **Greenlands**. The **Residential Low Density II** designation permits detached, semi-detached and townhomes. **Greenlands** permits conservation uses, flood control land or erosion management and passive recreational activity.

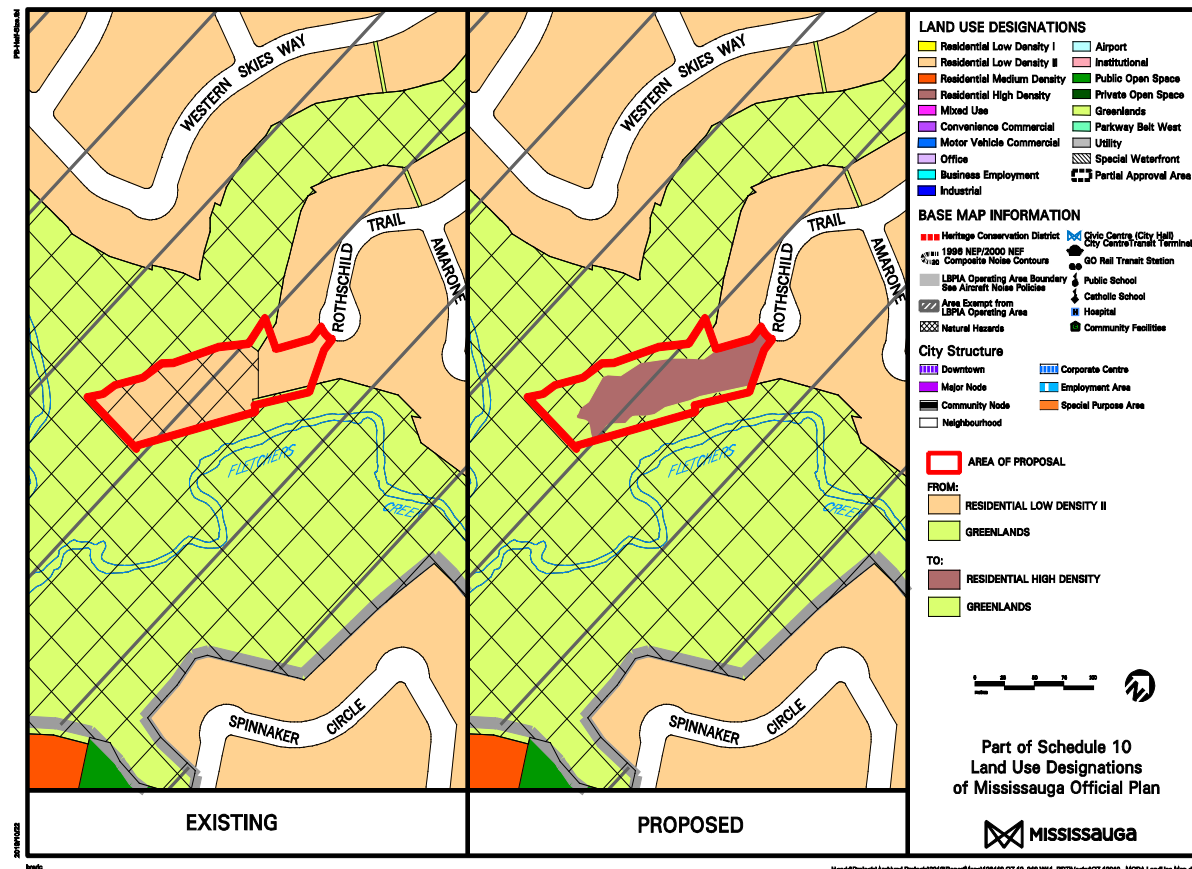
Proposed Designation

Residential High Density to permit a four storey, 43 unit, apartment building.

Greenlands to protect the natural hazard and natural area adjacent to Fletchers Creek.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.



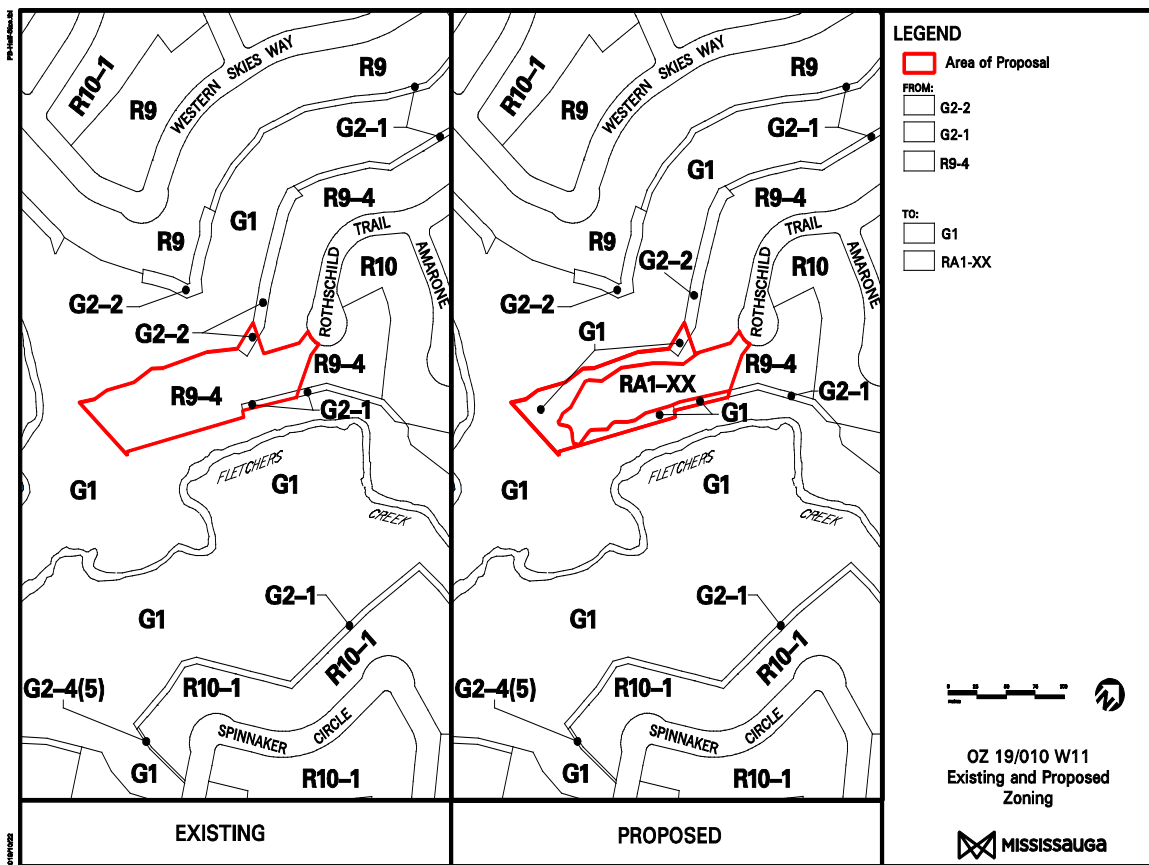
Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **R9-4** (Detached Dwellings – Garage Control Lots), **G2-1** (Greenlands-Natural Features) and **G2-2** (Greenlands-Natural Features).

Proposed Zoning

The applicant is proposing to amend the existing zones to **RA1-XX** and **G1**, in order to permit a four storey residential apartment with 43 units and to protect the woodlands and Fletchers Creek valleylands.



Proposed Zoning Regulations

Zone Regulations	RA1 Zone Regulations	Proposed RA1 - Exception Zone Regulations
Maximum Floor Space Index (FSI)	0.9	1.3
Minimum Interior Side Yard	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Minimum setback from surface parking spaces or aisles to a street line	3.0 (9.8 ft.)	1.5 m (4.92 ft.)
Minimum setback from parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	4.5 m (14.8 ft.)	0.0 m (0.0 ft.)
Minimum setback from a waste enclosure/loading to a street line	10.0 m (32.8 ft.)	2.5 m (8.2 ft.)
Minimum depth of a landscaped buffer abutting a lot line that is abutting lands with a Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. Further information to be provided to verify the building setbacks as it relates to the severance lines.		

5. Summary of Applicable Policies

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have

been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development applications will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<i>Provincial Policy Statement (PPS)</i>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.2)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement. (PPS 4.7)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p> <p>Development shall generally be directed to areas outside of hazardous lands. (PPS 3.1.1)</p>
<i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
Greenbelt Plan	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.</p> <p>The portion of the lands which form part of the Credit River and associated valleylands is captured within the Urban River Valleys designation of the Greenbelt Plan.</p> <p>Until such time as the portion of the lands within the Urban River Valleys designation come into the City's ownership, the policies of the Greenbelt Plan do not apply.</p>	<p>Only publicly owned lands are subject to the policies of the Urban River Valley designation. Any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation. (Greenbelt Plan 6.2.1)</p>
Parkway Belt West Plan (PBWP)	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p>	<p>The Parkway Belt West Plan does not apply to this site.</p>
Region of Peel Official Plan	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan</p>	<p>The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and 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, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.	<p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p> <p>A small portion on the west side of the property is identified as a Core Area within the Greenlands System in the Region of Peel Official Plan.</p>

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019.

The subject property is not located within a Major Transit Station Area (MTSA).

The lands are located within the Meadowvale Village Neighbourhood and are designated **Residential Low Density II** and **Greenlands**. The **Residential Low Density II**

designation permits detached, semi-detached and townhomes. The **Greenlands** designation permits conservation uses, flood control land or erosion management and passive recreational activity. The applicant is proposing to re-designate the lands to **Residential High Density** and **Greenlands** to permit a four storey apartment building and protect the abutting natural area.

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 4 Vision		Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5	Section 5.1.2	Mississauga encourages compact, mixed use development that is transit supportive, in appropriate

	Specific Policies	General Intent
Direct Growth	Section 5.1.5 Section 5.1.6 Section 5.1.7 Section 5.2 Section 5.2.1 Section 5.3 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5 Section 5.3.5.6	<p>locations, to provide a range of local live/work opportunities.</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>Mississauga will establish strategies that protect, enhance and expand the Green System.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale.</p>
Chapter 6 Value The Environment	Section 6.1.1 Section 6.3.7 Section 6.3.8 Section 6.3.10 Section 6.3.24.a & b Section 6.3.26 Section 6.3.47	<p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands. Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority.</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership.</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleylands and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and conservation authority.</p>
Chapter 7 Complete Communities	Section 7.1.6 Section 7.2.1 Section 7.2.2 Section 7.3.2	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</p> <p>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.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and

	Specific Policies	General Intent
		<p>c. The production of housing for those with special needs, such as housing for the elderly and shelters.</p> <p>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.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1 Section 9.2.4 Section 9.3.1.6 Section 9.3.1.10 Section 9.5.1.2 Section 9.5.1.5 Section 9.5.1.9	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>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.</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required.</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> 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. <p>Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored.</p> <p>Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resource and makes them focal points for the community.</p> <p>Where cul-de-sac and dead end streets exist, accessible paths that provide shortcuts for walking and cycling and vehicular access should be created, where possible. Special care will be taken with development along scenic routes to preserve and complement the scenic historical character of the street.</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the</p>

	Specific Policies	General Intent
		public realm by ensuring adequate privacy, sunlight and sky views are maintained.
Chapter 11 General Land Use Designations	Section 11.2.3 Section 11.2.3.2 Section 11.2.5 Section 11.2.5.4	<p>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.</p> <p>Lands designated Greenlands permit the following uses:</p> <ul style="list-style-type: none"> a. Conservation; b. Electric power distribution and transmissions facility; c. Facilities that by their nature must be located 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. <p>Lands designated Residential Low Density II will permit the following uses:</p> <ul style="list-style-type: none"> a. Detached dwelling; b. Semi-detached dwelling; c. Duplex dwelling; and d. Triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.
Chapter 16 Neighbourhoods	Section 16.1.1.1	For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.
Chapter 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • The lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • There are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • A planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant

Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019), Provincial Policy Statement (2014), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with / conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028 <https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site

or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

This site does not meet the threshold to require the provision of affordable housing.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>3 Kindergarten to Grade 5 2 Grade 6 to Grade 8 1 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Meadowvale Village PS</p> <p>Enrolment: 505 Capacity: 623 Portables: 0</p> <p>David Leeder Middle PS</p> <p>Enrolment: 910 Capacity: 896 Portables: 0</p> <p>Mississauga SS</p> <p>Enrolment: 1,230 Capacity: 1,554 Portables: 0</p>	<p>Student Yield:</p> <p>1 Kindergarten to Grade 8 1 Grade 8 to Grade 12</p> <p>School Accommodation:</p> <p>St. Veronica</p> <p>Enrolment: 418 Capacity: 605 Portables: 0</p> <p>St. Marcellinus Secondary School</p> <p>Enrolment: 1,802 Capacity: 1,509 Portables: 6</p>

7. Community Comments

A community meeting has been scheduled for November 18, 2019 which is to occur after this information report has been written.

The following written comments made by the community will be addressed in the Recommendation Report, which will come at a later date.

- Concern with increased traffic and pedestrian safety as the road is narrow and there are no sidewalks
- Original plan showed detached dwellings

- Concern regarding the four storey height
- Concern with noise and dirt from construction
- Disappointed with medium density projects in the area
- Site should be developed as a park
- Project will result in higher insurance rates and de-value the existing detached homes

8. Development Issues

The following is a summary of comments from agencies and departments regarding the applications:

Agency / Comment Date	Comments
Region of Peel (September 13, 2019)	<p>There is an existing 250/50 mm (9.8 in./1.9 in.) diameter watermain and a 250 mm (9.8 in.) sanitary sewer located on Rothschild Trail. There is an existing 250 mm (9.8 in.) diameter sanitary sewer located on trans versing lands, with an easement. To service the site, additional easements or upgrades to the existing municipal services may be required. All works associated with the servicing and development of this site will be at the applicant's expense.</p> <p>The Region has received the Functional Servicing Report and requires additional information to be submitted related to the hydrant flow test, population numbers, and design flow calculations.</p> <p>There is a 7 metre (23 ft.) wide Regional sanitary sewer easement on the property. Removal of encroachments, including a fence, storm connection crossing, concrete curb, water service crossing, is required.</p>
Dufferin-Peel Catholic District School Board (August 15, 2019) and the Peel District School Board (September 9, 2019)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require</p>

Agency / Comment Date	Comments
	certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.
City Community Services Department – Park Planning Section (September 26, 2019)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>In comments dated September 20, 2019, Community Services indicated that the proposed development is adjacent to Fletchers Creek, zoned G1 and G2, known as the Fletchers Flats. White Willow Common (P-442), zoned OS1, is located approximately 300 m (600 ft.) from the subject site and is 0.48 ha (1.19 ac.) in size. The park contains a community playground including open space play. Nova Star Park (P-401) is 320 m (660 ft.) from the subject site and within walking distance. The 2.17 ha (5.12 ac.) park is zoned OS1 and includes a ball diamond, soccer pitch, playground and associated open space.</p> <p>The lands surrounding the subject site are identified within the City's Natural Heritage System and are classified as Significant Natural Area. It is recommended that all identified hazard lands and associated buffers be dedicated gratuitously to the City as Greenbelt for conservation purposes and be appropriately zoned.</p> <p>Furthermore, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P.13, as amended) and in accordance with City's Policies and Bylaws.</p>
City Transportation and Works Department (September 16, 2019)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted applications and the owner has been requested to provide additional technical details and revisions in support of the applications, as follows:</p> <p>Noise Study The initial Noise Study is to be updated to: confirm where Ultimate Traffic Data was obtained from; show all outputs in the appendix; assess the noise levels for the proposed outdoor amenity area and show the predicted indoor noise levels for the proposed development.</p> <p>Supporting drawings The Grading Plan & Servicing Plan is to be updated to provide additional existing and proposed grading information along the boundaries of the site, including cross-sections, and to ensure that the proposed new lot can be serviced. The grading proposal at the rear of the property is to be revised, as currently retaining walls are being proposed. The drawings are also to clarify whether lands will be dedicated to the City as Greenbelt lands and to show clear boundaries for this land dedication.</p> <p>Stormwater The Functional Servicing Report (FSR) is to be revised to avoid a storm sewer connection through future Greenbelt lands. Clarification is required as to whether or not the subject site needs to accommodate any external drainage and the overland flow route is to be shown on the plans. The reports are also to demonstrate that the existing storm sewer and headwall have capacity to accept the site's drainage.</p>

Agency / Comment Date	Comments
	<p>Environmental The Phase I Environmental Site Assessment (ESA) that was submitted only relates to Lot 21, 43M-1710, however the drawings indicate that Lot 22, 43M-1710 is also included in the rezoning proposal. Therefore, an amended Phase I ESA is to be submitted including an assessment of Lot 22, 43M-1710. Additionally, the report is to be revised to indicate whether Greenbelt lands will be dedicated to the City. The current use of the subject property is also to be clarified.</p> <p>A Letter of Reliance for the amended Phase I ESA, prepared by a Qualified Person, will be required.</p> <p>Moreover, the Phase I ESA indicated the presence of fill, a domestic well, an underground water tank and a septic system on the property. Therefore the report is to be revised to clarify the quality of this fill and written documents are to be prepared indicating that the well, underground water tank and septic system will be decommissioned according to all applicable regulations.</p> <p>Traffic The drawings are to be revised to remove the private walkway from the municipal boulevard and to show that the proposed access will comply with the Ontario Provincial Standards (OPSD 350.010). The Traffic Impact Study is to include minor figures revisions and the owner will be required to provide bicycle storage for the property. Additionally, the internal traffic circle is to be revised to be a one-way roadway and include appropriate signage, in order to improve site safety.</p> <p>The above aspects will be addressed in detail prior to the preparation of the Recommendation Report.</p>
Credit Valley Conservation Authority (September 10, 2019)	<p>The CVC is recommending that the appropriate restrictive Greenbelt zoning (G1) be placed over all lands beyond the approved limit of development (natural heritage features and hazards) including buffers and placed into public ownership for the long term protection and maintained.</p> <p>CVC are requesting clarification on a number of items based on their review of the Stormwater Report.</p> <p>Further information on the Environmental Impact Statement is required related to the restoration and plant material proposed, in addition to updates within the EIS related to MNRF guidance on Redside Dace habitat.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Heritage Planner, Mississauga Arborist, Community Services, City of Mississauga Canada Post Enbridge Gas Alectra Utilities</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Community Services, Public Art Fire Prevention, City of Mississauga</p>

Agency / Comment Date	Comments
	Mississauga, Realty Services Bell Canada Rogers Canada Greater Toronto Airport Authority

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the planned character of the area given the project's land use, massing, density, setbacks and building configuration?
- What are the traffic impacts?
- Are the proposed zoning by-law exception standards appropriate?
- Confirmation of adequacy of services
- Are the proposed setbacks sufficient to protect the natural areas?

Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

9. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

Recommendation Report Detailed Planning Analysis

**Owner: Di Blasio Corporation
 6620 Rothschild Trail**

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1. Community Comments

Comments from the public at the community and public meetings were generally directed towards the width of Rothschild Trail, increased traffic and the location of parks. Below is a summary and response to the specific comments heard.

Comment

Concern with increased traffic on Rothschild Trail and timing of turns onto McLaughlin Road.

Response

A Traffic Impact Study (TIS) was submitted in support of the application. The TIS investigated how the proposed development would impact the existing traffic network and concluded that the development would not negatively impact the surrounding traffic network. The study concluded that the proposed development is anticipated to generate 12 (3 in, 9 out) and 17 (10 in, 7 out) two-way site trips for the weekday AM and PM peak hours in 2023 respectively.

Comment

Concern with the width of Rothschild Trail as it relates to street parking and snow removal.

Response

Rothschild Trail meets the City's standard local road width requirement of 17 metres (55.77 ft.).

Comment

Concern that no sidewalks exist along Rothschild Trail.

Response

The City standards, at the time of approval of the subdivision, required installation of a sidewalk on one side of a residential street and did not require sidewalks on cul-de-sacs serving single family dwellings. There is a procedure through the Active Transportation Section (not associated with a development application) where residents can request the City to install a sidewalk on the municipal boulevard.

Comment

Concern with the loss of natural area.

Response

The majority of the property was originally zoned for detached homes. A portion of the property will be rezoned to Greenlands and dedicated to the City to protect the natural features as a condition of application approval.

Comment

Residents concerned there is no parkland in the immediate area.

Response

Samuel Common Park is located 700 m (2,296.6 ft.) to the east. There are two other city parks in the area; Nova Star Park located 1.1 km (0.68 miles) to the north, and Courtney Park Athletic Fields 1.6 km (1 mile) to the south. In addition, there are also multi-use trails that run through the City owned Fletchers

Creek valley which can be accessed at the intersection of Rothschild Trail and Amarone Court.

Comment

Concern with introducing an apartment building into a detached dwelling subdivision.

Response

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Municipalities are obligated to process and consider these applications within the rules set out in the Act. As part of this process, the public are notified and the applications are reviewed and assessed in accordance with Provincial and Municipal policies and standards

Comment

Resident was supportive of a various types of housing being proposed including the condominium apartment.

Response

Mississauga Official Plan contains policies which support development within neighbourhoods that are sensitive to the existing and planned character of the neighbourhood and encourage a mix of housing options.

Comment

There will be an increase in noise and environmental pollution as a result of the development.

Response

Construction of the development will likely cause some temporary impacts that will be mitigated by a construction management plan.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on May 14, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic, and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Noise

The evaluation of the noise sources that may have an impact on this development include road and air traffic. The results of this study indicate that with suitable noise control measures integrated into the design of the buildings, it is feasible to achieve the indoor Ministry of Environment, Conservation and Parks (MECP) sound levels. Noise mitigation measures, including acoustical barriers for some outdoor amenity areas

and upgraded building construction will be required, the details of which will be confirmed through the Site Plan and Building Permit processes.

Stormwater

A Functional Servicing Report (FSR), prepared by Skira & Associates LTD., dated February 12, 2021, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site.

In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving Municipal drainage system, on-site stormwater management controls for the post development discharge are required. The applicant has demonstrated a satisfactory stormwater servicing concept. Further details including the overall refinement of the stormwater management controls can be addressed prior to Site Plan approval.

Traffic

A total of three traffic impact study (TIS) submissions were provided by Paradigm Transportation Solutions Limited in support of the proposed development. The final submission, dated February 2021, complies with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 12 (3 in, 9 out) and 17 (10 in, 7 out) two-way site trips for the weekday AM and PM peak hours in 2023 respectively.

With the additional traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Environmental Compliance

Based on the review of the environmental reports submitted to the City (the latest is an update to the Phase One Environmental Site Assessment dated April 26, 2021), the development lands meet the applicable standards.

The following documents must be submitted to the City prior to land dedication:

A certification letter confirming that greenbelt lands meet the applicable standards and are suitable for the intended land use.

Additional clauses related to the greenlands land dedication will be included in Schedule D of the Development agreement.

Other Engineering Matters

As part of this development proposal, there are required works within future greenbelt lands to establish the development limits. This and other site-specific details including, but not limited to, municipal infrastructure design and construction, servicing, land dedications, easements, additional clauses related with the development of the lands will be captured in the related Development Agreement prior to By-Law enactment. Other works internal to the site will be further reviewed through the Site Plan and building permit review processes.

School Accommodation

Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.

In comments, dated August 15, 2019, the Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.

3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)*

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports

economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

4. Consistency with PPS

The Public Meeting Report dated December 2, 2019 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

Section 1.1.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive.

Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.

Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

The subject site and proposal represents an opportunity to modestly intensify and increase the range of housing provided in the neighbourhood. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic

growth areas and transition of built form to adjacent areas.

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

The proposed development conforms to the Growth Plan as it is intensifying an underutilized existing large lot with a detached dwelling, while utilizing existing municipal infrastructure.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

6. Region of Peel Official Plan

As summarized in the public meeting report dated November 8, 2019 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.5 and General Policies in Section 5.3.1 direct development and redevelopment to the Urban System to achieve healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. A future objective is to achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

The proposed development conforms to the ROP as it is an appropriate development within the Urban System that efficiently uses land to contribute to increased housing choices in the neighbourhood.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Meadowvale Village Neighbourhood Character Area, to permit a four storey apartment dwelling with 43 units and a floor space index (FSI) of 1.3. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed***

amendment in comparison with the existing designation been provided by the applicant?

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject site is located in the Meadowvale Village Neighbourhood Character Area. Neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods is required to be context sensitive and respect the existing or planned character and scale of development.

The subject site is designated **Residential Low Density II** which permits detached, semi-detached and townhomes and **Greenlands** which permits conservation uses, flood control land or erosion management and passive recreational activity uses. The applicant is proposing to designate the site **Residential High Density** to permit a four storey apartment with 43 units with a floor space index (FSI) of 1.3 and **Greenlands** to protect existing natural features. Through the processing of these applications, a detached dwelling lot will be created at the north west portion of the property completing the street lotting pattern. The proposal meets the objectives of the neighbourhood policies within the Meadowvale Village Neighbourhood Character Area.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Meadowvale Village Neighbourhood Character Area. A range of uses are permitted in the neighbourhood including residential and commercial. The surrounding land uses consist of detached dwellings, townhomes and apartments, commercial uses to the north and industrial uses southeast of the site. The proposed development is compatible with the surrounding area.

The grading of the property slopes downward away from the street, which results in the apartment building being located at a lower grade than the abutting detached dwellings along Rothschild Trail, which reduces potential visual impacts of the apartment to the existing residents along Rothschild Trail. The proposed apartment is setback approximately 60 metres (197 ft.) from Rothschild Trail, which further separates the apartment from the existing residents and screens the view of the apartment from Rothschild Trail. In addition, the development of the apartment will result in two detached dwellings located along the Rothschild Trail frontage, which will further screen the view of the apartment building from the existing residents.

Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit route:

- Number 66 on McLaughlin Road which provides direct access to services in the area and connects to City Centre Transit Terminal and Sheridan College Brampton Campus.

There is a transit stop on the corner of Rothschild Trail and McLaughlin Road within 450 m (1,476 ft.) of the site.

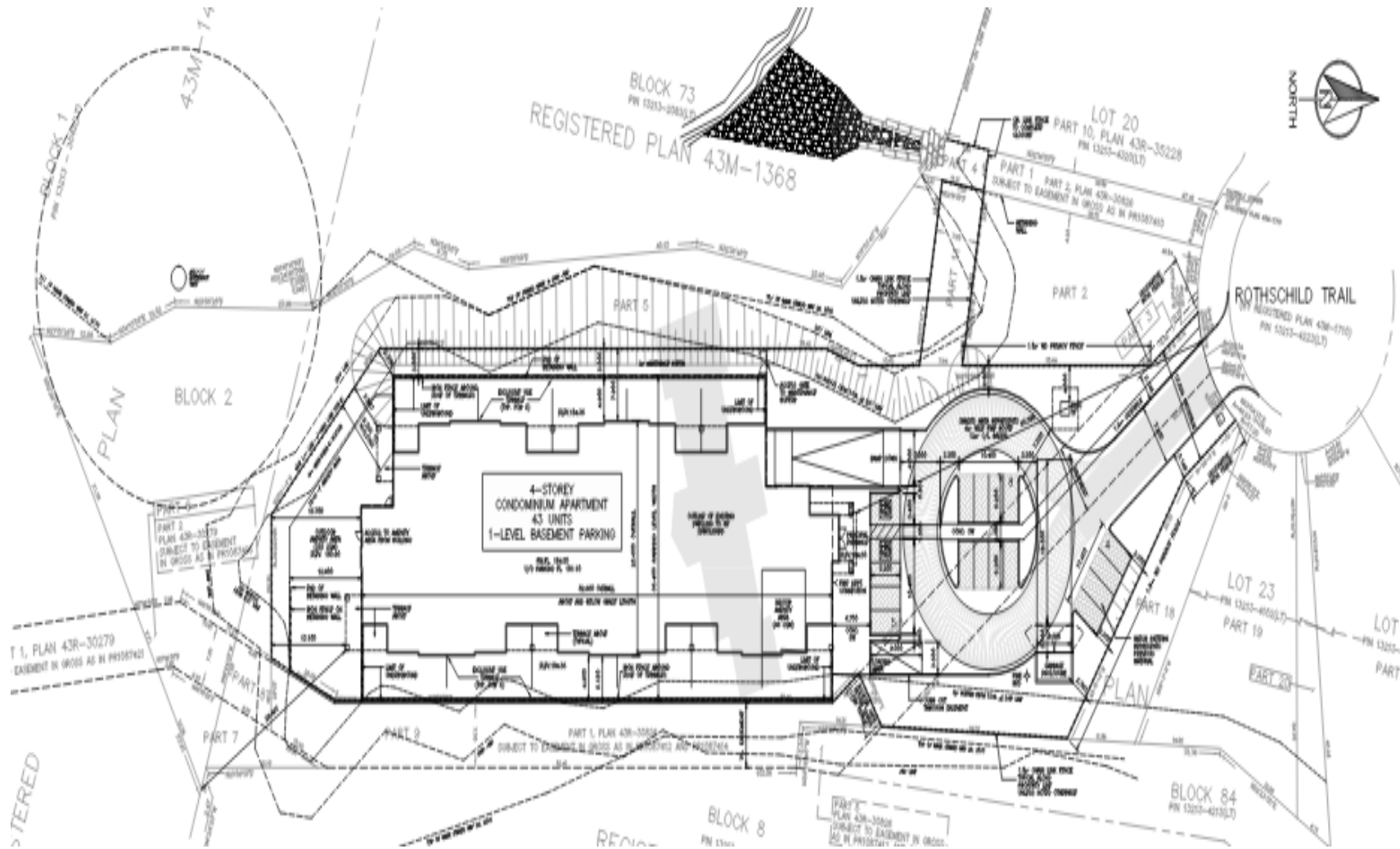
There is a commercial plaza at the corner of Derry Road and McLaughlin Road which includes retail stores, including a Food Basics grocery store, banks and restaurants. The plaza is within 1.3 km (0.81 miles) of the subject site which is a 16 minute walk or 10 minute bus ride.

The site is well served by city parks and recreation facilities. Samuel Common Park is located 700 m (2,296.6 ft.) to the east. There are two other city parks in the area; Nova Star Park located 1.1 km (0.68 miles) to the north of the site at McLaughlin Road and Novo Star Drive and Courtney Park Athletic Fields located approximately 1.6 km (1 mile) to the south at McLaughlin Road and Courtneypark Drive West. In addition, there are also multi-use trails that run through the City owned Fletchers Creek valley which can be accessed at the intersection of Rothschild Trail and Amarone Court. The Courtney Park Library is accessible by bus in approximately 16 minutes.

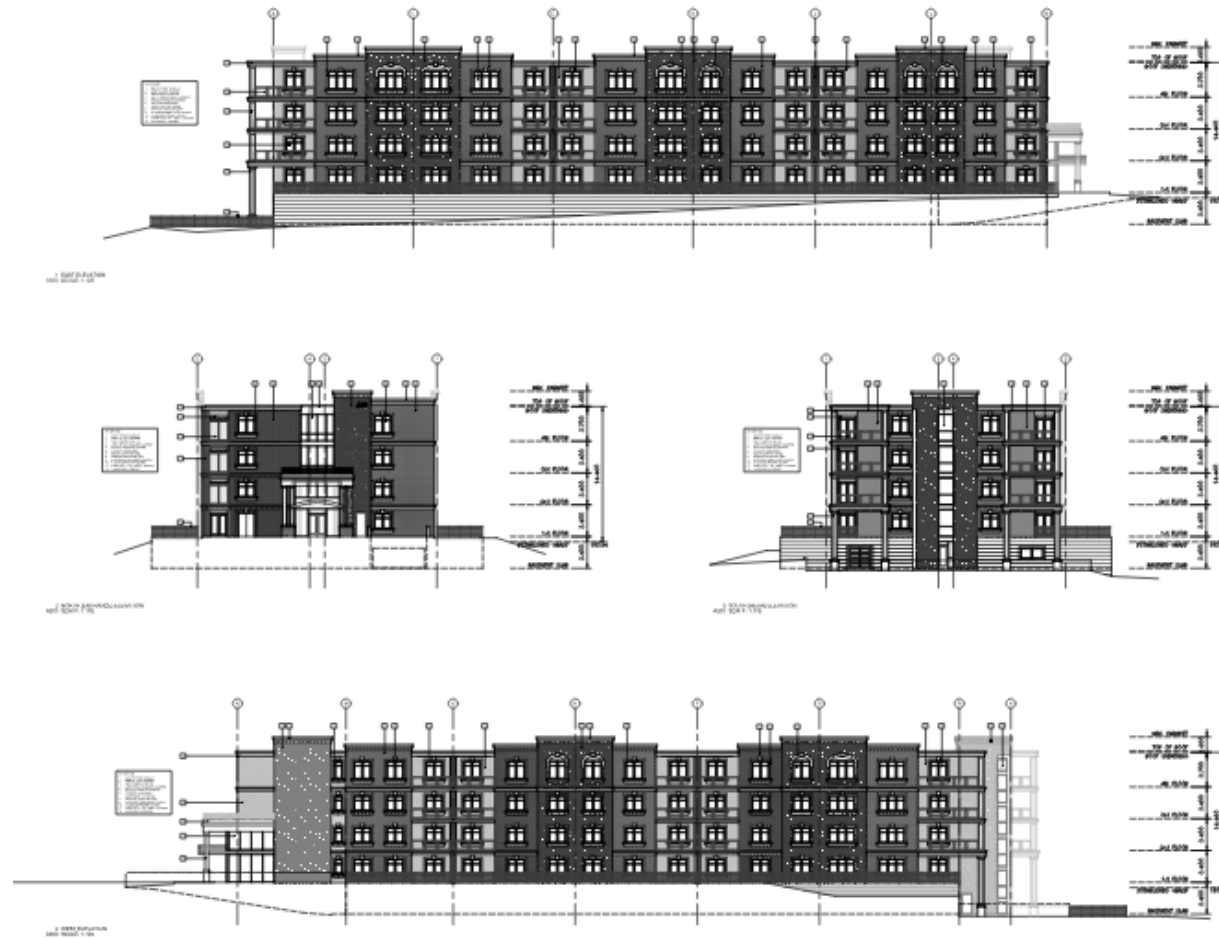
For these reasons, the applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

8. Revised Site Plan and Elevations

The applicant has provided a revised site plan and elevations as follows:



Site Plan



Elevations

9. Zoning

The proposed **RA1-11** (Apartments) and **G1** (Greenlands) zones are appropriate to accommodate the proposed four storey apartment building with an FSI of 1.3 and to protect the existing natural areas.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

Zone Regulations	RA1 Zone Regulations	Proposed RA1-11 Zone Regulations
Minimum Lot Frontage	30.0 m (98.4 ft.)	13.0 m (42.6 ft.)
Maximum Floor Space Index (FSI)	0.9	1.3
Maximum Height	13.0 m (42.6 ft.) and 4 storeys	14.5 m (47.6 ft.) and 4 storeys
Maximum encroachment, outside of the building area, of a balcony located at or above the first storey into a required rear yard	0.0 m (0.0 ft.)	2.6 m (8.5 ft.)
Minimum setback from surface	3.0 m (9.8 ft.)	2.5 m (8.2 ft.)

Zone Regulations	RA1 Zone Regulations	Proposed RA1-11 Zone Regulations
parking spaces or aisles to any other lot line		
Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	10.0 m (32.8 ft.)	2.5 m (8.2 ft.)
Minimum depth of a landscaped buffer abutting a lot line that abuts lands zoned G1	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)
Minimum depth of a landscaped buffer abutting a lot line that abuts lands a residential zone	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

10. Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

The subject lands are currently zoned R9-4 (Detached Dwelling) which permits a detached dwelling. The applicant is seeking to permit a 4 storey apartment building containing 43 units with an overall gross floor area of 7,200m² (77,500 ft.²). As the project's gross floor area exceeds 5,000 m² (53,820 ft.²) it meets the minimum threshold for a Section 37 contribution.

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application has been submitted for the proposed development under File SP 20-102 W11.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as grading and stormwater, landscaping and remediation regeneration and slope stability of the greenlands.

12. Conclusions

In conclusion, City staff have evaluated the applications to permit a four storey apartment building with 43 units with an FSI of 1.3 against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The applications are seeking to intensify an existing underutilized detached dwelling lot within the Meadowvale Village Neighbourhood Character Area. The proposal takes advantage of the site's unique location and configuration attributes and is compatible with adjacent uses. It will also provide a built form that supports a mix of housing choices within the City while minimizing the visual impacts an apartment would typically have on adjacent properties. Staff are of the opinion that the applications are consistent with and conform to Provincial, Regional and City planning instruments. Staff have no objection to the approval of these applications, subject to the recommendations provided in the report.

City of Mississauga

Corporate Report



<p>Date: September 10, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: H-OZ 20/005 W7</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: October 4, 2021</p>

Subject

REMOVAL OF THE "H" HOLDING PROVISION FROM ZONING BY-LAW 0225-2007 REPORT (WARD 7)

Application to remove the "H" holding provision to permit a 16 storey apartment building with 336 dwelling units and 320.7 m² of ground floor commercial space

86-90 Dundas Street East, south side of Dundas Street East, east of Hurontario Street

Owner: Mississauga I GP Inc. (Emblem Developments)

File: H-OZ 20/005 W7

Recommendation

That the report dated September 10, 2021, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 20/005 W7, Mississauga I GP Inc. (Emblem Developments), 86-90 Dundas Street East, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Executive Summary

- The application to lift the "H" holding provision can be supported and the corresponding by-law can be prepared for Council's passage
- The applicant is in the process of satisfying the conditions of the "H" holding provision.

Background

On August 5, 2020, Council originally passed zoning by-law number 0185-2020 with a holding provision. Upon removal of the "H" holding provision the by-law will allow for the development of a 16 storey apartment building with 336 dwelling units and 320.7 m² (3,451.99 ft²) of ground floor commercial space.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning.

Council required the "H" holding provision be applied to the zone to allow time for technical requirements to be completed. The "H" holding provision was to remain in effect until the following were completed:

- Land dedications as required by the City of Mississauga;
- Upgraded streetscape commitments;
- Channel works along the Cooksville Creek;
- Delivery of an executed Development Agreement;
- Delivery of satisfactory comments Alectra Inc. with respect to the proposed hydro transformer location;
- Delivery of any additional technical reports, studies, drawings, to the satisfaction of the City, in support of the municipal infrastructure detailed design and site redevelopment, including but not limited to:
 - Provision of a site plan submission, including grading plans and building elevations, showing associated retaining wall heights, satisfactory to the City and CVC;
 - A revised and updated Phase II Environmental Site Assessment Report to include the description and discussion of lands to be dedicated to the City, including any required figures and reliance letter;
 - A Final Clean-up Report confirming the suitability of the lands, including land dedications, upon completion of remediation;
 - An updated Functional Servicing and Stormwater Management Report;
 - An updated Geotechnical Report/Assessment;
 - Confirmation that the Record of Site Condition has been filed with the Ministry of Environment, Conservation and Parks, together with any supporting documentation;
 - Satisfactory arrangements with the Region for Waste Collection subject to the most recent Waste Collection Design Standards;
 - Confirmation by the Region that satisfactory arrangements have been made for water and waste water services to the site.

Comments

Section 36 of the *Planning Act* provides the legislative framework for a municipality to add and remove an "H" holding provision. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all landowners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected landowners by pre-paid first class mail for this application.

The conditions for removing the "H" holding provision are in the process of being fulfilled. It is anticipated that the Development Agreement will be finalized and brought to Council in fall 2021, and then the by-law may follow to remove the "H" holding provision. The development agreement will address the installation of the streetscape abutting the development along Dundas Street East (i.e. street trees, unit paving, benches, waste receptacles, street lighting),

the channel works along the Cooksville Creek, and the provision of securities to ensure the required works are completed. An interim lifting of 'H' may be granted for below ground works only, if appropriate securities/agreement are acquired from the applicant to the satisfaction of the Commissioner of Planning and Building.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

The conditions to remove the "H" holding provision are in the process of being fulfilled. The "H" holding provision can be removed from the by-law and the "H" holding symbol can be removed from the zoning map once the Development Agreement has been executed.

Attachments

- Appendix 1: Aerial Photograph
- Appendix 2: Existing Zoning and General Context Map
- Appendix 3: Proposed Site Plan
- Appendix 4: Proposed Rendering



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

Prepared by: Adam Lucas, Development Planner



LEGEND:



SUBJECT LANDS

4.2

DATE OF AERIAL IMAGERY: SPRING 2020



TITLE: MISSISSAUGA I GP INC.
(EMBLEM DEVELOPMENTS)

FILE NO: HOZ 20/ 005 W7



MISSISSAUGA

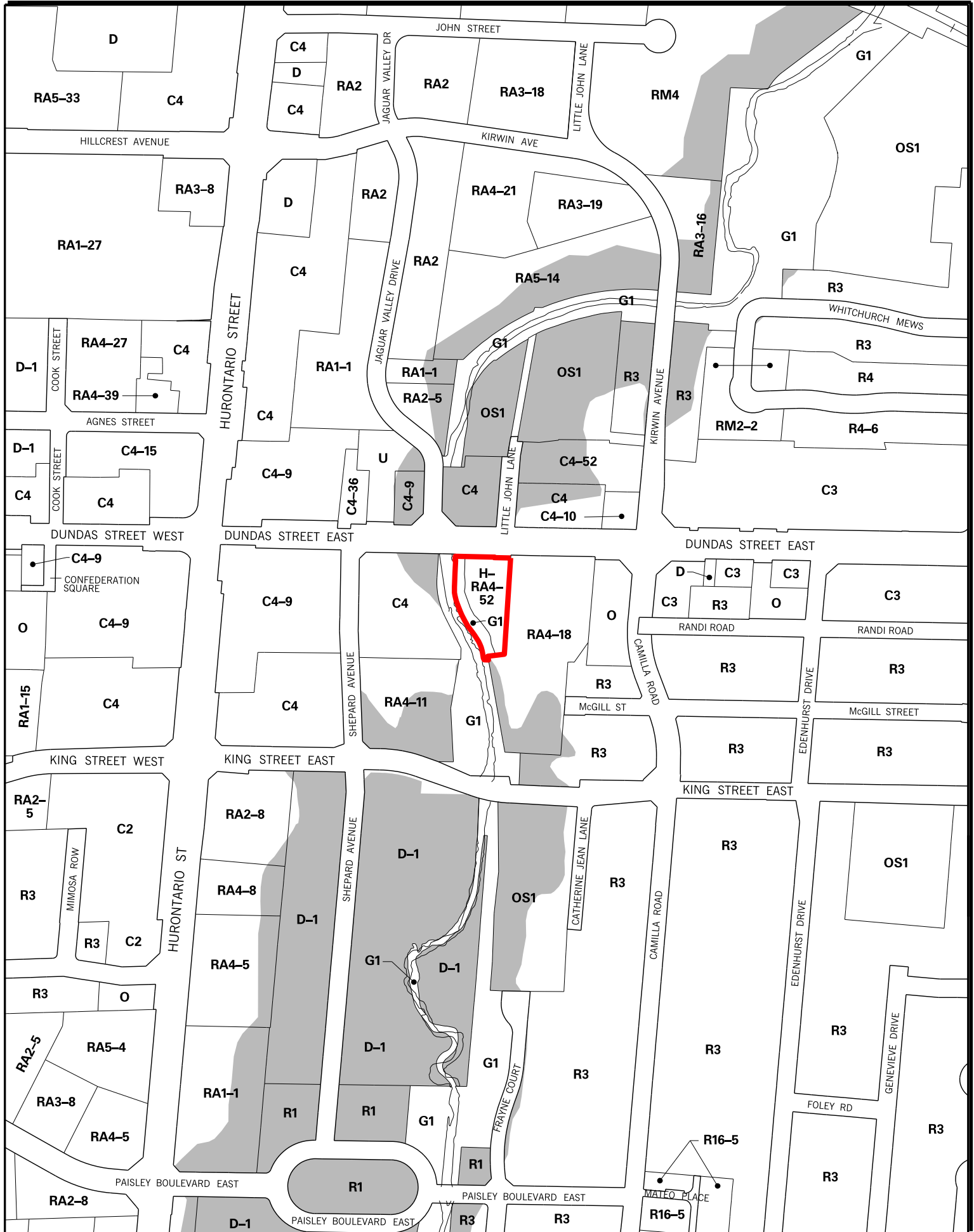
Produced by
CPS, Geospatial
Solutions

Existing Zoning and General Context Map

HOZ 20/005 W7

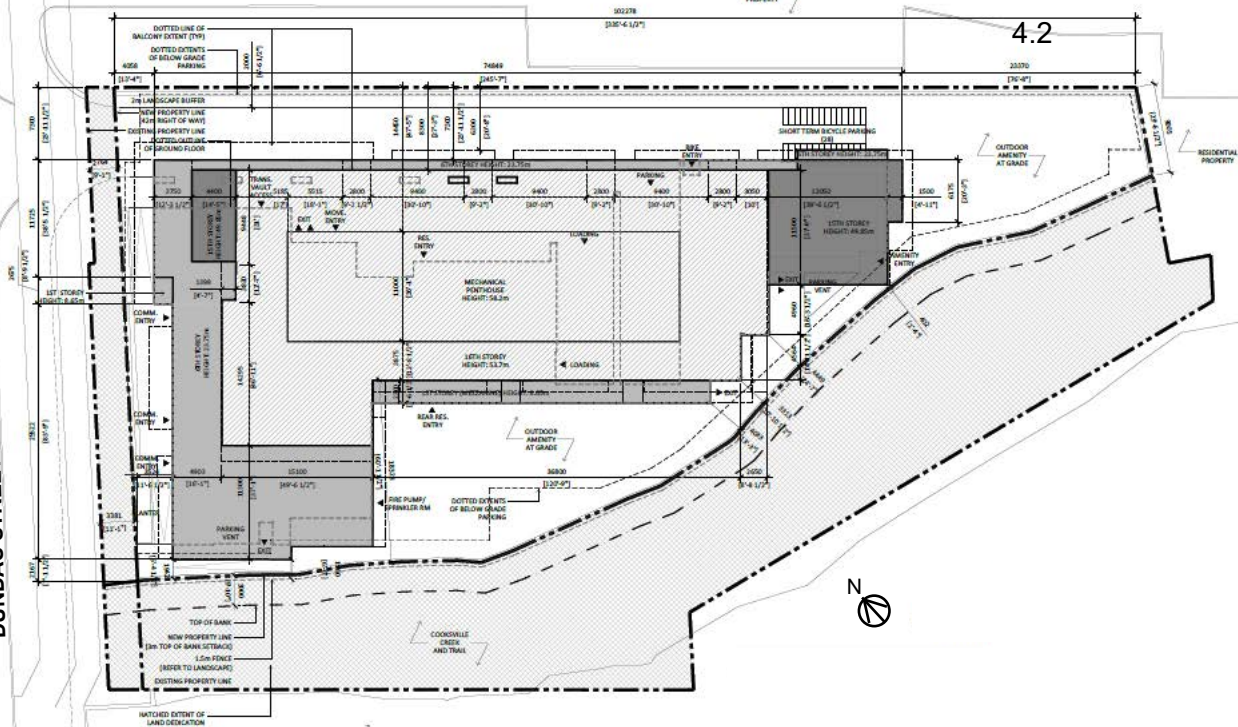
Appendix 2

4.2



4.2

DUNDAS STREET EAST





PERSPECTIVE VIEW FROM DUNDAS STREET EAST