
Council

Date: December 11, 2024
Time: 9:30 AM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Mayor Carolyn Parrish	
Deputy Mayor and Councillor Matt Mahoney	Ward 8
Councillor Stephen Dasko	Ward 1
Councillor Alvin Tedjo	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Natalie Hart	Ward 5
Councillor Joe Horneck	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Martin Reid	Ward 9
Councillor Sue McFadden	Ward 10
Councillor Brad Butt	Ward 11

To Request to Speak on Agenda Items - Advance registration is required to make a Deputation please email Stephanie Smith, Legislative Coordinator at stephanie.smith@mississauga.ca or call 905-615-3200 ext. 3831 no later than **Monday, December 9, 2024 before 4:00PM.**

Questions for Public Question Period – To pre-register for Public Question Period, questions may be provided to the Legislative Coordinator at least 24 hours in advance of the meeting. Following the pre-registered questions, if time permits, the public may be given the opportunity to ask a question on an agenda item. Virtual participants must pre-register.

Comments submitted will be considered as public information and entered into the public record.

Virtual Participation - All meetings of Council are streamed live and archived at Mississauga.ca/videos. To speak during the virtual meeting or if you do not have access to the internet, contact the Legislative Coordinator and you will be provided with directions on how to participate.

Contact

Stephanie Smith, Supervisor, Secretariat
905-615-3200 ext. 3831
Email stephanie.smith@mississauga.ca

Find it Online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

An asterisk (*) symbol indicates an Item that has been either Revised or Added

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1 Draft Council minutes - November 27, 2024

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

Each Deputation to Committee is limited to speaking not more than 5 minutes.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement and ask questions to the Deputant(s) or staff for clarification purposes only, and without debate.

7.1 Item 13.1 Nishant Dasgupta, Resident

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

Public Comments: Advance registration is required to participate and/or to make comments in the public meeting. Any member of the public interested in speaking to an item listed on the agenda must register by calling 905-615-3200 ext. 3831 or by emailing stephanie.smith@mississauga.ca by Monday December 9, 2024 at 4:00 PM

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:
Council may grant permission to a member of the public to ask a question of Council, with

the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

9. CONSENT AGENDA

10. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS

10.1 Feasibility of Implementing a By-law to Prohibit Certain Forms of Protest Near Places of Worship

11. PRESENTATION OF COMMITTEE REPORTS

11.1 Audit Committee Report 4 - 2024 - dated December 2, 2024

11.2 Transit Advisory Committee Report 4 - 2024 dated December 3, 2024

11.3 Combating Racism, Discrimination and Hatred Advisory Committee Report 4 - 2024 - dated December 4, 2024

11.4 General Committee Report 20 - 2024 - dated December 4, 2024

12. UNFINISHED BUSINESS - Nil

13. PETITIONS

13.1 A petition received from Nishant Dasgupta, Resident regarding traffic calming measures on Cedarglen Gate between Dundas St W and Parmeer Dr (Ward 7)

14. CORRESPONDENCE

14.1 A letter dated November 28, 2024 from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing regarding Additional Residential Units

15. NOTICE OF MOTION - Nil

16. MOTIONS

16.1 That the Heritage Advisory Committee Recommendation HAC-0071-2024 be amended to update the legal description of the Heritage designation By-law 362-82 (Housekeeping)

16.2 To close to the public a portion of the Council meeting to be held on December 11, 2024 to deal with various matters. (See Item 21 Closed Session)

17. INTRODUCTION AND CONSIDERATION OF BY-LAWS

17.1 A by-law to authorize Surplus Land Declaration for the Purpose of Disposal and the

execution of an Agreement of Purchase and Sale

GC-0599-2024/December 4 2024

17.2 A by-law to amend By-law 0065-2013, as amended, being a by-law to establish a revised Internal Audit Charter

AC-0019-2024/December 2, 2024

17.3 A by-law to amend By-law 0049-2024, being a by-law to adopt terms of reference for the Audit Committee

AC-0019-2024/December 2, 2024

17.4 A by-law to authorize the execution of a Development Agreement between IMH Havenwood Williamsport Ltd. and City of Mississauga Northwest corner of Williamsport Dr and Havenwood Dr (OZ/OPA 18-14 W3)

PDC-0040-2024/September 16, 2024

17.5 A by-law to Adopt Mississauga Official Plan Amendment No. 183

PDC-0040-2024/September 16, 2024

17.6 A by-law to amend By-law Number Rezoning By-law 0225-2007, as amended OZ/OPA 18-14 W3

PDC-0040-2024/ September 16, 2024

17.7 A by-law to Adopt Mississauga Official Plan Amendment No. 177 OPA 22-29 W4

PDC-0054-2024/ November 25, 2024

17.8 A by-law to amend By-law Number 0225-2007, as amended OZ 24-9 W8

PDC-0042-2024/September 16, 2024

17.9 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law- Parking prohibition, Disabled Parking and Lower Driveway Blvd Parking (Wards 1,4,6,8,10 & 11)

GC-0133-2020/March 25, 2020

17.10 A by-law to amend Rezoning By-law Number 0225-2007, as amended OZ 24-5 W10

PDC-0030-2024/July 29, 2024

17.11 A by-law to Adopt Mississauga Official Plan Amendment No. 185 OZ/OPA 18-13 W5

0168-2023/June 28, 2023

17.12 A By-law of The Corporation of the City of Mississauga to designate the Streetsville Heritage Conservation District

HAC-0101-2024/November 11, 2024 and GC-0538-2024/December 4, 2024

17.13 A by-law of The Corporation of the City of Mississauga to adopt the Streetsville Heritage

Conservation District Plan

HAC-0101-2024/November 11, 2024 and GC-0538-2024/December 4, 2024

18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL

19. COUNCILLORS' ENQUIRIES

20. OTHER BUSINESS/ANNOUNCEMENTS

21. CLOSED SESSION

21.1 Personal matters about an identifiable individual, including municipal or local board employees: Citizen Appointments to the Heritage Advisory Committee

22. CONFIRMATORY BILL

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on December 11, 2024 which includes: recommendations, any reports of committees and of local boards, each motion and resolution passed and other actions taken by the Council.

23. ADJOURNMENT

City of Mississauga
Corporate Report



<p>Date: November 28, 2024</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files:</p>
<p>From: Graham Walsh, J.D., City Solicitor & Director, Legal Services</p>	<p>Meeting date: December 11, 2024</p>

Subject

Feasibility of Implementing a By-law to Prohibit Certain Forms of Protest Near Places of Worship

Recommendation

1. That the report titled "Feasibility of Implementing a By-law to Prohibit Certain Forms of Protest Near Places of Worship", dated November 28, 2024, from the City Solicitor & Director of Legal Services, be received for information.
2. That City Council direct the City Solicitor to conduct research, consult with experts and hold public consultations as may be necessary to report back to Council with a Report and, if necessary, a draft by-law, recommending the preferred course of action to address protests occurring near places of worship.

Executive Summary

- At its meeting held on November 13, 2024, City Council passed Resolution No. 0233-2024 directing city staff to consider the feasibility of implementing a by-law that prohibits demonstrations within 100 metres, or within reasonable distance, of places of worship at the earliest possible time.

The City of Vaughan and the City of Brampton have each passed a bylaw to prohibit nuisance demonstrations occurring near places of worship.

- Considering recent critical letters addressed to the City of Brampton by the Canadian Civil Liberties Association and the Coalition of Hindus of North America, including a letter addressed to this City Council from the Ontario Gurdwaras Committee and various deputations made during the November 13 2024, City Council meeting, Legal Services is seeking formal direction to conduct research, consult with experts and hold public

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consultations as may be necessary to report back to Council with a Report and, if necessary, a draft bylaw, to recommend the preferred course of action to address violent protests occurring near places of worship.

Background

Increasingly, various places of worship located in the Greater Toronto Area (the “GTA”) have been subjected to violent protests and demonstrations making it intimidating and dangerous for worshippers to access their place of worship.

On November 20, 2024, the City of Brampton passed By-law No. 173-2024, being the *Protecting Places of Worship from Nuisance Demonstrations By-law*. On June 25, 2024, the City of Vaughan passed By-law No. 143-2024, being the *Protecting Vulnerable Social Infrastructure By-law*.

Both by-laws have a similar definition for a “Nuisance Demonstration”, whereby one or more persons, publicly and in person, protest against something or express views on any issue, in any manner, whether it is intended or not, that is likely, on an objective standard, to cause a reasonable person to be intimidated, meaning that they are either concerned for their safety or security, or they are unable to access their place of worship (in the Brampton by-law) or vulnerable social infrastructure (in the Vaughan by-law). Intimidation includes actions or expressions that incite hatred, violence, intolerance or discrimination. Both by-laws establish a 100-metre zone within which it is prohibited from organizing or participating in a nuisance demonstration.

Present Status

The by-law passed by the City of Brampton was met with written criticism by the Canadian Civil Liberties Association and the Coalition of Hindus of North America. Their letters are attached to this Report as Appendix 1 and Appendix 2. The letters are informative and highlight the need to proceed with caution when considering by-laws that may restrict the freedom of expression and the people’s right to use public spaces.

Appendix 3 to this Report includes a letter and a backgrounder sheet addressed to this City Council and expresses the views of the Ontario Gurdwaras Committee in connection with Council Resolution 0233-2024. In particular, this letter highlights that the Resolution was passed without any consultation with the Sikh community.

Comments

City staff have reviewed the letters attached to this Report and are of the opinion that further research must be conducted before recommending a by-law to City Council that is modeled on the City of Vaughan and City of Brampton by-laws. The research to be conducted would include

consultation with Charter of Rights experts and public consultation with affected community groups.

Financial Impact

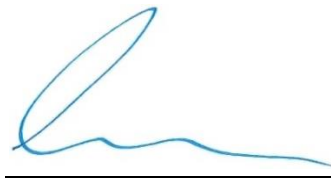
There are no current financial impacts arising from the recommendations contained in this report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in this Financial Impact section.

Conclusion

Considering the by-laws that have been passed by the City of Vaughan and the City of Brampton to prohibit nuisance demonstrations, City Council passed Resolution No. 0233-2024 on November 13, 2024, directing City staff to consider the feasibility of implementing a by-law that prohibits demonstrations within 100 metres, or within reasonable distance, of places of worship at the earliest possible time. City staff are now recommending that Council proceed with caution and that any consideration of the feasibility of such a by-law should include proper research and consultation with experts and members of the public.

Attachments

- Appendix 1: Letter from the Canadian Civil Liberties Association to Brampton
- Appendix 2: Letter from Coalition of Hindus of North America to Brampton
- Appendix 3: Letter from Ontario Gurdwaras Committee to City Council



Graham Walsh, J.D., City Solicitor & Director, Legal Services

Prepared by: Domenic Tudino, B.A., LL.B., C.S., Deputy Director, Legal Services



November 18, 2024

Mayor and City Councillors
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Via email: Patrick.Brown@brampton.ca *et al*

Dear City of Brampton's Mayor and City Councillors:

Re: Upcoming Vote on a By-Law Prohibiting Some Protests Near Places of Worship

We are writing today about the importance of freedom of expression and of people's right to use their civic space to protest peacefully. We acknowledge that everyone in Canada, including people of Brampton, are entitled to physical safety. This is why, in case of violent or otherwise criminal behavior during a protest, law enforcement can and should intervene with the individuals concerned.

Prohibiting protests near community gathering spaces raises serious *Charter* issues. While some limitations on peaceful protests near places of worship might be found by courts to be acceptable to balance free speech and the right to protest peacefully with other important rights, such as freedom of religion, any such limit should be carefully crafted, as minimal as possible, and proportionate. As detailed below, the proposed by-law fails to meet these requirements.

The Canadian Civil Liberties Association ("CCLA") is an independent, national, nongovernmental organization that was founded in 1964 with a mandate to defend and foster the civil liberties, human rights, and democratic freedoms of all people across Canada. Our work encompasses advocacy, research, and litigation related to the criminal justice system, equality rights, privacy rights, and fundamental freedoms. Key aspects of our mission include fighting against government overreach and defending freedom of speech and freedom of peaceful assembly.

Freedom of expression is the very lifeblood of our democracy. It is critically necessary to allow for engagement in public debates. History shows that persecuted and marginalized groups have needed expressive freedom to communicate their concerns and bring awareness to their cause. Supporting expressive freedom should not imply support for—or criticism of—the underlying cause or opinion being expressed. By protecting collective expression, freedom of peaceful assembly invigorates dialogue on issues of public interest. This right can have little meaning without broad access to public space for purposes of communicating a message. One should also not forget that this fundamental freedom is often disruptive in some way, as any gathering in public space is aimed at compelling the public to hear a message.

We are aware that, on November 20, 2024, the Brampton City Council will vote on a proposed by-law prohibiting “Nuisance Demonstrations” near places of worship. The proposed by-law specifies that the prohibition “is not intended to prohibit peaceful gatherings, protests or demonstrations”,¹ and “does not prevent persons from peacefully protesting against foreign governments at a Place of Worship”.² This seems to indicate that the by-law would only prohibit *violent* gatherings, protests or demonstrations. Violent acts endangering human physical safety are already prohibited by various *Criminal Code* offences—regardless of where they take place in Canada. Enacting a by-law prohibiting violent protests near places of worship would add nothing to existing police powers—besides the alarming power to charge *peaceful protestors* with the offence of having participated in a protest in which *other protestors* acted violently.

There is more. Despite the intention expressed above to limit the prohibition to protests that are not peaceful, we are concerned that the proposed by-law’s vague, subjective, and overly broad wording might lead the Brampton City Council to prohibit *peaceful and otherwise lawful* protests.

The proposed by-law’s definition of “Nuisance Demonstration” includes, among other things, a protest in which an individual utters speech that incites “intolerance or discrimination”. While the CCLA does not endorse this type of speech and acknowledges that it might be deeply painful, it is neither violent nor criminal in nature.³ To the contrary, this speech falls under the “awful but lawful” category of expression—speech that, as the Supreme Court of Canada has held, might be repugnant, offensive, or humiliating, but which should not be prohibited in a free and democratic society.⁴ One must not lose sight of the fact that freedom of expression is guaranteed “so as to ensure that everyone can manifest their thoughts, opinions, beliefs, indeed all expressions of the heart and mind, however unpopular, distasteful or contrary to the mainstream”.⁵ Prohibiting peaceful and otherwise lawful protests near specific locations because of their content would severely infringe freedom of expression and the right to protest peacefully.

Naturally, in certain circumstances, limits on freedom of expression and freedom of peaceful assembly may be demonstrably justified. Some courts have found that limits on protests around abortion clinics were justified because of the history of aggressive protests outside these sites, and women’s rights to access health care without losing their security, dignity and privacy. Hence, some limitations on peaceful protests near very specific types of locations—such as places of worship—might be found by courts to be acceptable to balance free speech and the right to protest peacefully with other important *Charter* rights—such as freedom of religion. However, any such impairment on freedom of speech and protest rights should be carefully crafted, as minimal as possible, and proportionate.

¹ Proposed by-law, s. 6(a).

² Proposed by-law, s. 6(b).

³ Speech-related criminal offences include death threats, threats of bodily injury, criminal harassment and hate propaganda.

⁴ *Saskatchewan (Human Rights Commission) v. Whatcott*, 2013 SCC 11, at para 41.

⁵ *Irwin Toy Ltd. v. Quebec (Attorney General)*, [1989] 1 SCR 927, at p 968.

Should Brampton’s city councillors wish to go ahead with the adoption of the proposed by-law, a handful of amendments could help partly mitigate some of the key concerns arising from this initiative:

1. Definition: The “Nuisance Demonstration” definition is vague and open-ended, and leaves it to police officers to make subjective and unpredictable determinations. Not only does this issue severely infringe on the right to protest peacefully, it is also likely to chill free speech. Because of the uncertainty about the meaning of the definition, people will refrain from participating in peaceful and lawful protests for fear that they *might* be found in violation of the by-law.

The list of types of conduct leading to a violation should be limited and properly defined. Types of conduct that do not directly endanger or threaten human physical safety (such as speech inciting intolerance or discrimination) should not be included in the definition.

2. Organizer: The proposed by-law makes it an offence to *organize* a “Nuisance Demonstration”.⁶ However, a protest only qualifies as a “Nuisance Demonstration” once an officer finds that one or many protestors have engaged in intimidating conduct (as that conduct is loosely defined in the proposed by-law) during the protest. Organizers cannot predict how one or more protestors will act during a protest, and whether an officer will qualify such protest as a “Nuisance Demonstration”.

Organizers should not be in violation of the by-law simply because they organized a protest that turned out to be a “Nuisance Demonstration”.

3. Perimeter: The access zone’s suggested perimeter (100 metres of places of worship’s property line) exceeds what is necessary to allow people to exercise their freedom of religion, which includes a right to access their places of worship without fear for their physical safety.

The City Council should consider narrowing this perimeter down.

4. Notice and opportunity to leave: The proposed by-law currently grants police the authority to charge protestors with an offence even if (i) they did not personally engage in any kind of intimidating conduct, or (ii) they engaged in such conduct without having the intent to do so.⁷ Police could also charge with an offence protestors who (iii) did not know that they were protesting within a prescribed perimeter, or (iv) did not know that the protest they were participating in had subjectively been deemed by the police to be a “Nuisance Demonstration”.

Considering the difficulty for protestors to know in real time whether they are within the prescribed perimeter, and the impossibility to predict other protestors’ actions as well as police’s determinations, this regime is unacceptable.

The police should be required to give protestors notice of the access zone’s location and of the fact that the protest has been deemed to be a “Nuisance Demonstration”.⁸

⁶ Proposed by-law, s. 5.

⁷ Proposed by-law, definition of « Nuisance Demonstration” and s. 5.

⁸ While s. 11 and 12 of the proposed by-law allow an “Officer” who believes that a contravention of the by-law has occurred to issue an order discontinuing the contravening activity, these sections do not provide for a clear, mandatory notice process.

Protestors should then be given reasonable opportunity to leave the protest before they may be found in contravention of the by-law.

5. Penalty: Any person guilty of an offence under the proposed by-law is subject to a maximum fine of \$100,000.⁹ In case of a continuing offence, the maximum daily fine is \$10,000.¹⁰ These maximum penalties of extreme severity are irrational and disproportionate. They are likely to chill free speech and lawful, peaceful protests, as people will have to choose between their financial stability and participating in a protest that *might* end up within a prohibited access zone and *might* end up being labeled a “Nuisance Demonstration”.

The City Council should reduce these maximum fines significantly.

Our civic space is where people come together to exercise their rights to associate, assemble and express themselves peacefully. It enables people and groups to participate meaningfully in the political, economic, social and cultural life of their societies. This space is the bedrock of any open and democratic society. We urge you to refrain from shrinking our civic space unduly and unfairly.

We would welcome the opportunity to meet with you to discuss this issue further.

Sincerely,



Ana s Bussi res McNicoll
Director, Fundamental Freedoms Program
Canadian Civil Liberties Association

⁹ Proposed by-law, s. 16 (a).

¹⁰ Proposed by-law, s. 16(b).

Appendix 2



info@cohna.org
<https://cohna.org/>

November 24, 2024

Subject: Mayor Patrick Brown's weak by-law leaves Brampton Hindus vulnerable

Brampton Mayor Patrick Brown has failed the Hindu community once again. His newly passed by-law, which purports to protect places of worship from raucous protesters, is a mere façade designed to appease Khalistani extremists under the guise of neutrality.

Following the unprecedented events of November 3 and 4, when Khalistani agitators attacked Hindu devotees at the Hindu Sabha Mandir and galvanised the Hindu community to rise up in protest, Brown promised action: a by-law prohibiting [protests at places of worship](#) (including temples). On November 20, Brampton City Council passed the by-law, with much publicity and fanfare — and a glaring loophole: [protests against foreign governments are still allowed near a place of worship](#).

This effectively renders the by-law meaningless, as Khalistani extremists consistently disguise their anti-Hindu agenda as “anti-India” protests. Notably, the city of Vaughan, ON, also passed a similar [by-law](#) earlier this year without any exceptions for protests against foreign governments—and effectively balancing citizens’ rights to pray and to protest in peace.

Unfortunately, in Brampton, ON, Mayor Brown has failed to protect his city’s religious minorities. Instead, he seems to have capitulated to Khalistani extremists. This is deeply worrisome.

Mississauga’s city council is also considering a [by-law](#) to protect houses of worship. We can only hope that Mayor Carolyn Parrish, who until recently was a [member](#) from the Peel Police Service Board, will not follow in the footsteps of her counterpart from Brampton. Unfortunately, she has a troubling history of Hinduphobia, evidenced by her [remarks](#) during the COVID-19 pandemic, suggesting that Hindu temples were unsuitable for humanitarian work.

CoHNA and the broader Hindu community demand real action and equal treatment, not performative politics. If Mayor Brown and other leaders truly care about religious harmony, they must close these loopholes and ensure that all communities feel protected—not just those with political clout. Their Hindu constituents deserve better. Brampton, Mississauga, and cities across Canada deserve better. It is time to stop appeasing extremists, end two-tier policing and discrimination against the Hindu community, and protect all religious communities with the dignity and safety they deserve.

Sincerely,
CoHNA Canada Board



November 18th, 2024

Open Letter to Mississauga City Council

Re: Ontario Gurdwaras Committee Objection to Restrictions Around Places of Worship

The Ontario Gurdwaras Committee (OGC) wishes to express our deep concern regarding a recent motion passed by the City Council, seeking to ban peaceful protests outside places of worship. The OGC also condemns the motion's unsubstantiated claims of violence, rooted in misinformation spread by Indian right-wing media outlets. The motion was presented without any consultation with the Sikh community or the Sri Guru Singh Sabha Malton, the Sikh place of worship that was targeted by an angry mob. This is especially surprising given the motion was seconded by the local councilor, Natalie Hart.

The OGC seeks to highlight facts and context overlooked in this motion. The demonstration outside the Hindu Sabha Mandir was a lawful and peaceful protest aimed at the consular activities taking place within the facility, not an attack on the place of worship itself. Similar protests have taken place across Canada in response to consular programs being offered inside places of worship, with law enforcement informed and actively engaged at each event. The portrayal of this event as an "attack" on the Hindu Sabha Mandir misrepresents the intentions and conduct of the protesters, and distorts the actual nature of the gathering and what transpired.

Additionally, given the RCMP have publicly stated they have strong evidence against Indian government officials being involved in campaigns of violence and intimidation against our community, heightened vigilance is indeed warranted. Amidst these mounting concerns about foreign interference and divisive consular activities, the OGC respectfully requests that Council, the RCMP and CSIS investigate Councillor Dipika Damerla's potential connections with Indian government officials and intelligence agencies, as this motion and Councillor Damerla's past record aligns closely with their false narratives.

The OGC urges the Mississauga City Council to reconsider the language and implications of this motion. Such mischaracterizations not only stigmatize peaceful assemblies unjustly but also set a dangerous precedent for undermining Canadians' rights to lawful expression.

Background on Events leading up to Councillor Damerla's Motion

There has been misinformation and lack of clarity on the reason for ongoing protests against Indian Government Officials and specifically consular employees.

Recent revelations of foreign interference and expulsion of Indian diplomats from Canada have linked Indian Government Officials to violent crimes against Sikhs activists and the Sikh community at large. Sikhs for Justice and other groups have been protesting against this ongoing Indian interference and seeking justice and action to protect Canadian Sikhs.

In particular, they seek justice for Hardeep Nijjar, who was murdered in cold blood at his place of worship by assassins allegedly working on orders from the highest levels of the Indian government.

As Canada continues to investigate these matters, groups are protesting the continued interference of the Indian government in our communities. To be clear, they are not protesting any community, religion or place of worship. A small group of peaceful protestors (many seniors and women) were on public property on Sunday November 3rd, as Indian government officials were inside conducting "business" at a place of worship.

It is their position that these events are designed to gather intelligence, organize operations against Canadians, recruit foot soldiers, and plan other nefarious activities. Similar protests have been held at other venues including places of worship hosting these events regardless of religion. In fact, the protest on Sunday was friendly, in dialogue with temple officials and police, until a group of armed and hostile pro-India counter protestors arrived and unfortunately, instigated violence.

Sikhs have been peacefully protesting and holding referendums for many years without incident. However on Sunday, organized counter-protestors with the goal of violence started a scuffle that resulted in protesters defending themselves and spilling into the temple parking lot for a few moments. The protest continued without incident due to police intervention.

Further, many media reports fail to note that after the small protest concluded, the large mob of pro-India counter-protestors rallied at a local mall, where they fought with police, and arrests were made. They continued to march to a Sikh place of worship, where they attempted to storm the grounds, and further arrests were made. The violent and organized pro-India mobs continued to rampage the streets of Brampton the following day, until police dispersed the crowd deeming it a dangerous and unlawful gathering.

It is worth noting these events are happening as Sikhs are marking the 40th anniversary of the Sikh Genocide, which saw armed mobs hunting down and killing Sikhs with Indian government support.

Sikhs are calling on Canadians to speak out against foreign interference. We call on our government and authorities to act immediately against those who seek to disrupt the peace and unity of our country. We will continue to exercise our freedom of expression. The goal is to expose and hold accountable those that are terrorizing and harming Canadians.

REPORT 4 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

The Audit Committee presents its fourth report for 2024 and recommends:

AC-0015-2024

That the report dated November 12, 2024 from the City Manager and Chief Administrative Officer titled “2024 External Audit Plan”, be received for information.

AC-0016-2024

That the report dated November 11, 2024 from the Director, Internal Audit with respect to final audit reports:

1. City Manager’s Department, Human Resources Division, Talent Management Section, Learning & Development Unit – Performance Development Program (Non-Union, Full-Time) Audit; and,
2. Community Services Department, Recreation & Culture Division, Golf & Arenas Section – Arena Plant Operations Audit

be received for information.

AC-0017-2024

That the Corporate Report dated October 24, 2024 from the Director, Internal Audit with respect to results of the gap analysis performed against the new Global Internal Audit Standards™ be received for information.

AC-0018-2024

That the Corporate Report dated November 5, 2024 entitled “Status of Outstanding Audit Recommendations as of September 30, 2024” from the City Manager & Chief Administrative Officer be received for information.

AC-0019-2024

1. That the Internal Audit Charter By-law 0065-2013, as amended, be further amended in order to update Schedule “A” as outlined in Appendix 1 to the report from the Director, Internal Audit dated October 22, 2024 entitled, “Proposed Amendments to the Internal Audit Charter By-law and the Audit Committee Terms of Reference By-law”.

2. That the Audit Committee Terms of Reference By-law 0049-2024 be amended in order to update Schedule “A” as outlined in Appendix 2 to the report from the Director, Internal Audit dated October 22, 2024 entitled, “Proposed Amendments to the Internal Audit Charter By-law and the Audit Committee Terms of Reference By-law”.

REPORT 4 -2024

To: CHAIR AND MEMBERS OF GENERAL COMMITTEE

The Transit Advisory Committee presents its fourth report for 2024 and recommends:

TAC-0018-2024

That the deputation and associated presentation from Ambrose Ng, Supervisor of Transit Infrastructure Planning, Janet Young, and Jeremy Kramer from Kramer Design Associates regarding Mississauga Transitway Signage and Wayfinding Design Presentation be received.

TAC-0019-2024

That the deputation and associated presentation from Darren Riding, Acting Director, MiWay, regarding MiWay's Vision 2029 and Beyond: Transforming Mississauga, be received.

TAC-0020-2024

That the Transit Advisory Committee Terms of Reference be updated to reflect the change of frequency of meetings from quarterly to bi-monthly meetings, or as determined by the Committee, and at the call of the Chair, in consultation with the Director of Transit (or their designate), may cancel a meeting if it is determined there is insufficient items to discuss.

TAC-0021-2024

That the PowerPoint presentation made by George Tavares, Resident at the General Committee meeting on September 18, 2024 regarding a proposal for a "Bike and Bus Free" program be received for information.

REPORT 4 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

The Combating Racism, Discrimination and Hatred Advisory Committee presents its fourth report for 2024 and recommends:

CRDHAC-0019-2024

That the deputation and associated presentation from Ruth Marland, Strategic Leader, Engagement regarding the Healthy City Strategy, be received.

(CRDHAC-0019-2024)

CRDHAC-0020-2024

That the deputation and associated presentation from Ruth Marland, Strategic Leader, Engagement regarding Equitable Engagement Framework at the City, be received.

(CRDHAC-0020-2024)

CRDHAC-0021-2024

That the deputation from Robert Trewartha, Director, Strategic Communications and Initiatives regarding the “OneMississauga”, a public education and awareness campaign, be received.

(CRDHAC-0021-2024)

CRDHAC-0022-2024

That the following items were approved on the consent agenda:

- 10.1 Combating Racism, Discrimination, and Hatred Advisory Committee Work Plan

(CRDHAC-0022-2024)

CRDHAC-0023-2024

That the Combating Racism, Discrimination and Hatred Advisory Committee Work Plan, be received.

(CRDHAC-0023-2024)

CRDHAC-0024-2024

That the memorandum dated October 16, 2024 from Eglantina Bacaj-Gondia, Legislative Coordinator, Legislative Services entitled “Combating Racism, Discrimination and Hatred Advisory Committee 2025 Meeting Dates”, be approved.

(CRDHAC-0024-2024)

CRDHAC-0025-2024

1. That the email dated September 12, 2024 from Seshagiri Pingali, Citizen Member regarding their resignation from the Combating Racism, Discrimination and Hatred Advisory Committee, be received.
2. That due to the resignation of Seshagiri Pingali, Citizen Member, a vacancy exists on the Combating Racism, Discrimination and Hatred Advisory Committee, and that the City Clerk be directed to fill the vacancy in accordance with the Corporate Policy #02-01-01 on Citizen Appointments to Committees, Boards and Authorities.

(CRDHAC-0025-2024)

CRDHAC-0026-2024

1. That the Combating Racism, Discrimination Hatred Advisory Committee (CRDHAC) endorse:
 - i. Using “OneMississauga” as the identifier for the City’s public facing anti-racism discrimination hate activities;
 - ii. Adopting Design Option 1 as detailed in Appendix 1 of the report dated November 28, 2024 entitled “‘OneMississauga’, a public education and awareness campaign” from the City Manager and Chief Administrative Officer, as the creative for use in the first iteration of the campaign, with Design Options 2 and 3 to be developed for future use.
2. That the final campaign creative and plan be presented to Council in Q1, 2025.

(CRDHAC-0026-2024)

REPORT 20 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its twentieth report for 2024 and recommends:

GC-0532-2024

That the deputation by Robert Trewartha, Director, Strategic Communications & Initiatives, and Ruth Marland, Strategic Leader, Strategic Initiatives regarding Healthy City Strategy, be received.

GC-0533-2024

That the deputation by Jamie Brown, Manager, Municipal Parking regarding City-Wide On-Street Parking Permit Program (All Wards), be received.

GC-0534-2024

That the deputation by Matthew Sweet, Manager, Active Transportation regarding Shared Micro-mobility Program – 2024 Season Preliminary Update, be received.

GC-0535-2024

That the deputation received by Samer Fawzi Alghoul, Resident regarding Corporate Strategic Plan Update, be received.

GC-0536-2024

That the deputation received by Derrick Chan, Resident, regarding the Streetsville Heritage Conservation District Plan contained in the Heritage Advisory Committee Report 11 - 2024 - dated November 26, 2024, be received.

GC-0537-2024

That the deputation received by Justice Perras, Resident, regarding the Streetsville Heritage Conservation District Plan contained in the Heritage Advisory Committee Report 11 - 2024 - dated November 26, 2024, be received.

General Committee
2024/12/04

GC-0538-2024

1. That the Corporate Report from the Commissioner of Community Services, dated November 7, 2024, entitled "Streetsville Heritage Conservation District (Ward 11)", be approved.
 2. That Council designate the Streetsville Heritage Conservation District, shown on page 2 of the attached Streetsville Heritage Conservation District Plan, under Part V of the Ontario Heritage Act.
 3. That Council adopt the attached Streetsville Heritage Conservation District Plan; and
 4. That the proposed Official Plan amendments noted on pages 102 and 103 of the attached Streetsville Heritage Conservation District Plan be considered and included where feasible for Mississauga Official Plan 2051.
- (HAC-0101-2024)
(Ward 11)

GC-0539-2024

That the following items were approved on the consent agenda:

- 10.1 2025 Federal and Provincial Pre-Budget Submissions
- 10.2 Healthy City Strategy
- 10.4 Financial Report as at September 30, 2024
- 10.5 Single Source Contract Award for the Supply and Delivery of a Cloud Based Data Analytics Solution for Mississauga Fire and Emergency Services
- 10.8 Single Source Award to Novaquip Lifting Systems Inc. for Three (3) In-Ground Garage Hoists at Edward J. Dowling Transit Facility
- 10.11 Draft Plan of Phased Condominium – 35 & 55 Lunar Crescent, CDM 24014, Phase 4 (Ward 11)
- 11.1 Heritage Advisory Committee Report 11 - 2024 - dated November 26, 2024, with the exception of HAC Recommendation 0101-2024 - 0586-2024
- 11.3 Road Safety Committee Report 7 - 2024 - dated November 26, 2024
- *11.4 Accessibility Advisory Committee Report 4 - 2024 dated December 2, 2024
- *11.5 Heritage Advisory Committee Report 12 - 2024 dated December 3, 2024
- 12.1 A letter dated November 25, 2024 from Mayor Carolyn Parrish to the Premier of Ontario and Minister of Municipal Affairs and Housing regarding Strong Mayor Powers and Budgetary Timeline
- 12.2 Letter dated November 27, 2024 from Douglas Hancock, President Heritage Mississauga (Mississauga Heritage Foundation Inc.) in support of Streetsville Heritage Conservation District
- *12.3 Letter dated November 29, 2024 from Mayor Carolyn Parrish to the Prime Minister of Canada regarding Reform of the Canada Disability Benefit to assist individuals with disabilities living in poverty
- *12.4 Letter dated November 29, 2024 from Mayor Carolyn Parrish to the Minister of Municipal Affairs regarding Peel Police Funding Formula and Fairness for Mississauga
- *12.5 Toronto Star opinion piece by Mayor Parrish

*12.6 Letter dated December 2, 2024 from Mayor Mike Bradley of City of Sarnia to the Premier of Ontario regarding Policing Cost Relief

GC-0540-2024

1. That the priority topics contained in the report dated November 21, 2024 from the City Manager and Chief Administrative Officer entitled, "2025 Federal and Provincial Pre-Budget Submissions" be endorsed as the City of Mississauga's priority advocacy request to the federal and provincial government for the 2025 federal and provincial pre-budget submissions;
2. That the City hosts a meeting of Council, Mississauga MPPs and MPs prior to the introduction of the federal and provincial budgets, to discuss the city's budget priorities;
3. That the Mayor or designate attend an in-person federal and provincial consultation to deliver Mississauga's priorities directly to the Ministers of Finance or their designates.
4. That the final versions of the pre-budget submissions be presented to Council in January 2025 for approval, prior to submission to the federal and provincial governments; and
5. That the final versions of the federal and provincial pre-budget submissions be forwarded to local Mississauga MPs and MPPs, the Association of Municipalities of Ontario, and the Federation of Canadian Municipalities.

GC-0541-2024

That the "Healthy City Strategy" and associated recommendations attached as Appendix 4 to the corporate report titled "Healthy City Strategy" and dated November 19, 2024, from the City Manager and CAO, be approved.

GC-0542-2024

1. That Council approve the recommended approach to refreshing the City's Strategic Plan as outlined in the report dated November 11, 2024 from the City Manager and Chief Administrative Officer entitled "Corporate Strategic Plan Update" to initiate public engagement starting in January 2025; and
2. That the City of Mississauga renew its partnership with the World Council on City Data (WCCD), including adopting ISO standards to monitor city services, quality of life, smart city initiatives, and urban resilience.

GC-0543-2024

1. That the Mississauga Garden Park Development Reserve Fund RF#35345 name be changed to Riverwood Conservancy Development Reserve Fund;
2. That the Mississauga Garden Park Maintenance Reserve Fund RF#35346 name be changed to Riverwood Conservancy Maintenance Reserve Fund;
3. That \$900,000 be transferred from the Tax Capital Reserve Fund (#33121) to the Tax Funded Planning and Studies Reserve Fund (#33122);

General Committee
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4. That any 2024 year-end Stormwater operating program deficit be transferred from the Stormwater Pipe Reserve Fund (#35993);
5. That up to \$259,040 of the Operating Budget Reserve request be approved for transfer to the Fiscal Stability Reserve (#30125) as listed in Appendix 2;
6. That all necessary by-laws be enacted.

GC-0544-2024

1. That the Single Source procurement for a cloud based data analytics solution for Mississauga Fire and Emergency Services from Darkhorse Analytics Inc. be approved for a period of five (5) years, with the option to extend another five (5) years, as detailed in the corporate report entitled "Single Source Contract Award for the Supply and Delivery of a Cloud Based Data Analytics Solution for Mississauga Fire and Emergency Services" dated October 17, 2024 from the City Manager and Chief Administrative Officer.
2. That the Chief Procurement Officer or designate be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and Darkhorse Analytics Inc. in the amount of \$1,099,525 exclusive of taxes, in accordance with the City's Procurement Bylaw 0013-2022, as amended, and in a form satisfactory to Legal Services.

GC-0545-2024

1. That Council approve the Single Source procurements for software licensing, subscription services, professional services, and maintenance and support related to eight (8) Information Technology contracts as listed in Appendix 1 of the report dated September 5, 2024, from the Commissioner of Corporate Services, entitled "Single Source Procurements Related to 2024 – Q4 Information Technology (IT) Contracts: Safe Software Inc., Frontdesk Queue Management Systems Inc., IdeaScale, Teranet Inc., Grapevine Analytics Inc., LinkedIn Corporation, Microsoft Canada Inc., ACCEO Solutions Inc."
2. That the Chief Procurement Officer or designate be authorized to execute all contracts and related ancillary documents with respect to the purchases between the City and the Suppliers identified in Appendix 1 for the goods and services, contract term, and estimated amounts exclusive of taxes, in accordance with the City's Procurement By-law 0013-2022, as amended, and in a form satisfactory to Legal Services.

GC-0546-2024

1. That the Single Source procurement for the supply and installation of three (3) in-ground garage hoists from Novaquip Lifting Systems Inc. be approved, as detailed in the corporate report titled "Single Source Award to Novaquip Lifting Systems Inc. for Three (3) In-Ground Garage Hoists at Edward J. Dowling Transit Facility" dated November 4, 2024, from the Commissioner of Transportation & Works.
2. That the Chief Procurement Officer or designate be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and Novaquip Lifting Systems Inc. for an estimated amount of \$1,845,000.000 exclusive of taxes, in

accordance with the City's Procurement Bylaw 0013-2022, as amended, and in a form satisfactory to Legal Services.

GC-0547-2024

That the report dated October 30, 2024 from the Commissioner of Transportation and Works entitled "City-Wide On-Street Parking Permit Program (All Wards)", be referred back to staff for more information and report back to General Committee.

GC-0548-2024

That the report titled, "Shared Micro-mobility Program – 2024 Season Preliminary Update", dated November 22, 2024, from the Commissioner of Transportation and Works, be received for information.

GC-0549-2024

That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Statement from the Municipality to be added to Schedule G to Declaration for a Standard or Phased Condominium Corporation for Draft Plan of Phased Condominium CDM 24014 located at 35 and 55 Lunar Crescent as outlined in the Corporate Report entitled "Draft Plan of Phased Condominium – 35 and 55 Lunar Crescent, CDM 24014, Phase 4 (Ward 11)", dated November 18, 2024 from the Commissioner of Transportation and Works.

GC-0550-2024

That the deputation and presentation by Vanessa Hicks, Heritage Planner, MHBC Planning Ltd., regarding Streetsville Heritage Conservation District, be received.

(HAC-0094-2024)

(Ward 11)

GC-0551-2024

That the verbal deputation by Rahul Mehta regarding item 9.1 Streetsville Heritage Conservation District, be received.

(HAC-0095-2024)

(Ward 11)

GC-0552-2024

That the deputation and presentation by Josh Reid, Resident regarding item 9.1 Streetsville Heritage Conservation District, be received.

(HAC-0096-2024)

(Ward 11)

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GC-0553-2024

That the verbal deputation by Mark Dunham regarding item 9.1 Streetsville Heritage Conservation District, be received.
(HAC-0097-2024)

GC-0554-2024

That the verbal deputation by Kelly Singh, Executive Director, More Homes Mississauga regarding item 10.1 Streetsville Heritage Conservation District, be received.
(HAC-0098-2024)

GC-0555-2024

That the verbal deputation by Lucas DaCosta, Resident regarding item 9.1 Streetsville Heritage Conservation District, be received
(HAC-0099-2024)

GC-0556-2024

That the following items were approved on consent:
Item 9.1 Streetsville Heritage Conservation District (Ward 11)
Item 11.1 - Email dated November 14, 2024 from Ash Kamath, Resident regarding Item 9.1 Streetsville Heritage Conservation District (Ward 11)
Item 11.2 - Correspondence dated November 27, 2024 from Roger Wainwright and Linda Lee, Residents regarding Item 9.1 Streetsville Heritage Conservation District (Ward 11)
Item 11.3 - Email dated November 14, 2024 from Zhiqiang Cao, Resident regarding Item 9.1 Streetsville Heritage Conservation District (Ward 11)
Item 11.4 - Correspondence dated November 22, 2024 from Kim Mullin, Wood Bull LLP regarding item 9.1 Streetsville Heritage Conservation District (Ward 11)
(HAC-0100-2024)

GC-0557-2024

That the email dated November 14, 2024 from Ash Kamath, Resident regarding Streetsville Heritage Conservation District, be received.
(HAC-0102-2024)

GC-0558-2024

That the email dated November 17, 2024 from Roger Wainwright and Linda Lee, Residents regarding Streetsville Heritage Conservation District, be received.
(HAC-0103-2024)

GC-0559-2024

That the email dated November 14, 2024 from Zhiqiang Cao, Resident regarding Streetsville Heritage Conservation District, be received.

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2024/12/04

(HAC-0104-2024)

GC-0560-2024

That the correspondence dated November 20, 2024 from Kim Mullin, Wood Bull LLP regarding the Streetsville Heritage Conservation District, be received.

(HAC-0105-2024)

GC-0561-2024

1. That the 2024 Wilde Wood Award for School Zone Safety be awarded to the following schools that have demonstrated that they have a team of staff and/or volunteers that deserve to be recognized for the efficient operation of the School Zone Safety (Kiss & Ride) Program and promote and/or encourage active transportation to and from school.
 - a. St. Raphael Catholic Elementary School (Ward 5)
 - b. St. Margaret of Scotland Catholic Elementary School (Ward 8)
 - c. Plum Tree Public School (Ward 9)
 - d. Clarkson Public School (Ward 2)
2. That \$2,000.00 (\$500.00 per school) be allocated for awarding the recipients of the 2024 Wilde Wood Award.

(MSTSAC-0069-2024)

GC-0562-2024

1. That Julie Lavalley, Principal, St. Alfred Catholic Elementary School be named the recipient of the 2024 Dr. Arthur Wood Award.
2. That the cost of approximately \$200.00 be approved for the purchase of a plaque to present to the recipient of the 2024 Dr. Arthur Wood Award.

(MSTSAC-0070-2024)

GC-0563-2024

1. That the warrants have not been met for the placement of a school crossing guard at Tenth Line West and Innisdale Road for the students attending St. Albert of Jerusalem Catholic Elementary School; and
2. That the Site Inspection Subcommittee of Traffic Safety Council be directed to re-inspect the intersection for the warrants for a school crossing guard.

(MSTSAC-0071-2024)

GC-0564-2024

That the warrants have not been met for the placement of a school crossing guard at Sebastian Drive and Artesian Drive for the students attending St. Sebastian Catholic Elementary School.

(MSTSAC-0072-2024)

GC-0565-2024

General Committee
2024/12/04

1. That the Principal of Erin Centre Middle School be requested to:
 - a. remind students not to enter the crosswalk after the white walking man is no longer showing.
 - b. remind students to wear helmets when riding bicycles.
2. That Peel Regional Police be requested to attend in front of Erin Centre Middle School at 3240 Erin Centre Boulevard between the times of 2:25 - 2:45 pm to provide enforcement for vehicles stopped in live lanes to pick up students.

(MSTSAC-0073-2024)

GC-0566-2024

1. That the warrants have not been met for the placement of a school crossing guard at 2300 Speakman Drive for the students attending Olive Grove Private School.
2. That Transportation and Works be requested to:
 - a. review the feasibility of creating a third lane, turning lane on Speakman Drive in front of Olive Grove Private School.
 - b. review the feasibility of painting a center line on Speakman Drive if a turning lane cannot be implemented.
3. That the Principal of Olive Grove Private School:
 - a. give consideration to creating right turn only from the school driveway on the east side.
 - b. give consideration to using the southwest driveway into the west side of the parking lot to create more storage and create another pickup/drop off area.
4. That members of the Mississauga School Traffic Safety Action Committee meet on site with the principal of Olive Grove Private School to discuss the above recommendations.

(MSTSAC-0074-2024)

GC-0567-2024

1. That the warrants have not been met for the placement of a school crossing guard at Swinbourne Drive and Douguy Boulevard for the students attending Britannia Public School.
2. That Transportation and Works be requested to:
 - a. paint ladder markings on all three legs at the intersection of Swinbourne Drive and Douguy Boulevard.
 - b. repaint faded stop bars on all three legs at the intersection of Douguy Boulevard and Swinbourne Drive.
3. That the Principal of Britannia Public School be requested to review the feasibility of opening the Kiss and Ride at afternoon dismissal.
4. That Parking Enforcement be requested to enforce the "no stopping/no parking" zones on Swinbourne Drive between the times of 8:25 - 8:45 am and 2:50 - 3:15 pm.

(MSTSAC-0075-2024)

GC-0568-2024

1. That the warrants have not been met for the placement of a school crossing guard in front of St. John of the Cross Catholic Elementary School at 3180 Aquitaine Avenue for the students attending St. John of the Cross Catholic Elementary School.
 2. That Transportation and Works be requested to:
 - a. review the feasibility of implementing a speed camera on Aquitaine Avenue in front of St. John of the Cross Catholic Elementary School.
 - b. review the signage on Aquitaine Avenue in front of St. John of the Cross Catholic Elementary School to the corner of Tenth Line West.
 - c. install "no stopping" prohibitions on Aquitaine Avenue.
 - d. install "no stopping" corner prohibitions on Aquitaine Avenue at Tenth Line West.
 - e. move the painted line at the southeast corner up to the 40 km/hr sign and install a "no stopping" prohibition to prevent parking too close to the corner.
 3. That once the signage is in place that the Principal of St. John of the Cross Catholic Elementary School be requested to advise the parents and students of the new "no stopping" restriction on Aquitaine Avenue.
 4. That Parking Enforcement be requested to enforce the "no stopping" zones on Aquitaine Avenue, in front of St. John of the Cross Catholic Elementary School between the times of 8:40 - 9:05 am and 3: 15 - 3:40 pm, once the signage is in place.
 5. That Peel Regional Police be requested to attend the school to enforce "no u-turns" between the times of 8:40 - 9:05 am and 3: 15 - 3:40 pm, once the signage is in place.
- (MSTSAC-0076-2024)

GC-0569-2024

That the Site Inspection Statistics Report – November 2024 be received.

(MSTSAC-0077-2024)

GC-0570-2024

That the Parking Enforcement in School Zone Report for October 2024 be received.

(MSTSAC-0078-2024)

GC-0571-2024

That the Transportation and Works Action Items List - October 2024 be received.

(MSTSAC-0079-2024)

GC-0572-2024

That the deputation by Dhruv Kapoor, Resident regarding concerns with car drivers using high beam lights on City roads be received.

(RSC-0029-2024)

General Committee
2024/12/04

GC-0573-2024

That the deputation by Erica Warsh, Project Leader Vision Zero and Alex Legrain, Project Leader Special Projects with respect to Collision Trends November 2024 be received.
(RSC-0030-2024)

GC-0574-2024

That the deputation by Catherine Nguyen-Pham, Communications Advisor with respect to Communications Environmental Scan be received.
(RSC-0031-2024)

GC-0575-2024

That the deputation by Rahul Mehta, Resident regarding the Mascot Concept be received for information.
(RSC-0032-2024)

GC-0576-2024

That the Slow Down Lawn Sign - Creative Options be referred to the Road Safety Promotional Subcommittee.
(RSC-0033-2024)

GC-0577-2024

That the memorandum dated November 19, 2024 from Erica Warsh, Vision Zero Program Lead regarding the Mascot Concept be referred to the Road Safety Promotional Subcommittee.
(RSC-0034-2024)

GC-0578-2024

1. That the deputation and presentation by Jordan Lee and Caleigh McInnes regarding Bill 185 Changes, Implications on the Requirement for Accessible Parking, be received.
2. That the Mayor send a letter to the Province to advocate on behalf of the City of Mississauga and address the unintended consequence of Bill 185 on accessible parking in Major Transit Station Areas (MTSAs).

(AAC-0011-2024)

GC-0579-2024

That the verbal update regarding the Region of Peel's Accessibility Advisory Committee provided by Mary Daniel, Citizen Member and Member of the ROP AAC, be approved.
(AAC-0012-2024)

GC-0580-2024

That the 2025 Accessibility Advisory Committee Work Plan as discussed at the Accessibility Advisory Committee meeting, be approved.

General Committee
2024/12/04

(AAC-0013-2024)

GC-0581-2024

1. That the resignation email from Alessia Commisso, Citizen Member dated September 8, 2024 be approved; and
2. That due to the resignation of Alessia Commisso, Citizen Member, a vacancy exists on the Accessibility Advisory Committee, and that the City Clerk be directed to fill the vacancy in accordance with the Corporate Policy #02-01-01 on Citizen Appointments to Committees, Boards and Authority

(AAC-0014-2024)

GC-0582-2024

That the funds in the amount of up to \$350 be allocated from the Council Committees Budget for the costs associated with the Accessibility Advisory Committee Member Appreciation Lunch.

(AAC-0015-2024)

GC-0583-2024

That the memorandum dated November 25, 2024 from Martha Cameron, Legislative Coordinator entitled "2025 Accessibility Advisory Committee and Facility Accessibility Design Subcommittee Meeting Dates", be approved.

(AAC-0016-2024)

GC-0584-2024

That the Chair of the Accessibility Advisory Committee send a letter of support to the Prime Minister endorsing the Disability Without Poverty initiative, be approved.

(AAC-0017-2024)

GC-0585-2024

That the deputation and associated presentation by Hagit Waisman, Architect, Ward 99 Architects Inc., regarding the Malton Community Centre Renewal Project on July 29, 2024, be received for information.

(AAC-0018-2024)

(FADS-0004-2024)

GC-0586-2024

That the deputation and presentation by Hagit Waisman, Architect and Tina Ranieri-D'Ovidio, Architect, of Ward 99 Architects regarding the design for Fire Stations 103 and 111, be received for information.

(AAC-0019-2024)

(FADS-0005-2024)

General Committee
2024/12/04

GC-0587-2024

That the verbal update from Steven Viera, Citizen Member regarding the Transit Advisory Committee 2023 Annual Plan, be received.

(AAC-0020-2024)

GC-0588-2024

That the following items were approved on consent:

- Item 9.1 – Request to Alter a Heritage Designated Property: 13 Thomas Street (Ward 11)
- Item 9.3 – 2025 Heritage Advisory Committee Meeting Dates

(HAC-0106-2024)

GC-0589-2024

That the request to alter the designated heritage property at 13 Thomas Street (Ward 11) as per the Corporate Report dated November 5, 2024 from the Commissioner of Community Services, be approved.

(HAC-0107-2024)

(Ward 11)

GC-0590-2024

That the request to alter the heritage designated properties at 84 and 90 High Street East (Ward 1) be approved, and that staff be directed to give effect thereto, as per the report from the Commissioner of Community Services, dated October 31 2024.

(HAC-0108-2024)

(Ward 1)

GC-0591-2024

That the memorandum from Martha Cameron, Legislative Coordinator dated November 27, 2024 entitled "2025 Heritage Advisory Committee Meeting Dates", be approved.

(HAC-0109-2024)

GC-0592-2024

That staff be directed to bring a report back to the Heritage Advisory Committee regarding the installation of interpretive panels at the entrance of City parks, be approved.

(HAC-0110-2024)

GC-0593-2024

That the letter dated November 25, 2024 from Mayor Carolyn Parrish to the Premier of Ontario and Minister of Municipal Affairs and Housing regarding Strong Mayor Powers and Budgetary Timeline, be received.

GC-0594-2024

General Committee
2024/12/04

That the letter dated November 27, 2024 from Douglas Hancock, President Heritage Mississauga (Mississauga Heritage Foundation Inc.) in support of Streetsville Heritage Conservation District, be received.

GC-0595-2024

That the letter dated November 29, 2024 from Mayor Carolyn Parrish to the Prime Minister of Canada regarding Reform of the Canada Disability Benefit to assist individuals with disabilities living in poverty, be received.

GC-0596-2024

That the letter dated November 29, 2024 from Mayor Carolyn Parrish to the Minister of Municipal Affairs regarding Peel Police Funding Formula and Fairness for Mississauga, be received.

GC-0597-2024

That the Toronto Star opinion piece by Mayor Parrish be received.

GC-0598-2024

That the letter dated December 2, 2024 from Mayor Mike Bradley of City of Sarnia to the Premier of Ontario regarding Policing Cost Relief, be received.

GC-0599-2024

1. That the City-owned lands legally described as Part of Block A, Registered Plan 663, designated as Part 1 on Reference Plan 43R-41591 being part of PIN 13337-0686 (LT), containing an area of approximately 338 square metres (3,638.2 square feet), in the City of Mississauga, Regional Municipality of Peel (Ward 1), be declared surplus to the City's requirements.
2. That the Commissioner of Corporate Services and the City Clerk be authorized to execute an Agreement of Purchase and Sale between the Corporation of the City of Mississauga as vendor and the adjacent Owner as purchaser, including all ancillary documents and any subsequent amending or extension agreements, with respect to the City-owned lands containing an area of approximately 338 square metres (3,638.2 square feet), legally described as Part of Block A, Registered Plan 663, designated as Part 1 on Reference Plan 43R-41591 being part of PIN 13337-0686 (LT) at nominal consideration in a content and form satisfactory to the City Solicitor and/or his designate.
3. That all steps necessary to comply with the requirements of Section 2 (3) of the City Notice By-law 0215-2008, as amended, be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two-week period, where the expiry of the two-week period will be at least one week prior to the execution of an agreement for the sale of subject lands.
4. That all necessary by-laws be enacted.

General Committee
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GC-0600-2024

That the closed session verbal update with respect to the Peel Police Budget be received.

Petition Information

City of Mississauga
Corporate Services
Office of the City Clerk



Personal information on this form is collected under the authority of the Council Procedure Bylaw 139-13 and the Petition to Council Policy 02-01-05. The personal information will be used for notifying the petition organizer(s) regarding the Council's action and/or decision concerning the matter(s) submitted for consideration. Your personal information may become part of the public record which is available for public inspection during the meeting or at the Office of the City Clerk. The information may also be available on the City website. Questions about this collection should be directed to the Deputy Clerk, Office of the City Clerk, 300 City Centre Drive, Mississauga, ON L5B 3C1, Telephone 905-613-3200 ext. 4516.

- Each petition must be submitted to the City Clerk no later than 4:00 p.m. eight business days prior to the Council meeting; otherwise the petition will be included on the next available Council agenda. Complete the Petition Submission Form and submit by email to city.clerk@mississauga.ca or by mail to 300 City Centre Drive, Mississauga, L5B 3C1.
- The petition must be typed or legibly handwritten and printed on letter size paper. (No pencil)
- The petition must be appropriate and respectful in tone, and must not contain any improper or offensive language or information.
- Each petitioner must print and sign his or her own name, original signatures only. During the Covid-19 pandemic, electronic or typed signatures will be accepted.
- Each petitioner must provide his or her full address, including property's roll number for a noise wall petition.
- The petition must clearly disclose on each page that it will be considered a public document at the City of Mississauga and that the information contained in it may be subject to the scrutiny of the City and other members of the general public.

The following information outlines the purpose of the petition:

Purpose

Over the last few years, as residents of Cedarglen Gate, we have seen an increase in the number of vehicles speeding on the street. Many children, including ours, cross the street without a dedicated pedestrian walkway or crossing to commute to and from school (in line with Student Transportation of Peel Region (STOPR) suggestion / expectation on transportation eligibility) which poses a high risk of accident.

Asking Council For

Installation of traffic calming measures to reduce the chance of accidents, namely:
- Pedestrian Crossover (PXO), Speed Bumps or Speed Cushions: To reduce speeding on Cedarglen Gate and allowing pedestrians to cross the street safely
-Improved Signage: Additional permanent pedestrian crossing signs and speed limit signs at key location

Organizer Information

Full Name

Nishant Dasgupta

Address

Phone Number

Email Address

Petition Organizer Name

Nishant Dasgupta

To: The Mayor and Members of Council

Subject of Petition

Traffic Calming Measures on Cedarglen Gate between Dundas St W and Parmeer Dr

We, the undersigned, hereby submit this petition for Council's consideration for the purpose of:

Preventing vehicle related accidents and ensuring residents' (including children and pets) safety. This is requested keeping in mind:

- Increased volume of fast moving and aggressive commuter/thoroughfare traffic
- Proximity of affected streets to schools (St. Martin SS and Hawthorn PS) and parks (Huron Park) that result in a higher concentration of pedestrian traffic including children and pets
- Curved road sections with street parking significantly compromising visibility

Name	Address	Ward	Signature
Sagar Shukla	[REDACTED]	7	[Signature]
Ipsita Anka		7	[Signature]
Denisa Hajdini		7	[Signature]
Sumil Kumar Pandey		7	[Signature]
Nishant Dasgupta		7	[Signature]
William Crisostomo		7	[Signature]
Chayanika Chandra		7	[Signature]
Ryan Tawil		7	[Signature]
Linda Konalli		7	[Signature]
Anusha Barua		7	[Signature]
Subya Choudhury		7	[Signature]
Feriha Halim		7	[Signature]
Sweeta Mishra		7	[Signature]

This petition will be considered a public document at the City of Mississauga and the information contained in it may be subject to the scrutiny of the City and other members of the general public.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2024-5434

November 28, 2024

Dear Head of Council:

Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's additional residential unit (ARU) framework. These changes allowed "as-of-right" (without the need to apply for a rezoning) the use of up to 3 units per lot in many existing residential areas (i.e., up to 3 units allowed in the primary building, or up to 2 units allowed in the primary building and 1 unit allowed in an ancillary building such as a garage).

To support implementation of ARUs, the *Cutting Red Tape to Build More Homes Act, 2024*, made further changes to the *Planning Act* to provide me, as the Minister of Municipal Affairs and Housing, with broader regulation-making authority to remove municipal zoning by-law barriers that may be limiting the development of ARUs.

Following consultation on the Environmental Registry of Ontario, our government has taken further action to tackle the housing supply crisis and reach our goal of building more homes by amending [Ontario Regulation 299/19 – Additional Residential Units](#) to remove certain municipal zoning by-law barriers. These changes took effect upon filing.

These changes will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. More information on these changes can be found through [Environmental Registry of Ontario posting 019-9210](#).

It is my expectation that municipalities will respect these regulatory changes and the intent behind them. I will not hesitate to use my available powers to ensure these changes to the *Planning Act* are allowed to support our goal of building more homes.

We will continue working with our municipal partners to achieve our goal of building the homes that Ontarians need.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Calandra".

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

c. Martha Greenberg, Deputy Minister

Jessica Lippert, Chief of Staff to Minister Calandra

Chief Administrative Officer
Office of The Clerk

WHEREAS Recommendation GC-0412-2024 in General Committee Report 15-2024 dated September 18, 2024 was approved by Council on September 25, 2024 by Resolution 0190-2024;

AND WHEREAS the Heritage Advisory Committee Recommendation Report 8 – dated September 10, 2024 Recommendation (HAC-0071-2024) referenced in its recommendation to update the legal description of the heritage designation By-law 362-82 being the designation of the lands at 5155 Mississauga Road (Ward 11)(the “Subject Property”) which should be amended to reflect the heritage designation by-law as being By-law-368-82;

NOW THEREFORE BE IT RESOLVED:

That the Heritage Advisory Committee Recommendation (HAC-0071-2024) be amended as follows:

That the legal description of the heritage designation by-law 368-82 being the designation of the lands at 5155 Mississauga Road (Ward 11) (the “Subject Property”) be updated to reflect the revised property boundary as per the 2024 subdivision as outlined in the Corporate Report from the Commissioner of Community Services, dated August 6, 2024, and that all necessary by-laws be enacted.

WHEREAS the Municipal Act, 2001, as amended (the "Act"), requires Council to pass a resolution prior to closing part of a meeting to the public;

AND WHEREAS the Act requires that the resolution states the act of the holding of the closed meeting and the general nature of the matter to be considered at the closed meeting;

NOW THEREFORE be it resolved that a portion of the Council meeting held on December 11, 2024 shall be closed to the public to deal with the following matters:

(Pursuant to Section 239(2) of the Municipal Act, 2001)

21.1 Personal matters about an identifiable individual, including municipal or local board employees: Citizen Appointments to the Heritage Advisory Committee

A by-law to authorize Surplus Land Declaration for the Purpose of Disposal and the execution of an Agreement of Purchase and Sale

WHEREAS it is deemed expedient to declare surplus City owned lands legally described as Part of Block A, Registered Plan 663, designated as Part 1 on Reference Plan 43R-41591, in the City of Mississauga (the "Surplus Property");

AND WHEREAS the Surplus Property is not required for any municipal purpose;

AND WHEREAS the procedures for notice of the proposed sale of surplus property as required by By-Law 215-08, as amended, have been followed;

AND WHEREAS The Corporation of the City of Mississauga, as Vendor, desires to enter into an Agreement of Purchase and Sale with the adjacent property owners as Purchaser, to sell the Surplus Property;

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

- 1. That the City-owned lands legally described as Part of Block A, Registered Plan 663, designated as Part 1 on Reference Plan 43R-41591 being part of PIN 13337-0686 (LT), containing an area of approximately 338 square metres (3,638.2 square feet), in the City of Mississauga, Regional Municipality of Peel (Ward 1), be declared surplus to the City's requirements.
2. That the Commissioner of Corporate Services and the City Clerk be authorized to execute an Agreement of Purchase and Sale between the Corporation of the City of Mississauga as Vendor and the adjacent property owners as Purchaser, including all ancillary documents and any subsequent amending or extension agreements, with respect to the City-owned lands containing an area of approximately 338 square metres (3,638.2 square feet), legally described as Part of Block A, Registered Plan 663, designated as Part 1 on Reference Plan 43R-41591 being part of PIN 13337-0686 (LT) in a content and form satisfactory to the City Solicitor and/or his designate.

ENACTED and PASSED this day of , 2024.

Table with 4 rows: Row 1: Approved by Legal Services City Solicitor City of Mississauga; Row 2: Signature of Samantha Chen; Row 3: Samantha Chen; Row 4: Date: November 19, 2024; Row 5: File: PO.11-24.06

MAYOR

CLERK

A by-law to amend By-law 0065-2013, as amended, being a by-law to establish a revised Internal Audit Charter

WHEREAS The Corporation of the City of Mississauga (the "City") has undertaken a review of its Internal Audit Charter;


AND WHEREAS the City deems it necessary and desirable to amend the Internal Audit Charter so that it is current and aligned to the new *Global International Audit Standards* which take effect on January 9, 2025;

AND WHEREAS on December 11, 2024, the Council for the City passed Resolution _____ approving Audit Committee Recommendation _____ to amend the Internal Audit Charter By-law 0065-2013 as necessary;

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

1. That the Internal Audit Charter By-law 0065-2013 is amended by deleting Schedule 'A' (Internal Audit Charter) and replacing it with the attached Schedule A to this By-law.

ENACTED and PASSED this 11th day of December, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: November 28, 2024
File: LA.25-24.310

MAYOR

CLERK

SCHEDULE A TO BY-LAW NUMBER _____

INTERNAL AUDIT CHARTER

Purpose and Mission

The purpose of the Internal Audit function is to strengthen the City's ability to create, protect, and sustain value by providing the Audit Committee and management with independent, risk-based, and objective assurance, advice, insight, and foresight.

Internal Audit's mission is to assist the City in accomplishing its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of governance, risk management and control processes, decision-making and oversight, reputation and credibility with its stakeholders, and assurance to residents that services and resources are being administered in an effective, efficient and economical manner.

City of Mississauga's Internal Audit function is most effective when:

- Internal auditing is performed by competent professionals in conformance with The IIA's Global Internal Audit Standards™, which are set in the public interest.
- The Internal Audit function is independently positioned with direct accountability to the Audit Committee.
- Internal Auditors are free from undue influence and committed to making objective assessments.

The Internal Audit Charter shall be reviewed by the Audit Committee periodically or as required, and any revisions recommended by the Audit Committee shall be presented to Council for approval. At the start of every term of Council the Internal Audit Charter will be presented for review, and the Internal Audit Charter will be shared when new members are appointed to the Audit Committee.

Commitment to Adhering to the Global Internal Audit Standards

Internal Audit will adhere to the mandatory elements of the Institute of Internal Auditors' (the IIA) International Professional Practices Framework (IPPF), which are the Global Internal Audit Standards and Topical Requirements, and guidelines and procedures of ISACA for information systems. Internal Audit will also ensure adherence to the City's relevant policies and procedures and the Internal Audit Procedures Manual.

Values and Operating Principles

Our values and operating principles include:

- Act with integrity, maintain objectivity, demonstrate competence, exercise due professional care, maintain confidentiality and ensure Internal Audit activities are free from undue influence.
- Perform independent assessments of risk and control as guided by the IIA's IPPF.
- Promote risk awareness and risk management throughout the City.
- Provide balanced, objective reporting on risk and control to management and the Audit Committee.
- Foster collaboration and teamwork to support management's efforts to achieve the City's strategies and objectives.

SCHEDULE A TO BY-LAW NUMBER _____

- Develop and maintain an audit team with diverse and versatile skills to respond to the needs of and to provide value to management and the Audit Committee.

Scope of Internal Audit Services

The scope of Internal Audit services includes all of the City's operations, including its activities, assets and personnel. It also encompasses, but is not limited to, objective examinations of evidence to provide independent assurance and advisory services to the Audit Committee and management on the adequacy and effectiveness of governance, risk management and control processes of the City.

The nature and scope of advisory services may be agreed to with the party requesting the service, provided the internal audit function does not assume management responsibility. Opportunities for improving the efficiency of governance, risk management, and control processes may be identified during advisory engagements. These opportunities will be communicated to the appropriate level of management.

Internal Audit engagements may include evaluating whether:

- Risks relating to the achievement of the City's strategic objectives are appropriately identified and managed.
- The actions of the City's officers, directors, employees, and contractors are in compliance with the City's policies, procedures, and applicable laws, regulations, and governance standards.
- The results of operations or programs are consistent with established goals and objectives.
- Operations and programs are being carried out effectively, efficiently, ethically, and equitably.
- Established processes and systems enable compliance with City goals, objectives, policies, plans, procedures, standards, regulations, by-laws and other directives of Council.
- The integrity of information and the means used to identify, measure, analyze, classify, and report such information are reliable.
- Resources and assets are acquired economically, used efficiently, and protected adequately.

Mandate

Authority

The Internal Audit function's authority is created by its direct reporting relationship to the Audit Committee.

The Audit Committee authorizes the Director and staff of Internal Audit to:

- Have full and unrestricted access to any and all functions, data, records, information, physical property and personnel pertinent to carrying out internal audit responsibilities, subject to accountability for confidentiality under the Municipal

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Freedom of Information and Protection of Privacy Act (MFIPPA). Internal Auditors are accountable for confidentiality and safeguarding of records and information.

- Have full and unrestricted access to the Audit Committee, including private meetings without management present.
- Allocate resources, set frequencies, select subjects, determine scopes of work, apply techniques, and issue communications to accomplish audit objectives.
- Obtain assistance from the necessary personnel of the City, and other specialized services outside the City, in order to complete the engagement.
- Conduct audits and reviews of all City departments, third parties (subject to a right to audit clause, where applicable), and City-related boards.

Independence, Organizational Position, and Reporting Relationships

The Director, Internal Audit will be positioned at a level of the organization that enables Internal Audit services and responsibilities to be performed without interference from management, thereby establishing the independence of the Internal Audit function (see “Mandate” section). The Director, Internal Audit will report functionally to the Audit Committee and administratively (for example, day-to-day operations) to the City Manager and Chief Administrative Officer. This positioning provides the organizational authority and status to bring matters directly to senior management and escalate matters to the Audit Committee, when necessary, without interference, and supports the Internal Auditors’ ability to maintain objectivity.

The administrative reporting responsibilities of the City Manager and Chief Administrative Officer include:

- Approving the Internal Audit function’s human resources administration, together with input from the Audit Committee.
- Facilitating the approval of Internal Audit’s budgets by Audit Committee.
- Approving the Director, Internal Audit’s expenses, with input from the Audit Committee.
- Approving the Director, Internal Audit’s vacation plans.
- Providing input to the Chair of the Audit Committee, regarding the performance of the Director, Internal Audit.

The Director, Internal Audit will confirm to the Audit Committee, at least annually, the organizational independence of the Internal Audit function. If the governance structure does not support organizational independence, the Director, Internal Audit will document the characteristics of the governance structure limiting independence and any safeguards employed to achieve the principle of independence. The Director, Internal Audit will disclose to the Audit Committee any interference Internal Auditors encounter related to the scope, performance, or communication of internal audit work and results. The disclosure will include communicating the implications of such interference on the Internal Audit function’s effectiveness and ability to fulfill its mandate.

Changes to the Mandate and Charter

Circumstances may justify a follow-up discussion between the Director, Internal Audit, Audit Committee, and senior management on the internal audit mandate or other aspects of the Internal Audit Charter. Such circumstances may include, but are not limited to:

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- A significant change in the Global Internal Audit Standards.
- A significant reorganization within the organization.
- Significant changes in the Audit Committee senior management, or Director, Internal Audit.
- Significant changes to the organization's strategies, objectives, risk profile, or the environment in which the organization operates.
- New laws or regulations that may affect the nature and/or scope of internal audit services.

Director, Internal Audit Roles and Responsibilities

Ethics and Professionalism

The Director, Internal Audit will ensure that Internal Auditors:

- Conform with the Global Internal Audit Standards, including the principles of Ethics and Professionalism: integrity, objectivity, competency, due professional care, and confidentiality.
- Understand, respect, meet, and contribute to the legitimate and ethical expectations of the organization and be able to recognize conduct that is contrary to those expectations.
- Encourage and promote an ethics-based culture in the organization.
- Report organizational behaviour that is inconsistent with the organization's ethical expectations, as described in applicable policies and procedures.

Objectivity

The Director, Internal Audit will ensure that Internal Audit remains free from all conditions that threaten the ability of the Internal Auditors to carry out their responsibilities in an unbiased manner, including matters of audit selection, scope, procedures, frequency, timing, and communicating results. If the Director, Internal Audit determines that independence or objectivity may be impaired, in fact or appearance, the details of the impairment will be disclosed to appropriate parties.

The Director, Internal Audit and Internal Auditors will maintain an unbiased mental attitude that allows them to perform engagements objectively, such that they believe their work product does not compromise quality, and does not subordinate their judgement on audit matters to others, either in fact or appearance.

The Director, Internal Audit and Internal Auditors will have no direct operational responsibility or authority over any of the activities they review. Accordingly, the Director, Internal Audit and staff of Internal Audit will not implement internal controls, develop procedures, install systems, or engage in other activities that may impair their judgement, including:

- Assessing specific operations for which they had responsibility within a one-year period.
- Performing operational duties for the City or its affiliates.
- Initiating or approving transactions external to the Internal Audit function.
- Directing the activities of any City employee not employed by Internal Audit,

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except to the extent such employees have been appropriately assigned to Internal Audit or otherwise to assist the Internal Auditors.

Internal Auditors will:

- Disclose impairments of independence or objectivity, in fact or appearance, to appropriate parties.
- Exhibit professional objectivity in gathering, evaluating, and communicating information.
- Make balanced assessments of all available and relevant facts and circumstances.
- Take necessary precautions to avoid conflicts of interest, bias, and undue influence.

Managing the Internal Audit Function

The Director, Internal Audit has the responsibility to:

- At least annually, develop a flexible audit work plan using an appropriate risk-based methodology, including any risks, control or governance concerns identified by management, and submit that plan to the Audit Committee for review and approval.
- Review and adjust the Internal Audit Work Plan, as necessary, in response to changes in the City's business, risks, operations, programs, systems, and controls.
- Communicate any significant interim changes to the Internal Audit Work Plan to the Audit Committee and senior management.
- Communicate the impact of resource limitations on the Internal Audit Work Plan to the Audit Committee and senior management.
- Ensure Internal Audit engagements are performed, documented, and communicated in accordance with the Global Internal Audit Standards and laws and/or regulations.
- Ensure that the Internal Audit function collectively possesses or obtains the knowledge, skills, competencies, experience, and qualifications to meet the requirements of the Global Internal Audit Standards and fulfill the Internal Audit mandate.
- Maintain a quality assurance and improvement program (QAIP) including ongoing monitoring and periodic internal assessment of the audit activity and an external assessment conducted at least once every five years by a qualified, independent reviewer outside the City. Qualifications must include at least one assessor holding an active Certified Internal Auditor® credential.
- Assess significant new or changing services, operations, and control processes coincident with their development, implementation and/or expansion, as requested by management.
- Follow up on the status of outstanding audit recommendations and prepare a report on behalf of the City Manager and Chief Administrative Officer up to four times a year to be provided to the Audit Committee.
- Review new or revised Corporate and departmental policies, procedures and controls as required.
- Identify and consider trends and emerging issues that could impact the City and communicate to the Audit Committee and senior management as appropriate.

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- Consider emerging trends and successful practices in internal auditing.
- Establish and ensure adherence to methodologies designed to guide the Internal Audit function.
- Act as an ongoing resource to management by providing impartial and objective advice related to control and risk management issues.
- Assist in the investigation of significant suspected fraudulent activities at the City and notify the appropriate parties of the results.
- Ensure adherence to the City's relevant policies and procedures unless such policies and procedures conflict with the Internal Audit Charter or the Global Internal Audit Standards. Any such conflicts will be resolved or documented and communicated to the Audit Committee and senior management.
- Coordinate activities and consider relying upon the work of other internal and external providers of assurance and advisory services for the purpose of providing adequate audit coverage to the City and minimizing redundancy. If the Director, Internal Audit cannot achieve an appropriate level of coordination, the issue must be communicated to senior management and if necessary to the Audit Committee.

Communication with the Audit Committee and Senior Management

The Director, Internal Audit will report periodically to the Audit Committee and the City Manager and Chief Administrative Officer regarding:

- The Internal Audit function's mandate.
- The Internal Audit work plan and progress relative to its plan.
- Internal Audit budget.
- Significant revisions to the Internal Audit work plan and budget.
- Potential impairments to independence, including relevant disclosures as applicable.
- Results from the quality assurance and improvement program, which include the Internal Audit function's conformance with the IIA's Global Internal Audit Standards and action plans to address the deficiencies and opportunities for improvement.
- Significant risk exposures and control issues, including fraud risks, governance issues, and other areas of focus for the Audit Committee that could interfere with the achievement of the City's strategic objectives.
- Results of assurance and advisory services.
- Resource requirements.
- Management's responses to risk that the Internal Audit function determines may be unacceptable or acceptance of a risk that is beyond the City's risk appetite.

Quality Assurance and Improvement Program

The Director, Internal Audit will develop, implement, and maintain a quality assurance and improvement program that covers all aspects of the Internal Audit function. The program will include external and internal assessments of the internal audit function's conformance with the Global Internal Audit Standards, as well as performance measurement to assess the internal audit function's progress toward the achievement of its objectives and promotion of continuous improvement. The program will also assess, if applicable, compliance with laws and/or

SCHEDULE A TO BY-LAW NUMBER _____

regulations relevant to internal auditing. Also, if applicable, the assessment will include plans to address the internal audit function's deficiencies and opportunities for improvement. Annually, the Director, Internal Audit will communicate with the Audit Committee and senior management about the Internal Audit function's quality assurance and improvement program, including the results of internal assessments (ongoing monitoring and periodic self-assessments) and external assessments. External assessments will be conducted at least once every five years by a qualified, independent assessor or assessment team from outside of the City of Mississauga; qualifications must include at least one assessor holding an active Certified Internal Auditor® credential.

A by-law to amend By-law 0049-2024, being
a by-law to adopt terms of reference for the
Audit Committee

WHEREAS The Corporation of the City of Mississauga (the "City") has undertaken a review of the terms of reference for its Audit Committee;


AND WHEREAS the City deems it necessary and desirable to amend the Audit Committee terms of reference so that it is current and aligned to the new *Global International Audit Standards* which take effect on January 9, 2025;

AND WHEREAS on December 11, 2024, the Council for the City passed Resolution _____ approving Audit Committee Recommendation _____ to amend the Audit Committee Terms of Reference By-law 0049-2024 as necessary;

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

1. That the Audit Committee Terms of Reference By-law 0049-2024 is amended by deleting Schedule "A" (Terms of Reference for the Audit Committee) and replacing it with the attached Schedule "A" to this By-law.

ENACTED and PASSED this 11th day of December, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: November 28, 2024
File: LA.25-24.310

MAYOR

CLERK

Schedule "A" to By-law _____

Terms of Reference for the Audit Committee

1. Mandate

The Audit Committee assists Council in the provision of effective municipal government by overseeing the administrative systems regarding financial accounting, reporting, internal controls, safeguarding of corporate assets, compliance with legal, ethical and regulatory requirements and the efficient and effective use of resources. The Audit Committee provides a focal point for communication between Council, the External Auditor, the Internal Auditor and management, and facilitates an impartial, objective and independent review of management practices through the internal and external audit functions.

2. Composition

The Audit Committee is comprised of the Mayor, who is an ex-officio member, and four members of Council who are appointed by Council. The term of office for the Audit Committee shall be concurrent with the term of Council, or until successor(s) are appointed. Three members constitutes a quorum.

Council shall conduct a review of the appointments to the Audit Committee at the end of the second year of the term of Council to enable Council to determine if any changes to the appointments are desired. If Council makes any changes to the appointments, the term of office of any new appointee shall be concurrent with the balance of the term of Council, or until a successor is appointed.

3. Meetings

At its first meeting of each term of office, the Audit Committee shall elect a Chair of Audit Committee from among its members. The Chair shall then appoint one of the other four Members of Audit Committee as Vice-Chair.

If the office of Chair of Audit Committee becomes vacant for any reason during a term of office of the Audit Committee, the Audit Committee shall elect a new Chair of Audit Committee from among its members.

The Audit Committee shall meet up to 4 times per year, and during a Municipal election year, the Committee shall meet up to 3 times per year, in order to properly discharge its responsibilities as set out in this by-law. When necessary, additional meetings may be held and/or cancelled at the call of the Chair of Audit Committee or City Clerk.

An Agenda shall be prepared and distributed to all Members of Council for each regular Audit Committee meeting and the business of the Committee shall be taken up in the order in which it appears on the Agenda, under the following headings:

- Call to Order;
- Declarations of (Direct or Indirect) Pecuniary Interest;
- Minutes of Previous Meeting;
- Approval of Agenda;
- Presentations/Deputations;
- Matters to be Considered;
- Committee Member Inquiries;
- Adjournment.

Minutes shall be prepared and distributed to all Members of Council for each Audit Committee meeting and shall be presented to the next succeeding meeting of Audit Committee for confirmation.

4. Responsibilities

The Audit Committee is responsible for making recommendations to Council regarding the following:

The External Audit Function

- the selection and dismissal of the External Auditor in accordance with the requirements of Section 296 of the *Municipal Act, 2001*,
- the terms of engagement, fees and scope of the audit and any non-audit services provided,
- review with management and the External Auditor the result of the audit performed including any significant accounting estimates and adjustments to the statements required as a result of the audit, and any difficulties encountered in the course of the audit,
- review any reports and correspondence from the External Auditor relating to The Corporation of the City of Mississauga, the Mississauga Public Library Board, the Business Improvement Area Boards, Enersource Corporation, Mississauga Tourism and any other local boards or agencies which may be created, including communication from the External Auditor on relationships between the External Auditor and the City and its local boards and agencies, and on any matters that may have a bearing on the independence of the External Auditor,
- evaluate the performance, qualifications, independence, effectiveness and tenure of the External Auditor.

The Internal Audit Function

Internal Audit Charter and Function

- discuss with the Director, Internal Audit and senior management the appropriate authority, role, responsibilities, scope, and services (assurance and/or advisory) of the Internal Audit function,
- discuss with the Director, Internal Audit and senior management other topics that should be included in the Internal Audit Charter,
- participate in discussions with the Director, Internal Audit and senior management about the “essential conditions” described in the Global Internal Audit Standards, which establish the foundation that enables an effective Internal Audit function,
- review and approve the Internal Audit Charter, including the mandate of Internal Audit and scope and types of Internal Audit services,
- review and approve the Internal Audit Charter periodically with the Director, Internal Audit to consider changes affecting the organization, such as changes to the type, severity, and interdependencies of risks to the organization,
- ensure a quality assurance and improvement program has been established and review results annually.

Audit Planning and Execution

- review and approve the risk-based audit work plan,
- review Internal Audit reports issued during the year,
- receive communications from the Director, Internal Audit about the Internal Audit function, including its performance relative to its plan,
- ensure the Internal Audit recommendations are implemented by reviewing the status of outstanding recommendations report from the City Manager and Chief Administrative Officer,

- review the adequacy of the management responses to audit concerns, having regard to the risks and the costs involved,
- make appropriate inquiries of senior management and the Director, Internal Audit to determine whether scope or resource limitations are inappropriate.

Internal Audit Function Independence

- review staffing and budget of Internal Audit,
- review the appointment or removal of the Director of Internal Audit to assist in safeguarding the independence of the Internal Audit function, ensuring adequate competencies and qualifications, and conformance with the Global Internal Audit Standards,
- provide input to senior management on the Director, Internal Audit's performance,
- ensure the Director, Internal Audit has unrestricted access to and communicates and interacts directly with the Audit Committee, including private meetings without senior management present,
- review requests for special studies and investigations made by members of Council,
- ensure all internal audit activities are free from interference and related implications.

Financial and Other Reporting

- review the annual audited financial statements of the City and its local boards, and the Management Letter prepared by the External Auditor, prior to presentation to Council,
- review financial and fiscal policies, practices and procedures (e.g. accrual policy, deferred revenue policy, policies for establishing reserves, reserve funds, etc.),
- review information used for decision making (including management reports, affirmations, etc.), as to integrity, timeliness and comprehensiveness,
- review new accounting standards or initiatives that may impact future financial statements,
- review significant current or pending litigation and outcome, where applicable.

Internal Control

- review the adequacy of the internal control systems for safeguarding assets, including the review of policies and procedures,
- review management and program performance regarding the efficiency, effectiveness and economy in the use of resources,
- review the effectiveness of corporate reporting systems regarding administrative and program performance (for example, budget monitoring systems),
- review results of programs related to monitoring and mitigation of fraud, including summaries of investigations, whistleblower and fraud reports.

Compliance

- review with the City's legal counsel, any matter that could have a significant impact on the City's financial statements or operations,
- review the level of compliance with legislation, regulations, corporate objectives, policies and ethics,
- review the adequacy of the systems established to ensure compliance,

- review by-laws and policies specifically regulating the conduct of members of Council, staff, and suppliers (for example, human resources, fraud and theft policies, conflict of interest policy, procurement by-law, budget control by-law, expense claims policy, etc.),
- review significant cases of employee conflicts of interest, misconduct, or fraud and their resolution.

General

- review and approve the scope, terms of reference and fees of professional services retained for purposes related to the Audit Committee's responsibilities,
- receive report(s) from the City Manager summarizing progress made in resolving issues raised by internal or external audit,
- provide opportunities for private discussion of sensitive matters raised by the External Auditor, the City Manager, or the Director of Internal Audit relating to human resources, legal or other matters which could be prejudicial to the corporate interest if discussed in open committee,
- review the Audit Committee Terms of Reference periodically and recommend modifications to Council, as necessary,
- any other matter which could come within the purview of internal or external audit.

A By-law to authorize the execution of a
Development Agreement between
IMH Havenwood Williamsport Ltd. and
The Corporation of the City of Mississauga
Northwest corner of Williamsport Drive and
Havenwood Drive
(OZ/OPA 18-14 W3)

WHEREAS IMH Havenwood Williamsport Ltd. has submitted a Development Agreement
outlining requirements for lands under rezoning application OZ/OPA 18-14 W3;

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

1. THAT the Development Agreement made between IMH Havenwood Williamsport Ltd. and
The Corporation of the City of Mississauga be executed by the Commissioner, Planning and
Building Department and the Clerk and the Corporate Seal affixed thereto, together with any
other documents required to give full force and effect to the Development Agreement.

ENACTED AND PASSED THIS _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 15, 2024
File: CD.OZ.18.014

MAYOR

CLERK

Amendment No. 183
to
Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 183

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding adding a Special Site to increase the permitted floor space index within the Applewood Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 183 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 183
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 183.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated August 28, 2024, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add a Special Site to the Applewood Neighbourhood Character Area to increase the permitted floor space index (FSI) to a maximum of 1.5 for the subject lands.

LOCATION

The lands affected by this Amendment are located at the northwest corner of Williamsport Drive and Havenwood Drive. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential High Density which permits apartment buildings with a floor space index (FSI) of 0.5-1.2.

An official plan amendment is required to increase the FSI of the subject lands from 0.5-1.2 to a maximum floor space index (FSI) of 1.5.

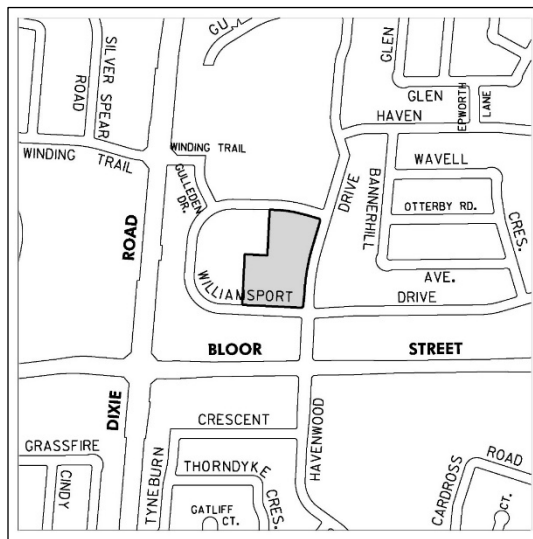
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area.
2. The proposal conforms to Mississauga's growth objectives by facilitating infill development compatible with the surrounding neighbourhood.
3. The increased floor space index enables additional rental housing, contributing to the city's goal of expanding housing supply and variety.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.2, Applewood, of Mississauga Official Plan, is hereby amended by adding Special Site 13 to Map 16-2: Applewood Neighbourhood Character Area, in accordance with the Special Site Policies and by deleting the **floor space index (FSI)** range from the subject site on Map 16-2: Applewood Neighbourhood Character Area.
2. Section 16.2.4, Special Site Policies, Applewood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.2.4.13 Site 13



16.2.4.13.1 The lands identified as Special Site 13 are located at the northwest corner of Williamsport Drive and Havenwood Drive.

16.2.4.13.2 Notwithstanding the policies of this Plan, a maximum **floor space index (FSI)** of 1.5 will be permitted for the subject lands.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 7, 2024.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on March 4, 2019 and September 16, 2024 in connection with this proposed Amendment.

Comments from the public were generally directed towards the appropriateness and compatibility of the proposed apartment building as it relates to the surrounding neighbourhood. These concerns were addressed at the meetings and in the Planning and Building Department report dated August 28, 2024 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: August 28, 2024</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/OPA 18-14 W3</p>
	<p>Meeting date: September 16, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a ten storey rental apartment building containing of 154 units

1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive

Owner: Starlight Group Property Holdings Inc.

Files: OZ/OPA 18-14 W3

Recommendation

1. That City Council amend Mississauga Official Plan to increase the permitted Floor Space Index (FSI) to a maximum of 1.5 for 1485 Williamsport Drive and 3480 Havenwood Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA3-Exception (Apartments)** for 1485 Williamsport Drive and 3480 Havenwood Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. That City Council 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.

Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit one new ten storey rental apartment building containing 154 units at 3480 Havenwood Drive and 1485 Williamsport Drive. The two existing apartment buildings are to be retained.
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
 - Revising the proposal from two, eight storey, rental apartment buildings (202 units) with an FSI of 2.1 to one, ten storey, rental apartment building (154 units) with an FSI of 1.5
 - Creating a centralized outdoor amenity area
 - Consolidating the garbage collection area for both the existing and proposed residential buildings
 - Increasing the parking ratio from 0.55 parking spaces per unit and 0.1 visitor parking spaces per unit to 0.87 parking spaces per unit and 0.1 visitor parking spaces per unit
 - Revising the pedestrian pathways and crossings to ensure safe and convenient movement throughout the site
- 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 March 4, 2019, at which time an Information Report

(https://www7.mississauga.ca/documents/committees/pdc/2019/2019_03_04_PDC_Agenda.pdf) was received for information. Recommendation PDC-0017-2019 was then adopted by Council on March 27, 2019.

1. That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, be received for information.
2. 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 1485 Williamsport Drive and 3480 Havenwood Drive

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Revising the proposal from two, eight storey, rental apartment buildings (202 units) with an FSI of 2.1 to one, ten storey, rental apartment building (154 units) with an FSI of 1.5
- Reoriented the proposed apartment building northwest of the existing apartment at 1485 Williamsport Drive
- Reorganized the site layout to increase amenity area and greenspace, providing above-grade parking while expanding the underground parking garage at 1485 Williamsport to add 50 additional spaces
- Introduced a new access point on the south side of the site from Williamsport Drive to facilitate a fire route to the new apartment building
- Consolidated the garbage collection area for both existing and proposed residential buildings at 1485 Williamsport Drive to minimize vehicular and pedestrian conflicts

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 August 1, 2018. A community meeting was held by Ward 3 Councillor Chris Fonseca on February 20, 2018. Ten 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 February 8, 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. The proposal maintains the **Residential High Density** designation but proposes to amend Map 16-2 Applewood Neighbourhood Character Area to increase the permitted FSI from 1.2 to 1.5. A zoning by-law amendment is required to change the zoning for the split-zoned property, where 3480 Havenwood Drive is currently zoned **RA2-1** (Apartment) and 1485 Williamsport Drive is zoned **RA3-1** (Apartment), to a new **RA3-Exception** (Apartment) zone for the entire site.

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.

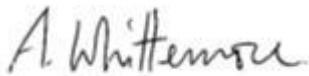
Conclusion

In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and introduces gentle intensification to the area. The reduction in density from the original proposal, along with the increase in parking ratio, and enhanced on-site amenities, ensures that the development will integrate well with the surrounding community. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Jaspreet Sidhu, Development Planner

City of Mississauga
Corporate Report



Date: February 8, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
 OZ 18/014 W3

Meeting date:
 2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit two new 8 storey rental apartment buildings consisting of 202 residential units

1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive

Owner: Starlight Group Property Holdings Inc.

File: OZ 18/014 W3

Bill 139

Recommendation

That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, 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 two new 8 storey rental apartment buildings consisting of 202 residential units. The two existing buildings will remain. The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted. The zoning by-law will also need to be amended from **RA2-1** and **RA3-1** (Apartments) to **RA3-Exception** (Apartments) to implement this development proposal.

Planning and Development Committee

2019/02/08

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Originator's file: OZ 18/014 W3

Applicant's rendering of proposed two 8 storey rental apartment buildings



During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive

**LAND USE POLICIES AND REGULATIONS**

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement (PPS)*, *Growth Plan for the Golden Horseshoe (Growth Plan)* and *Region of Peel Official Plan (ROP)*. The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and generally conforms to the Growth Plan and the ROP. The conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

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.

Planning and Development Committee

2019/02/08

4

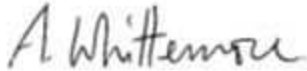
Originator's file: OZ 18/014 W3

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, review of the reduced parking standards, and ensuring compatibility of the new buildings.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Starlight Group Property Holdings Inc.

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1. Site History

- 1967 – the two existing 9 storey apartment buildings were constructed
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA2-1** and **RA3-1** (Apartments) which permits apartment dwellings
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Residential High Density in the Applewood Neighbourhood Character Area

2. Site Context

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping. There are shared amenity areas located to the rear of the two buildings.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive



Property Size and Use	
Frontage: Williamsport Drive	121.3 m (398 ft.)
Havenwood Drive	178 m (584 ft.)
Depth:	199 m (652.8 ft.)
Gross Lot Area:	2.22 ha (5.5 ac.)
Existing Uses:	There are two existing 9 storey rental apartment buildings on the site

The surrounding land uses are:

North: Townhomes, St Sofia Separate School and Gulleden Park

East: Townhomes and detached homes

South: Apartment buildings

West: Townhomes and High Point Mall which contains several retail stores, personal services and restaurants

Image of existing conditions facing south:



3. Neighbourhood Context

The surrounding area was mostly developed in the late 1960s. The neighbourhood contains a range of housing types with apartments located along Bloor Street to the south and detached homes and townhomes located directly east and west of the site. St Sofia Separate School and Gulleden Park are located north of the subject lands, while High Point Mall is located on Dixie Road just west of the property. The mall is less than a ten minute walk from the site which provides a range of services including a grocery store, drug store and laundromat.

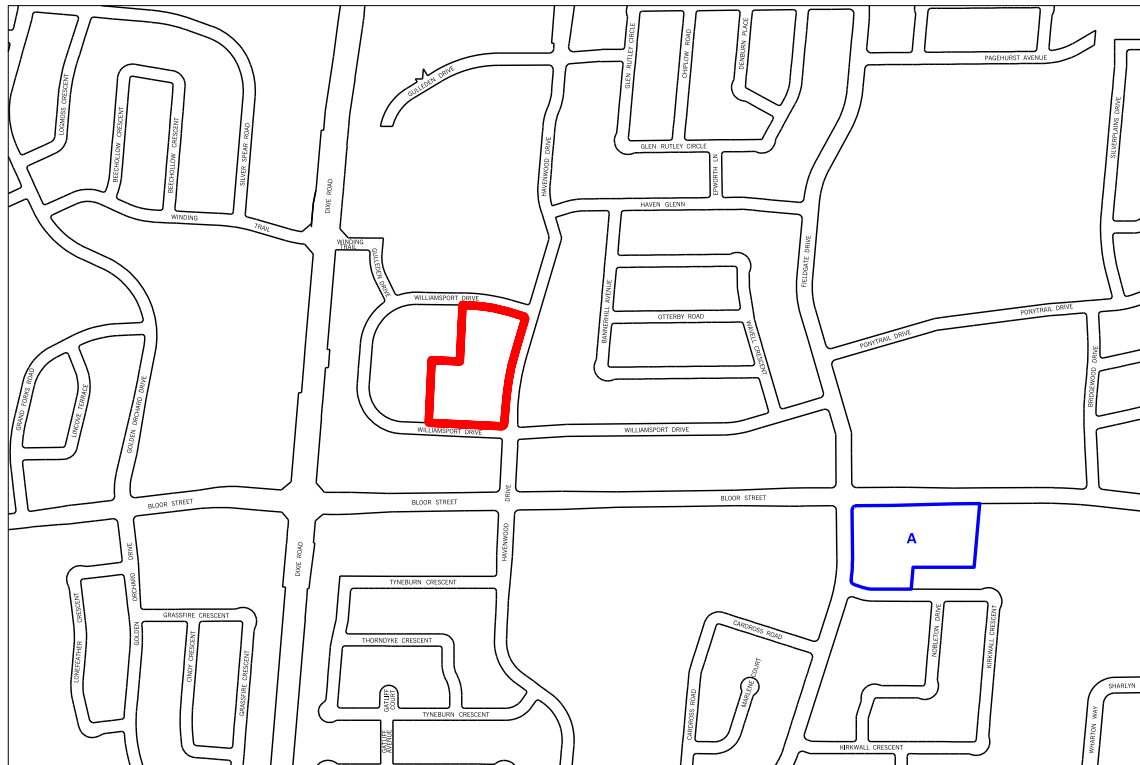
The property is located in an area that is undergoing steady growth. Based on the 2011 census, the existing population of the Applewood Neighbourhood Character Area is 37,305 with a population density of 54.17 people/ha and a total of 2,353 jobs for a density of 57.59 people plus jobs/ha. Sixty-six percent of the character area population are working age (15 to 64 years of age), with 17.7% children (0-14 years) and 15.5% seniors (65 years and over). The overall age breakdown of the population within the Applewood Neighbourhood Character Area is slightly older than that of the entire city. By 2031 and 2041, the population for this area is forecasted to be 40,600 and 41,800, respectively. On average, the total number of persons within a household in the Applewood Neighbourhood is 3, with 44% of the population living in apartments of five storeys or higher (almost double the City's average of 25%). The mix of housing tenure for the character area is 7,660 units (56.3%) owned and 5,930 units (43.6%) rented with a vacancy rate of approximately 0.8%.

There is bus service via routes 3 and 307 on Bloor Street providing access directly to the Downtown Transit Terminal and Islington (TTC) station. Bus route 5 on Dixie Road connects to the Mississauga Transitway and Dixie GO station.

Other Development Applications

The City is currently processing an official plan amendment and rezoning applications for a 15 storey apartment building and 6 storey apartment building located at 1750 Bloor Street and 3315 Fieldgate Drive (site A on the below map).

Map of Other Development Applications in the Area



Community Services

The applications are anticipated to have minimal impact on existing services in the community. The site is adjacent to Gulleden Park (located north of Williamsport Drive, east of Gulleden Drive) which contains an outdoor ice rink, softball diamond, two tennis courts and two soccer fields. The property is located 800 metres (0.5 mi) from Burnhamthorpe Community Centre and 1 kilometer (0.6 mi) from Burnhamthorpe Library. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

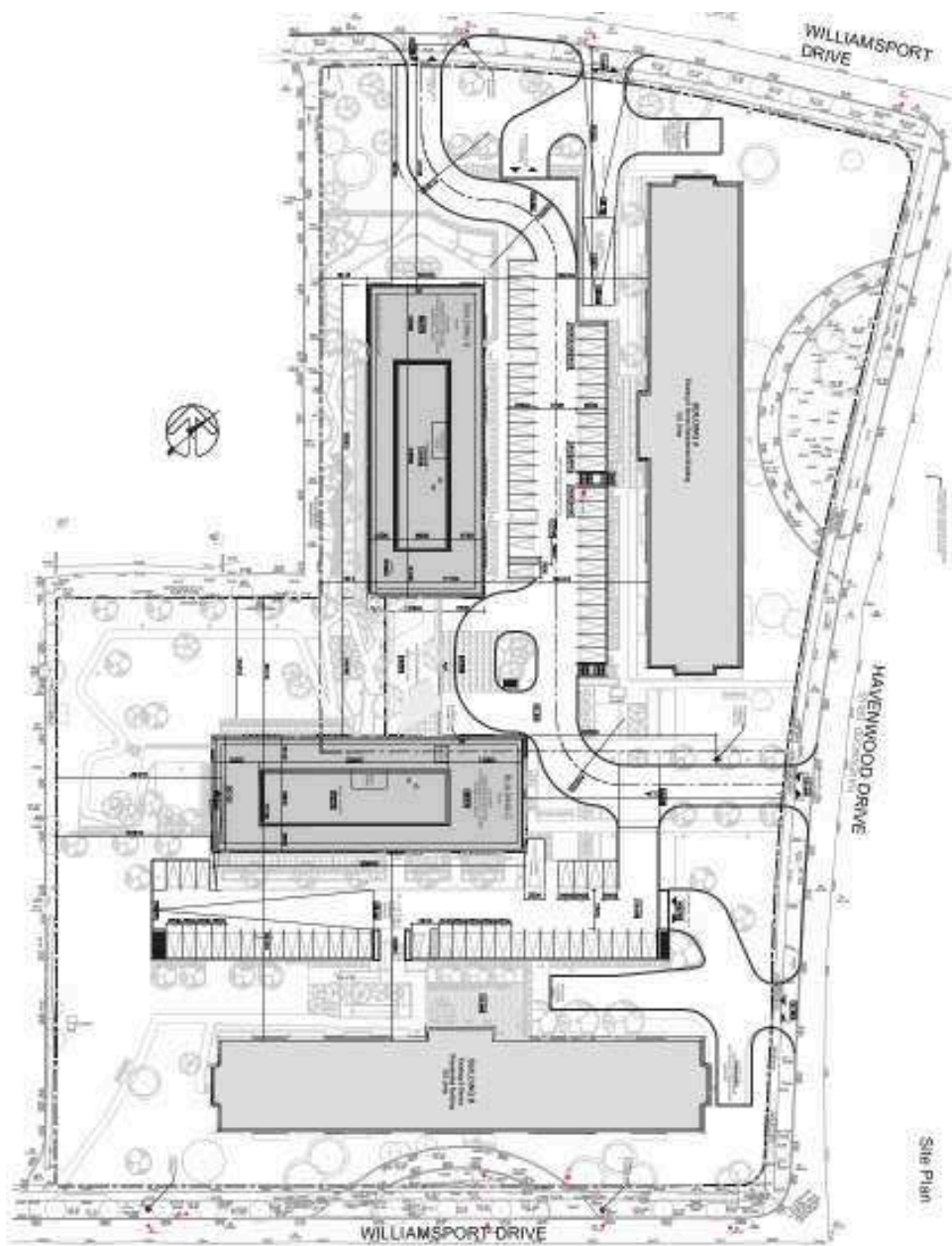
4. Project Details

The applications are to permit two 8 storey rental apartment buildings consisting of 202 residential units. The two existing 9 storey rental apartment buildings will remain. The proposed buildings will be located to the interior of the subject property, behind the existing buildings which front on to Williamsport Drive and Havenwood Drive, respectively.

Development Proposal		
Applications submitted:	Received: June 21, 2018 Deemed complete: July 17, 2018	
Developer/ Owner:	Starlight Group Property Holdings Inc.	
Applicant:	Urban Strategies	
Number of units:	202	
Existing Gross Floor Area:	26 180 m ² (281,799 ft ²)	
Proposed Gross Floor Area:	19 500 m ² (209,896 ft ²)	
Height:	8 storeys	
Lot Coverage:	88%	
Floor Space Index:	2.1	
Landscaped Area:	53.5%	
Anticipated Population:	442 * *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	602	257
visitor spaces	93	46
Total	695	303

Concept Plan and Elevations

Site Plan



Site Plan

Elevations





Applicant's rendering of proposed apartment buildings



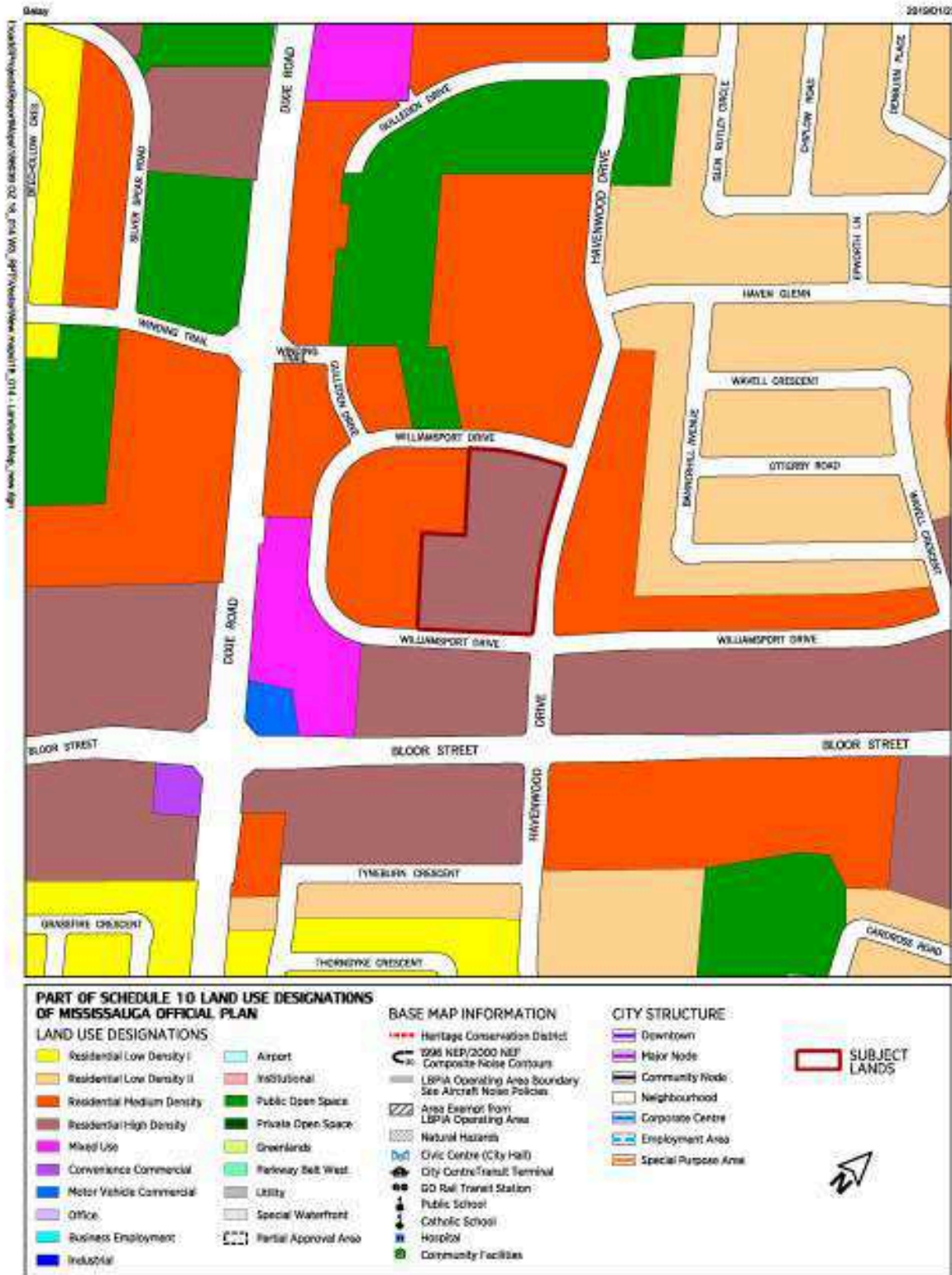
5. Community Comments

A community meeting is scheduled to be held by Ward 3 Councillor, Chris Fonseca on February 20, 2019.

The following comments made by the community as well as any others raised at the community meeting and public meeting will be addressed in the Recommendation Report, which will come at a later date.

- There is too much traffic currently and the proposed development will make it worse
- There is a concern with overcrowding of local schools
- Insufficient number of resident and visitor parking spaces
- The development will create shadow impacts
- There is a concern that it will increase pollution and negatively impact air quality

6. Land Use Policies and Regulations
Excerpt of Applewood Neighbourhood Character Area



Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP conform with the Growth Plan.	The proposed development is generally in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed applications are exempt from Regional approval
Mississauga Official Plan	The lands are located within the Applewood Neighbourhood Character Area and are designated Residential High Density which permits apartment dwellings. Neighbourhood policies are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.	The applicant is proposing to maintain the Residential High Density designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted.
Zoning By-law 225-2007	The lands are currently zoned RA2-1 and RA3-1 (Apartments)	A rezoning is proposed from RA2-1 and RA3-1 (Apartments) to RA3 - Exception (Apartments) to permit the proposal with exceptions for FSI and parking standards

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 1.2

Proposed Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 2.1

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies as outlined in the "Mississauga Official Plan Policies" column. In addition, the table provides a preliminary assessment as to how the proposed development is consistent

with PPS and MOP policies as shown in the "OZ 18/014 Consistency" column. Only key policies relevant to the applications have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.</p>	<p>The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.</p>	<p>The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in 	<p>The Applewood Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.</p>	<p>The area contains a mix of detached homes, townhomes and apartment buildings. New rental apartment buildings would contribute to the range of housing types available to residents. The built form is similar to the existing neighbourhood and will be evaluated within the context of MOP policies.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
accordance with criteria in 1.1.3.3		
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.	The Applewood Neighbourhood Character Area is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications will have to demonstrate consistency with MOP policies with respect to compatibility with and transition to the surrounding area.
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).	The proposed development is being reviewed for consistency with the MOP built form transitional and compatibility policies.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications propose rental apartment units which are required to meet a range and mix of housing that is affordable. The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated under MOP policies with respect to development limits and built form.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>		

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies as outlined in the "Mississauga Official Plan Policies" column. In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies as shown in the "OZ 18/014 Conformity" column. Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development applications have been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and healthy urban lifestyle options (section 4.3)	The proposed development would contribute to the neighbourhood fabric by infilling on an existing apartment site. The applications will have to demonstrate compatibility with the policies of MOP with respect to the Character Area.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater	The Vision for Mississauga is that it will be a beautiful sustainable city that protects	The development proposal provides a tenure of housing that is needed in the city as identified

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5).	in the Housing Strategy.
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage 	<p>Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	<p>The proposed development is intensification that adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
i. Integrate climate change considerations		
1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	The proposal generally conforms to the <i>Growth Plan</i> .
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications will be reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	Complete communities should meet the day-to-day needs of people throughout all stages of their life.	The applications propose an infill development with housing that is generally compatible with the existing neighbourhood. The applications would provide rental housing, which would assist in improving the City's low rental vacancy rates.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience	The development proposal has a similar density and compatible housing form as the surrounding neighbourhood. The applications generally seek to intensify in an appropriate location.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
	the benefits of city living. (Chapter 7)	
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented 	<p>Applewood Neighbourhood Character Area is an existing stable neighbourhood, which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The applications under File OZ 18/014 W3 will be evaluated against the applicable official plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
<p>through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>The applications represent an infill development. The proposed built form and site layout will be evaluated against the MOP policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
2.2.5 Employment		
<p>General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.</p>	<p>The Applewood Neighbourhood Character Area policies encourage a mix of uses.</p>	<p>The proposal does not remove any employment lands.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>A diverse range of housing options is encouraged by MOP (section 7.2.2)</p>	<p>The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies.</p>
3.2.2 Transportation - General		
<p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> a. provide connectivity among transportation modes for moving people and for moving 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel.</p> <p>In addition, policies look to encourage redevelopment to</p>	<p>The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
<p>goods;</p> <p>b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;</p> <p>c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</p> <p>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</p> <p>e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users.</p>	<p>support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p>	
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan,</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.		

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. 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 *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this Appendix.

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.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of these applications, some of which are found below.

	Specific Policies	General Intent
Section 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	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.
Section 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
Section 5.3 – Neighbour- hoods	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.3 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along <i>Corridors</i> or in conjunction with existing apartment sites or commercial centres.</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 transitions in use, built form, density and scale.</p>
Section 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6	The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.

	Specific Policies	General Intent
	Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9	<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> <ol 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, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p>
Section 9 Building a Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.3.5.6 Section 9.4.1 Section 9.5.1 Section 9.5.2.7	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p> <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>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Site and building design will improve connections and accessibility for transit users and promote pedestrians and cycling transportation modes. Mississauga will consider the convenience, comfort and safety of pedestrians and cyclists through urban design.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape</p>

	Specific Policies	General Intent
		<p>of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
Section 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.

Existing and Proposed Zoning

Existing Zone – RA2-1 and RA3-1 (Apartments) which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Zoning Regulations – RA3-Exception (Apartments)

Zone Regulations	RA2-1 and RA3-1 Zone Regulations	Proposed RA3-Exception Zone Regulations
Maximum Floor Space Index – Apartment Zone	1.2	2.1
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m (3.3 ft.)	1.2 m (3.9 ft.)
Minimum Off-Street Parking Regulations – Rental Apartment	1.00 space per studio 1.18 spaces per 1 bedroom 1.36 spaces per 2 bedroom 1.50 spaces per 3 bedroom 0.20 visitor spaces per unit	0.55 space per studio 0.55 spaces per 1 bedroom 0.55 spaces per 2 bedroom 0.55 spaces per 3 bedroom 0.099 visitor spaces per unit
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

7. 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.

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">26</td> <td>Kindergarten to Grade 5</td> </tr> <tr> <td>11</td> <td>Grade 6 to Grade 8</td> </tr> <tr> <td>22</td> <td>Grade 9 to Grade 12</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">Brian W. Fleming P.S.</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">504</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">813</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> <p style="margin-left: 20px;">Glenhaven Sr. P.S.</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">478</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">559</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> <p style="margin-left: 20px;">Glenforest S.S.</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">1,115</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,023</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">3</td> </tr> </table> <p style="margin-left: 20px;">* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	26	Kindergarten to Grade 5	11	Grade 6 to Grade 8	22	Grade 9 to Grade 12	Enrolment:	504	Capacity:	813	Portables:	0	Enrolment:	478	Capacity:	559	Portables:	0	Enrolment:	1,115	Capacity:	1,023	Portables:	3	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">4</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>3</td> <td>Grade 9 to Grade 12</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">St Alfred</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">420</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">444</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> <p style="margin-left: 20px;">Philip Pocock</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">1024</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1257</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> 	4	Junior Kindergarten to Grade 8	3	Grade 9 to Grade 12	Enrolment:	420	Capacity:	444	Portables:	0	Enrolment:	1024	Capacity:	1257	Portables:	0
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9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (October 26, 2018)	<p>Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Havenwood Drive and a 250 mm (9.8 in.) sewer located on Williamsport Drive. Municipal water infrastructure consists of a 300 mm (11.8 in.) water main located on Havenwood and a 300 mm (11.8 in.) water main located on Williamsport Drive.</p> <p>A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.</p>
Dufferin-Peel Catholic District School Board (August 20, 2018) and the Peel District School Board (August 8, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board 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>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (September 13, 2018)	<p>Future residents on this property will be served by Gulleden Park (P-055), zoned OS2, located on the north side of Williamsport Drive, east of Gulleden Drive, which is less than 210 metres (689 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains an outdoor ice rink, softball diamond, two tennis courts, and two 5X5 soccer fields.</p> <p>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 <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p>
City Transportation and Works Department (January 9, 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 report is to be revised to include all calculations in the Appendix.</p>

Agency / Comment Date	Comment
	<p>Grading Plan The Grading Plan is to provide additional clarification regarding benchmark/datum, proposed retaining walls and drainage pattern.</p> <p>Stormwater Management Report The report is to provide additional clarification regarding storage volume requirements and is to conform to the latest City's stormwater quantity control criteria.</p> <p>Environmental The owner is to submit a Letter of Reliance for the supporting Phase I Environmental Site Assessment as well as a dewatering plan.</p> <p>Traffic The Traffic Impact Study is to be revised to consider the development proposed at 1750 Bloor Street & 3315 Fieldgate Drive and to clarify the trip generation numbers. Clearance from the Region of Peel will be required. Additionally, the owner is to provide bicycle parking and storage facilities to the satisfaction of the City.</p> <p>The above aspects are to be addressed prior to the Recommendation Meeting.</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>Canada Post Rogers Cable Greater Toronto Airport Authority Enersource Enbridge Fire Prevention Forestry, Community Services Department Heritage Planning, Community Services Department</p>

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 character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- What are the expected impacts from the proposed reduced parking requirements?

- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

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.

Other Information

The applicant has submitted the following information in support of the applications:

- Land Survey
- Site Plan
- Floor Plans
- Elevations
- Site Grading and Servicing Plans
- Landscape Plans
- Planning Justification Report
- Environmental Noise Assessment
- Servicing and Stormwater Management Brief
- Transportation Impact Study
- Phase One Environmental Site Assessment
- Arborist Report
- Shadow Study
- Pedestrian Wind Assessment
- Draft Official Plan Amendment
- Draft Zoning By-law

Recommendation Report Detailed Planning Analysis

Owner: Starlight Group Property Holdings Inc.

1485 Williamsport Drive and 3480 Havenwood Drive

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1. Community Comments

Comments from the public were generally directed towards concerns about increased traffic congestion, overcrowding of local schools and neighborhoods, insufficient resident and visitor parking, potential shadow impacts, increased pollution and negative effects on air quality, issues related to higher density, pedestrian safety, waste management, snow removal, and the potential rise in crime rates. Below is a summary and response to the specific comments heard.

Comment

This development will increase the amount of traffic on the existing road network in the area and pose risks to pedestrian safety.

Response

The Transportation Impact Study (TIS), prepared by LEA Consulting Ltd. and dated November 2022, was submitted in support of the proposed development. The initial proposal has been revised, reducing the number of units from 202 to 154. LEA Consulting Ltd. provided an updated letter dated August 15, 2024, confirming that the impact on the surrounding road network will be minimal. This study and conclusion has been deemed satisfactory by the City's Transportation and Works Department. An updated TIS will be required, to the satisfaction of the City's Transportation and Works Department, prior to implementation of the site specific zoning by-law.

Comment

Increased enrollment from the proposed development will lead to overcrowding of local schools.

Response

Comments are provided from the Peel District School Board and the Dufferin-Peel Catholic District School Board, both dated August 12, 2024, confirming there is adequate capacity to accommodate for the increase in student yield resulting from the proposed development.

Comment

The proposed development will create negative shadow impacts on nearby properties.

Response

A Shadow Study, prepared by Urban Strategies Inc. and Architecture Unfolded, dated May 24, 2024, was submitted in support of the proposed development. The study confirms that while the development will cast some additional shadows on adjacent properties, these impacts are minimal and within the acceptable limits set by the City's Sun and Shadow Guidelines. The design adjustments ensure adequate sunlight access is maintained in key areas, with only minor additional shading impacts.

Comment

There is insufficient existing parking on site that has led to overflow parking in the surrounding area. This development will further exacerbate the problem.

Response

The Transportation Addendum Letter, prepared by LEA Consulting Ltd. dated May 23, 2024, was submitted in support of the proposed development. The results of the study indicate that the proposed parking supply will be able to accommodate predicted parking demand associated with the proposed building while maintaining an appropriate supply to serve the two existing apartment buildings on-site. The City's Transportation and Works Department have reviewed the study and support the proposed parking ratios.

Comment

The development will contribute to higher pollution levels and affect air quality.

Response

The proposed development incorporates strategies to mitigate pollution and protect air quality. The Low Impact Design (LID) Features, prepared by Urban Strategies Inc. dated June 2018, include permeable paving, grass swales, and native vegetation to manage stormwater and enhance local air quality. Additionally, the Environmental Noise Assessment prepared by SLR Consulting (Canada) Ltd., dated September 15, 2023, confirms that noise levels will be within acceptable limits, ensuring minimal impact on the surrounding environment.

Comment

The proposed increase in density will lead to overcrowding in the community.

Response

The initial proposal included two eight storey rental apartment buildings. The applicant has since reduced the density by modifying the development to a single ten storey rental apartment building. This reduction ensures that the increased density aligns with the existing infrastructure and amenities, preventing any significant overcrowding. The design continues to incorporate ample open spaces and on-site amenity facilities, giving tenants recreational opportunities on-site.

Comment

The increase in traffic will pose risks to pedestrian safety.

Response

The development includes well-designed pedestrian pathways and crossings, ensuring safe and convenient movement throughout the site. Additionally, traffic calming measures and clear signage will be implemented to minimize the risk of accidents, creating a safer environment for pedestrians.

Comment

The proposed development may place additional demands on waste management and snow removal services.

Response

The proposed development has consolidated the garbage collection area for both existing and new residential buildings at 1485 Williamsport Drive within the proposed rental apartment. This consolidation maintains the same number of garbage pick-up stops, ensuring no additional burden on waste collection services. The Region of Peel has reviewed the garbage

collection area and find it acceptable. Snow removal responsibilities remain with the property owner, who have committed to securing adequate private services. While on-site snow storage is planned, heavy snowfalls may necessitate off-site removal, with all associated costs covered by the property owner.

Comment

The proposal will cause disruption when construction occurs.

Response

It is anticipated that there will be some level of disruption to the area resulting from construction activity occurring on the subject property. Mud tracking will be managed through the City's Lot Grading and Municipal Services Protection By-law and construction will also be subject to the City's Noise Control By-law which regulates the period of time when construction equipment can operate in residential areas.

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 October 17, 2018. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

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

Based on a review of the materials submitted to date, staff are satisfied with the information provided in the reports, plans or studies in order to confirm the engineering feasibility of the development proposal.

Additional technical details and revisions are required to comply with City requirements from an engineering standpoint, which will be dealt with through the detailed design phase during the Site Plan application. Below are detailed comments.

Traffic:

A Transportation Addendum Letter prepared by LEA Consulting Ltd. dated May 23, 2024, was provided in support of the proposed development. Based on the submission, staff are generally satisfied from a feasibility perspective. The letter concluded that the proposed development is anticipated to generate 46 (12 in, 34 out) and 40 (26 in, 14 out) net two-way site trips for the weekday AM and PM peak hours in 2028, respectively.

With the estimated traffic generated by the proposed development, the study area intersections and proposed

vehicular accesses are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Stormwater:

The Functional Servicing and Stormwater Management Report prepared LEA Consulting Ltd. dated June 1, 2018, indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

In general, the applicant has demonstrated a satisfactory stormwater servicing concept. Stormwater will be collected by the storm sewers within the site's private roads and stored in stormwater management tanks before being discharged to WilliamSPORT Drive and Havenwood Drive. Irrigation has been proposed as a Low Impact Development (LID) feature. Further technical information is required to address staff comments related to discharge rates, which will be provided during the Site Plan application process.

Environmental Compliance:

The Phase One Environmental Site Assessment (ESA), dated September 16, 2022, along with the reliance letter, dated September 25, 2023, both prepared by Pinchin, were submitted in support of the proposed development. The report indicated that the site is suitable for the proposed use and no further investigation is required at this time.

Noise:

An Environmental Noise Assessment prepared by SLR Consulting Ltd., dated December 8, 2022, and revised September 15, 2023, evaluated the potential impact to and from the development, and recommended mitigation measures to reduce any negative impacts.

Noise sources that may have an impact on this development include road traffic from Dixie Road, Bloor Street, and Havenwood Drive. The submitted noise assessment confirms that noise mitigation will be required, including ventilation requirements such as provisions for central air conditioning, the details of which will be confirmed through Site Plan and building permit processes. Purchasers/tenants are to be advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants.

Engineering Plans/Drawings:

The applicant has submitted a number of technical plans and drawings, and staff are generally satisfied with the details provided to confirm feasibility of the development proposal from an engineering standpoint.

School Accommodation

In comments dated August 12, 2024, the Peel District School Board and the Dufferin-Peel Catholic District School Board indicated 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 this development application.

The below updated accommodation numbers were provided by the Dufferin-Peel Catholic District School Board.

Student Yield	School Accommodation	
3 JK to Grade 8 3 Grade 9 to 12	St. Alfred Catholic Elementary School	Philip Pocock Catholic Secondary School
	Enrolment: 372 Capacity: 444 Portables: 0	Enrolment: 1,024 Capacity: 1,257 Portables: 0

The below updated accommodation numbers were provided by the Peel District School Board.

Student Yield	School Accommodation		
22 K to Grade 5 9 Grade 6 to 8 19 Grade 9 to 12	Brian W. Flemming P.S	Glenhaven Sr. P.S	Glenforest S.S
	Enrolment: 372 Capacity: 444 Portables: 0	Enrolment: 1,024 Capacity: 1,257 Portables: 0	Enrolment: 1,115 Capacity: 1,023 Portables: 3

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 February 8, 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.

Section 1.4.1 of the PPS states that the need for municipalities to provide a range of housing types and densities to meet projected requirements of current and future residents. This policy encourages the development of affordable housing and the efficient use of land and resources.

The proposed development supports the general intent of the policies of the PPS by promoting efficient land use through gentle intensification, ensuring that the density is appropriate for the existing infrastructure and community. It contributes to the supply of housing by offering a mix of options to accommodate various needs, supporting the goal of creating complete communities. Additionally, the development integrates sustainable practices, making effective use of existing public services and amenities, thereby aligning with the overall objectives of sustainable growth and community well-being.

5. Conformity with Growth Plan

The Growth Plan was updated August 28, 2020, 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.

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 high density site and 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 February 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 5.3.1 and

General Policies in Section 5.2.3 direct development and redevelopment to the Urban System to achieve complete communities and manage resources efficiently.

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

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Applewood Neighbourhood Character Area, to permit a Floor Space Index (FSI) of 1.5. 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 Applewood Neighbourhood Character Area, a well-established residential area characterized by a mix of housing types and proximity to essential amenities and public transit.

The subject site is designated **Residential High Density**, which permits apartment buildings, retirement homes, long-term care facilities, supportive housing, and secondary uses such as daycare facilities and small-scale commercial spaces. The applicant is proposing a new ten storey rental apartment building on a site occupied by two existing nine storey rental apartment buildings.

MOP's policies regarding growth direct infill development and intensification within Neighbourhoods to sites with existing apartment buildings, provided the redevelopment creates an appropriate transition and is compatible with the surrounding context. The following policies are applicable:

5.3.5.3 Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.

5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

5.3.5.7 Transportation planning within Neighbourhoods will give priority to active transportation modes.

The proposed development is consistent with the policies of MOP in that it will intensify an existing apartment site. While the new building will exceed the height of existing apartment buildings on site, appropriate setbacks and the general building massing and layout are such that an appropriate transition in built form and scale is achieved. Based on this, staff are of the opinion that the subject site is appropriate for residential intensification and higher density uses, which is achieved through the proposed development.

Compatibility

Intensification within Neighbourhoods must be compatible in built form and scale with surrounding development and sensitive to the existing and planned context. The Applewood Neighbourhood Character Area permits a variety of uses, including residential, commercial, and institutional. In the vicinity of the site, the area is characterized by predominantly mid-rise residential buildings, typically ranging from 8 to 12 storeys.

The proposed development seeks to increase the FSI from the current maximum of 1.2 to 1.5, enabling the introduction of a new ten-storey rental apartment building. Mississauga Official Plan (Section 9.1.3) allows for infill and redevelopment within Neighbourhoods, as long as it respects the existing and planned character. The proposed FSI increase is intended to accommodate additional density while ensuring that the development remains compatible with the surrounding context. Although the new building is slightly taller than existing residential buildings on the site, the Official Plan (Section 9.2.2.3(c)) acknowledges that new development need not replicate existing structures but should respect the scale and character of the area.

This proposal aligns with the Mississauga Official Plan's policies by balancing the need for intensification with the preservation of the neighborhood's character. Staff are of the opinion that the proposed increase in FSI to 1.5 (from 1.2) is both suitable and enhances the character of the area.

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 routes:

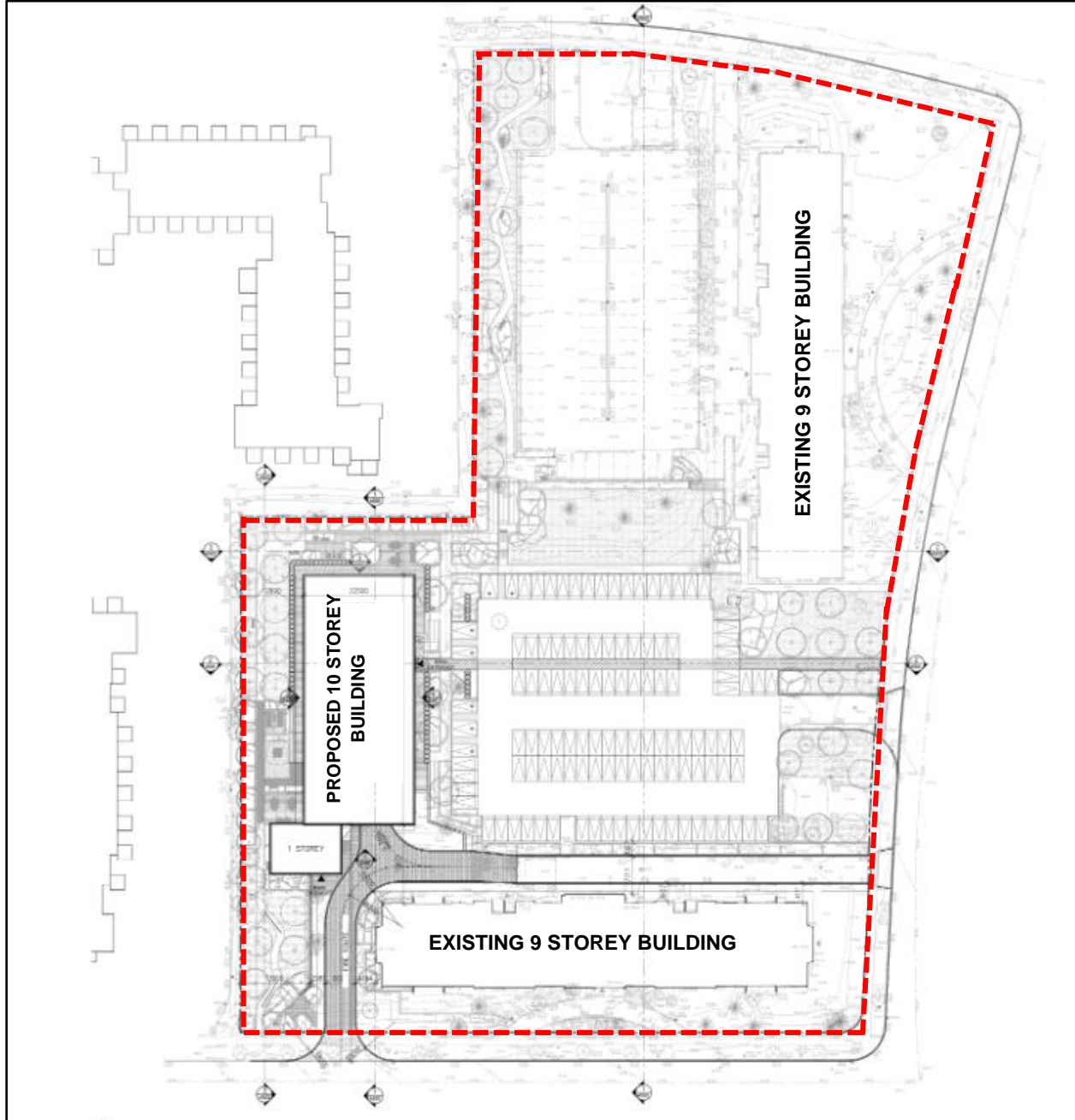
- Route 3 – Bloor
- Route 5 – Dixie

The site at 3480 Havenwood Drive and 1485 Williamsport Drive is located near Applewood Hills Plaza, offering a variety of retail stores, service commercial uses and restaurants. Additionally, residents have access to amenities such as the Burnhamthorpe Library, and nearby parks including Garnetwood Park, Jaycee Park, Forest Glen Park, and Applewood Heights Park, which feature walking trails, soccer fields, baseball diamond, tennis courts and playgrounds.

For these reasons, these 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 perspectives as follows:





9. Zoning

The site currently is split-zoned, where 3480 Havenwood Drive is zoned **RA2-1** (Apartment) and 1485 Williamsport Drive is zoned **RA3-1** (Apartment), the zoning by-law amendment proposes to zone the entire site as **RA3-Exception** (Apartment).

The proposed **RA3 – Exception** (Apartment) is appropriate to accommodate the proposed development with a building height of ten storeys and an FSI of 1.5.

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

Proposed Zoning Regulations

Zone Regulations	Existing RA2/RA3 Zone Regulations	Existing RA3-1 Exception Zone Regulations	Proposed RA3-Exception Zone Regulations
Maximum Floor Space Index (FSI)	1.0	1.2	1.5
Minimum rear yard for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	11.0 m (36.1 ft.)
Maximum encroachment of a balcony located above the first storey , sunroom, window,	1.0 m (3.3 ft.)	1.0 m (3.3 ft.)	1.5 m (4.9 ft.)

Zone Regulations	Existing RA2/RA3 Zone Regulations	Existing RA3-1 Exception Zone Regulations	Proposed RA3-Exception Zone Regulations
chimney , pilaster, cornice, balustrade or roof eaves into a required yard			
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m (3.3 ft.)	1.0 m (3.3 ft.)	1.5 m (4.9 ft.)
Minimum number of resident parking spaces per unit	1.0	1.0	0.87
Minimum number of visitor parking spaces per unit	0.2	0.2	0.1
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

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the Planning Act. The Section 37

Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which is administered by the Corporate Services Department, Finance Division. The by-law specifies which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case. As the subject proposal is more than five storeys and contains 10 or more residential units in total, the CBC will be applicable and will be payable at the time of first building permit.

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

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 wind mitigation measures, soil depths, location of ramps and exterior stairs. Through the site plan

process, further refinements are anticipated for the design of the amenity area and greenspace.

12. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Low Impact Design features for stormwater management such as permeable paving and grass swales
- Use of native vegetation in landscaping
- Pedestrian walkway within the site is continuous, universally accessible, and barrier-free
- Shade trees will be placed along pedestrian pathways and amenity areas to provide solar protection for residents
- All exterior light fixtures will be properly shielded to prevent glare and light to trespass onto neighbouring properties

13. Conclusions

In conclusion, City staff has evaluated the applications to permit one new ten storey rental apartment building containing 154 units, against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposal aligns with the relevant planning policies at the provincial, regional, and municipal levels. It conforms to the PPS's objectives for efficient land use and sustainable development, supports the Growth Plan's focus on intensification within built-up areas, and adheres to the Region of Peel and Mississauga Official Plans by promoting responsible growth within the Urban System. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

A by-law to Adopt Mississauga Official Plan Amendment No. 183

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding adding a Special Site to increase the permitted floor space index within the Applewood Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 183 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 15, 2024
File: CD.OZ.18.014

MAYOR

CLERK

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

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

4.15.4.40	Exception: RA3-40	Map # 19	By-law:
In a RA3-40 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.40.1	The provisions contained in Subsection 4.1.21 of this By-law shall not apply		
4.15.4.40.2	Maximum floor space index - apartment zone	1.5	
4.15.4.40.3	Maximum height	34.6 m and 10 storeys	
4.15.4.40.4	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of washroom, wind screen, mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable		
4.15.4.40.5	Notwithstanding Sentence 4.15.4.40.4 of this Exception, maximum height of an elevator enclosure above the height of the mechanical penthouse	1.8 m	
4.15.4.40.6	For the purposes of this By-law, all lands zoned RA3-40 shall be considered one lot		
4.15.4.40.7	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	1.5 m	

4.15.4.40	Exception: RA3-40	Map # 19	By-law:
4.15.4.40.8	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects		1.5 m
4.15.4.40.9	Minimum number of resident parking spaces per dwelling unit		0.87
4.15.4.40.10	Minimum number of visitor parking spaces per dwelling unit		0.10

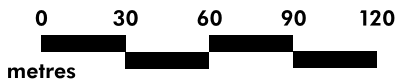
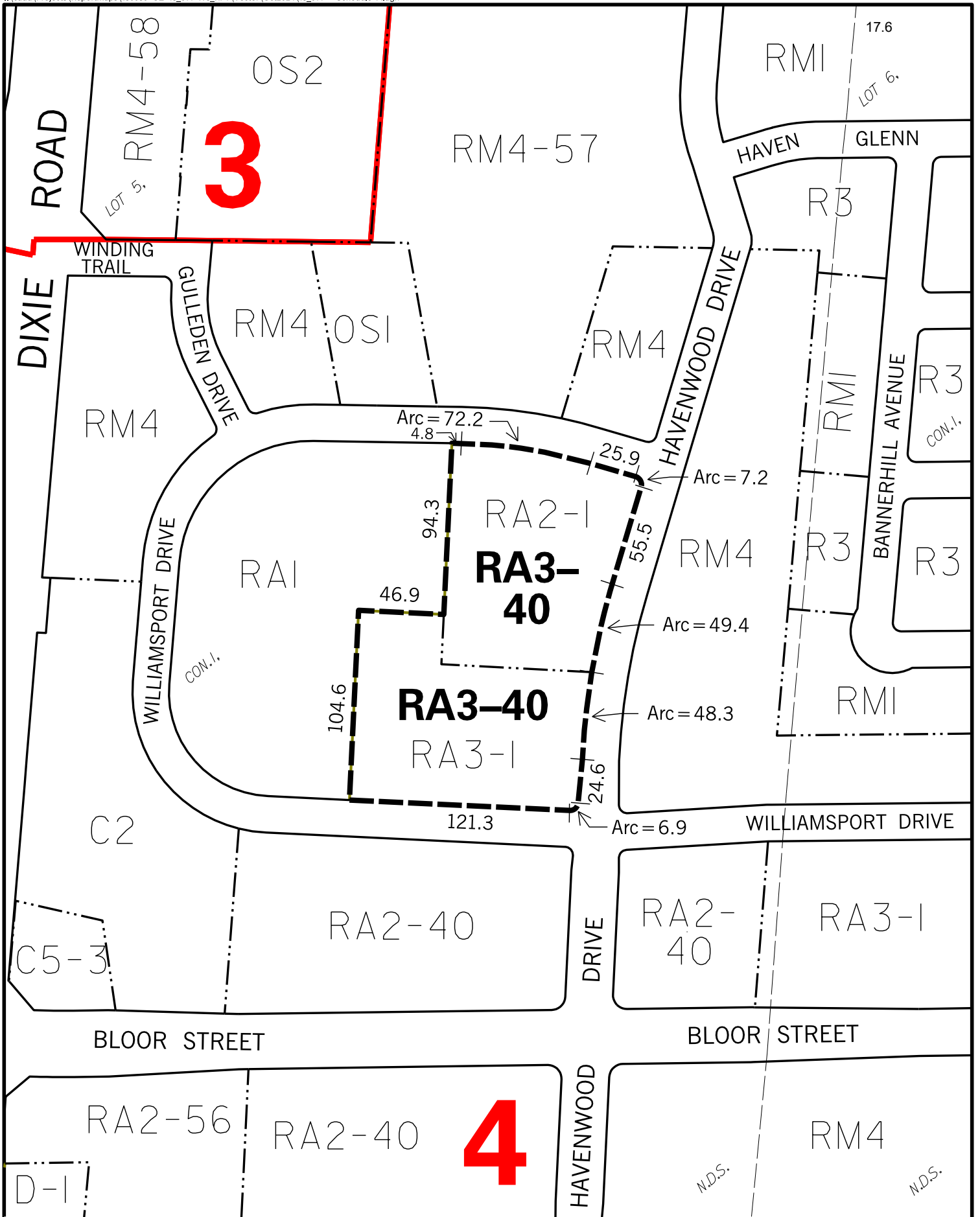
2. Map Number 19 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RA2-1 and RA3-1" to "RA3-40", the zoning of Part of Lot 5, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA3-40" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RA3-40" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 183 is in full force and effect.

ENACTED and PASSED this _____ day of _____, 2024.

MAYOR

CLERK



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Schaeffer Dzaldov Bennett Ltd., (OLS) dated May 18, 2016.

THIS IS SCHEDULE "A" TO

BY-LAW _____

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a 10 storey rental apartment building containing 154 dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA2-1" (Apartments - Exception) and "RA3-1" (Apartments - Exception) to "RA3-40" (Apartments - Exception).

"RA2-1" permits a floor space index of 0.5-1.2 with a maximum building height of 26.0 m and 8 storeys.

"RA3-1" permits a floor space index of 0.5-1.2 with a maximum building height of 38.0 m and 12 storeys.

"RA3-40" permits a 10 storey rental apartment building with a maximum height of 34.2 m and 154 dwelling units. Additional changes to regulations include reduced resident and visitor parking, increased floor space index, elevator enclosure height, encroachment and projection of a balcony, and excluding washroom and wind screens from the calculation of apartment height.

Location of Lands Affected

Northwest corner of Williamsport Drive and Havenwood Drive, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Jaspreet Sidhu of the City Planning and Building Department at 905-615-3200 ext. 5061.

<http://teamsites.mississauga.ca/sites/18/bylaws/oz-opa 18-14 w3.by-law.js.jmcc.docx>

Amendment No. 177
to
Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 177

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes and mapping modifications within the Downtown Core Local Area Plan and Schedule 10, Land Use Designations and Protected Major Transit Station Area (PMTSA) - Schedule 11j (Hurontario LRT - Downtown) - Land Use Schedule, of Mississauga Official Plan;

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

1. The document attached hereto, constituting Amendment No. 177 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 177
to
Mississauga Official Plan

The following text and Maps "A" and "B" attached constitute Amendment No. 177.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated August 28, 2024, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of portions of the subject lands from Office to Downtown Mixed Use and from Office to Public Open Space to expand residential permissions and to designate a portion of a block as public open space.

This Amendment also makes changes to the Special Site 12 map and policies, and adds Special Sites 16, 17 and 18 maps and policies to the Downtown Core Local Area Plan to establish minimum non-residential and office requirements, require public open space, and to permit science and technology facilities.

LOCATION

The lands affected by this Amendment are located on the north side of Rathburn Road West, east of Confederation Parkway, the southeast corner of Rathburn Road West and Duke of York Boulevard, and the southwest corner of City Centre Drive and Kariya Gate. The subject lands are located in the Downtown Core Local Area Plan Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Office, Public Open Space, Downtown Core Mixed Use and Downtown Mixed Use. The Office designated lands are subject to Special Site 12 policies.

The Office designation permits major office, secondary office, accessory uses, hospital, post-secondary educational facility and overnight accommodation uses, while Special Site 12 permits apartment dwellings provided they are part of an office, medical office, hospital, university/college or overnight accommodation development application or any combination thereof to a maximum of 20% of the total gross floor area, and states that the size and configuration of the park on the northeast corner of Rathburn Road West and Living Arts Drive will be determined through the development application process.

The Public Open Space designation permits parkland, community gardening, agriculture demonstration site, cemetery, conservation, golf course, nursery gardening, recreational facility, stormwater retention and stormwater quality pond and accessory uses.

The Downtown Core Mixed Use designation permits apartment, commercial parking facility, financial institution, hospital, long-term care building, major office, makerspaces, overnight accommodation, personal service establishment, post-secondary educational facility, residential uses associated with an institutional use, restaurant, retail store, retirement building, secondary office, and townhouses accessory to apartment uses, and will accommodate the highest concentration of retail commercial activities in the city in addition to a mix of other land uses.

The Downtown Mixed Use designation permits apartment, car share facilities, commercial parking facility, hospital, long-term care building, major office, makerspaces, overnight accommodation, post-secondary educational facility, residential uses associated with an institutional use, retirement building, secondary office, townhouses accessory to an apartment and accessory commercial uses, retail store, personal service, restaurant and financial institution uses.

The Official Plan Amendment is required to increase the residential permissions on a portion of the subject lands, to designate other lands Public Open Space, to establish minimum non-residential and office requirements on certain lands, and to permit science and technology facilities within the remaining Office designated lands.

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

1. The proposed amendments have regard to matters of provincial interest as set out in the *Planning Act*, are consistent with the Provincial Planning Statement (2024), the former Region of Peel Official Plan (2022) now part of Mississauga Official Plan, and with the vision, goals and objectives of Mississauga Official Plan (2012) and the Downtown Core Local Area Plan (2020).
2. The amendments protect and maintain the majority of the Office designated lands, provide for a diverse economic base with the addition of science and technology facility uses, and adds office and commercial requirements in key locations to enliven and activate the downtown.
3. The amendments will provide components required for a complete community, including open space, residential, commercial and office uses.

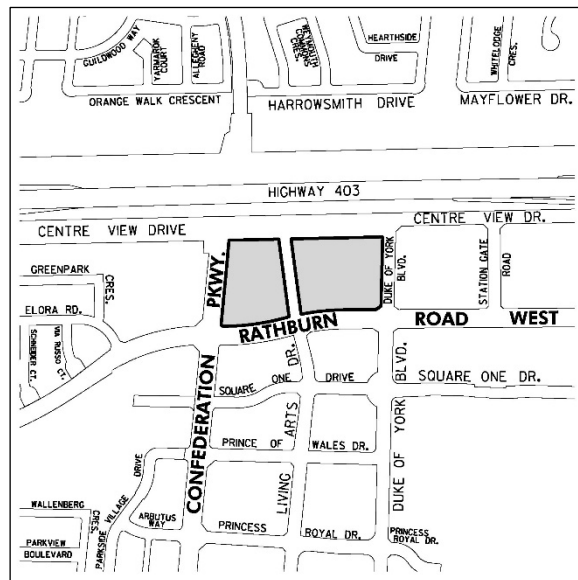
12.12.2 Notwithstanding the provisions of this Plan, apartment dwellings will be permitted, provided they do not exceed 20% of the total gross floor area of a development application that includes an office, medical office, hospital, university/college, or overnight accommodation, science and technology facility or any combination thereof.

12.12.3 In addition to the uses permitted in the Office designation, science and technology facilities will be permitted.

12.12.4 The lands identified as Area A will be required to provide a Public Open Space comprising a minimum area of 0.92 ha in conjunction with any development of the lands.

5. Section 12.0, Special Site Policies, Downtown Core Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

12.16 Site 16



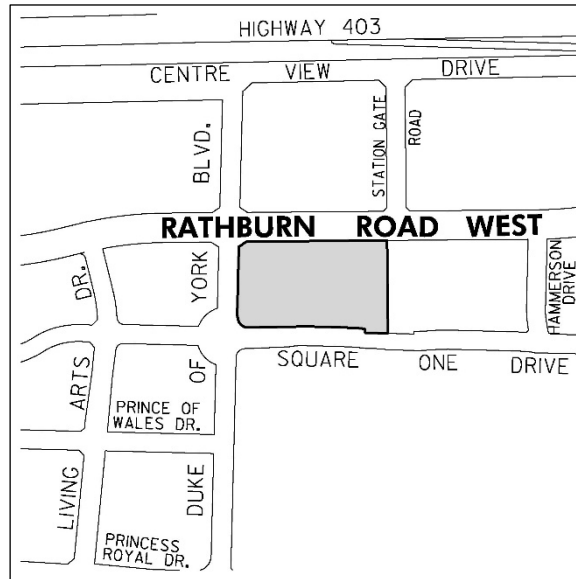
12.16.1 The lands identified as Special Site 16 are located north of Rathburn Road West, east of Confederation Parkway, south of Centre View Drive and west of Duke of York Boulevard.

12.16.2 In addition to the policies of this Plan, redevelopment of this site will include, at full build-out, a minimum non-residential gross floor area of 8 935 m², which may be incorporated in mixed use buildings or within separate buildings.

12.16.3 The size and configuration of the Public Open Space on the northeast corner of Rathburn Road West and Living Arts Drive will be determined through the development application process.

6. Section 12.0, Special Site Policies, Downtown Core Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

12.17 Site 17



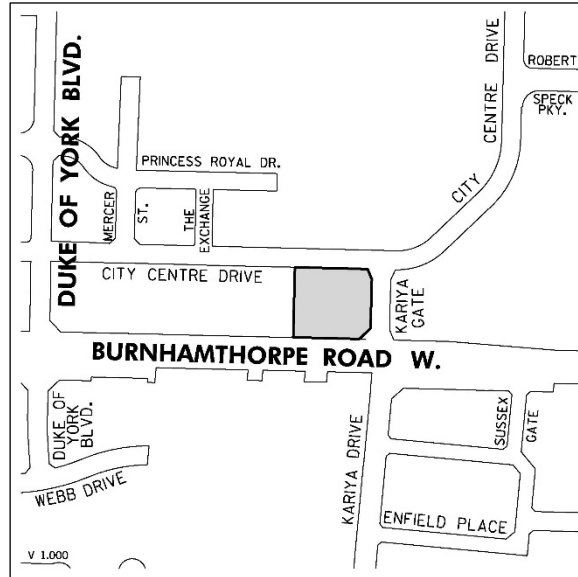
12.17.1 The lands identified as Special Site 17 are located south of Rathburn Road West, east of Duke of York Boulevard and north of Square One Drive.

12.17.2 In addition to the policies of the Downtown Core Mixed Use designation, the following will apply:

- a. redevelopment of the site will include, at full build-out, a minimum office gross floor area of 3 142 m², which may be incorporated in mixed use buildings, and must be located above the first storey.
- b. the minimum required office space may include major office, secondary office, or post-secondary educational facilities.

7. Section 12.0, Special Site Policies, Downtown Core Local Area Plan, of Mississauga Official Plan, is hereby amended by adding the following:

12.18 Site 18



12.18.1 The lands identified as Special Site 18 are located south of City Centre Drive, west of Kariya Gate and north of Burnhamthorpe Road West.

12.18.2 In addition to the policies of the Downtown Mixed Use designation, the following will apply:

- a. redevelopment of the site will include, at full build-out, a minimum office gross floor area of 1 858 m², which may be incorporated in mixed use buildings, and must be located above the first storey.
 - b. the minimum required office space may include major office, secondary office, or post-secondary educational facilities.
8. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Office to Downtown Mixed Use and Public Open Space, as shown on Map "A" of this Amendment.
9. Protected Major Transit Station Area (PMTSA) - Schedule 11j (Hurontario LRT - Downtown) - Land Use Schedule, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Office to Downtown Mixed Use and Public Open Space, as shown on Map "B" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

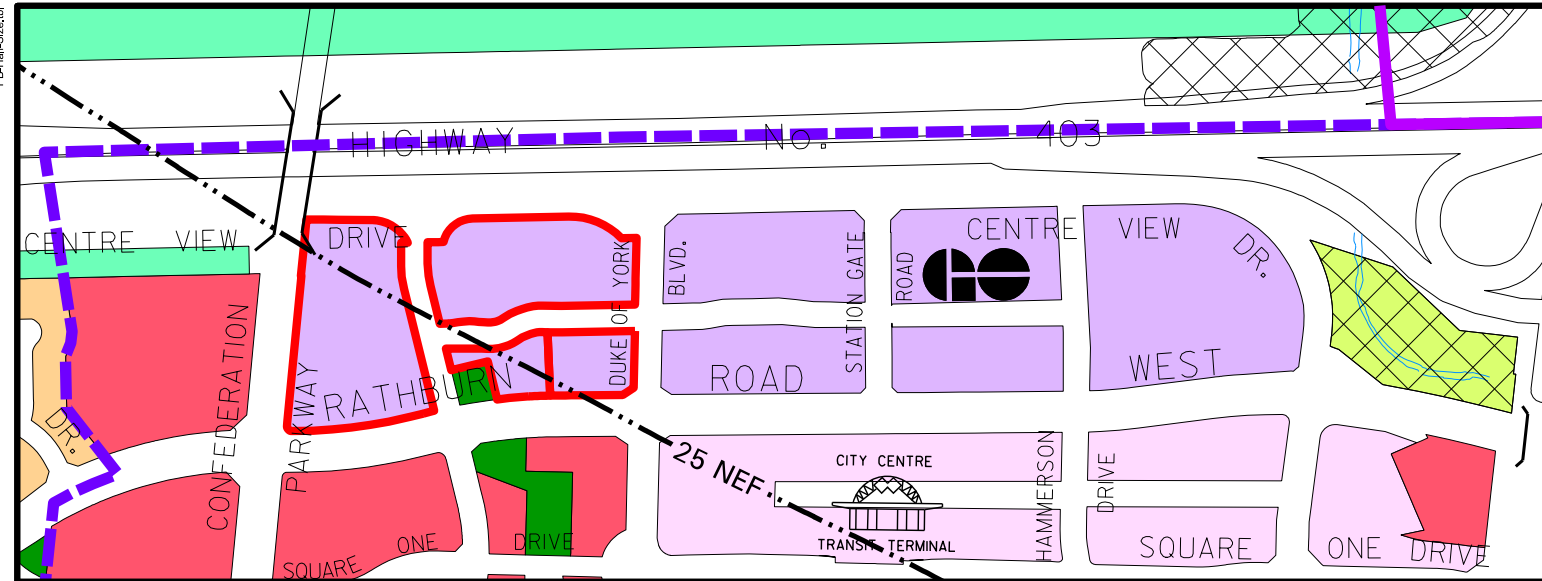
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 7, 2024.

INTERPRETATION

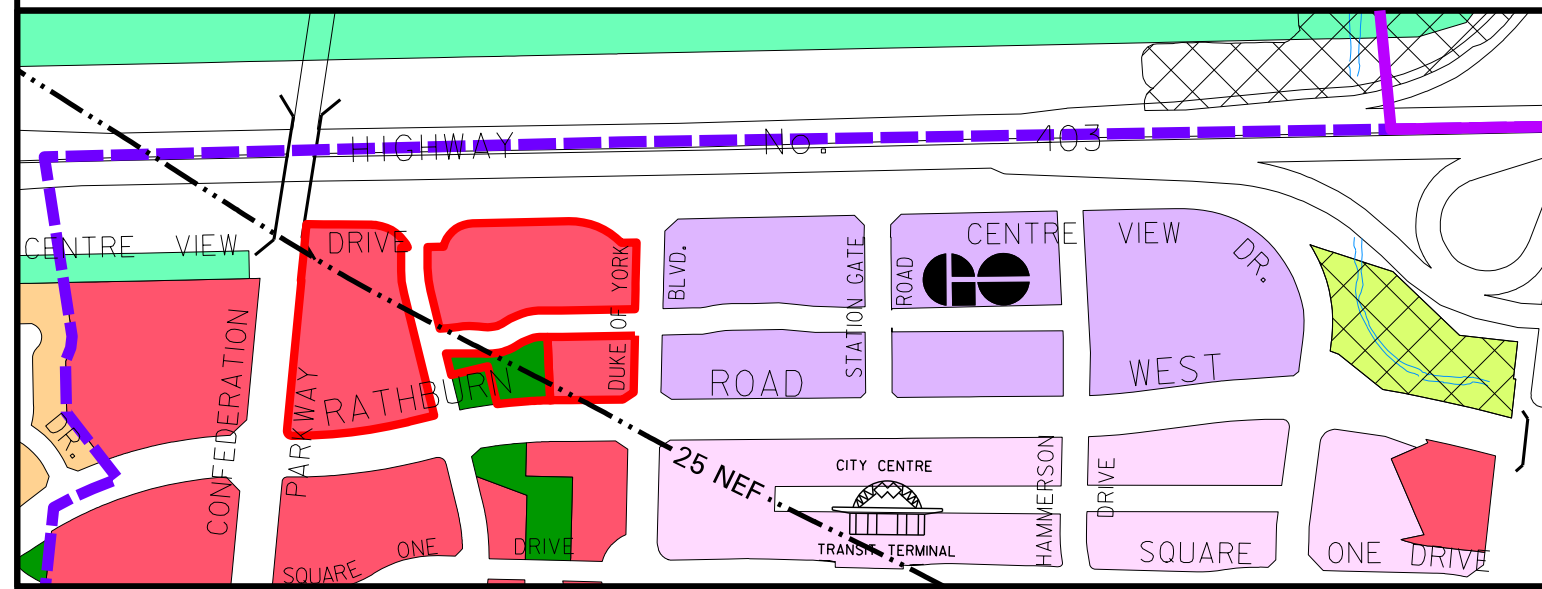
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

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EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- Residential Low Density I
 - Business Employment
 - Residential Low Density II
 - Industrial
 - Residential Medium Density
 - Airport
 - Residential High Density
 - Institutional
 - Mixed Use
 - Public Open Space
 - Downtown Mixed Use
 - Private Open Space
 - Downtown Core Mixed Use
 - Greenlands
 - Convenience Commercial
 - Parkway Belt West
 - Motor Vehicle Commercial
 - Utility
 - Office

- ### BASE MAP INFORMATION
- Heritage Conservation District
 - Civic Centre (City Hall)
 - 1996 NEP/2000 NEF Composite Noise Contours
 - City Centre Transit Terminal
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - GO Rail Transit Station
 - Area Exempt from LBPIA Operating Area
 - Public School
 - Natural Hazards
 - Catholic School
 - Hospital
 - Community Facilities

- ### City Structure
- Downtown
 - Corporate Centre
 - Major Node
 - Employment Area
 - Community Node
 - Special Purpose Area
 - Neighbourhood

■ AREA OF AMENDMENT

FROM:
 ■ OFFICE
 TO:
 ■ DOWNTOWN MIXED USE
 ■ PUBLIC OPEN SPACE

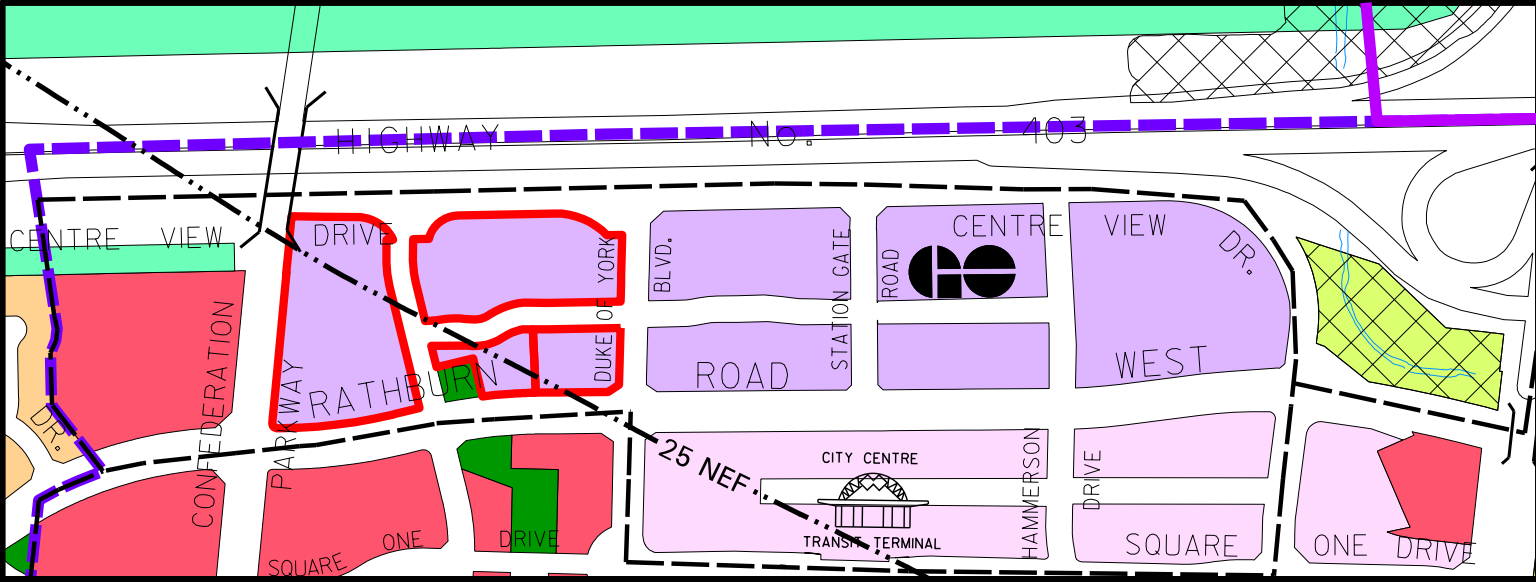


MAP 'A'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan

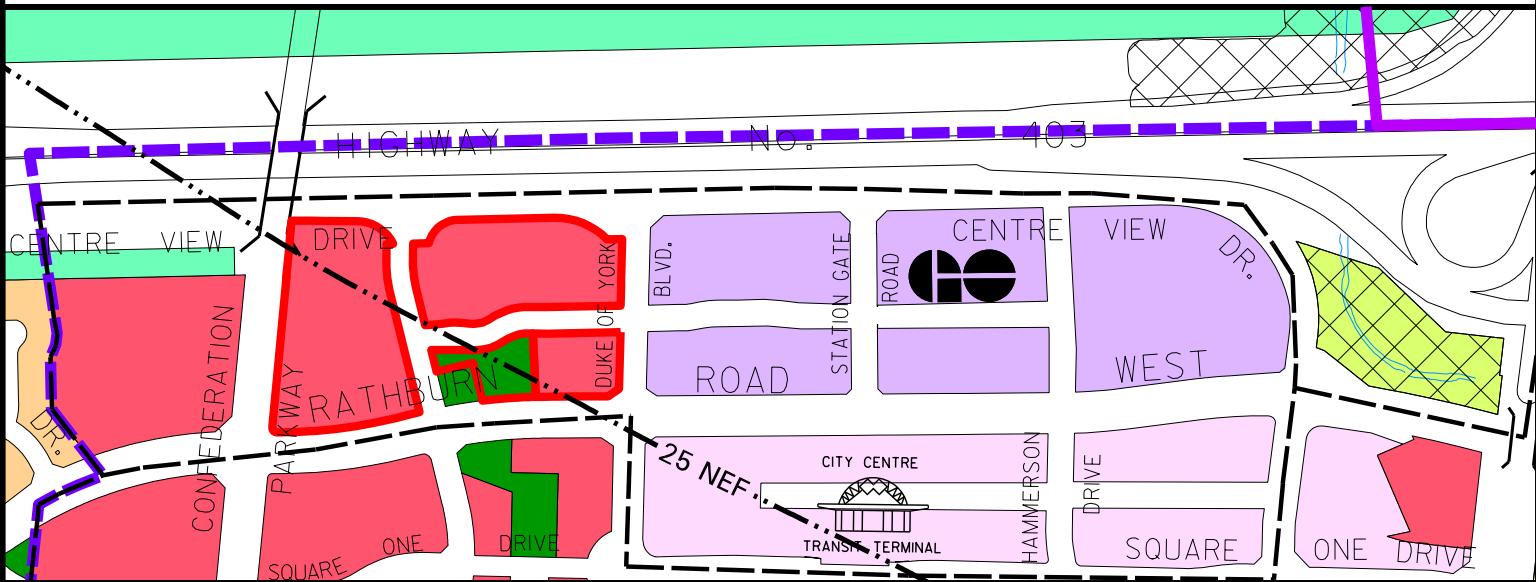


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EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Downtown Mixed Use
- Downtown Core Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility

BASE MAP INFORMATION

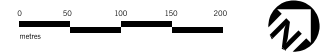
- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City Centre Transit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital
- Community Facilities

City Structure

- Downtown
- Corporate Centre
- Major Node
- Employment Area
- Community Node
- Special Purpose Area
- Neighbourhood

- PMTSA BOUNDARY
- AREA OF AMENDMENT

- FROM:
- OFFICE
- TO:
- DOWNTOWN MIXED USE
 - PUBLIC OPEN SPACE



MAP 'B'

Part of Protected Major Transit Station Area (PMTSA) - Schedule 11j (Huronario LRT - Downtown) Land Use Schedule of Mississauga Official Plan



APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on September 16, 2024 in connection with this proposed Amendment.

There was one resident deputation who raised concerns with density, traffic and crime within the Downtown Core. The concerns were noted and received.

City of Mississauga
Corporate Report



<p>Date: August 28, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OPA 22-29 W4</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: September 16, 2024</p>

Subject

PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (WARD 4)

Official Plan Amendment to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block

99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, 97 and 100 City Centre Drive, North Side of Rathburn Road West, east of Confederation Parkway, southeast corner of Rathburn Road West and Duke of York Boulevard, and southwest corner of City Centre Drive and Kariya Gate

Owner: OPG SQ1 Holdings Inc., ARI SQ1 Holdings Inc., OMERS Realty Management Corporation, and Square One Property Corporation

File: OPA 22-29 W4

Recommendation

That City Council amend Mississauga Official Plan to **Downtown Mixed Use - Site 16, Public Open Space, Office - Site 12, as amended, Downtown Core Mixed Use – Site 17, and Downtown Mixed Use – Site 18** for 99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, 97 and 100 City Centre Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.

Executive Summary

- The application is to amend Mississauga Official Plan to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block.
- The applicant has made revisions to the proposal to address issues raised by staff and agencies including the designation of a park block, provision of a minimum amount of

office on key sites outside of the Rathburn District to off-set the loss of designated office lands, and provide an option for a school site.

- Council Resolution 0152-1998 regarding school accommodation does not apply to a stand-alone official plan amendment application. Further discussions with Peel District School Board can occur through a future rezoning application, which will be required prior to any residential development occurring on the lands.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the application be approved

Background

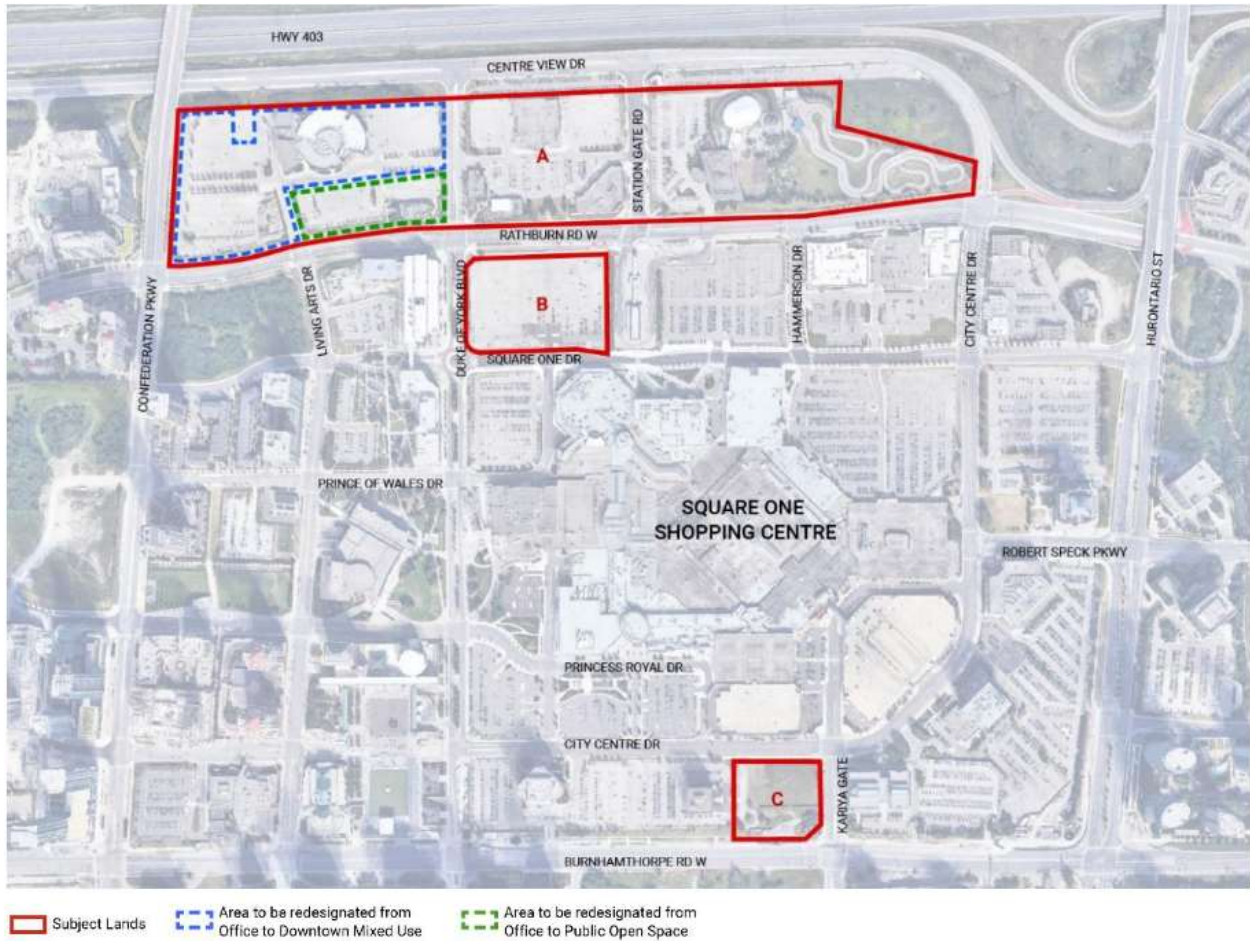
The official plan amendment application was deemed complete on January 17, 2023 and subsequently circulated for technical comments. The purpose of this report is to provide information on the application and to provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The subject lands are predominantly located on the north side of Rathburn Road West, east of Confederation Parkway, with additional policy amendments for the lands at the southeast corner of Rathburn Road West and Duke of York Boulevard and at the southwest corner of City Centre Drive and Kariya Gate, in the Downtown Core Character Area. The lands north of Rathburn Road West are comprised of a movie theatre complex, surface parking lots, one storey restaurants, retail buildings and an arcade/entertainment complex with a go-kart track. The lands at the southeast corner of Rathburn Road West and Duke of York Boulevard are comprised of a surface parking lot for Square One Mall, while the lands at the southwest corner of City Centre Drive and Kariya Gate are currently vacant.



Aerial Photo of Subject Lands



Photo of Existing Site Condition – lands north of Rathburn Road West
(view facing northeast from Rathburn Road West and Confederation Parkway)



Photo of Existing Site Condition – lands north of Rathburn Road West
(view facing northeast from Rathburn Road West and Duke of York Boulevard)



Photo of Existing Site Condition
(view facing northeast from Square One
Drive and Duke of York Boulevard)

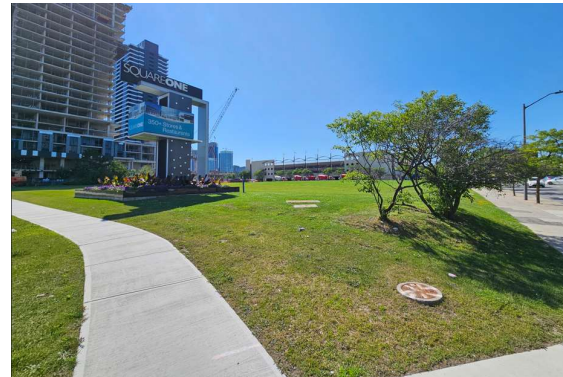


Photo of Existing Site Condition
(view facing northwest from Burnhamthorpe
Road West and Kariya Gate)

Site History.

- April 28, 2010 – Council received the Downtown21 Master Plan which put forward a vision for the transformation of the Downtown Core from a suburban, car-oriented centre into a downtown that is truly urban.
- March 6, 2013 – Council enacted and passed MOPA 8 and Zoning By-law 0050-2013 to implement the Downtown21 Master Plan, which designated the lands north of Rathburn as **Office**.
- April 9, 2013 – MOPA 8 and Zoning By-law 0050-2013 were appealed by Oxford and other landowners.
- May 6, 2020 – Council enacted and passed Zoning By-law 0099-2020 to implement reduced parking requirements and shared parking permissions for the subject lands, as proposed through the rezoning application under file OZ 19/005 W4.
- June 8, 2020 – Local Planning Appeal Tribunal (now Ontario Land Tribunal) issued Order approving MOPA 8 and By-law 0050-2013 with revisions resulting from settlement discussions.

(b) Site Context

The subject lands are located in the Downtown Core Character Area. The surrounding area contains a mix of residential and commercial uses, Square One mall and a large amount of surface parking. Mississauga's Downtown Core is evolving from a suburban car-oriented centre into a vibrant, urban downtown that serves as the commercial, business and cultural centre of Mississauga. The Downtown Core consists of high density residential developments, office buildings, mixed use developments, parks, post-secondary institutional and cultural facilities, civic uses and recreational and entertainment uses developed around the periphery of the Square One Shopping Centre. The Downtown is developing with mixed use buildings and smaller more walkable blocks with a focus on the pedestrian experience.

2. Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- Files HOZ 20-2 W4 and SP 20-99 W4 – 189-219 Rathburn Road West (on subject lands) – applications in process for 19 storey office building with ground floor retail.
- Files HOZ 19-12 W4 and SP 20-6 W4 – 97-101 City Centre Drive (on subject lands) – applications in process for two apartment buildings (55 and 65 storeys containing 1,309 units) and ground floor retail.
- Files HOZ 19-2 W4 and SP 19-31 W4 – 395 Square One Drive, 4235 Confederation Parkway and 4225 Confederation Parkway – applications approved in December 2021 and April 2022 for two apartment buildings (37 storey rental apartment with 428 units and 48 storey condominium apartment with 575 units) and ground floor retail. Currently under construction.
- Files HOZ 19-11 W4 and SP 19-144 W4 – 4220 Living Arts Drive – applications in process for three apartment buildings (36 and 44 storey condominium apartments with 923 units and a 55 storey rental apartment with 536 units) and ground floor retail.
- File SP 21-185 W4 – 4116 Parkside Village Drive – application in process for two apartment buildings (36 and 42 storeys containing 932 units) and ground floor retail. Construction underway under conditional permit.
- File SP 24-7 W4 (formerly SP 18-149 W4) – 430 Square One Drive and 4130 Parkside Village Drive – application approved February 2024 for two apartment buildings (38 and 50 storeys containing 1,056 units) and ground floor retail. Currently under construction.
- Files HOZ 19-3 W4, SP 19-56 W4, SP 20-113 W4 and SP 21-159 W4 – 151 City Centre Drive – applications for four apartment buildings (31, 42, 60 and 66 storeys with 1,917 units) containing hotel, office and retail uses. Site plan for 31 and 60 storey towers (SP 19-56 W4) approved and under construction. Site plans for 42 and 66 storey towers (SP 20-113 W4 and SP 21-159 W4) nearing final approval with construction commenced under conditional permit.
- Files HOZ 22-4 W7 and SP 21-119 W7 – 180 Burnhamthorpe Road West – applications in process for two apartment buildings (45 and 65 storeys containing 1,183 units) and ground floor retail.
- Files HOZ 22-5 W7 and SP 22-60 W7 – 3672 Kariya Drive – applications in process for four apartment buildings (40, 60, 60 and 70 storeys containing 2,648 units) and ground floor retail.
- File HOZ 23-3 W4 – 4310 Sherwoodtowne Boulevard – application in process for removal of “H” Holding Provision to allow two apartment buildings (60 and 70 storeys containing 1,619 units) and ground floor retail.

3. Official Plan

The lands are located within the Downtown Core Character Area and are designated **Office – Special Site 12 (Downtown Core), Public Open Space, Downtown Core Mixed Use** and **Downtown Mixed Use**.

The **Office** designation permits major office, secondary office, accessory uses, hospital, post-secondary educational facility and overnight accommodation uses, while **Special Site 12 (Downtown Core)** permits apartment dwellings provided that they are part of an office, medical office, hospital, university/college or overnight accommodation development or any combination thereof to a maximum of 20% of the total gross floor area. The policy states that the size and configuration of the park on the northeast corner of Rathburn Road West and Living Arts Drive will be determined through a development application process.

The **Public Open Space** designation permits parkland, community gardening, agriculture demonstration site, cemetery, conservation, golf course, nursery gardening, recreational facility, stormwater retention and stormwater quality pond and accessory uses.

The **Downtown Core Mixed Use** designation permits apartment, commercial parking facility, financial institution, hospital, long term care building, major office, makerspaces, overnight accommodation, personal service establishment, post-secondary educational facility, residential uses associated with an institutional use, restaurant, retail store, retirement building, secondary office, and townhouses accessory to an apartment uses, and will accommodate the highest concentration of retail commercial activities in the City in addition to a mix of other land uses.

The **Downtown Mixed Use** designation permits apartment, car share facilities, commercial parking facility, hospital, long term care building, major office, makerspaces, overnight accommodation, post-secondary educational facility, residential uses associated with an institutional use, retirement building, secondary office, townhouses accessory to an apartment and accessory commercial uses, retail store, personal service, restaurant and financial institution uses. Refer to Appendix 1 – Section 2 for the existing and proposed Official Plan map.

The Downtown is an Intensification Area in Mississauga Official Plan and is therefore intended to be the focus of intensification. The Downtown Core is to contain the highest heights and densities within the City, which is reflected in the unlimited height and density permissions in the Official Plan and Zoning By-law.

The subject property is located within a Major Transit Station Area (MTSA), with the entire Downtown Core forming an MTSA, and within close proximity of the City Centre Transit Terminal.

4. Zoning

The subject lands are zoned "**H-CCO**" (Downtown Core – Office), "**CCOS**" (Downtown Core – Open Space), "**H-CC1**" (Downtown Core – Core Commercial), and "**H-CC2(2)**" (Downtown Core – Mixed Use).

The "**H-CCO**" (Downtown Core – Office) zone permits office and medical office, hospital, university/college, active and passive recreational uses, and overnight accommodation uses, and accessory retail, restaurant, service, recreational and entertainment establishments.

The "**CCOS**" (Downtown Core – Open Space) zone permits active and passive recreational uses, below grade parking structure and outdoor market uses.

The "**H-CC1**" (Downtown Core – Core Commercial) zone permits retail store, restaurant, service, recreational and entertainment establishments, apartments, long-term care, retirement, office, medical office, banquet hall/conference centre/convention centre, hospital, university/college, staff/student residence, commercial school, active and passive recreational uses, parking structure, overnight accommodation, centre for performing arts, outdoor market uses.

The "**H-CC2(2)**" (Downtown Core – Mixed Use) zone permits apartments, long-term care, retirement, office, medical office, banquet hall/conference centre/convention centre, hospital, university/college, staff/student residence, commercial school, active and passive recreational uses, parking structure, overnight accommodation, centre for performing arts, outdoor market, and accessory retail, restaurant, service, recreational and entertainment establishments.

The "**H**" Holding Provision precludes any building permits being issued until conditions are satisfied through a Removal of "H" Holding Provision application, which includes the delivery of executed Development/Servicing Agreements agreeing to upgraded streetscape design and municipal works, including roads, walkways, road widenings, easements, provision of parkland and all required securities.

Zoning By-law 0225-2007 is not proposed to be amended through this application. A future rezoning application will be required in order for the subject lands to conform to this proposed Official Plan Amendment.

5. Proposed Development

(a) Description

This application is for policy only changes to the Official Plan. There is no development proposal or concept plan proposed at this time, and no detailed rezoning or site plan applications. The application is to amend Mississauga Official Plan to **Downtown Mixed Use - Site 16, Public Open Space, Office - Site 12, as amended, Downtown Core Mixed Use – Site 17, and Downtown Mixed Use – Site 18**; to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block. Refer to Appendix 1 for details of the proposed amendment.

The original application only proposed a redesignation to **Downtown Mixed Use** to allow for increased residential permissions and to require a minimum of 13 935 m² (150,000 ft²) of

non-residential uses (not specifically office), and to permit science and technology uses both on the amended **Mixed Use** lands and the remaining **Office** lands north of Rathburn Road West. As a result of staff comments regarding the loss of office/employment lands, and the lack of amenities for the additional residents that will reside in this area, there were a series of meetings with the owner and applicant, and the owner amended their application on May 27, 2024 as follows:

- to provide the entire block north of Rathburn Road West between the future extension of Living Arts Drive and Duke of York Boulevard, as **Public Open Space** (future park)
- provide a minimum of 5 000 m² (53,820 ft²) gross floor area of major office, secondary office or post-secondary educational facility uses split between two key blocks at the southeast corner of Rathburn Road West and Duke of York Boulevard, and the southwest corner of City Centre Drive and Kariya Gate in The Exchange District (main street district)
- the minimum amount of non-residential uses within the lands at the northeast corner of Rathburn Road West and Confederation Parkway was amended to 8 935 m² (96,180 ft²); and
- a special site policy was added to make a site available to the Peel District School Board for a 3 716 m² (40,000 ft²) elementary school to be constructed with adjacent residential or mixed use buildings on the east side of Duke of York Boulevard, south of Centre View Drive.

It should be noted that this application was submitted in advance of MOPA 143 and 144 (Major Transit Station Area Policies) taking effect. Council has approved recommendations by the Planning and Building Department in a report dated May 15, 2024 that development applications deemed complete and/or appealed to the Ontario Land Tribunal (OLT) on or before April 10, 2024 for lands within Protected Major Transit Station Areas should continue to be processed as a permitted request for amendment. Therefore, while the proposed application is not to be evaluated against MOPA 143 and 144, an amendment to the new Schedule 11j is requested as part of this official plan amendment application to ensure all land use maps are coordinated and consistent with the proposed land use redesignations.

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/ward-4-development-applications/>

Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the application.

1. Reason for Application

The owner is seeking to increase the amount of residential permitted on the lands currently designated **Office**. Mississauga Official Plan currently allows for a maximum of 20% residential gross floor area that must be provided in conjunction with an office, medical office, hospital, university/college or overnight accommodation development.

2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario with 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 *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 this application have been reviewed and assessed in the context of the proposed development application. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

(a) Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

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".

The PPS seeks to promote economic development and competitiveness by providing an appropriate mix and range of employment, institutional, and mixed uses to meet long term needs, providing opportunities for a diversified economic base, facilitating conditions for economic investment and encouraging compact mixed-use development that incorporates compatible employment uses to support livable resilient communities (Section 1.3). Section 1.5 promotes healthy, active communities, which foster social interaction through the provision of equitably distributed parkland, public spaces and linkages. The PPS further supports promoting opportunities for economic development and community investment and maintaining and enhancing the vitality and viability of downtowns (Section 1.7).

The Growth Plan supports complete communities that meet peoples needs for healthy and active living, provides flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty on traditional industries (Section 1.2.1). It states that Urban Growth Centres are to be focal areas for investment in regional public service facilities as well as commercial, recreational, cultural and entertainment uses; serve as high density major employment centres; and accommodate significant population and employment growth (Section 2.2.3). Economic development is to be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities; ensuring sufficient land is available in appropriate locations for a variety of employment uses; and, better connecting areas with high employment densities to transit (Section 2.2.5.1). Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing and planned frequent transit service (Section 2.2.5.2).

While the City must be careful to protect employment lands, particularly in the Downtown Core (an Urban Growth Centre and Major Transit Station Area) the revisions proposed to the application do seek to offset the loss of office lands by expanding the planned location of office uses to new strategic locations in the Downtown Core, and the addition of science and technology uses which will contribute towards achieving a diversified economic base. Further, the designation of approximately 0.93 ha (2.3 ac.) of parkland into the Rathburn District, will improve the quality of life for people in the area and add the type of urban amenity and placemaking that can attract economic investment and office uses in this area that is so well served by public transit investment. The redesignated lands will still allow for office and other non-residential uses in addition to the expanded residential permissions.

The proposed official plan amendment generally conforms to the PPS and Growth Plan by providing for a diverse economic base, facilitating favourable conditions and opportunities for economic investment and providing components required for a complete community.

(b) Regional Official Plan

The Peel Region Official Plan directs local municipalities to incorporate official plan policies to develop complete communities that are well designed, transit-supportive, offer transportation choices, and include a diverse mix of uses in compact form. It seeks to accommodate people at all stages of life and have an appropriate mix of housing, a range of jobs, high quality public open space, and easy access to retail and public service facilities (Section 5.4.10). The proposed amendment seeks to provide a wider mix of uses in a dense urban form, while adding science and technology jobs and minimum office job requirements in key locations in order to expand on the range of employment opportunities. In addition, the proposal introduces a large new public open space block. The proposal is in general conformity with the Regional Official Plan.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Downtown Core Character Area, to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility use, and to designate a public open space block. 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 Mississauga Official Plan against this proposed development application.

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

(i) Intent, Goals and Objectives of the Official Plan

Mississauga Official Plan states that the Downtown Core is to be the primary location for major office; the highest concentration of regional serving retail, commercial, mixed use, civic and cultural uses; and is to attract new jobs, particularly in the office sector to balance population and employment.

The Downtown Core is planned to achieve a 1:1 population to employment ratio as outlined under Policy 5.0 of the Downtown Core Local Area Plan. Further, Policy 5.0 notes that additional employment including office is required to provide more opportunities to live and work in the Downtown Core and support transit.

In order to fully realize the Downtown vision, the Downtown Core needs to be a complete community and be home to the City's highest concentration of uses to make it a destination. Given the unlimited height or density within the Downtown Core, the City has seen unprecedented growth in residential development, and unfortunately minimal growth in other sectors. Employment, entertainment, recreation and culture are not

keeping pace with population growth, which will have detrimental impacts on the quality of life and success of the Downtown.

Policy 4.3.4 states that the Rathburn District will intensify with an emphasis on office and employment. Further, office uses are focused in the Rathburn District due to the high level of visibility and access to Highway 403. The intent is for the concentration of office uses to remain in the Rathburn District and in proximity to the Transit Terminal, with secondary office within the balance of the downtown.

Given the above, staff had significant concern with the loss of important employment lands and the impact it would have on the vision and long-term viability of the Downtown Core. This is particularly true given the number of residential towers currently in process under site plan applications (35 towers containing over 21,000 units), and many more anticipated in future years. The challenge will be to meet the employment targets in order to achieve a sustainable balance between residents and employees. Additional employment which includes retail, office, public sector, institutional and other jobs will be required to provide more opportunities to live and work in the City and to support transit and other investments.

A number of very productive meetings and discussions were held with the owner and applicant to outline the City's position and reinforce the City's vision for the Downtown Core and Rathburn District. These discussions resulted in the amended application where there will be a minimum of 5 000 m² (53,820 ft²) gross floor area of major office, secondary office or post-secondary educational facility uses split between two key blocks at the southeast corner of Rathburn Road West and Duke of York Boulevard, and the southwest corner of City Centre Drive and Kariya Gate in the Exchange District (main street district). By adding this minimum office floor area into these key locations, a true mixed use development can be achieved that will greatly enhance the urban vibrancy of those areas of the Downtown. In addition, approximately 0.93 ha (2.3 ac.) of parkland will be provided as designated Public Open Space, forming one of the largest parks in the downtown and acting as both an amenity to any future residents and a placemaking feature and catalyst for future office investment in the district.

With the introduction of more residential uses through the proposed official plan amendment, the school accommodation pressures already being experienced in the Downtown Core would be further exacerbated. The Peel District School Board (PDSB) identified a need for a new elementary school for the Downtown Core. After engaging with Peel District School Board to explore opportunities to accommodate school facilities, the applicant has proposed a special site policy that would make a site available to the Peel District School Board for a 3 716 m² (40,000 ft²) elementary school with outdoor open space on the west side of Duke of York Boulevard, south of Centre View Drive as part of this amendment. Accommodating a new elementary school addresses policy 7.1 of the Official Plan which states that in cooperation with the appropriate public and private agencies and other levels of government, Mississauga will

provide community infrastructure supportive of complete communities to meet the civic, cultural, educational and recreational needs of residents.

As a result of the amendments to the application, staff believe the vision of the Official Plan can be maintained and achieved by protecting the majority of the Office designated lands within the Rathburn District (east of Duke of York Boulevard) in close proximity to the City Centre Transit Terminal and Hurontario Street, and providing minimum requirements for office in key locations outside the district to enliven and activate the Downtown. The introduction of science and technology uses will also help add economic diversity and competitiveness to the Downtown and position it for success. This will ensure the City maintains an emphasis and priority for office and employment uses. In addition, the introduction of a significant park block and potential school site supports the creation of a complete community with appropriate community infrastructure to meet the needs of residents and employees of the Downtown.

(ii) Compatibility

The introduction of increased residential permissions and science and technology uses was evaluated to ensure there would be no impact to the existing uses or planned future office uses for the district. The types of life science uses were confirmed to not include manufacturing or any uses that would have potential impacts on more sensitive land uses, and therefore a land use compatibility study is not required. All proposed uses are compatible.

(iii) Services and Infrastructure

The site is situated across from Mississauga City Centre Transit Terminal and is serviced by MiWay Routes 107, 109, 68 and 76 on Rathburn Road West, and in proximity to GO bus routes along Station Gate Road, and the future Hazel McCallion Light Rail Transit (LRT) line that is currently under construction along Rathburn Road West. The lands are served by the highest levels of transit service in the City.

The introduction of a substantial park block to be designated **Public Open Space**, and the incorporation of a special site policy to make land available for purchase or lease for an elementary school, provides for enhanced community infrastructure within the Rathburn District.

Since this is a policy only amendment to the Official Plan, an additional feasibility analysis will occur as part of any future development application (i.e. rezoning, removal of "H" holding zone, and/or draft plan of subdivision). This will include, but will not be limited to a Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, Environmental Site Screening Questionnaire and Declaration, Phase 1 Environmental Site Assessment, Noise Feasibility Study, Grading Plan and Servicing Plan, as well as entering into agreements, and dedication of land and easements to the satisfaction of the City and Region.

(d) Zoning By-law

The Zoning By-law is not proposed to be amended through this application. A future rezoning application will be required to conform to the amended Official Plan designations.

3. Departmental and Agency Comments

The application was circulated to all City departments and commenting agencies on January 17, 2023. The following section provides an overview and discussion of the key outstanding issue related to school accommodation. Refer to Appendix 1 for detailed departmental and agency comments.

Dufferin-Peel Catholic District School Board and Peel District School Board

Comments dated January 19, 2023 from the Dufferin-Peel Catholic District School Board state that they are satisfied with the current provision of educational facilities for the catchment area and that the City of Mississauga school accommodation condition need not be applied.

Comments dated June 28, 2024, from the PDSB state that there is insufficient school capacity in Mississauga City Centre to accommodate the projected residential growth that would result from the proposed amendment, and have requested at least one new elementary school site for Mississauga City Centre. The PDSB has requested that prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangement regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan.

Following receipt of these comments, a number of discussions occurred between the applicant and the PDSB regarding the school accommodation issues. The applicant retained an architect to explore urban format school options, while taking into consideration certain parameters provided by the PDSB. Following these discussions, the applicant amended their application to include a special site policy for the lands on the west side of Duke of York Boulevard, south of Center View Drive, immediately north of the proposed Public Open Space park block. The special site policy protects these lands to ensure they are made available for purchase or lease by the PDSB for an approximately 3 716 m² (40,000 ft²) elementary school to be constructed adjacent to future residential or mixed use buildings. While the PDSB has acknowledged the inclusion of the proposed special site policy, they have identified concerns that an urban format school or podium build will create limitations, and has requested a 4 acre stand-alone school site to serve the City Centre area.

Planning staff are of the opinion that an urban format school (i.e. less land intensive, higher density, multi-storey school built in conjunction with other compatible uses) is appropriate for the Downtown Core.

In the late 1990's there was uncertainty regarding the ability of existing schools to accommodate the additional growth and student yields that were resulting from increased residential infill and intensification outside of a traditional plan of subdivision. Previously,

much of Mississauga was developed through plans of subdivision where school blocks could be established and set aside as blocks on the plan as needed, in accordance with the *Planning Act*. As a result of these school accommodation pressures, City Council passed Resolution 0152-1998 to provide a mechanism to ensure the school boards were satisfied with school accommodation within the area prior to the passage of any rezoning applications for residential development. Council Resolution 0152-1998 remains in effect and specifically states:

"That the approval of all post-Bill 163 residential rezoning applications, not associated with the processing of a draft plan of subdivision, be subject to the following condition: Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the school boards 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."

Given that the current application is only for an Official Plan Amendment, with no associated rezoning, Council Resolution 0152-1998 does not apply. Staff recommend that the Official Plan Amendment application be approved with the proposed special site policy and that further discussions regarding school accommodations occur through the future rezoning application(s). This will be required prior to any residential development occurring on the lands that would impact school accommodations.

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.

Engagement and Consultation

1. Community Feedback

There have been no community meetings on this application, and no written comments were received.

Conclusion

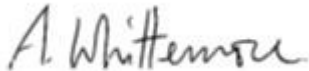
In conclusion, City staff has evaluated the application to permit expanded residential permissions, establish minimum non-residential and office requirements, permit science and technology facility uses, and designate a public open space block against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed official plan amendment conforms to the policies, goals, and objectives of the respective planning instruments to provide for complete communities that are well served by

transit, and supports the transformation of the Downtown Core from a suburban centre into a vibrant urban place, while maintaining an emphasis on office and employment uses.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Jonathan Famme, Development Planner

Supplementary Information

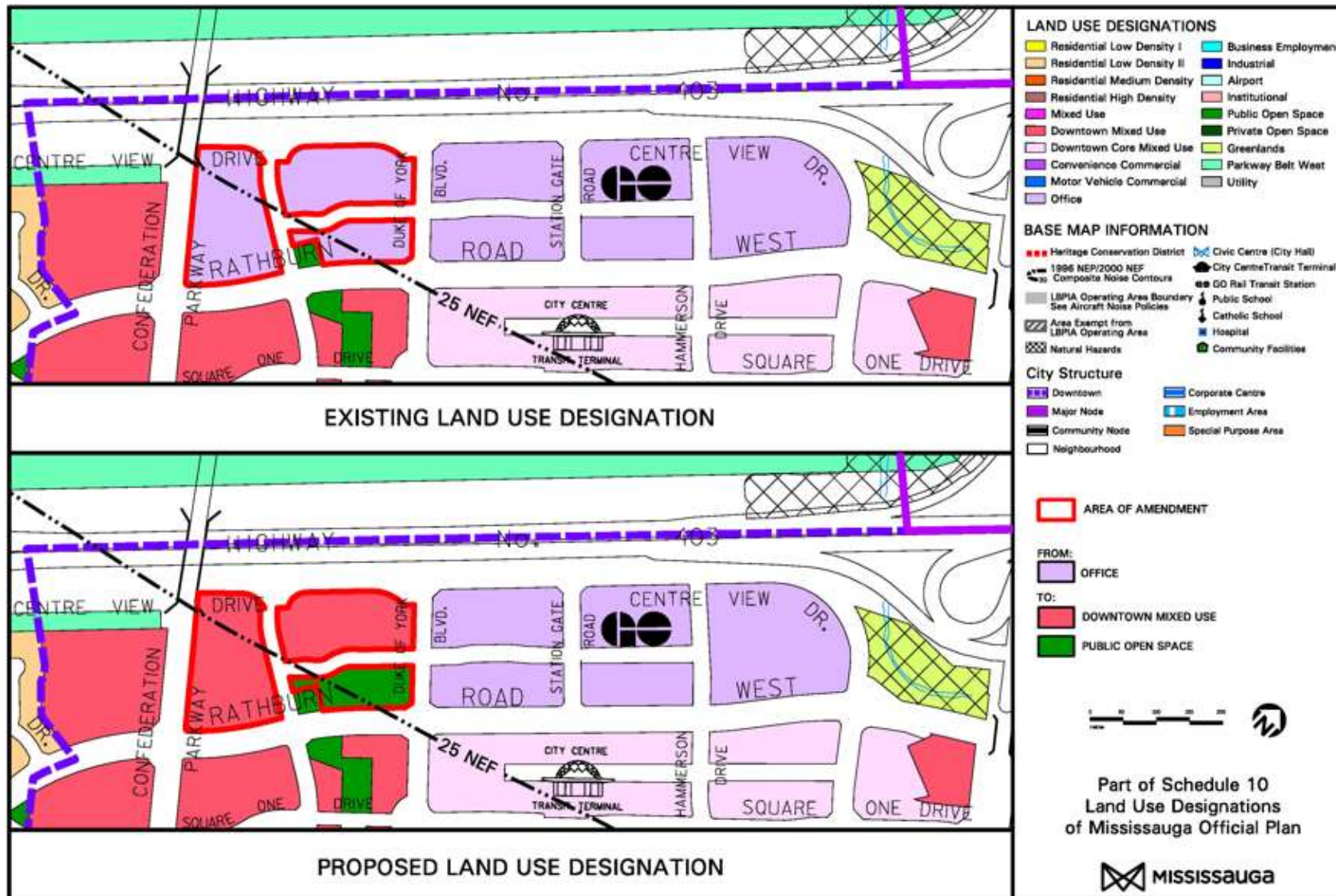
**Owner: OPG SQ1 Holdings Inc., ARI SQ1 Holdings Inc., OMERS Realty Management Corporation,
and Square One Property Corporation**

99, 189, 199, 209, 219, 299 and 309 Rathburn Road West, 97 and 100 City Centre Drive

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1. Existing and Proposed Development Official Plan Map

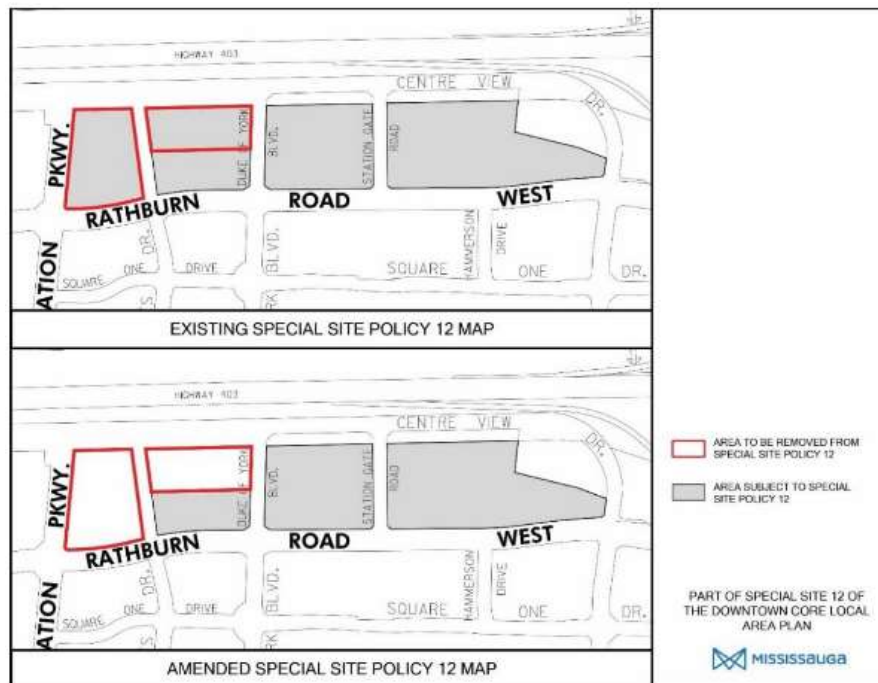


2. Applicant Proposed Official Plan Regulations

- a) Section 4.3.4 Rathburn District, of the Downtown Core Local Area Plan is hereby amended by deleting the first paragraph and replacing it with the following:

The Rathburn District is currently a pattern of suburban retail uses and surface parking lots. This district will intensify over the long term with a mix of residential and commercial uses, with an emphasis on office and employment uses that can take advantage of well-designed, efficient, comfortable pedestrian amenities and access to future higher order transit. Visibility and access to Highway 403 and transit make this a prestigious office district with a complementary mix of residential, commercial and open space uses.

- b) Section 12.12 Site 12 of the Downtown Core Local Area Plan is hereby amended by removing certain blocks from Special Site Policy 12 map, as identified in the figure below.



- c) Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by deleting existing policy 12.12.1 and replacing it with the following:

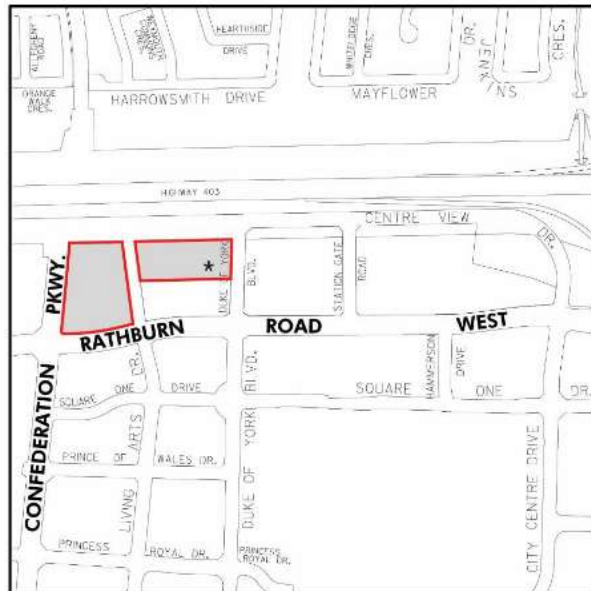
12.12.1 The lands identified as Special Site 12 are generally located north of Rathburn Road West, east of the future Living Arts Drive extension and south of Centre View Drive.

- d) Section 12.12 Site 12, of the Downtown Core Local Area Plan is hereby amended by adding the following policy:

12.12.4 In addition to the uses already permitted in the Office designation, science and technology facilities shall also be permitted.

- e) Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is hereby amended by adding Special Site 16, as follows:

12.16 Site 16



12.16.1 The lands identified as Special Site 16 are generally located north of Rathburn Road West, east of Confederation

Parkway, south of Centre View Drive and west of Duke of York Boulevard.

12.16.2 Notwithstanding the provisions of the Downtown Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum non-residential GFA of 8,935 m², which may be incorporated in mixed-use buildings or within separate buildings.

12.16.3 The lands denoted with an asterisk (“*”) shall be made available for purchase or lease by the Peel District School Board for an approximately 3,716 m² elementary school, with any such school building:

- a. to be constructed in conjunction with an adjacent residential or mixed use building; and
- b. contributing to the minimum non-residential GFA requirements outlined in 12.16.2a.

f) Section 12.0 Special Site Policies, of the Downtown Core Local Area Plan is hereby amended by adding Special Site 17 as follows:

12.17 Site 17



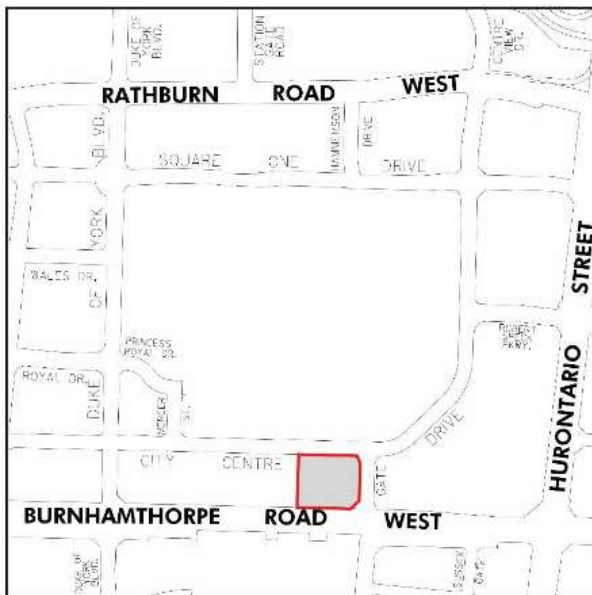
12.17.1 The lands identified as Special Site 17 are generally located south of Rathburn Road West, east of Duke of York Boulevard, north of Square One Drive and west of the City Centre Transit Terminal.

12.17.2 Notwithstanding the provisions of the Downtown Core Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum office GFA of 3,142 m² which may be incorporated in mixed use buildings.
- b. The minimum required office space may include Major Office, Secondary Office or Post-Secondary Educational Facilities uses.

f) Section 12.0 Special Site Policies of the Downtown Core Local Area Plan is hereby amended by adding Special Site 18, as follows:

12.18 Site 18



12.18.1 The lands identified as Special Site 18 are generally located south of City Centre Drive, west of Kariya Gate, north of Burnhamthorpe Road West and east of Duke of York Boulevard.

12.18.2 Notwithstanding the provisions of the Downtown Mixed Use designation, the following additional policies will apply:

- a. Redevelopment of the Site will include, at full build-out, a minimum office GFA of 1,858 m² which may be

incorporated in mixed use buildings.

b. The minimum required office space may include Major Office, Secondary Office or Post-Secondary Educational Facilities uses.

NOTE: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined by the City and formatted into the final formal Mississauga Official Plan Amendment. In addition to the regulations listed, other minor and technical variations to the implementing amendment may also apply, including changes that may take place before Council adoption of the amendment, should the application be approved.

3. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (February 17, 2023)	<p>This site is not within the vicinity of a landfill site.</p> <p>The Region will provide further requirements and comments from various internal departments once a formal development application proposal is submitted for review.</p>
Dufferin-Peel Catholic District School Board (January 19, 2023)	<p>Based on the Dufferin-Peel Catholic District School Board's School Accommodation Criteria, the Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.</p>
Peel District School Board (June 28, 2024)	<p>Prior to final approval, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.</p> <p>The proposal to increase the amount of mixed-use development, including residential, in the Rathburn District compounds PDSBs student accommodation challenges in Mississauga City Centre. This proposed development is located nearby numerous other Mississauga City Centre high density residential development proposals, which will continue to create significant student accommodation pressures at local schools. There is insufficient school capacity in Mississauga City Centre to accommodate the projected residential growth. This OPA provides a considerable opportunity to establish catered policy for the inclusion of an elementary school site in Mississauga City Centre.</p>

Agency / Comment Date	Comments
	<p>The Peel District School Board is therefore requesting the inclusion of at least 1 elementary school site for Mississauga City Centre.</p> <p>PDSB acknowledges the inclusion of the proposed policy identifying a site on Block 12 to be made available for a potential elementary school. However, a smaller school site or podium build creates limitations on amenity space for students and staff including outdoor childcare and kindergarten play areas, staff and visitor parking (school and childcare), bus drop off (still needed in a transit-oriented community for special needs students, field trips, events, boundary uncertainty), portable space and the utilization of repeat design for the school site and facility. Please consider the impacts that a smaller site or podium build would have on students and staff. PDSB requests more catered policy that identifies the opportunity for a 4-acre standalone school site to serve the City Centre area.</p> <p>It is paradoxical to create and approve an Official Plan Amendment that sets out a vision for a planned community (including placement of open space/parks, built form and massing of buildings) and then delay the specific planning and integration of a school location to a later stage of the planning process. This delay would limit what is best for students and assumes a podium school, or a school consisting of only 40,000 square feet, is the best solution. PDSB requests support from the City of Mississauga to establish a 4-acre standalone school site to serve the City Centre area. PDSB does not support the vision for a podium school or a school site smaller than 4 acres. A 4-acre school site is already a compromise and much smaller than our traditional 8-acre school sites in less dense areas. The implementing Official Plan Amendment should not restrict the possibility for a standalone school site to be established.</p> <p>PDSB requests that the developer agrees to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Boards Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.</p> <p>The Peel District School Board requires that the following clauses be placed in any agreement of purchase and sale and entered into with respect to any lots on this plan, within a period of five years from the date of registration of the development agreement:</p>

Agency / Comment Date	Comments
	<p>(a) Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Boards Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.</p> <p>(b) The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Regions Bus Stop Assessment procedure and process (STOPR012).</p>
City Community Services Department – Park Planning Section (July 31, 2024)	Parks and Culture Planning Section, Community Services Department, has no concerns with the proposed Official Plan Amendment for 99 Rathburn Road West, more specifically to amend Schedule 10 to redesignate a portion of a specific block within the subject lands from Office to Public Open Space. The proposed Public Open Space block can help to achieve parkland needs in the Downtown Core character area. Staff recommend that the proposed park block be unencumbered and placed in public ownership, however if the proposed Public Open space is designed as a Privately Owned Publicly Accessible Space (POPS), it is noted as per the current Parkland Conveyance By-law 0137-2022, POPS are not eligible for parkland dedication credits. As such, new residential and non-residential development proposed under this OPA will be subject to Cash-in-Lieu of a parkland dedication payment as outlined in the M-1010 Hammerson Agreement. Furthermore, if the Public Open Space takes the form of a POPS, a public easement in favour of the City will be required to be reviewed at a later date through the review of a Lifting of the Holding Provision and Site Plan process.
City Planning Strategies – Housing (March 13, 2023)	The City seeks to ensure that every large development (50 or more units) offers housing options for residents, by providing a diversity of housing affordability and tenure on the site. Future development applications on this site will be evaluated on this basis. Inclusionary Zoning is in effect in Downtown Mississauga and may apply to a future development proposal on this site.

Agency / Comment Date	Comments
City – Fire Plans Examination (February 7, 2023)	Fire has reviewed the application from an emergency response perspective and has no concerns; emergency response time to the site is acceptable. A detailed review of individual site / building access will be conducted during subsequent non OPA submissions.
City – Culture Planning - Public Art (February 10, 2023)	Development proponents will be required to contribute to the quality and character of streets and open spaces by providing public art (Mississauga OP - Downtown Core - 9.4.7.1) in developments that are greater than 10,000m ² (100,000 sq. ft.) in gross floor area, with the exception of non-profit organizations and social housing. Developers are encouraged to include public art as part of their development and/or contribute an agreed upon amount of their gross construction costs to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. At the appropriate project milestone, a public art plan for the Rathburn District will be required to identify priority sites, budgets and themes.
City Transportation and Works Department (July 5, 2024)	The applicant has submitted a concept plan showing the general blocks, building footprint and road configuration. As part of any future development applications (i.e. Rezoning, "H" Holding Zone provision, and/or Draft Plan of Subdivision) on the subject lands, the applicant will be required to submit a number of site-specific technical reports, details, and drawings, to the satisfaction of City staff. This will include, but not be limited to, a Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, ESSQD and Phase One Environmental Site Assessment, Noise Feasibility Study, Grading Plan, and Servicing Plan. In addition, the owner will be required to enter into an agreement with the City to address any related municipal infrastructure design and construction, servicing, land dedications (public roads and sight triangles), easements, road and boulevard works, that are required in support of any proposed development, as identified and to the satisfaction of City staff.
MiWay (February 14, 2023)	This site is currently situated across from the Mississauga City Centre Transit Terminal and is serviced by MiWay Routes 107, 109, 68 and 76 on Rathburn Road West; and in proximity to Go Bus Routes along Station Road.

Agency / Comment Date	Comments
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> <ul style="list-style-type: none">- Alectra Utilities- Bell Canada- Canada Post- Arborist – City- Heritage – City- Conseil Scolaire Viamonde- Enbridge Gas- GO Transit – Metrolinx- Greater Toronto Airport Authority- Ministry of Transportation- Rogers- Imperial Oil
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Sun- Canada Pipeline

A by-law to Adopt Mississauga Official Plan Amendment No. 177

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding policy changes and mapping modifications within the Downtown Core Local Area Plan and Schedule 10, Land Use Designations and Protected Major Transit Station Area (PMTSA) - Schedule 11j (Huronario LRT - Downtown) - Land Use Schedule, of Mississauga Official Plan;

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

1. The document attached hereto, constituting Amendment No. 177 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: December 2, 2024
File: CD.OZ-23.02

MAYOR

CLERK

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.2.2.48.
2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.7.2.16	Exception: R16-16	Map # 17	By-law:
In a R16-16 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses /regulations shall apply:			
Regulations			
4.7.2.16.1	The provisions contained in Article 4.1.5.13 of this By-law shall not apply		
4.7.2.16.2	The provisions contained in Subsection 4.1.8 of this By-law shall not apply to the encroachment of a porch, deck, balcony, chimney , awning, window, pilaster or corbel, window well, or stairs with a maximum of three risers		
4.7.2.16.3	Minimum lot area - interior lot		225 m ²
4.7.2.16.4	Minimum lot area - CEC - corner lot		245 m ²
4.7.2.16.5	Minimum lot frontage - interior lot/CEC - corner lot		10.0 m
4.7.2.16.6	Maximum lot coverage		53%
4.7.2.16.7	Minimum front yard - interior lot/CEC - corner lot		4.5 m
4.7.2.16.8	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk		6.0 m
4.7.2.16.9	Minimum interior side yard - lot with an exterior side lot line abutting a CEC - road		0.6 m
4.7.2.16.10	Minimum interior side yard - interior lot		1.2 m on one side of the lot and 0.6 m on the other side
4.7.2.16.11	Minimum interior side yard where interior side lot line is the rear lot line of abutting parcel		1.2 m

4.7.2.16	Exception: R16-16	Map # 17	By-law:
4.7.2.16.12	Minimum rear yard - interior lot/CEC - corner lot		6.0 m
4.7.2.16.13	Maximum height		12.6 m
4.7.2.16.14	Notwithstanding Sentence 4.7.2.16.19 of this Exception, maximum encroachment of a porch or deck inclusive of stairs into the required front and exterior side yards		1.5 m
4.7.2.16.15	Notwithstanding Sentence 4.7.2.16.19 of this Exception, maximum encroachment of an awning, window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards		0.6 m
4.7.2.16.16	Notwithstanding Sentence 4.7.2.16.19 of this Exception, maximum encroachment of a deck inclusive of stairs located at and accessible from the first storey or below the first storey , or awning into the required rear yard		5.0 m
4.7.2.16.17	Notwithstanding Sentence 4.7.2.16.19 of this Exception, maximum encroachment of a balcony , window, chimney , pilaster or corbel, window well and stairs with a maximum of three risers, into the required rear yard		1.8 m
4.7.2.16.18	Notwithstanding Sentence 4.7.2.16.19 of this Exception, accessory buildings and structures shall comply with the provisions contained in Subsection 4.1.2 of this By-law		
4.7.2.16.19	Site development related to any buildable areas shall comply with Schedule R16-16 of this Exception		

3. Map Number 17 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1-48" to "R16-16" and "G1", and by deleting therefrom portions of the Greenlands Overlay from the zoning of Part of Lot 3, Range 1, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "R16-16" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", and the Greenlands Overlay shall not apply to portions of the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R16-16" and "G1" zoning indicated thereon and the Greenlands Overlay deleted therefrom.

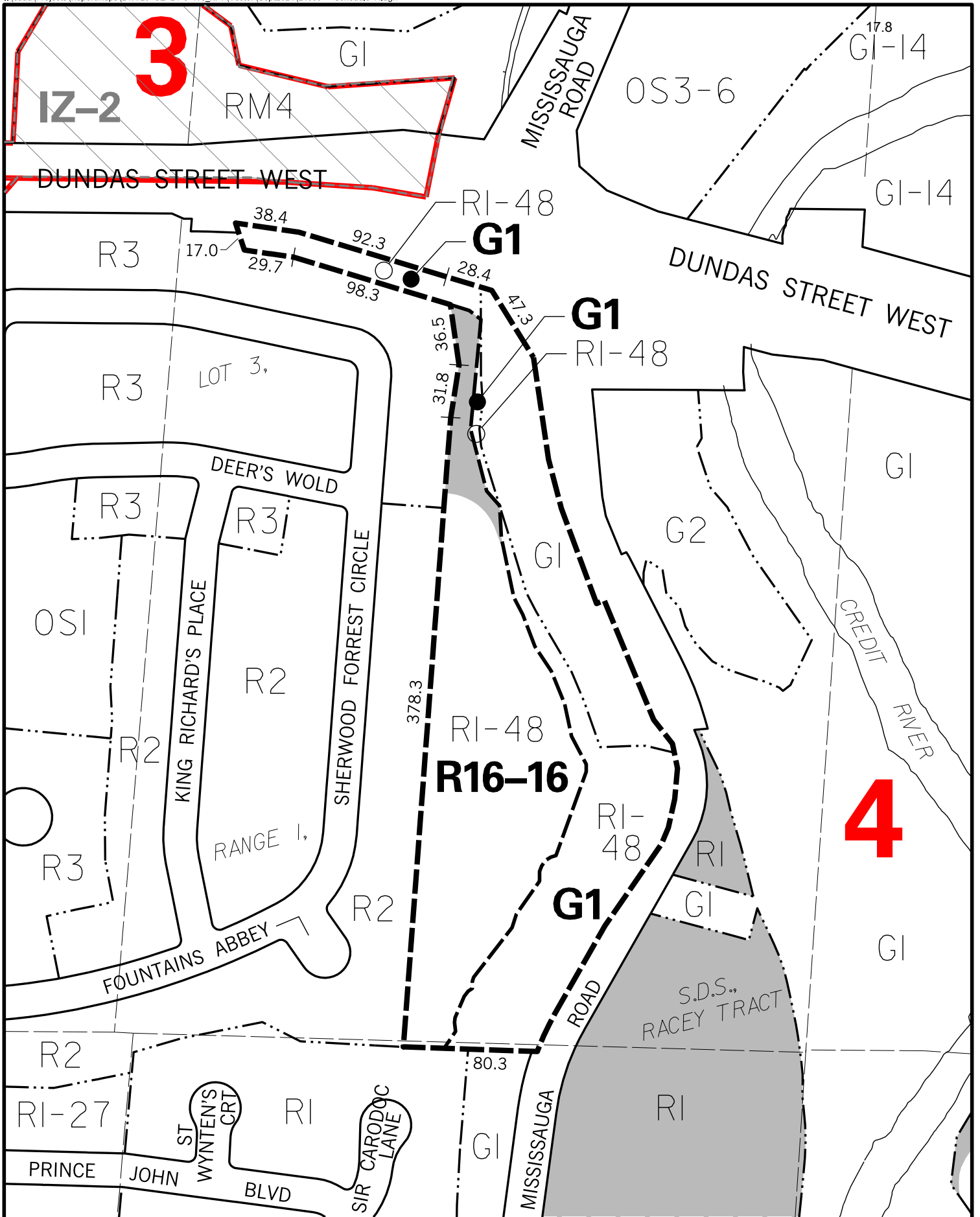
ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 28, 2024
File: CD.OZ-24.05

MAYOR

CLERK



AREA SUBJECT TO REZONING



ARROW FOR EXISTING ZONING

1,2,3,4

PARKING PRECINCT



ARROW FOR PROPOSED ZONING



PARKING PRECINCT BOUNDARY



GREENLANDS OVERLAY

IZ-#

INCLUSIONARY ZONING AREA



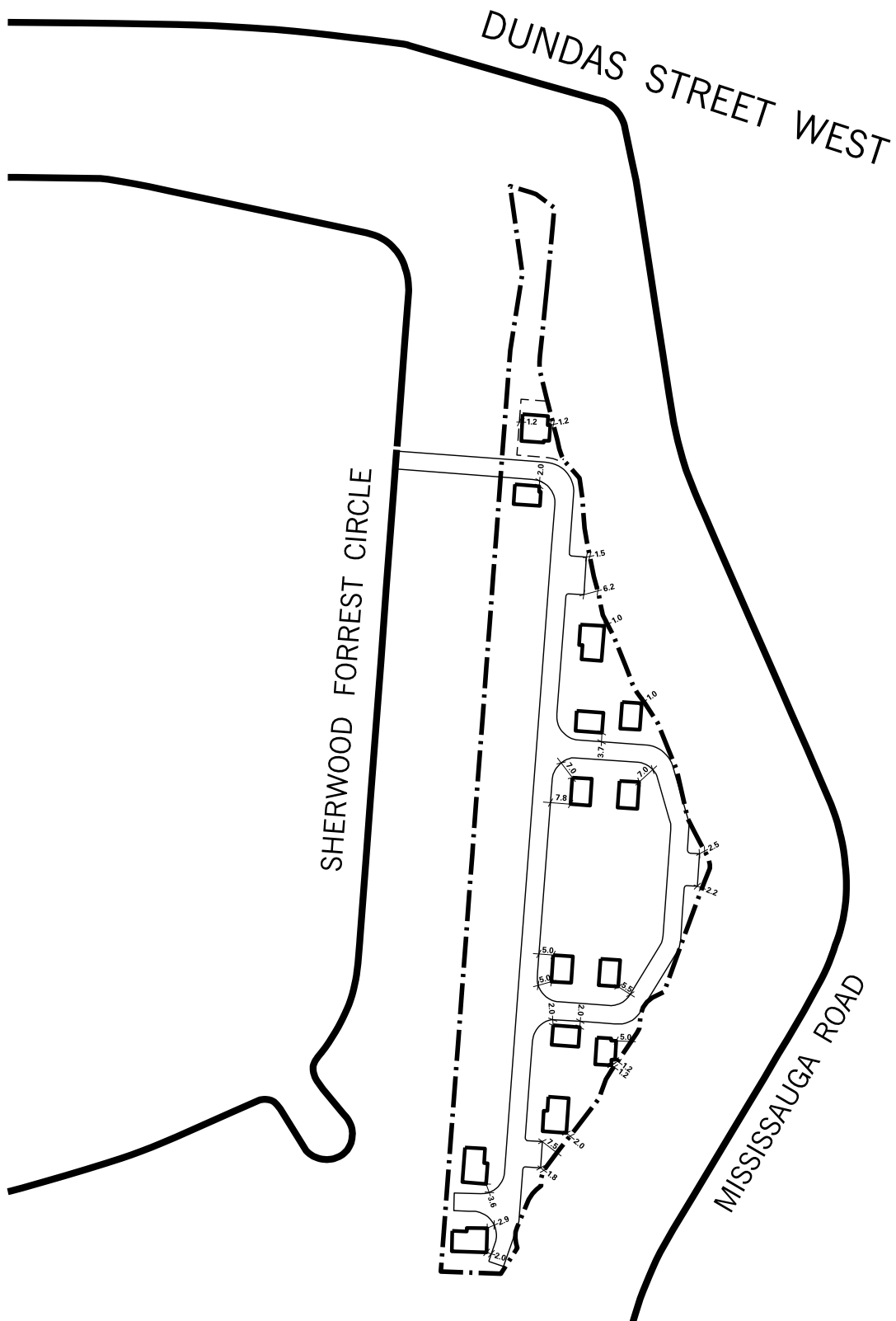
INCLUSIONARY ZONING OVERLAY



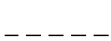
THIS IS SCHEDULE "A" TO

BY-LAW _____

This is not a Plan of Survey. Dimensions shown taken from Surveys prepared by R-PE Surveying Ltd., dated July 10, 2023, and dated August 3, 2023.

CITY OF MISSISSAUGA



-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**
-  **LOT BOUNDARY**



Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "R16-16"

AS ATTACHED TO BY-LAW _____

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 56 detached dwellings on a CEC - road. Additional regulations include reduced minimum lot areas, lot frontages, increased lot coverage, height and other regulations.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1-48" (Detached Dwellings - Typical Lots - Exception) to "R16-16" (Detached Dwellings on a CEC - Road - Exception) and "G1" (Greenlands - Natural Hazards).

"R1-48" permits a detached dwelling, and a legally existing retirement building and convent, subject to the regulations specified for the R1 Base Zone.

"G1" permits flood control, stormwater management, erosion management, and natural heritage features and areas conservation uses.

The "R16-16" permits detached dwellings on a CEC - road, subject to regulations with respect to area, lot frontage, lot coverage, front, side and rear yard setbacks, and maximum height.

Location of Lands Affected

South of Dundas Street West, west of Mississauga Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733.

[http://teamsites.mississauga.ca/sites/18/Bylaws/OZ.24-9 W8.by-law.lp.rv.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ.24-9%20W8.by-law.lp.rv.jmcc.docx)

A by-law to amend By-law No. 555-2000,
as amended, being the Traffic By-law

WHEREAS pursuant to section 11(3)1 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, a Council may enact by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS Council of The Corporation of the City of Mississauga desires to make certain amendments to By-law 555-2000, as amended, being the Traffic By-law;

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

1. That Schedule 29 of By-law 555-2000, as amended, be amended by DELETING the following:

SCHEDULE 29
DESIGNATED ON STREET PARKING FOR THE DISABLED

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIME OR DAY
Queen Street South	West	A point 15 metres (49 feet) north of Main Street/Pearl Street to a point 22 metres (72 feet) northerly thereof	Anytime

2. That Schedule 3 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 3
NO PARKING

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 PROHIBITED TIMES OR DAYS
Boyer Boulevard	North	Mavis Road and a point 84 metres westerly thereof	Anytime
Boyer Boulevard	North	A point 115 metres west of Mavis Road and a point 27 metres westerly thereof	Anytime

3. That Schedule 29 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 29
DESIGNATED ON STREET PARKING FOR THE DISABLED

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIME OR DAY
Queen Street South	West	A point 22 metres north of Main Street/Pearl Street to a point 29 metres northerly thereof	Anytime


4. That Schedule 31 of By-law 555-2000, as amended, be amended by ADDING the following:

SCHEDULE 31
DRIVEWAY BOULEVARD PARKING-CURB TO SIDEWALK

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES PERMITTED
Barwell Road	Both	Entire roadway	Anytime
Castlefield Drive	North, West & South (where sidewalk exists)	Entire roadway	Anytime
Denise Road	Both	Entire roadway	Anytime
Dunedin Crescent	North & West (where sidewalk exists)	Entire roadway	Anytime
Genovese Place	South	Entire roadway	Anytime
Ruby Walk	West	Entire roadway	Anytime
Trapper Crescent	Both	Entire roadway	Anytime
Westbridge Way	Both	Entire roadway	Anytime

5. This By-law shall not become effective until the portions of the highway(s) affected are properly signed.

ENACTED and PASSED this 11th day of December, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: December 4, 2024
File: BL.01-24.02

MAYOR

CLERK

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

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

4.2.4.62	Exception: R3-62	Map # 56	By-law:
In a R3-62 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.62.1	Minimum lot area - interior lot		410 m ²
4.2.4.62.2	Minimum lot area - corner lot		440 m ²
4.2.4.62.3	Minimum lot frontage - corner lot		16.0 m
4.2.4.62.4	Maximum lot coverage		50%
4.2.4.62.5	Minimum front yard - interior lot/corner lot		4.0 m
4.2.4.62.6	Minimum setback to garage face - interior lot/corner lot		6.0 m
4.2.4.62.7	Minimum exterior side yard		3.0 m
4.2.4.62.8	Minimum interior side yard - interior lot		1.2 m on one side and 0.6 m on the other side
4.2.4.62.9	Minimum rear yard - interior lot		6.0 m
4.2.4.62.10	Maximum height		11.0 m
4.2.4.62.11	Minimum landscaped soft area in the yard containing the driveway		35% of the front yard and/or exterior side yard

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.5.68	Exception: R4-68	Map # 56	By-law:
In a R4-68 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.5.68.1	Minimum lot area - interior lot		330 m ²
4.2.5.68.2	Minimum lot area - corner lot		360 m ²
4.2.5.68.3	Minimum lot frontage - corner lot		13.5 m
4.2.5.68.4	Maximum lot coverage		50%
4.2.5.68.5	Minimum front yard - interior lot/corner lot		4.0 m
4.2.5.68.6	Minimum setback to garage face - interior lot/corner lot		6.0 m
4.2.5.68.7	Minimum exterior side yard		3.0 m
4.2.5.68.8	Minimum rear yard - interior lot/corner lot		6.0 m
4.2.5.68.9	Maximum height		11.0 m
4.2.5.68.10	Minimum landscaped soft area in the yard containing the driveway		34% of the front yard and/or exterior side yard

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.6.51	Exception: R5-51	Map # 56	By-law:
In a R5-51 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.51.1	Minimum lot area - corner lot		340 m ²
4.2.6.51.2	Minimum lot frontage - corner lot		12.7 m
4.2.6.51.3	Maximum lot coverage		50%
4.2.6.51.4	Minimum front yard - interior lot/corner lot		4.0 m
4.2.6.51.5	Minimum setback to garage face - interior lot/corner lot		6.0 m
4.2.6.51.6	Minimum exterior side yard		3.0 m
4.2.6.51.7	Minimum interior side yard - interior lot		1.2 m on one side and 0.6 m on the other side
4.2.6.51.8	Minimum rear yard - interior lot/corner lot		6.0 m
4.2.6.51.9	Maximum height		11.0 m

- 4. Map Number 56 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R4" to "R3-62", "R4-68", "R5-51" and "OS1", the zoning of Part of Lots 8 and 9, Concession 10, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-62", "R4-68", "R5-51" and "OS1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-62", "R4-68", "R5-51" and "OS1" zoning indicated thereon.

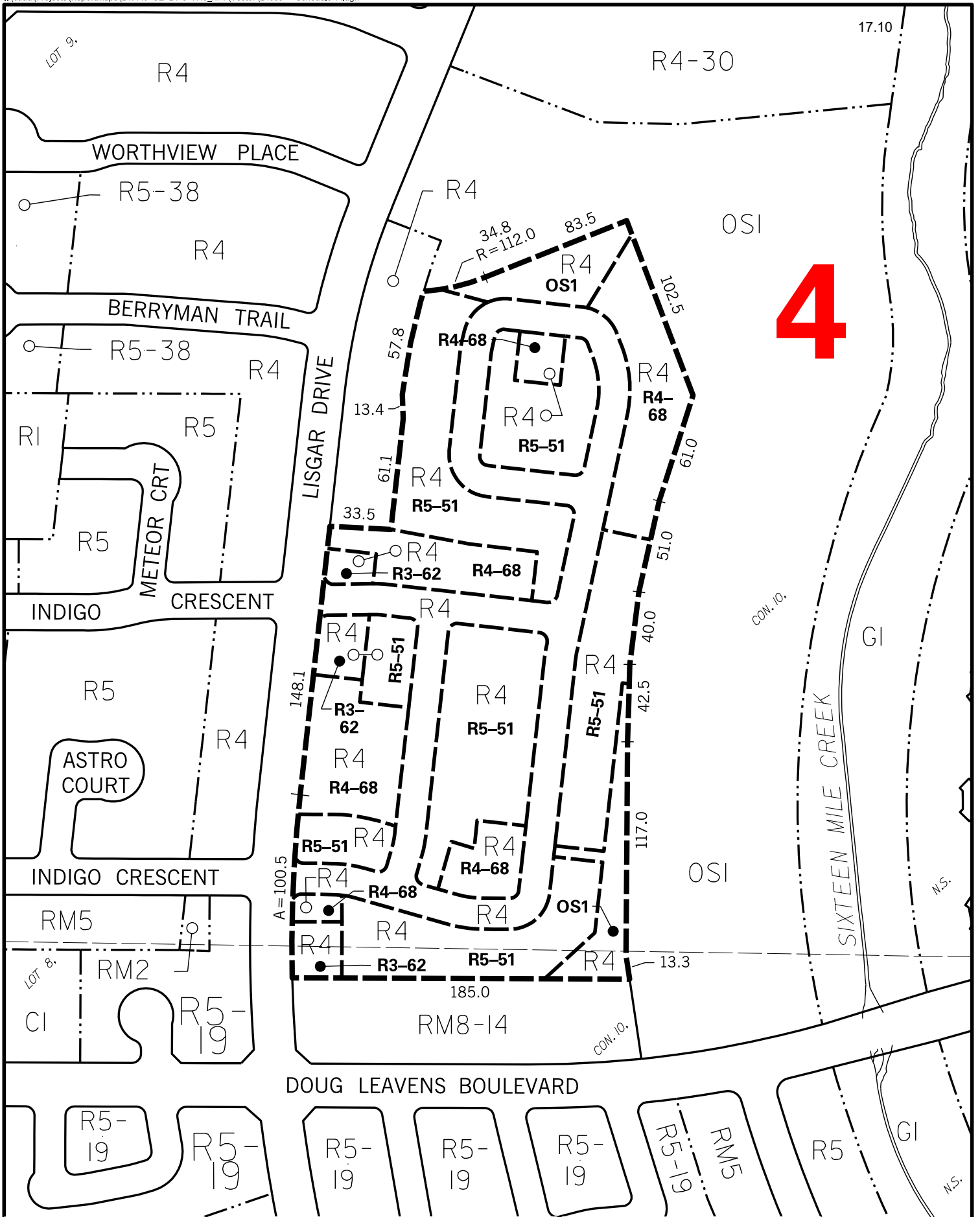
ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 28, 2024
File: CD.OZ-24.06

MAYOR

CLERK



4



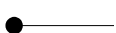
AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



ARROW FOR EXISTING ZONING



ARROW FOR PROPOSED ZONING

THIS IS SCHEDULE "A" TO

BY-LAW _____

This is not a Plan of Survey. For accurate boundary information refer to Plan 43M-1052 and Plan 43M-1066.

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a residential development consisting of 124 detached dwellings and a public park which will allow expansion and improved connectivity to Lisgar Fields Community Park.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R4" (Detached Dwellings - Typical Lots) to "R3-62" (Detached Dwellings - Typical Lots - Exception), "R4-68" (Detached Dwellings - Typical Lots - Exception), "R5-51" (Detached Dwellings - Typical Lots - Exception) and "OS1" (Open Space - Community Park).

"R4" zone permits detached dwellings on typical lots.

"R3-62" permits five detached dwellings on typical lots, subject to regulations with respect to lot frontage, lot coverage, setbacks and landscaped area and also the R3 infill residential exception regulations.

"R4-68" permits 37 detached dwellings on typical lots, subject to regulations with respect to lot frontage, lot coverage, setbacks and landscaped area.

"R5-51" permits 82 detached dwellings on typical lots, subject to regulations with respect to lot frontage, lot coverage, setbacks and landscaped area.

"OS1" permits passive and active recreational uses and stormwater management facility.

Location of Lands Affected

East side of Lisgar Drive, north of Doug Leavens Boulevard, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Emma Bunting of the City Planning and Building Department at 905-615-3200 ext. 5759.

[http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 24-5 W10 \(Bill 109\).by-law.em.tj.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 24-5 W10 (Bill 109).by-law.em.tj.jmcc.docx)

Amendment No. 185
to
Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 185

WHEREAS in accordance with the provisions of sections 17 or 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, ("Planning Act") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation from Residential Low Density I to Residential Medium Density within the Malton Neighbourhood Character Area.

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

1. The document attached hereto, constituting Amendment No. 185 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 185
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 185.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated June 5, 2023, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density to permit 15 townhouses.

LOCATION

The lands affected by this Amendment are located at the southwest corner of Goreway Drive and Etude Drive. The subject lands are located in the Malton Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings.

An Official Plan Amendment is required to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density to permit 15 townhouses.

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

1. The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area.
2. The proposal provides appropriate transition to the existing adjacent land uses and provides a compatible built form while continuing to respect the character of the Malton Neighbourhood Character Area.
3. The existing municipal infrastructure is adequate to support the proposed development, while the development adds to the variety of housing options, which aligns with the goals and objectives of Mississauga Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

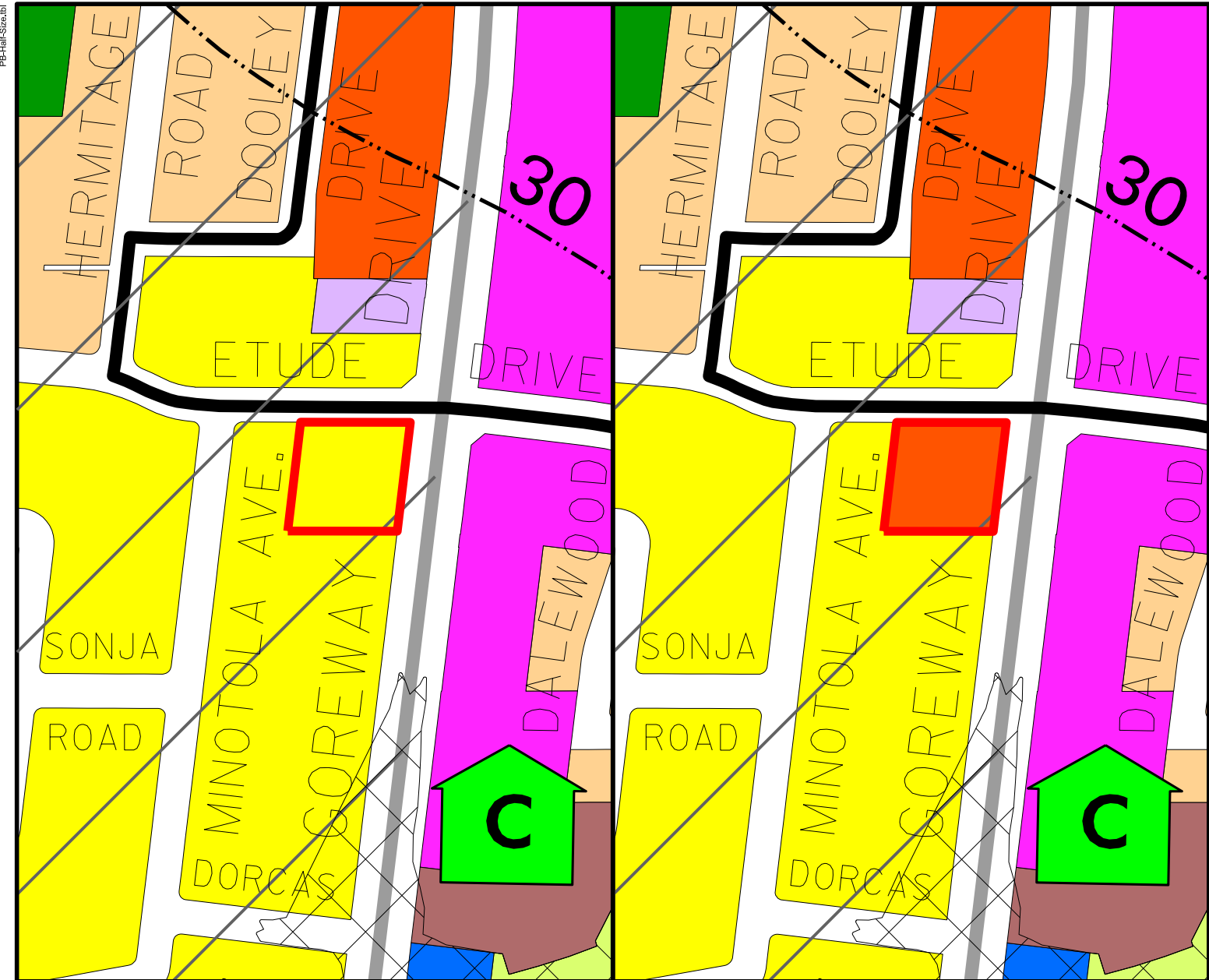
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 7, 2024.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

PB-Hall-Size.tbl



- ### LAND USE DESIGNATIONS
- | | |
|----------------------------|---------------------|
| Residential Low Density I | Business Employment |
| Residential Low Density II | Industrial |
| Residential Medium Density | Airport |
| Residential High Density | Institutional |
| Mixed Use | Public Open Space |
| Downtown Mixed Use | Private Open Space |
| Downtown Core Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | |

- ### BASE MAP INFORMATION
- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

- ### CITY STRUCTURE
- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

AREA OF AMENDMENT

FROM:
 RESIDENTIAL LOW DENSITY I

TO:
 RESIDENTIAL MEDIUM DENSITY

0 30 60 90 metres

MAP 'A'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

11/12/2024

breric

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend Public Meetings of Planning and Development Committee and Council held on December 10, 2018 and June 28, 2023 in connection with this proposed Amendment.

No deputations from the public were made at the public meeting and no written submissions were received.

City of Mississauga
Corporate Report



Date: June 5, 2023 To: Mayor and Members of Council From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's files: OZ 18-013 W5 & T-M18003 W5
	Meeting date: June 28, 2023

Subject

RECOMMENDATION REPORT (WARD 5)

Official Plan Amendment, Rezoning and Subdivision applications to permit 15 condominium townhomes on a private condominium road

7170 Goreway Drive, southwest corner of Goreway Drive and Etude Drive

Owner: 2013512 Ontario Inc.

Files: OZ 18/013 W5 and T-M18003 W5

Pre-Bill 109

Recommendation

1. That the applications under Files OZ 18/013 W5, 2013512 Ontario Inc., 7170 Goreway Drive, to amend the Official Plan to **Residential Medium Density**, and to change the zoning to **RM6-exception** to permit 15 condominium townhomes on a private condominium road be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 5, 2023 from the Commissioner of Planning and Building.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3 attached to the staff report dated June 5 2023 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M18003 W5.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

4. 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 36 months of the Council decision.

Executive Summary

- The applications are to amend the Official Plan and the zoning by-law and to permit a plan of subdivision to allow 15 condominium townhomes on a private condominium road
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including redesigning the internal road network to facilitate one additional townhome
- 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 10, 2018, at which time an Information Report (Item 4.5 [2018_12_10_PDC_Agenda.pdf](#) (mississauga.ca)) was received for information. Recommendation PDC-0071-2018 was then adopted by Council on December 12, 2018.

1. That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

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 7170 Goreway Drive

Comments

REVISED DEVELOPMENT PROPOSAL

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

- The number of townhomes has increased from 14 to 15 units
- The proposed condominium road has been redesigned to facilitate a more efficient layout
- The site layout has been revised to increase the amount of private amenity area, concentrate waste collection and add bicycle parking.

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 July 27, 2018. 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 10, 2018. One member of the public made a deputation regarding the applications. Responses to the matters raised at the public meeting and from correspondence received can be found in Appendix 2.

No additional community meetings were held for the subject application.

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 I** to **Residential Medium Density**. A zoning by-law amendment is required to change the zoning from **R3-69** to **RM6-exception** to permit the proposal. A draft plan of subdivision application is required to create residential blocks for the townhomes and to create the Common Element Condominium (CEC) private road. A list of the City Conditions of Approval for the Draft Plan of Subdivision can be found in Appendix 3.

The official plan amendment, rezoning and draft plan of subdivision applications to permit 15 condominium townhomes on a private condominium road has been found acceptable based upon the following:

- The proposal represents intensification that is compatible with the neighbourhood context
- The proposal provides appropriate transition to the existing adjacent land uses, and provides a compatible built form while continuing to respect the character of the area

- 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 supports 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.

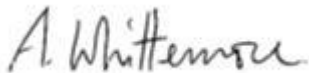
Conclusion

In summary, the proposed development represents an efficient use of vacant land in an established residential neighborhood. The proposal will not result in any adverse impacts to the community and is generally consistent with other infill developments in the City.

The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: City Conditions of Approval



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

Prepared by: Emma Bunting, Development Planner

City of Mississauga
Corporate Report



<p>Date: November 20, 2018</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: OZ 18/013 W5 & T-M18003 W5</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2018/12/10</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

**Applications to permit 14 condominium townhomes on a private condominium road
7170 Goreway Drive, southwest corner of Goreway Drive and Etude Drive**

Owner: 2013512 Ontario Inc.

File: OZ 18/013 W5 and T-M18003 W5

Pre-Bill 139

Recommendation

That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, 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 interpretation and preliminary planning analysis. (Appendix 1)

PROPOSAL

Official plan amendment, rezoning and draft plan of subdivision applications are required to permit 14 condominium townhomes on a private condominium road. The applicant is proposing to change the **Residential Low Density I** designation on the subject property to **Residential Medium Density**. The zoning will also need to be changed from **R3-69** (Detached Dwellings) to **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road).

Comments

The property is located at the southwest corner of Goreway Drive and Etude Drive within the Malton Neighbourhood Character Area. The property is currently vacant. The surrounding neighbourhood contains detached, semi-detached and townhomes with commercial plazas located to the east and northeast of the subject property.

Aerial image of 7170 Goreway Drive



Applicant's rendering of proposed townhomes



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement (PPS)*, *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* and *Region of Peel Official Plan (ROP)*. The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and conforms to the *Growth Plan* and the ROP.

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

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. There are technical issues that need to be addressed, including the proposed setbacks, overall site design and storm water capacity. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

I

Detailed Information and Preliminary Planning Analysis

Owner: 2013512 Ontario Inc.

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1. Site History

- Applications for an official plan amendment and rezoning under File OZ 03/07 to permit a two storey mixed use commercial/residential development was refused by Council in 2004 because the proposal was not seen as compatible with the surrounding land uses.
- June 20, 2007 □ Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3-69** (Detached Dwelling) which permits detached homes.
- November 14, 2012, Mississauga Official Plan came into force except for those site/policies which were appealed. The subject lands are designated **Residential Low Density I** in the Malton Neighbourhood Character Area.

2. Site Context

The property is located on the southwest corner of Etude Drive and Goreway Drive, within the Malton Neighbourhood Character Area. The site is currently vacant and was previously used for a detached home that was demolished in 2010. Goreway Drive is a major collector road that is serviced by four MiWay public transit routes. The site is within easy walking distance of Westwood Mall, which is located on the northeast corner of Goreway Drive and Etude Drive. Westwood mall contains a number of commercial uses including a significant number of retail stores, personal services and restaurants.

Aerial Image of 7170 Goreway Drive



Property Size and Use	
Frontages:	
Goreway Drive	63.9 m (209.6 ft.)
Etude Drive	64.0 m (210.0 ft.)
Depth:	63.9 m (209.5 ft.)
Gross Lot Area:	0.4 ha (0.99 ac.)
Existing Uses:	Vacant

The surrounding land uses are:

- North: Detached homes and Malton Baptist Church are located directly across from the subject property. Further north is a small office and townhome development
- East: Commercial plaza which contains several retail stores, personal services, banks and restaurants
- South: Detached homes
- West: Detached homes

Image of existing property conditions facing west



3. Neighbourhood Context

The subject property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were developed in the 1950's and 1960's and the population is mostly middle aged and younger. On average, the total number of persons within a household in the area is 3, with 34% living in apartments fewer than five storeys and 23.6% in detached homes.

Other applications nearby

There are no active development applications in the vicinity of the subject property.

Community Services and Infrastructure

This application will have minimal impact on existing services in the community.

4. Project Details

The applications are to permit 14 condominium townhomes within 3 blocks. Blocks 1 and 2 face Goreway Drive and Etude Drive, while Block 3 is located internal to the site. Access to the site will be from Etude Drive. Each unit will have 1 parking space within the garage to the rear and 1 space in the driveway. 5 visitor parking spaces will be located next to the rear of homes on Minotola Avenue.

Development Proposal		
Applications submitted:	Received: June 18, 2018 Deemed complete: July 12, 2018	
Developer/ Owner:	2013512 Ontario Inc.	
Applicant:	Weston Consulting	
Number of units:	14	
Height:	3 storeys	
Landscaped Area:	32.7%	
Road type:	The townhomes will front onto a common element condominium road.	
Anticipated Population:	42* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	28	28
visitor spaces	4	5
Total	32	33

5. Community Comments

No community meetings were held and no written comments have been received by the Planning and Building Department.

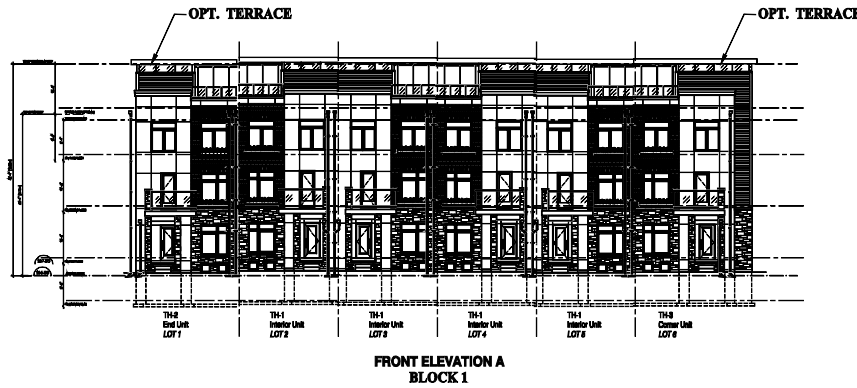
Concept Plan and Elevations

Site Plan

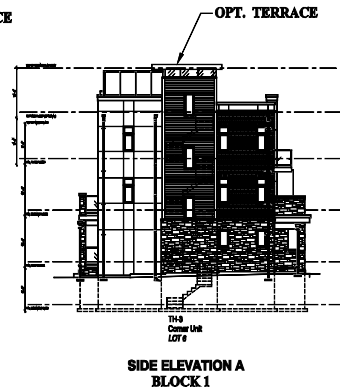


Elevations

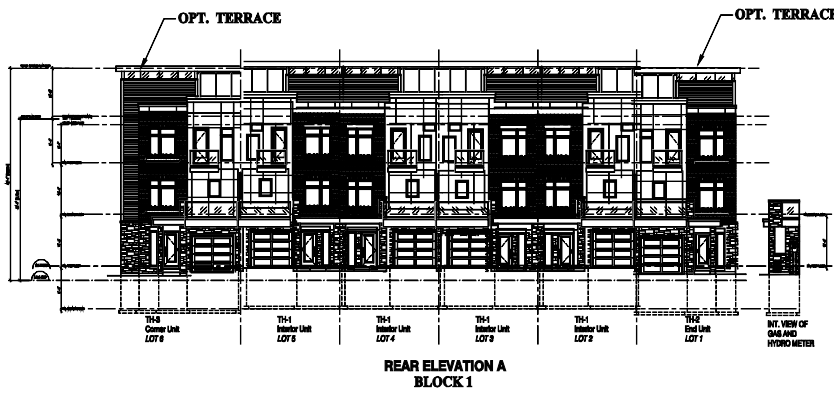
**GOREWAY DRIVE & ETUDE DRIVE
MISSISSAUGA
6.0m 3 STOREY STREET FACING TOWNHOUSE**



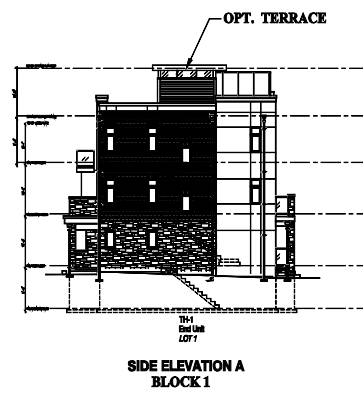
**FRONT ELEVATION A
BLOCK 1**



**SIDE ELEVATION A
BLOCK 1**

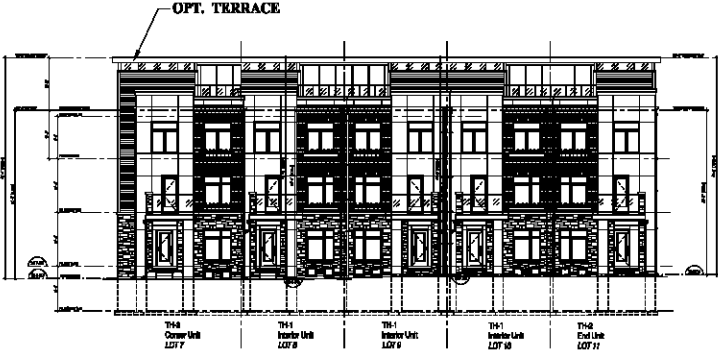


**REAR ELEVATION A
BLOCK 1**

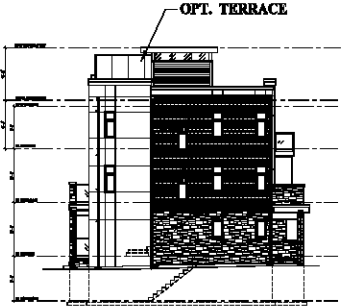


**SIDE ELEVATION A
BLOCK 1**

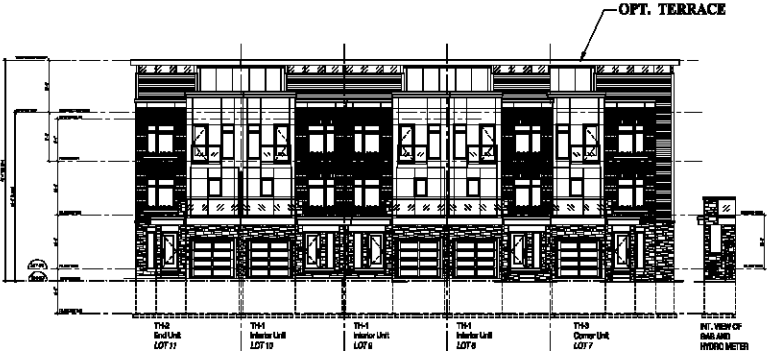
GOREWAY DRIVE & ETUDE DRIVE
MISSISSAUGA
6.0m 3 STOREY STREET FACING TOWNHOUSE



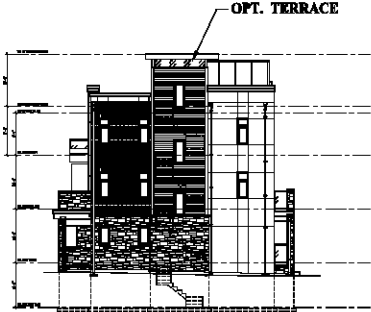
FRONT ELEVATION A
BLOCK 2



SIDE ELEVATION A
BLOCK 2

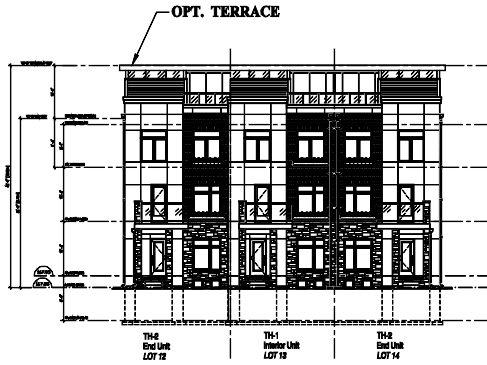


REAR ELEVATION A
BLOCK 2

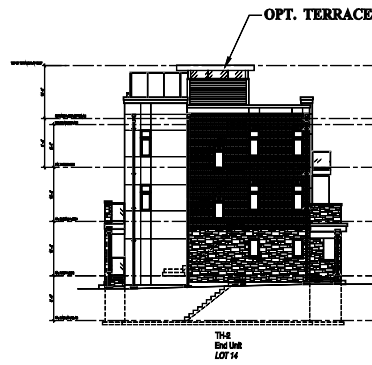


SIDE ELEVATION A
BLOCK 2

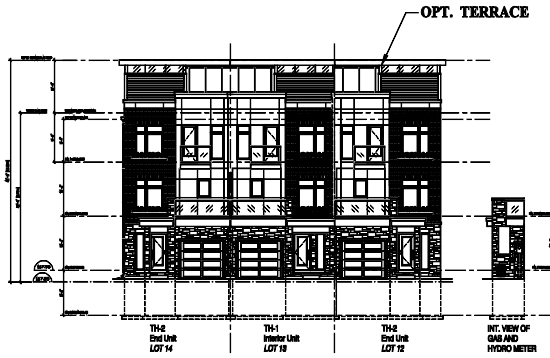
GOREWAY DRIVE & ETUDE DRIVE
MISSISSAUGA
6.0m 3 STOREY STREET FACING TOWNHOUSE



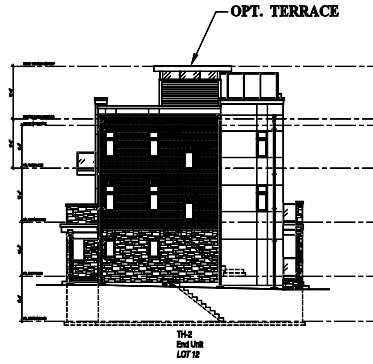
FRONT ELEVATION A
BLOCK 3



SIDE ELEVATION A
BLOCK 3



REAR ELEVATION A
BLOCK 3



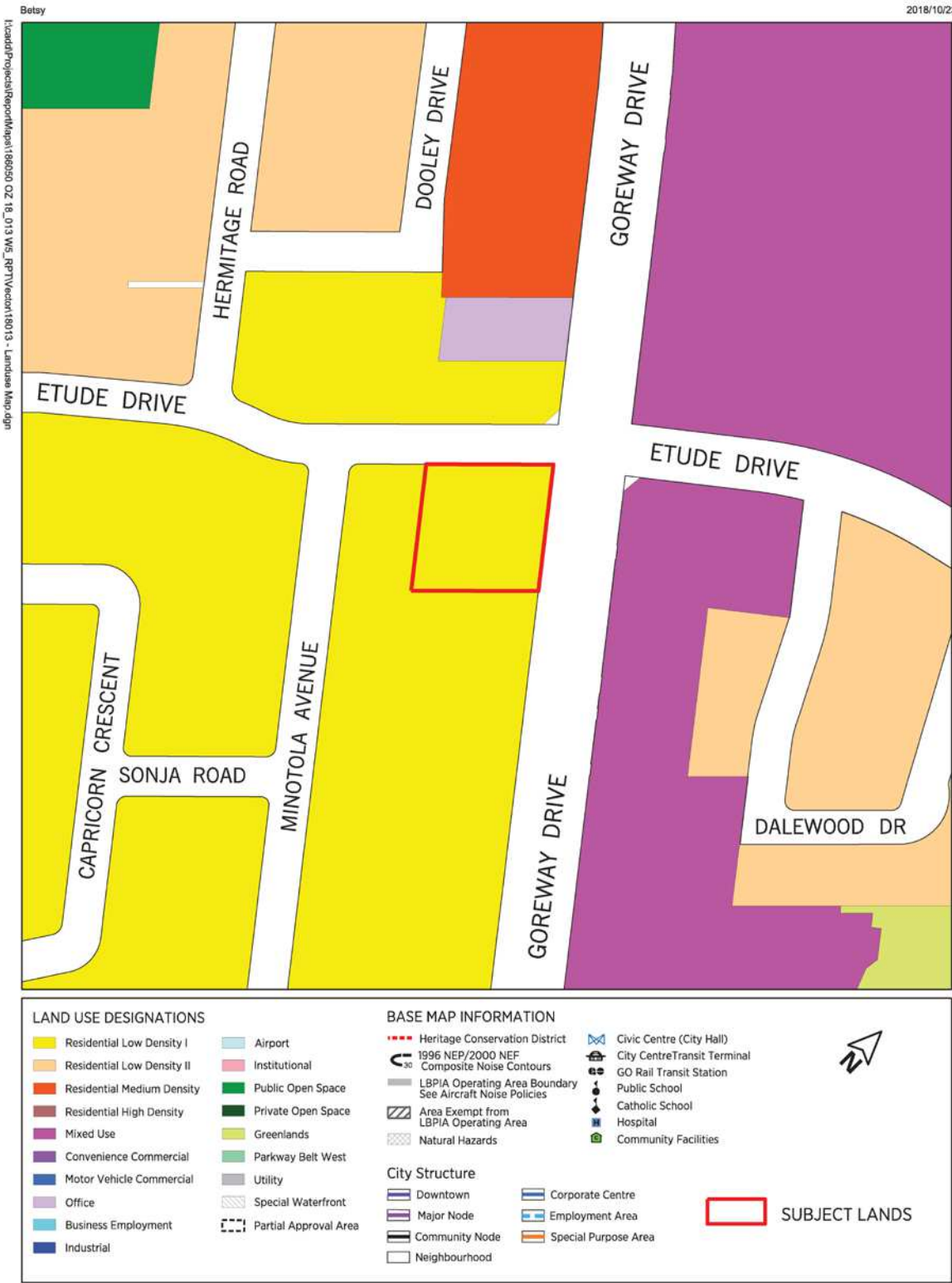
SIDE ELEVATION A
BLOCK 3

Applicant's rendering of proposed townhomes

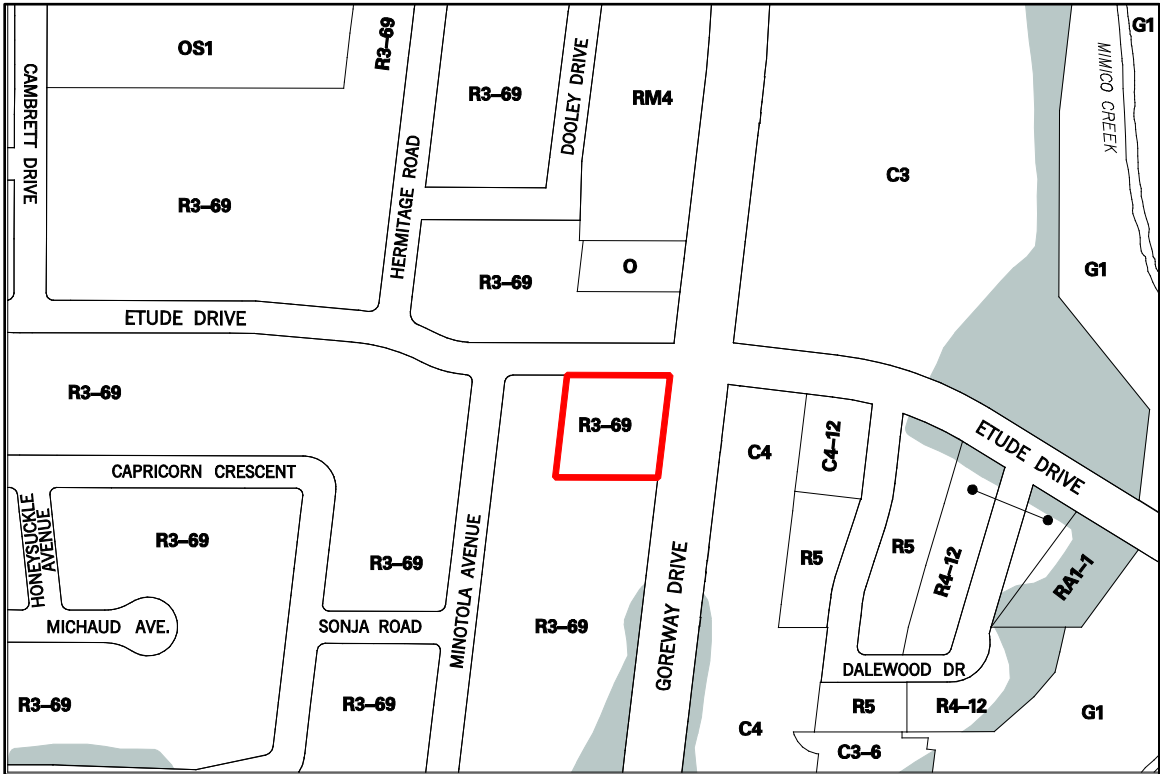


6. Land Use Policies and Regulations

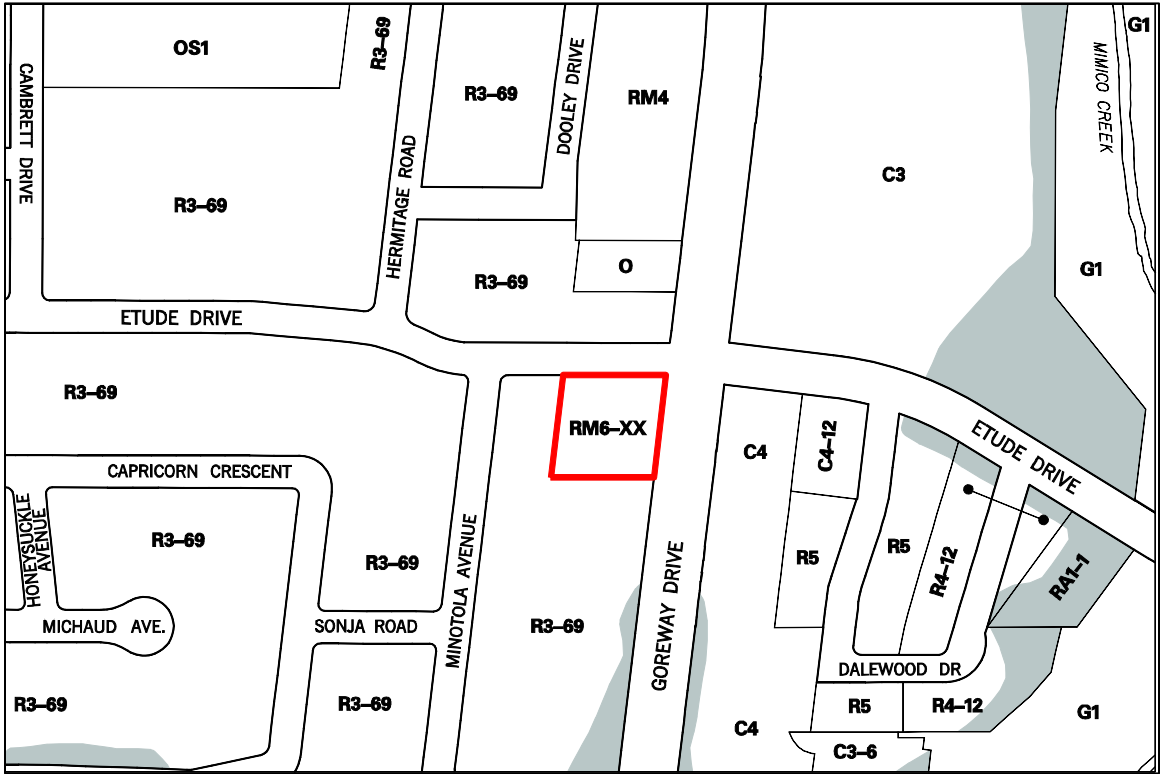
Excerpt of Malton Neighbourhood Character Area Land Use



Existing Zoning and General Context



Proposed Zoning and General Context



Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications.

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP are in conformity with the <i>Growth Plan</i> . Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The proposed development is in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Malton Neighbourhood Character Area and are designated Residential Low Density I which permits detached, semi-detached and duplex homes	The applicant is proposing to change the designation to Residential Medium Density to permit 14 condominium townhomes.
Zoning By-law 225-2007	The lands are currently zoned R3-69 (Detached Dwellings) which permits detached homes.	A rezoning is proposed from R3-69 (Residential) to RM6-Exception (Townhouse Dwellings on a CEC □ Private Road) to permit a 14 townhome development on a condominium road

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential Low Density I which permits detached, semi-detached and duplex homes.

Proposed Designation

Residential Medium Density which permits townhomes.

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/013 W5 and T-M18003 W5 Consistency" column). Only key policies relevant to the applications have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of neighbourhoods in Mississauga Official Plan (MOP) through the infilling of appropriate residential uses supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.	The applications propose an appropriate residential land use and development pattern.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older	The Malton Neighbourhood Character Area is identified in the City's urban structure. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form	The area contains a mix of detached, semi-detached and townhomes. Condominium townhomes are proposed to be located off the public road and the entire proposal is similar in scale to surrounding

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
<p>persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs</p>	<p>and scale to surrounding development.</p>	<p>dwellings.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>Neighbourhoods are non-intensification areas. This does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood. Section 5.3.5.5 states that, 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 MOP.</p>	<p>The surrounding area contains predominantly detached and semi-detached homes. Most of the proposed condominium townhomes are proposed to address public roads and will be serviced by an internal condominium road. The development generally respects the existing character of the neighbourhood.</p> <p>The site is serviced by four MiWay public transit routes and Westwood Mall is located within 50 metres (164 ft.) of the subject property.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account</p>	<p>The Malton Neighbourhood is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be</p>	<p>The applications propose to develop a large underutilized residential lot and provide a consistent and complete frontage along Goreway Drive and Etude Drive.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs	preserved.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (Section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.	The subject property is located within an established neighbourhood. The proposed development will be evaluated against the applicable official plan policies.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated by MOP policies.

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (i.e. "OZ 18/013 W5 and T-M18003 W5 Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development applications have been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and health, urban lifestyle options (section 4.3)	The proposed development would complete the neighbourhood fabric through the infilling of a vacant residential lot and by completing the street frontage along Goreway Drive and Etude Drive.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	The proposed development will be evaluated against the applicable official plan policies.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>Neighbourhoods are not appropriate areas for significant intensification, however they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	<p>As illustrated through this table, MOP generally conforms to the Growth Plan.</p>	<p>The applications were submitted on June 18, 2018</p>
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan</p>	<p>MOP has been reviewed in respect of the <i>Growth Plan</i> and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed accordingly.</p>
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete</p>	<p>Complete communities should meet the day-to-day needs of the people throughout all stages of</p>	<p>These applications propose condominium townhomes which generally supports the housing needs of</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	their life.	people of all ages, abilities and income groups.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	<p>Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living (Chapter 7)</p>	<p>Infilling of a vacant residential lot within an existing neighbourhood with a similar density and compatible housing type is consistent with the <i>Growth Plan</i>.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. That are delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service 	<p>The Malton Neighbourhood is an existing stable neighbourhood which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>facilities (2.2.1.2.c)</p> <p>iii. That is generally away from hazardous lands (2.2.1.2.e)</p> <p>b. Integrated planning to manage forecasted growth will be:</p> <p>i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.21.3.b)</p> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii Support the environment (2.2.1.3.d)</p> <p>iv Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <p>i. Features a diverse mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p> <p>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</p> <p>v. Ensures high quality compact built form,</p>		

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>attractive public realm, including open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing). (2.2.2.4)</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>This is an infill development that will be evaluated against applicable official plan policies.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The application proposed medium density residential development.</p>
<p>Relevant Policies:</p> <p>a. The Region is responsible for preparing a housing strategy (2.2.6.1)</p> <p>b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification</p>	<p>Policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.</p>	<p>This development proposal represents a modest intensification of the existing neighbourhood.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) d. will be implemented through official plan policies and designations and zoning by-laws.</p>		
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. 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 *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this report.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, some of which are found below.

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	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 Direct Growth	Section 5.1.2 Section 5.1.3 (a) (c) Section 5.1.5 Section 5.1.7 Section 5.1.9	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth.</p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to: (a) project ecological functions, public health and safety; (c) minimize environmental and social impacts</p> <p>Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.</p>
Section 5.3 Neighbourhoods	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</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 transitions in use, built form, density and scale</p>

	Specific Policies	General Intent
Chapter 7 Complete Communities	Section 7.1 Section 7.1.1 Section 7.1.6 Section 7.2 Section 7.2.1 Section 7.2.2	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</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 for 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, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
Chapter 9 Build a Desirable Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10 Section 9.2 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1 Section 9.3 Section 9.3.1.1 Section 9.3.1.4 Section 9.3.5 Section 9.3.5.3 Section 9.3.5.6 Section 9.4 Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<p>MOP will ensure that non-intensification areas (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and will generally not allow for tall buildings. New development in neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to represent the existing scale, massing, character and grades of the surrounding area.</p> <p>Appropriate infill in non-intensification areas will help to revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that the infill fits within the existing urban context and minimizes undue impacts on the adjacent properties.</p> <p>Site development should respect and maintain the existing grades on-site.</p>

	Specific Policies	General Intent
Chapter 11 General Land Use Designation	Section 11.2 Section 11.2.5	Residential uses are permitted within the Residential Medium Density designation.
Section 16 Neighbourhood	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.
Section 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

Existing and Proposed Zoning

Existing Zone - R3-69 (Detached Dwellings) which permits detached dwellings

Proposed Zone **RM6-Exception** (Townhouses)

Zone Regulations	RM6 (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations	Proposed RM6-Exception (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations
Minimum Lot Area CEC <input type="checkbox"/> Corner Lot	190 m ² (2,045 ft ²)	150 m ² (1,615 ft ²)
Minimum Lot Frontage CEC <input type="checkbox"/> Corner Lot	8.3 m (27.2 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard Interior lot/CEC <input type="checkbox"/> corner lot	4.5 m (14.7 ft.)	3.5 m (11.5 ft.)
Minimum Exterior Side Yard - Lot with an exterior side lot line abutting a CEC <input type="checkbox"/> private road	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard - Interior lot/CEC <input type="checkbox"/> corner lot	7.5 m (24.6 ft.)	6.0 m (19.6 ft.)
Maximum Height	10.7 m and 3 storeys (35.1 ft.)	13.0 m and 3 storeys (42.6 ft.)
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	1.5 m (4.9 ft.)	1.5 m (4.9 ft.) maximum encroachment of a porch or deck exclusive of stairs
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

7. 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.

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 3 Kindergarten to Grade 5 2 Grade 6 to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Ridgewood PS <ul style="list-style-type: none"> Enrolment: 770 Capacity: 861 Portables: 1 Morning Star Middle PS <ul style="list-style-type: none"> Enrolment: 599 Capacity: 699 Portables: 0 Lincoln M. Alexander SS <ul style="list-style-type: none"> Enrolment: 916 Capacity: 1 470 Portables: 0 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables. 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St Raphael <ul style="list-style-type: none"> Enrolment: 250 Capacity: 340 Portables: 0 Ascension of Our Lord Secondary School <ul style="list-style-type: none"> Enrolment: 780 Capacity: 774 Portables: 8

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (September 20, 2018)	A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.
Dufferin-Peel Catholic District School Board (July 25, 2018) and the Peel District School Board (July 31, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreement.</p>
City Community Services Department □ Parks and Forestry Division/Park Planning Section (August 14, 2018)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>The Community Services Department indicates that future residents on this property will be served by Ridgewood Park (P-013), located on the west side of Cambrett Drive, north of Etude Drive, which is less than 570 metres (1870 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains a playground, spray pad, and a soccer field.</p> <p>Should this application be approved, a cash contribution for street tree planting along Etude Drive will be required. 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 <i>Planning Act</i> and in accordance with City policies and by-laws.</p>
City Community Services Department □ Culture Division (July 31, 2018)	An archaeological assessment was conducted recommending no further concerns.
City Community Services Department □ Fire and Emergency Services Division (July 20, 2018)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (August 27, 2018)	The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions, as follows:

Agency / Comment Date	Comment
	<p>Noise Study The report is to provide additional clarification regarding noise levels at the outdoor living areas (OLAs), due to the fact that the report labels some of these areas as optional and only predicted mitigated sound levels are shown. All calculations are to be provided in the report. If required, noise mitigation measures will be secured through the subdivision agreement.</p> <p>Functional Servicing Report The report is to provide additional clarification regarding the impact of the proposed development on the Goreway Drive storm sewer. We note that the storm sewer on Goreway Drive is at full capacity. The applicant was so informed at the Development Application Review Committee (DARC) meeting on February 1, 2018 (City File DARC 17-008). The FSR is also to provide additional information regarding the proposed storage tank.</p> <p>Grading/Servicing Plan The engineering drawings are to show that the necessary municipal services can be provided for the proposed development, in particular they are to address the connection to the storm sewer at Goreway Drive and to show additional grading information, including cross-sections. The site design is also to conform to the City's condominium/multi-family standards.</p> <p>Municipal Works Municipal works will be required and shall form part of the subdivision agreement. The extent of works required will be determined prior to the Recommendation Report.</p> <p>Traffic The Traffic Impact Study (TIS) is to be revised to provide more information in order to determine whether the full moves access on Etude Drive can be accommodated and clarification is to be provided with regards to the proposed daylight triangle.</p> <p>Environmental The owner is to submit a dewatering plan and a Letter of Reliance for the Phase I Environmental Site Assessment (ESA). If any lands will be dedicated to the City, additional information may be required.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

Agency / Comment Date	Comment
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>City of Mississauga Public Art Coordinator Enbridge Gas Alectra Utilities Hydro One Network Canada Post Greater Toronto Airport Authority</p>
	<p>The following City departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Mississauga Transit Trillium Health Peel Region Police French School Board City Realty Services</p>

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?
- Are the proposed front yard setbacks and overall site design appropriate?
- Will the development and site access impact the local road network?
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

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.

Other Information

The applicant has submitted the following information in support of the applications:

- Plan of Survey
- Site Plan
- Elevations
- Preliminary Site Grading Plan
- Pre-Development Drainage Plan
- Landscape Plans
- Functional Servicing and Stormwater Management Report
- Phase I Environmental Site Assessment
- Stage 1-2 Archaeological Assessment
- Planning Justification Report
- Draft Zoning By-law Amendment
- Context Plan
- Draft Plan of Subdivision
- Floor Plans
- Preliminary Site Servicing Plan
- Post-Development Drainage Plan
- Arborist Report/ Tree Inventory Plan
- Traffic Opinion Letter
- Acoustical Feasibility Study
- List of Low Impact Design Features
- Draft Official Plan Amendment

Recommendation Report Detailed Planning Analysis

Owner: 2013512 Ontario Inc

7170 Goreway Drive

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1. Community Comments

The Information Report was presented the Planning and Development Committee (PDC) on December 10, 2018. One comment from the public was received regarding construction schedules and timing. Four additional queries were received by the Planning and Building Department via email, also regarding construction timing.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies first on July 18, 2018, with additional circulates of the applications on November 1 2019, August 17, 2021 and May 30 2022. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Region of Peel

Comments updated May 26, 2023, state that the Region has reviewed the Functional Servicing Report prepared by C.F. Crozier & Associates dated April 2022 and find it acceptable. Based on the domestic and fire demands proposed within the Functional Servicing Report, the Region has no objection to this development proposal.

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.

Stormwater:

A Functional Servicing Report (FSR), prepared by Crozier Consulting Engineers dated April 20, 2022, was submitted in support of the proposed development. The report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious areas from the proposed development and/or impact to the receiving municipal drainage system, on-site stormwater management control for the post-development discharge is required.

The applicant is proposing to construct a storm system to service the development lands with an outlet to Goreway Drive, and is further exploring options for onsite controls, including an increase in topsoil depth. Overall, the applicant has demonstrated a satisfactory stormwater servicing concept. The refinement of the stormwater management plan can be addressed through the site plan process.

Traffic:

Three Traffic Impact Study (TIS) submissions were provided by C.F. Crozier & Associates Inc. in support of the proposed development. The final submission, dated December 2022, complies with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 8 (2 in, 6 out) and

11 (7 in, 4 out) two-way site trips for the weekday AM and PM peak hours respectively.

With the estimated 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:

A Phase I Environmental Site Assessment (ESA) dated May 1, 2017, and Certification Letter dated February 16, 2023, both prepared by Orbit Engineering Limited, have been received in support of the proposed development. The documents indicate that the site is suitable for the proposed use and no further investigation is required at this time.

Noise:

A Noise Report prepared by HGC Engineering, dated April 11, 2022 was submitted in support of the proposed development. The Noise Report evaluates the potential acoustical impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road (Goreway Drive), air traffic, and adjacent commercial facilities. The report confirms that noise mitigation will be required, including sound barriers for outdoor living areas, ventilation requirements such as provisions for central air conditioning, and upgraded building materials, the details of which will be confirmed through the site plan and building permit processes.

Other Engineering Matters:

Transportation and Works is satisfied that the information reviewed to date is satisfactory, and in accordance with City requirements. Any outstanding items required in support of this development will be dealt with through Draft Plan of Subdivision Conditions, the subdivision agreement, and the site plan review process. Site-specific details will include, but not be limited to: grading; servicing; land dedications; and easements.

School Accommodation

Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.

Since the publication of the information report, the following City Departments and external agencies which previously did not provide comments, have offered no objections to these applications provided that all technical matters are addressed in a satisfactory manner:

- Transit Reviewer
- Rogers Cable

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 12, 2018 (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.

Section 1.1.3.6 of the PPS states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

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.

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 provides for intensification within a delineated built-up area, in a manner which is consistent with the existing and planned character of the immediate area.

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 December 12, 2018 (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 5.3.1 and General Policies in Section 5.5 direct development and redevelopment to the Urban System to achieve an intensified and compact form of development and provide a mix of land uses in appropriate areas that efficiently use land, services infrastructure and public finances while taking into account the characteristics of existing communities and infrastructure.

The proposed development conforms to the ROP as it is an appropriate form of development that efficiently uses land to contribute to housing choices in the neighbourhood.

7. Mississauga Official Plan (MOP)

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 conforms to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

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

Existing Designation

The lands are located within the Malton Neighbourhood Character Area and are designated **Residential Low Density I** which permits detached dwellings, semi-detached dwellings and duplex dwellings.

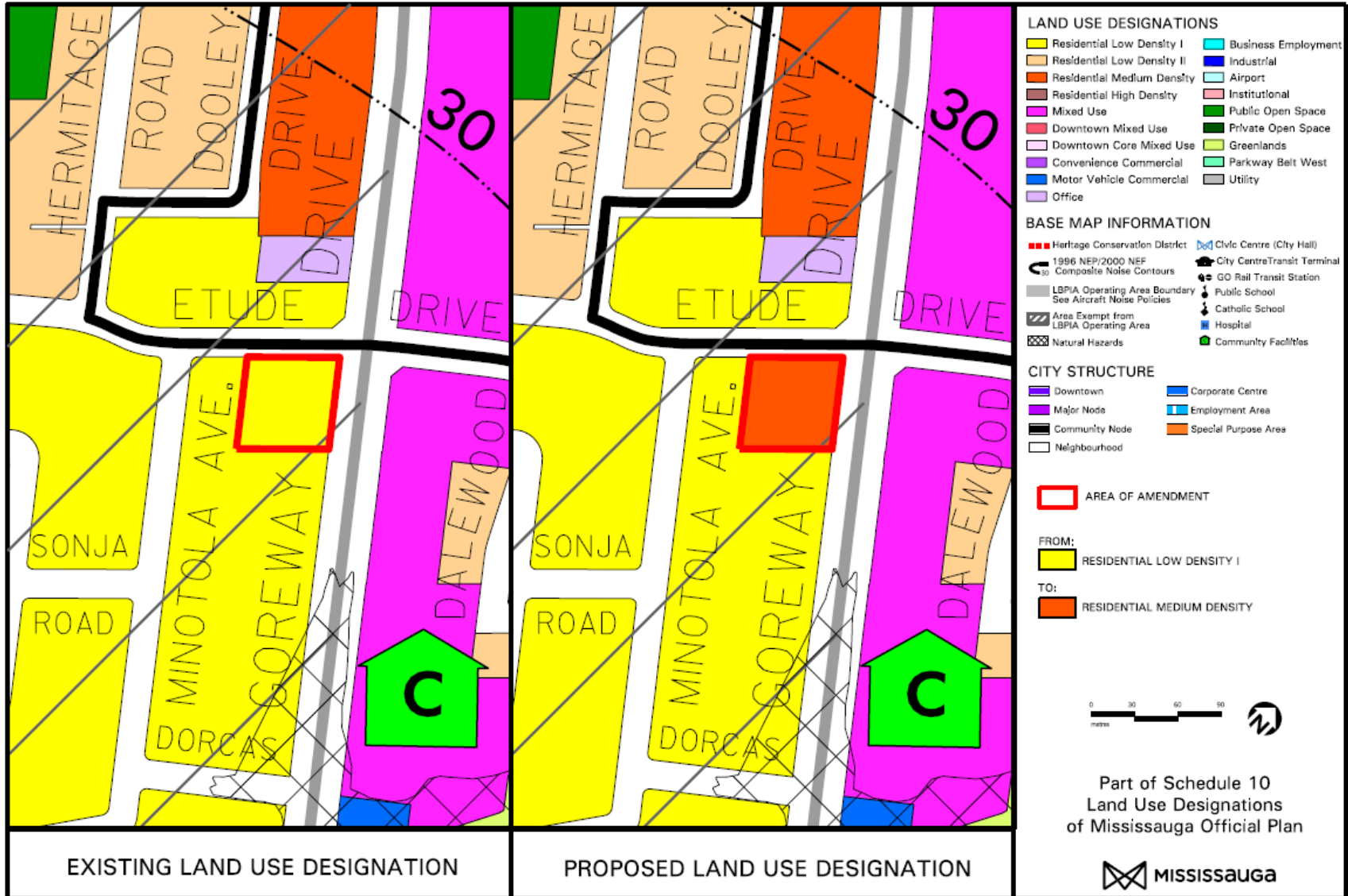
The proposal requires an amendment to the Mississauga Official Plan Policies for the Malton Neighbourhood Character Area to **Residential Medium Density** to permit 15 condominium townhomes.

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.



Excerpt of Malton Neighbourhood Character Area Land Use

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

Directing Growth

The subject site is located in the Malton Neighbourhood Character Area, on the southwest corner of Etude Drive and Goreway Drive. Neighbourhoods are to accommodate modest intensification and focus on residential uses and associated services. Residential intensification within Neighbourhoods will generally occur through infilling. The site is currently vacant and was previously used for a detached home that was demolished in 2010. Goreway Drive is a major collector road that is serviced by four MiWay public transit routes. The site is within easy walking distance of Westwood Mall, which is located on the northeast corner of Goreway Drive and Etude Drive. Westwood Mall contains a number of commercial uses including a grocery store, many retail stores, personal services and restaurants.

Chapter 5 of MOP (Direct Growth) indicates that intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, is sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale. Chapter 7 of MOP (Complete Communities) supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options. Chapter 9 of MOP (Build a Desirable Urban Form) addresses the need for appropriate infill in both Intensification Areas and Non-Intensification Areas in order to help revitalize existing communities by replacing aged buildings, developing vacant or

underutilized lots and by adding to the variety of building forms and tenures.

The subject site and proposal represents an opportunity to modestly intensify and increase the range of housing in the area. 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.

Although Neighbourhoods are identified in MOP as non-intensification areas, this does not mean they will remain static or that new development must imitate previous development patterns, but rather when development does occur it should be sensitive to the Neighbourhood's existing and planned character (MOP 5.3.5).

The proposed townhomes represent a low density residential use which, while not mirroring adjacent homes, is sufficiently similar to be considered consistent with the surrounding land uses. The appropriateness of the subject lands for the proposed infill and the sensitivity of the built form to the surrounding area are discussed in subsequent sections of this report.

MOP indicates that the City will provide opportunities for the development of a range of housing choices in terms of type, tenure and price (MOP 7.2.2). The proposed townhome development represents an opportunity to increase the variety of housing forms while maintaining compatibility in terms of built form and scale with the surrounding neighbourhood.

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 Malton Neighbourhood Character Area. Lands to the south and west of the subject site are designated **Residential Low Density**, while the lands to the north are designated for **Residential Low** and **Medium Density** and **Office**. Lands to the east, across Goreway Drive, are designated **Mixed Use**.

The proposed amendment to the **Residential Medium Density** designation would permit all forms of townhomes. This allows for an appropriate level of intensification within an area that already features a variety of residential densities.

The proposed intensification is predominately focused internally around the proposed common element condominium road, which allows a different built form to be accommodated while respecting existing character. The widths of Etude Drive and Goreway Drive also help mitigate any impacts associated with proposed scale and massing.

The Official Plan states that new developments in Neighbourhoods must minimize overshadowing and overlook on adjacent neighbours, and be designed to respect the scale, massing, character and grades of the surrounding area. The proposed development meets these policies through the provision of a consistent building setback along Etude Drive and Goreway Drive, as well as maintaining an interior side yard setback which is the standard requirement for the **RM6**

(Townhouses on a CEC – Road) zone. The proposed development meets the directives of MOP regarding compatibility with the Malton Neighbourhood Character Area.

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 routes:

- Number 107 on Goreway Drive having direct access to the City Centre Transit Terminal
- Number 24 on Etude Drive having direct access to the Toronto Pearson Airport

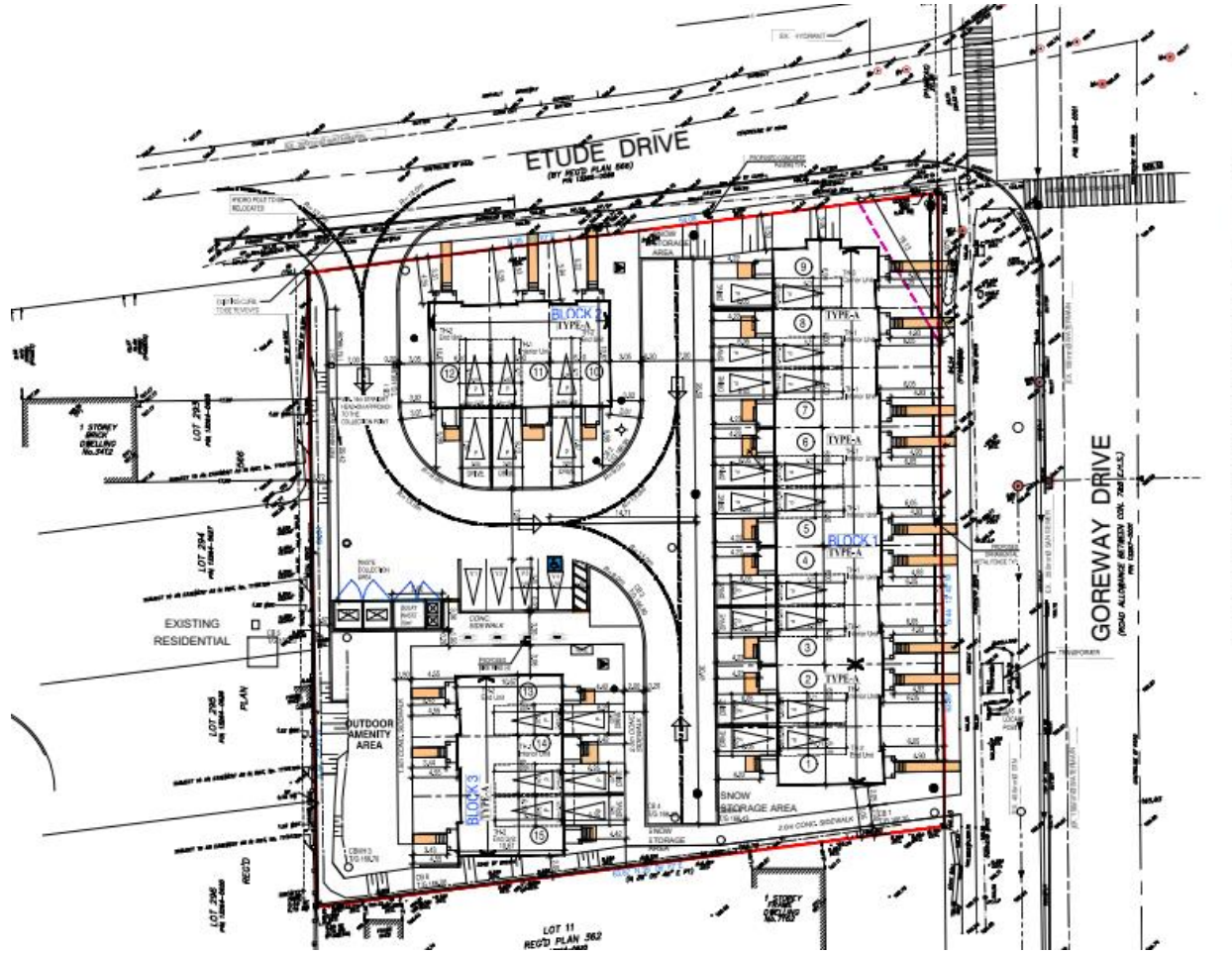
There are transit stops on Etude Drive and Goreway Drive both within 29 m (96 ft.) of the site.

To the west of the site, there are two commercial plazas with various retail, personal service and financial uses along with restaurants.

For these reasons, these 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

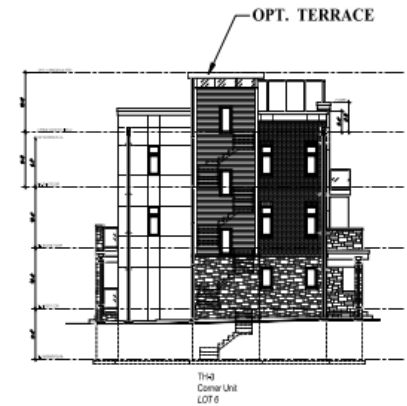
The applicant has provided a revised site plan and elevations as follows:



Site Plan



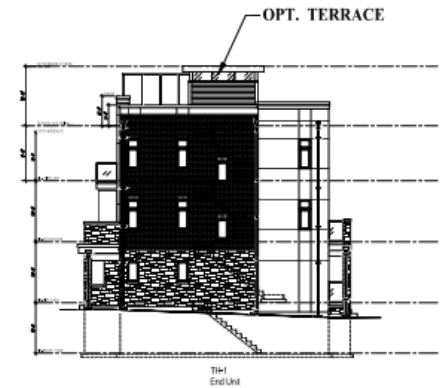
FRONT ELEVATION A
BLOCK 1



SIDE ELEVATION A
BLOCK 1

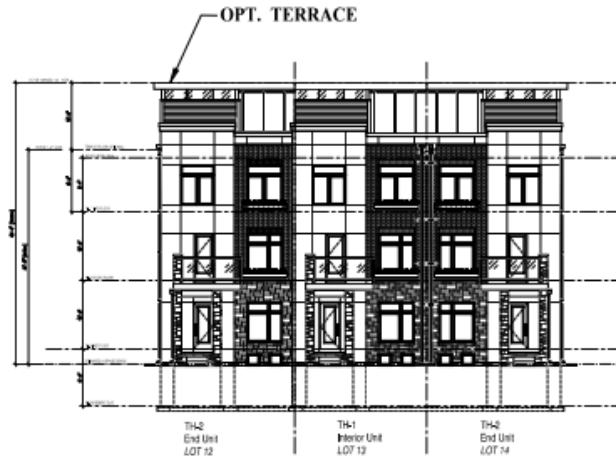


REAR ELEVATION A
BLOCK 1

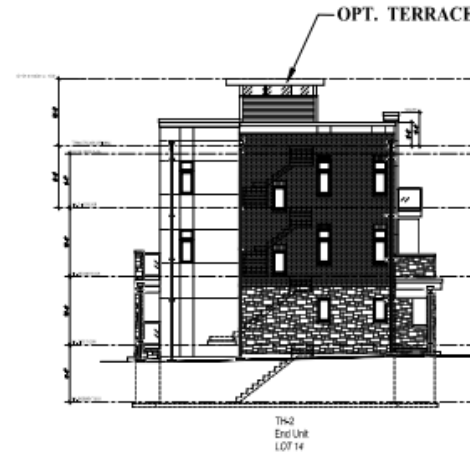


SIDE ELEVATION A
BLOCK 1

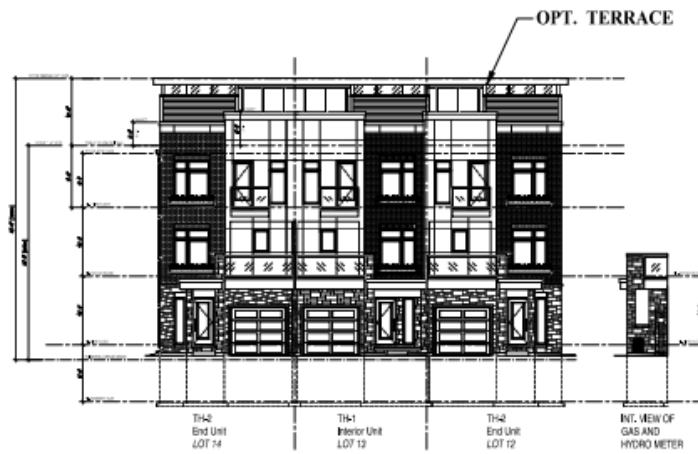
Block 1 Elevations



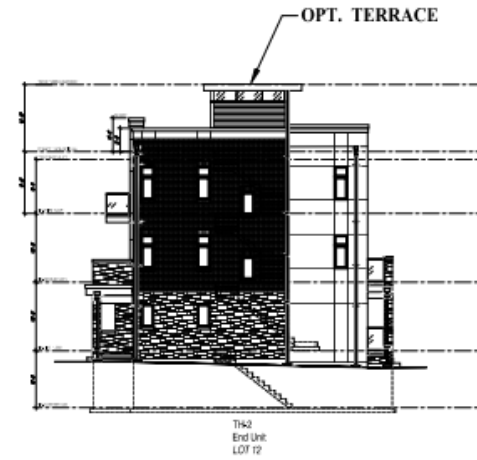
FRONT ELEVATION A
BLOCK 3



SIDE ELEVATION A
BLOCK 3



REAR ELEVATION A
BLOCK 3



SIDE ELEVATION A
BLOCK 3

Block 2 and 3 Elevations

9. Zoning

The proposed **RM6 – Exception** (Townhouses on a CEC -Road - Exception) is appropriate to accommodate the proposed townhomes.

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

Proposed Zoning Regulations

Zone Regulations	RM6 Base Zone Regulations	Proposed RM6 Exception Zone Regulations
Minimum exterior side yard for a lot with an exterior side lot line abutting a street	4.5 m (14.8 ft.)	3.1 m (10.2 ft.)
Minimum exterior side yard for a lot with an exterior side lot line abutting a CEC-road	4.5 m (14.8 ft.)	3 m (9.8 ft.)
Minimum exterior side yard for a lot with an exterior side lot line abutting a CEC-sidewalk	3.3 m (10.8 ft.)	3.1 m (10.2ft.)

Zone Regulations	RM6 Base Zone Regulations	Proposed RM6 Exception Zone Regulations
Minimum Rear Yard; Interior lot/CEC – corner lot	7.5 m (24.6 ft.)	5.8 m (19 ft.)
Maximum Height	10.7 m (35.1 ft.) and 3 storeys	Flat Roof: 13 m (42.7 ft.) and 4 storeys (including private roof top amenity area)
Maximum gross floor area – residential on the 4 th floor	N/A	11 m² (118.4 ft.²)
Minimum landscaped area	25% of lot area	30% of lot area
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	1.5 m (4.9 ft.)	2.4 m (7.9 ft.)
Minimum width of sidewalk	2 m (6.6 ft.)	1.5 m (4.9 ft.)

Zone Regulations	RM6 Base Zone Regulations	Proposed RM6 Exception Zone Regulations
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

Schedule 17 of Bill 197, COVID-19 Economic Recovery Act, 2020, amended the Planning Act. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the Planning Act now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of

the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

The subject proposal does not meet the minimum threshold of both 5 or more storeys and 10 or more residential units to qualify for CBC.

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 to date for the proposed development (SP 21-146 W5). 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 pertaining to the City's various development engineering, landscaping and urban design standards.

12. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Energy efficient building design
- Sustainable building materials and construction practices
- Storm and waste water management

- Outdoor amenity space, pedestrian connections and bicycle parking

13. Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 3.

The lands are the subject of a Draft Plan of Subdivision. Development will be subject to the completion of services and registration of the plan.

14. Conclusions

In conclusion, City staff has evaluated the applications to permit 15 townhomes against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed development modestly intensifies a vacant parcel of land and has been designed to address the existing context and character of the Malton Neighbourhood Character Area. The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Appendix 3



**SCHEDULE A
CONDITIONS OF APPROVAL**

NOTICE OF DECISION TO APPROVE:	TBD
FILE:	21T-M18003 W5
SUBJECT:	Draft Plan of Subdivision Part of Lot 11, Concession 7 7170 Goreway Drive Southwest of Etude Drive and Goreway Drive City of Mississauga 2013512 Ontario Inc.

In accordance with By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

- 1.0 Approval of the draft plan applies to the plan dated May 17, 2022.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 The applicant/owner shall enter into a Subdivision Agreement including Municipal Infrastructure Schedules, and any other necessary agreements, in a form satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, land dedications, public easements, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals; conservation and environmental matters; phasing and insurance. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION AS CONTAINED IN THE APPLICATION STATUS REPORT DATED JUNE 5, 2023 THAT CORRESPONDS WITH THE

RESUBMISSION DATED MAY 30, 2022 AND REMAIN APPLICABLE. THESE COMMENTS HAVE BEEN PROVIDED TO THE APPLICANT OR THEIR CONSULTANTS AND FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall pay in full, all assessments levies against the property, as well as the current years taxes and/or local improvement charges, prior to the registration of the plan.
- 6.0 Prior to the execution of the Subdivision Agreement, should there be any mortgagees, the City will require that the mortgagees execute in duplicate, a Consent and Postponement.
- 7.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 8.0 Prior to subdivision execution, the applicant/owner shall provide a draft Reference Plan for review in order to support the required public easements, which include but are not limited to:
 - a. Public Pedestrian Easement over sidewalk connecting the Goreway Drive municipal sidewalk to the internal private condominium road;
 - b. Public Vehicular Easement through the site to facilitate connectivity between Etude Drive and the abutting property to the south.
- 9.0 Prior to subdivision execution, the applicant/owner shall submit a Draft Reference Plan(s) for Region of Peel's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the developer. A clause shall be inserted into the Subdivision Agreement of same.
- 10.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 11.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 12.0 Provisions shall be made in the development agreement that satisfactory arrangements will be made with the Region of Peel Waste Collection Staff to provide Regional collection of material. A Warning Clause will be required in the Agreement of Purchase and Sale advising of the alternative waste collection method.
- 13.0 Any proposed streets shall be named to the satisfaction of the City and the Region. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding. Assignment of private street names will be required prior to Site Plan Approval.
- 14.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".

- 15.0 Prior to final approval, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 16.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 17.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Subdivision Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 17.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- 17.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 18.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Subdivision Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 18.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 18.2 The purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on the roads presently in existence or at another designated place convenient to the Board.
- 19.0 That the Subdivision Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 20.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 21.0 Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.

-
- 22.0 Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 23.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 24.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE: (*Cash-in-lieu*)

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.

A by-law to Adopt Mississauga Official Plan Amendment No. 185

WHEREAS in accordance with the provisions of sections 17 or 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, ("Planning Act") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation from Residential Low Density I to Residential Medium Density within the Malton Neighbourhood Character Area.

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

1. The document attached hereto, constituting Amendment No. 185 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 28, 2024
File: CD.T.18.003

MAYOR

CLERK

A By-law of The Corporation of the City of Mississauga to designate the Streetsville Heritage Conservation District

WHEREAS pursuant to Section 41(1) of the *Ontario Heritage Act*, R.S.O 1990, Chapter 0.18, where an official plan contains provisions relating to the establishment of heritage conservation districts, Council may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district;

AND WHEREAS The Corporation of the City of Mississauga has an in effect official plan that contains provisions relating to the establishment of heritage conservation districts;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

- 1. That the area outlined by a heavy dashed line shown on the map attached as Schedule “A” hereto and forming part of this by-law is hereby designated as the Streetsville Heritage Conservation District.

ENACTED AND PASSED this day of 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 28, 2024
File: CS.08-22.01

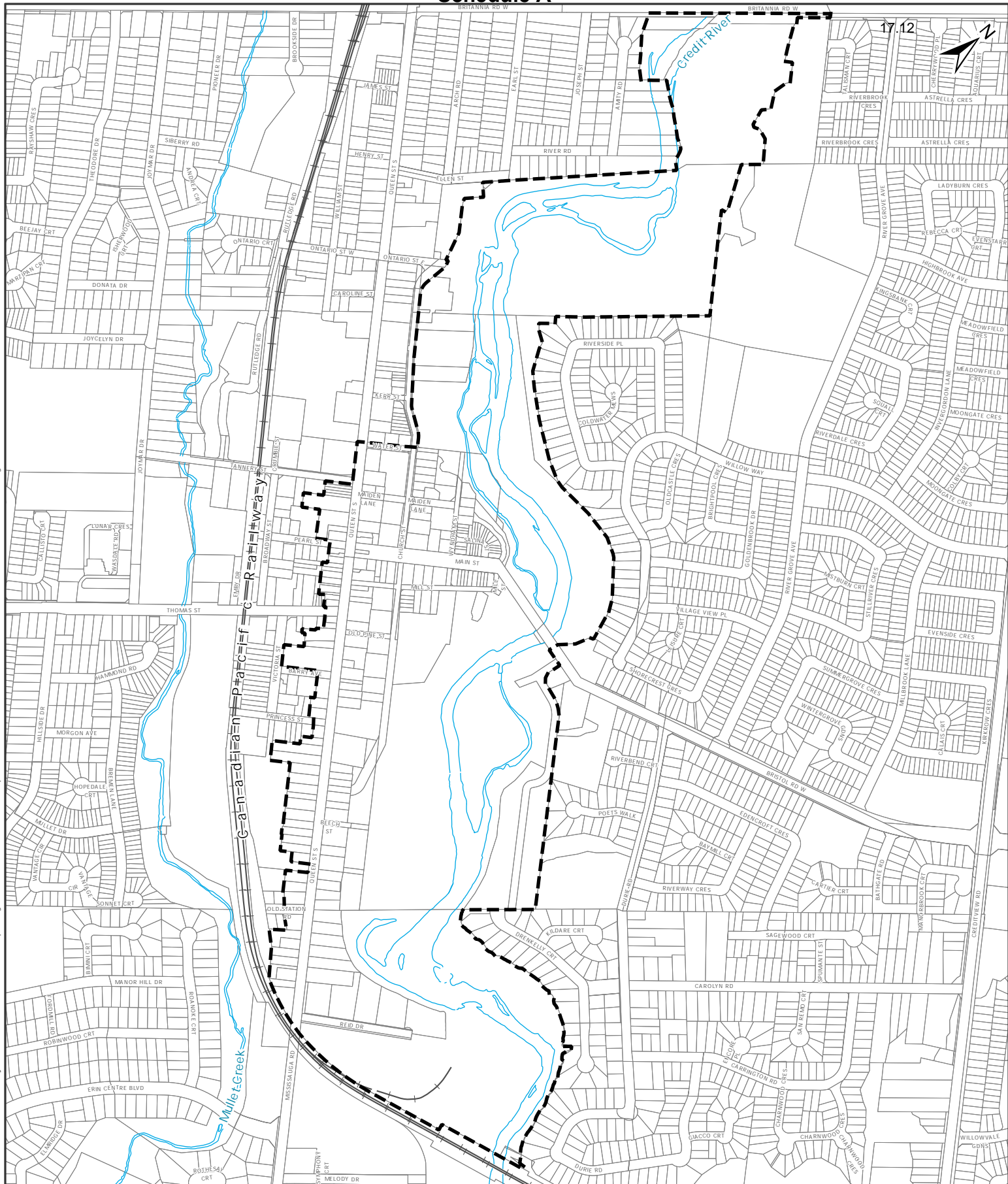
MAYOR

CLERK

"Schedule A"

9/9/2024

Path: I:\cadd\Projects\247703 HCD Property Owner Address Request_CPVA rcGIS\247703 HCD Streetsville Boundary_CP\247703.HCD



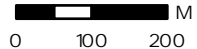
Streetsville Heritage Conservation District

-  Streetsville Heritage Conservation District Boundary
-  Railway
-  Waterbody

This is not a plan of survey



MISSISSAUGA
Produced by
Geospatial Solutions



A By-law of The Corporation of the City of Mississauga to adopt the Streetsville Heritage Conservation District Plan

WHEREAS pursuant to Section 41(1) of the Ontario Heritage Act, R.S.O 1990, Chapter 0.18, ("Ontario Heritage Act") where an official plan contains provisions relating to the establishment of heritage conservation districts, Council may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district;

AND WHEREAS by By-law Number _____, the Council of the Corporation of the City of Mississauga designated Streetsville as a Heritage Conservation District;

AND WHEREAS pursuant to subsection 41.1(1) of the Ontario Heritage Act, a municipality shall adopt a heritage conservation district plan for each district that is designated in the by-law;

AND WHEREAS the Corporation of the City of Mississauga's established municipal heritage committee, the Heritage Advisory Committee, was consulted with respect to the Streetsville Heritage Conservation District Plan on November 26, 2024 in accordance with the Ontario Heritage Act;

AND WHEREAS a public meeting with respect to the Streetsville Heritage Conservation District Plan was held on November 26, 2024 with the appropriate notice of the public meeting given in accordance with the Ontario Heritage Act;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

- 1. That the plan shown in Schedule "A" attached hereto and forming part of this by-law is hereby adopted as the Streetsville Heritage Conservation District Plan.

ENACTED AND PASSED this _____ day of _____ 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: November 28, 2024
File: CS.08-22.01

_____ MAYOR

_____ CLERK

STREETSVILLE

DECEMBER 2024

HERITAGE CONSERVATION DISTRICT PLAN



ACKNOWLEDGMENTS

The Streetsville Heritage Conservation District (HCD) Study was initiated by the City of Mississauga. This HCD Plan represents a culmination of work from the consultant team, the City of Mississauga, City of Mississauga Council and the Heritage Advisory Committee, as well as the Streetsville HCD Steering Committee and volunteers and local residents.

This HCD Plan was prepared for the City of Mississauga by MHBC Planning, +VG Architects, Wendy Shearer Landscape Architecture, and Archeoworks Inc.



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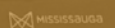
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PART I

1.0 HCD FRAMEWORK

Streetsville Heritage Hall

327 Queen Street South



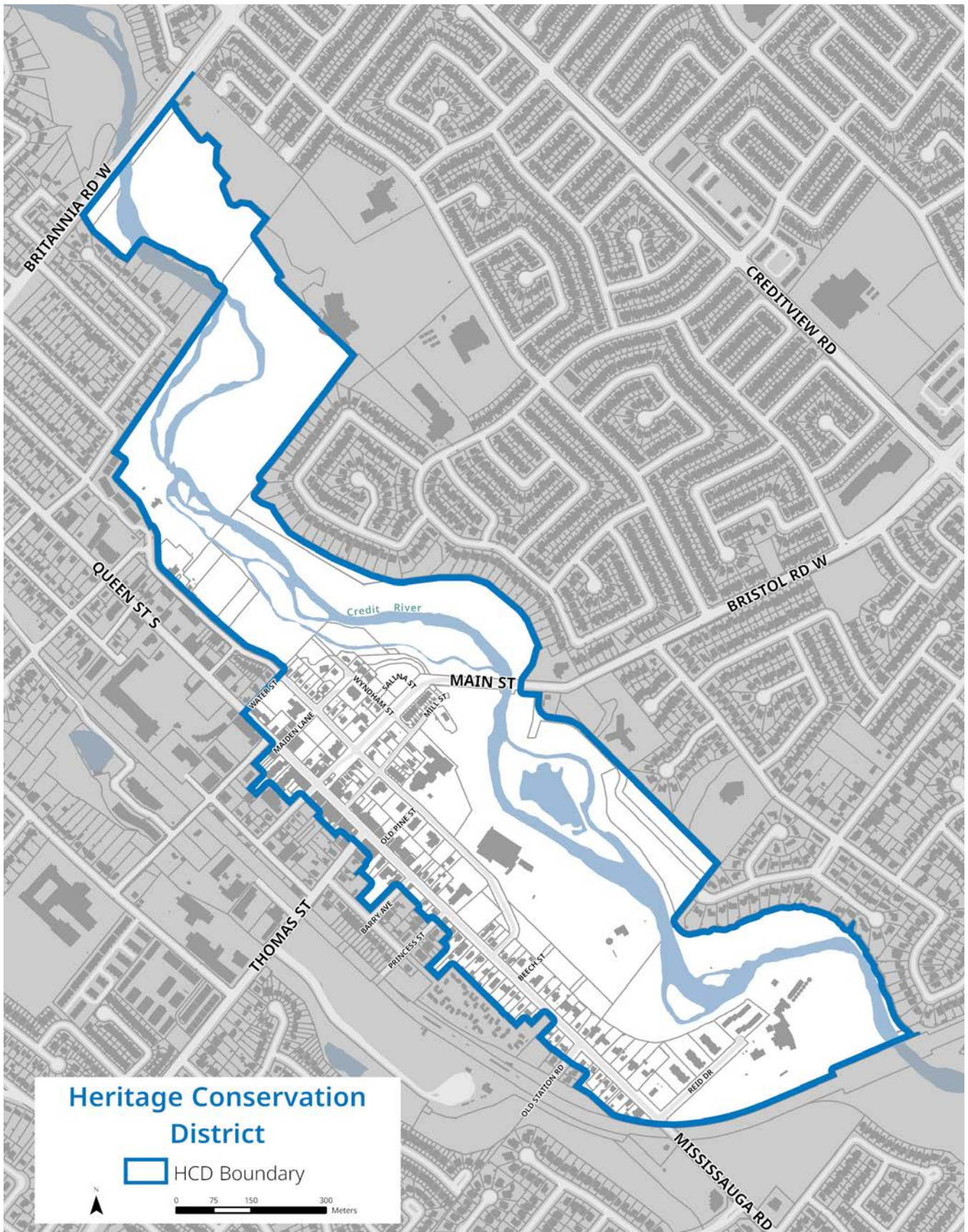


Figure 1: Streetsville Heritage Conservation District boundary

1.1 PROJECT BACKGROUND & INTRODUCTION

In 2023, the City of Mississauga commenced work on a Heritage Conservation District (HCD) Study for areas containing and surrounding the core area of the Community of Streetsville. The HCD Study was undertaken in two phases. The first phase included the completion of an HCD Study report which provided a recommendation to City Council regarding whether or not the study area included properties which met the legislated criteria under Part V of the Ontario Heritage Act as a Heritage Conservation District. The study determined that the area met the legislated criteria and, in 2024, Council authorized Phase 2 of the HCD Study. In Phase 2, a Heritage Conservation District Plan was drafted. Engagement with property owners, residents, as well as Indigenous Communities was an important component of the project throughout both phases.

The Streetsville Heritage Conservation District (Figure 1 and Appendix A) is a unique community within the City of Mississauga. The historic Village of Streetsville was developed by Euro-Canadian settlers beginning in the early 19th century based on the availability of waterpower from the Credit River for the establishment of mills. Previous to the settlement of the area by Euro-Canadian settlers, it was a rich landscape valued and utilized by Indigenous communities. The Streetsville HCD includes a mix of land uses and development within three distinct sub-character areas which contribute to the 19th and early 20th century Village character. The HCD includes residential neighbourhoods, the core of the commercial downtown and the Credit River and valley lands. Given that these three areas are different from each other but contribute to the identification of the area as a historic community with a Village-like character that has evolved over time, this HCD Plan includes policies and guidelines for the management of each of these areas.

The Streetsville built form is defined by a collection of cultural heritage resources from the mid 19th to the early 20th century as well as contemporary new development. The built form is defined, in part, by the three areas previously noted, being the residential neighbourhoods, the commercial downtown core as well as the Credit River and Valley lands. The Streetsville Heritage Conservation District includes a wide variety of authentic heritage fabric, including architectural styles. The purpose of this document is to provide policies and guidelines for the management of cultural heritage resources located within the Streetsville Heritage Conservation District boundary.

1.2 BOUNDARY & POLICY AREAS

The Streetsville Heritage Conservation District is a unique community within the City of Mississauga and its character is based on the late-19th century and early-20th century Village which was created on the availability of the Credit River by Euro-Canadian settlers. The character of the area is also described by its distinct character areas, which together create the late 19th-early 20th century Village. These character areas were identified through the Streetsville Heritage Conservation District Study exercise.

- Credit River Valley Character Area;
- Former Residential Area East of Church Street Character Area;
- Commercial Downtown Streetsville Character Area; and
- 19th to Early 20th Century Queen Street Residential Neighbourhood Character Area.

The Streetsville Heritage Conservation District includes three distinct character areas: Credit River and Valley Lands; Commercial Downtown; and Residential Areas (See Figure 2 and Appendix B).

Each of these sub-areas contribute to the 19th and early 20th century Village character of the area (see Figure 2 and Appendix B). Given the policy structure of this Heritage Conservation District Plan, where a) the Former Residential Area East of Church Street, and b) the 19th and Early 20th Century Queen Street Residential Neighbourhood are both primarily “residential” in nature, these two character areas are grouped together in order to provide straight-forward policies in this HCD Plan. As a result, this HCD Plan provides policies related to the following:

- Residential Lands: Former Residential Area East of Church Street Character Area, and
- 19th to Early 20th Century Queen Street Residential Neighbourhood Character Area; and
- Commercial Lands: Commercial Downtown Streetsville Character Area; and
- Credit River & Valley Lands

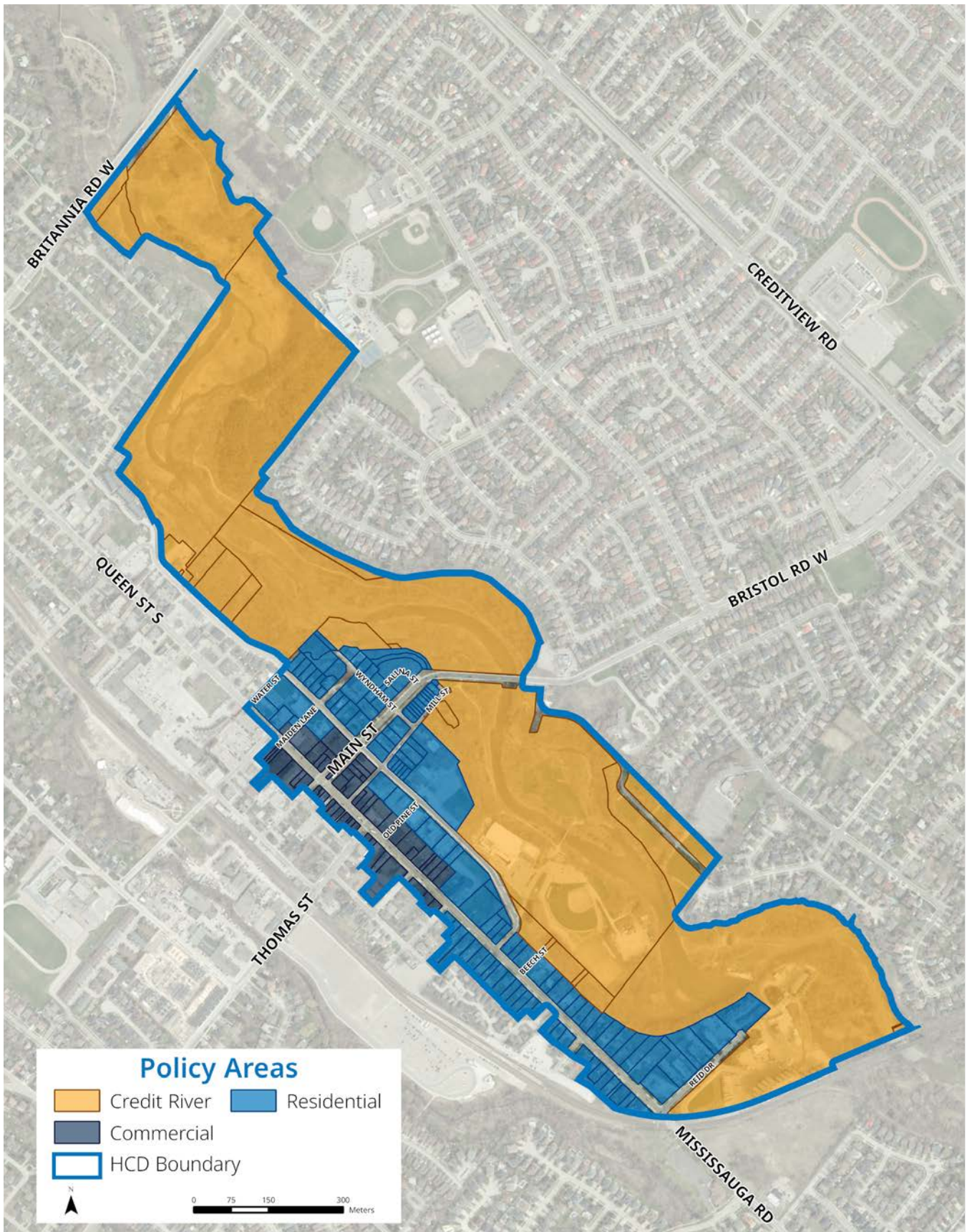


Figure 2: Character Areas in the Streetsville Heritage Conservation District

1.3 STATEMENT OF SIGNIFICANCE AND HERITAGE ATTRIBUTES

Streetsville was well established by the mid. 19th century. At this time, the community was planned and subdivided south of the Credit River. Mills were established at mill privileges along the river and a commercial core was established along Queen Street South.

The Streetsville Heritage Conservation District is an evolved Cultural Heritage Landscape which was settled in the early 19th century by Euro-Canadians for the purpose of establishing mills and other industries powered by the Credit River. This resulted in the creation of an early village settlement, which was well established by the mid 19th century. The settlement continued to evolve and resulted in the creation of industrial operations along the Credit River and valley lands, with a distinct commercial downtown as well as residential areas. The lands were planned and sub-divided using the European grid system. As the area evolved, buildings were constructed in the architectural styles indicative of their period of construction. These patterns of development continue to evolve and many of the 19th century streetscape patterns and built forms remain and continue to reinforce a unique sense of place that can be described as an evolved 19th century Village. See Figure 2 and Appendix B for a map of District Character Areas.

The following is a list of heritage attributes associated with the Streetsville Heritage Conservation District:

Credit River & Valley Lands

- Topography and landforms, resulting in the identification and creation of mill privileges;
- Meandering alignment of the Credit River;
- Naturalized vegetation of the Credit River Valley;
- Streets and circulation routes visible on the 1856 Plan of Streetsville created to provide access between Queen Street and former mills which are extant;
- Remains of former mill ponds, dams, and other mill infrastructure;
- Historic crossings over the river, including the crossing over Main Street;
- Landscaped open space providing both areas for recreational activity and scenic areas with vegetation; and
- Timothy Street house, including the surrounding landscape, original location in-situ, and proximity to the Credit River;
- View 1: View of the Credit River looking in either direction over the Main Street/Bristol Road crossing;
- View 2: View of Credit River and Mill Infrastructure Remnants (south/east of Main Street Bridge)
- View 3: View of Credit River and Mill Infrastructure Remnants (south/east of Ellen Street)



View of Credit River standing south-east of Ellen Street.

Former Residential Area East of Church Street Character Area:

- Naturalized vegetation of the Credit River Valley;
- Streets and circulation routes visible on the 1856 Plan of Streetsville created to provide access between Queen Street and former mills which are extant (including Mill Street, Main Street, and Wyndham Street);
- Remaining 19th century built fabric, including residential buildings.

19th to Early 20th Century Queen Street Residential Neighbourhood Character Area.

- Rectangular-shaped lots fronting Queen Street;
- Range of architectural styles and construction dates of dwellings between approximately the mid 19th century to the early 20th century, resulting in 19th century streetscape patterns (as described below);
- Mature trees on public and private lands visible from the street;
- Range of front yard setbacks;
- Narrow side-yard driveways leading to detached garages in side and rear yards, and lack of attached garages having prominence along the street;
- Narrow Street along Queen Street (2 lanes) with sidewalks on either side, and landscaped boulevards;
- Kinetic views along Queen Street South in either direction within the character area;
- Landmark buildings, including the Streetsville Heritage Hall at 327 Queen Street South, and St. Andrew's Church at 295 Queen Street South; and
- Views of landmark buildings along Queen Street South.



St. Andrew's Church located at 295 Queen Street South. Example of a landmark building in the Streetsville Heritage Conservation District.

Commercial Downtown Streetsville

- Rectangular-shaped lots fronting Queen Street;
- Range of architectural styles and construction dates of dwellings between approximately the mid 19th century to the early 20th century, resulting in 19th century streetscape patterns (as described below);
- Mature trees on public and private lands visible from the street;
- Range of front yard setbacks;
- Narrow side-yard driveways leading to detached garages in side and rear yards, and lack of attached garages having prominence along the street;
- Narrow Street along Queen Street (2 lanes) with sidewalks on either side, and landscaped boulevards;
- Kinetic views along Queen Street South in either direction within the character area;
- Views of landmark buildings along Queen Street South.



Commercial buildings along Queen Street South.

1.4 GOALS AND OBJECTIVES

Goals

The purpose of identifying goals of the Streetsville Heritage Conservation District is to set broad and long-term outcomes which are appropriate and desirable. General goals associated with the management and conservation of cultural heritage resources within the Streetsville Heritage Conservation District are as follows:

- To maintain, conserve, and enhance the Village-like character of the District, including the character of the identified character areas and their identified heritage attributes;
- To conserve authentic heritage fabric and heritage attributes of buildings of Cultural Heritage Value or Interest on contributing properties as they contribute to the overall character of the District; and
- To permit alterations, new construction or demolitions that conform to the policies and guidelines of the Streetsville Heritage Conservation District Plan through the Heritage Permit Application process under the Ontario Heritage Act.
- To ensure the continued appreciation, enhancement and interpretation of the heritage resources located within the recommended boundary and create a culture of conservation.

Goals are broad, long-term outcomes which are appropriate and desirable.



Historic Queen Street, Streetsville c. 1900 (historic photo credit: Streetsville Historical Society).

Objectives

The purpose of identifying objectives of the Streetsville Heritage Conservation District is to identify the short-term measurable actions that provide further direction and achieve the aforementioned goals of the District. These objectives are as follows:

- To utilize the Heritage Permit Application process under Part V of the Ontario Heritage Act to:
 - Ensure that authentic heritage fabric is retained and conserved as per the policies and guidelines of this HCD Plan;
 - To prevent or avoid the loss or removal of heritage attributes which contribute to the character of the Heritage Conservation District, unless the removal is necessary for matters related to public health and safety, ecology, etc.;
- To encourage building and property owners to make repairs and undertake maintenance of property in order to conserve the overall character and appearance of the District and preserve authentic heritage fabric;
- To support the maintenance of heritage properties by providing guidance on sound conservation practice and encouraging applications for funding for eligible work;
- To maintain the low-profile built form within the District, which is generally that of:
 - 2 to 2.5 storeys, and occasionally 3 storeys within the commercial areas; and
 - 1 to 2.5 storeys within residential areas.
- To support existing uses and the appropriate adaptive re-use of heritage buildings;
- To prevent development and associated built forms which would be out of keeping with, or have adverse effects on, the identified character and heritage attributes of the District;
- To permit contemporary new development or infill that is in-keeping with the identified character of the District and its heritage attributes;
- To examine available financial incentive programs and funding sources, and support the adoption of other appropriate funding programs within the City's capability to provide ongoing support to District property owners for projects related to conservation;
- To re-evaluate the policies of this Heritage Conservation District Plan every 10 years to determine whether or not the District Plan requires reviews, updates, and/or amendments. It is recommended that this HCD Plan is updated at a minimum every 15-20 years.

Objectives are short-term measurable actions to achieve identified goals.

1.5 HOW TO READ THIS HCD PLAN

The Streetsville Heritage Conservation District Plan is organized in a way to respond to those who are directly responsible for conserving the heritage character and heritage attributes in the District, notably:

- Property owners and residents;
- Utility companies, Conservation Authorities;
- City of Mississauga staff responsible for undertaking public works projects and reviewing development applications and Heritage Permit Applications.

City of Mississauga Heritage Planning staff are available to help you interpret the policies and guidelines of this Heritage Conservation District Plan.

The policies and guidelines are to be used by the Municipal Heritage Committee and City staff in providing advice to the Council of the City of Mississauga in making decisions on heritage permits under Part V of the *Ontario Heritage Act*. Under Section 42 of the *Ontario Heritage Act*, a heritage permit is required for the erection, demolition, removal or external alteration of a building or structure within a designated heritage conservation district. The *Ontario Heritage Act* defines the term 'alter' as meaning to change in any manner and includes to restore, renovate, repair or disturb. 'Alteration' has a corresponding meaning. This Heritage Conservation District Plan also provides policies and guidelines for the conservation of features which contribute to the heritage character of the area, including (but not limited to) lot fabric, trees and vegetation, landscape features, and views.

This Heritage Conservation District Plan is organized as follows:

PART I – HCD Framework

This section of the HCD Plan identifies the legislative planning policy framework for the HCD. It also outlines process and implementation, including (but not limited to) recommendations regarding Amendments to existing Planning Policy, when Heritage Permits are required, the Heritage Permit Application process, and financial incentives.

PART II – Policies & Guidelines

This section of the HCD Plan outlines the policies & guidelines for managing change within the District. These policies & guidelines are organized as follows:

Residential Properties:

The policies and guidelines for residential properties apply to those properties where their use is either primarily residential or are located within a primarily residential area.

Commercial Properties:

The policies and guidelines for commercial properties apply to those properties where their use is commercial or includes a commercial component within the commercial downtown area.

Credit River & Valley lands:

All properties within the Credit River Valley which includes lands with natural features which are important in supporting the active and passive recreational uses within this identified area are contributing to the Streetsville HCD Plan. All properties within the Credit River Valley which include naturalized vegetation along, or within the Credit River Valley must conform to the policies and guidelines of this HCD Plan. In some cases, properties which include a residential and/or commercial component may be required to conform to these policies in addition to those related to the Credit River Valley.

All Properties:

Policies and guidelines which apply to all properties within the Streetsville HCD. This includes both contributing and other properties on both public and private properties.

The subsections have further been organized into 'policies' and 'guidelines' where applicable. Not all policies and guidelines will apply in every case and their application will depend on the nature of each proposal. Heritage Permit Applications and Cultural Heritage Impact Assessments, where required, should identify and address all the applicable policies and guidelines. Where an alteration or change is proposed, and there is no corresponding policy provided in this HCD Plan that would reasonably apply, the general intent, goals, and objectives as stated in this HCD Plan should guide the decision-making process.

City of Mississauga Heritage Planning staff can assist in the interpretation of this Heritage Conservation District Plan. This includes circumstances where clarification is needed whether or not a Heritage Permit Application is required for a change or alteration.

<i>Policy/Guideline</i>	<i>Residential</i>	<i>Commercial</i>	<i>Credit River</i>	<i>All Properties</i>
<i>Accessibility</i>				<i>x</i>
<i>Additions</i>	<i>x</i>	<i>x</i>		
<i>Alterations</i>	<i>x</i>	<i>x</i>		
<i>Buildings & Structures</i>			<i>x</i>	
<i>Conservation of Archaeological Resources</i>				<i>x</i>
<i>Demolition</i>				<i>x</i>
<i>Energy Conservation & Sustainability</i>				<i>x</i>
<i>Landscape Conservation</i>			<i>x</i>	
<i>Landscape, Trees & Vegetation</i>	<i>x</i>	<i>x</i>		
<i>Land Use</i>				<i>x</i>
<i>Maintenance</i>				<i>x</i>
<i>Mill Infrastructure</i>			<i>x</i>	
<i>New Construction (contributing and non- contributing)</i>	<i>x</i>	<i>x</i>		
<i>Other</i>	<i>x</i>	<i>x</i>		
<i>Parking</i>		<i>x</i>		
<i>Part IV Designation</i>				<i>x</i>
<i>Public Property</i>				<i>x</i>
<i>Removal & Relocation</i>				<i>x</i>
<i>Secondary Structures & Outbuildings</i>	<i>x</i>			
<i>Views</i>			<i>x</i>	

Table 1: Organization of policies and guidelines

Part III – Implementation

This section of the HCD Plan provides guidance on the implementation of policy. This includes classes of alterations which are exempt from the Heritage Permit Application process. This section also provides information related to financial incentives, updates to the HCD Plan, and policies regarding properties which are adjacent to the Streetsville Heritage Conservation District.

Part IV – Glossary & Appendices

This section of the HCD Plan provides a glossary of terms as well as appendices, including a list of properties which are contributing and other.

Who Should Use This Plan?

The Streetsville Heritage Conservation District Plan is organized in a way which provides information to those who are directly responsible for conserving the heritage character and heritage attributes in the District, notably:

- Property owners and residents/tenants;
- Utility companies, Conservation Authorities;
- City staff responsible for undertaking public works projects and reviewing development applications; and
- Owners of properties which are adjacent to the District.

The policies and guidelines are also to be used by the Municipal Heritage Committee and City staff in providing advice to Mississauga City Council in making decisions on heritage permits under Part V of the Ontario Heritage Act. Under Section 42 of the Ontario Heritage Act, a heritage permit is required for the erection, demolition, removal or external alteration of a building or structure within a designated Heritage Conservation District. The Ontario Heritage Act defines the terms “Alter” and/or “Alteration” as meaning to change in any manner and includes to restore, renovate, repair or disturb.

1.6 LEGISLATIVE AND POLICY FRAMEWORK

Provincial Planning Statement

Provincial Planning Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS is to be read in its entirety and the relevant policies applied to each situation. All municipal decisions must be consistent with the policy direction contained within the PPS.

Planning legislation in Ontario requires that significant cultural heritage resources, including Cultural Heritage Landscapes and archaeological resources are conserved.

The PPS contains broad-level policies related to cultural heritage and archaeological resources in Section 4.6. This section directs that significant cultural heritage resources shall be conserved, and that development on adjacent lands will not be permitted unless it is demonstrated that heritage attributes will be conserved.

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
2. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
3. *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

A number of important definitions related to cultural heritage matters are included in the PPS and have been incorporated into **Part IV** of this Heritage Conservation District Plan.

Ontario Heritage Act

The Ontario Heritage Act originally came into force in 1975 and is the primary piece of legislation that governs the designation, conservation, and management of cultural heritage resources in the Province. Part V of the Ontario Heritage Act allows municipalities to designate lands as a Heritage Conservation District, and Section 41(1) states:

41(1) *The council of the municipality may, by by-law, designate the municipality or any defined area or areas of it as a heritage conservation district if:*

- (a) *there is in effect in the municipality an official plan that contains provisions relating to the establishment of heritage conservation districts; and*
- (b) *where criteria for determining whether a municipality or an area of a municipality is of cultural heritage value or interest have been prescribed, the municipality or any defined area or areas of the municipality meets the prescribed criteria.*

Cultural heritage resources are managed by legislation under the Ontario Heritage Act. Both municipal governments and private property owners are required to adhere to the policies of the Act.

Once a Heritage Conservation District has been designated by a municipality, the Ontario Heritage Act provides specific guidance regarding matters such as consistency with the District Plan, conflicts with the District Plan, and alternations and demolition of buildings.

Consistency with heritage conservation district plan

41.2(1) *Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,*

- (a) *carry out any public work in the district that is contrary to the objectives set out in the plan; or*
- (b) *pass a by-law for any purpose that is contrary to the objectives set out in the plan*

Conflict

41.2(2) *In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force.*

Erection, demolition, etc.

42.(1) *No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*

1. *Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
2. *Erect any building or structure on the property or permit the erection of such a building or structure.*
3. *Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).*
4. *Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property. 2005, c. 6, s. 32 (1); 2019, c. 9, Sched. 11, s. 19 (1); 2022, c. 21, Sched. 6, s. 7 (1)."*

The Ontario Heritage Act also provides clear guidance regarding the process to designate a heritage conservation district, as well as the required contents of a Heritage Conservation District Plan. Subsection 41.1 (5) of the Act provides that a Heritage Conservation District Plan shall include:

- a) *a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
- b) *a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- c) *policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- d) *a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6,s.31.*

This District Plan contains the required information related to these sections of the Act. Accordingly, Section 2.0 contains the required plan components provided for in (a), (b) and (c). The requirements set out in (d) are found in Part II, and those in (e) are described in Part III.

Guidance for Heritage Conservation District Plans

There are several documents that provide guidance related to cultural heritage conservation and serve as sources of information for the Streetsville Heritage Conservation District Plan.

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada were released in 2002 (with updates in 2010). This document was produced by Parks Canada and contains applicable guidance related to understanding historic resources and determining types of interventions, as well as best practices related to cultural heritage landscape conservation and building conservation. The Standards and Guidelines for the Conservation of Historic Places in Canada has also been referenced by many municipalities as a source of best practices related to heritage conservation.

The Standards and Guidelines for the Conservation of Historic Places in Canada is a document which provides best practice for the conservation of built heritage resources and Cultural Heritage Landscapes.

The Standards and Guidelines for the Conservation of Historic Places in Canada (produced by Parks Canada) provides a sound reference document for initial guidance (available at: <http://www.historicplaces.ca/en/pages/standards-normes.aspx>).

The Standards and Guidelines contain the following fourteen standards related to the conservation of historic places in Canada:

General Standards for Preservation, Rehabilitation and Restoration

1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*

The Standards & Guidelines identify that conservation may include various treatments to conserve built heritage resources. Those being preservation, rehabilitation, and restoration.

Preservation actions are part of the ongoing maintenance of a historic place.

Rehabilitation activities are related to a new use, code upgrades, or comparable projects.

Restoration activities are associated with the depiction of an historic place at a specific period in its history.

5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference*

Additional Standards Relating to Rehabilitation

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

Additional Standards Relating to Restoration

13. *Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*
14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

The Standards and Guidelines go on to include guidelines for the conservation of historic places and includes matters such as the various components of cultural landscapes (which includes heritage conservation districts), archaeological sites, buildings, engineering works, and materials.

Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a collection of documents authored by the Province that provide guidance related to a variety of cultural heritage planning matters. One document relates specifically to heritage conservation districts, and provides information related to the steps to undertake in designating a district. The introduction of the section describing what a heritage conservation district is notes that a heritage district “...enables the council of a municipality to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area’s special character.”

The Province also previously published Information Sheets from time to time, and one such publication is entitled *Eight Guiding Principles in the Conservation of Built Heritage Properties*, and was published in 2007. Decisions related to the conservation of historic structures may be guided by the following principles which lay out a straightforward approach to planning for the conservation of these resources:

- 1) ***Respect for documentary evidence:*** *Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2) ***Respect for the original location:*** *Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.*

- 3) **Respect for historic material:** *Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.*
- 4) **Respect for original fabric:** *Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5) **Respect for the building's history:** *Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*
- 6) **Reversibility:** *Alterations should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.*
- 7) **Legibility:** *New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8) **Maintenance:** *With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided."*

There is a wide variety of literature available with respect to the conservation of heritage properties. Publications and websites are easily accessible to the public, and rather than repeat this information, property owners are encouraged to review these sources in order to acquaint themselves with current building and landscape conservation best practices. Some applicable sources are outlined below.

Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation can be used for an introduction and practical guide to restoration and rehabilitation of heritage architecture (available at: <http://www.heritagetrust.on.ca/en/index.php/pages/publications/well-preserved>).

For additional detail, a series of bulletins entitled Preservation Briefs (published by Technical Preservation Services, US National Park Service) also address a comprehensive array of topics. Representative Preservation Brief titles of interest to owners of property in the District include:

- (2) Re-pointing Mortar Joints in Historic Buildings;
- (3) Improving Energy Efficiency in Historic Buildings;
- (8) Aluminum and Vinyl Siding on Historic Buildings;
- (9) The Repair of Historic Wooden Windows;
- (10) Exterior Paint Problems on Historic Woodwork;
- (32) Making Historic Properties Accessible; and
- (47) Maintaining the Exterior of Small and Medium Size Historic Buildings.

The above papers (and others that may be of interest) are available at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>. Where not directly applicable, these papers provide advice on how to analyze a property, as well as the process to go through in selecting a plan for an alteration.

The Streetsville Heritage Conservation District Plan is based on the best practices provided in the following documents:

- Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010);
- Ontario Heritage Toolkit (Ministry of Citizenship & Multiculturalism, 2006); and
- Ontario Heritage Act, R.S.O. 1990, c. O. 18, As Amended.

City of Mississauga and Heritage Conservation Objectives

The City of Mississauga Strategic Plan identifies that the future of Mississauga is a beautiful, sustainable city with safe neighbourhoods that can support a strong, connected and vibrant community where people can live, work and prosper. The conservation of cultural heritage contributes to these vibrant communities. The Strategic Plan values those communities that promote the past, takes pride in diversity, and celebrates the uniqueness and innovation of communities through art and culture.

Section 7.4 of the City of Mississauga Official Plan recognizes the value of conserving cultural heritage resources. The Official Plan identifies that the cultural and ethnic heritage of the City, including its structures, sites, environments, artifacts, and traditions are important and valued. This includes (but is not limited to) environments, such as landscapes and streetscapes which together create a sense of place and identity.

The City of Mississauga recognizes the value of non-renewable cultural heritage resources. The conservation and enhancement of communities with heritage character provides a unique sense of place and identity. The cultural heritage attributes, or physical components of the built environment which make-up that character, are identified and described in order to ensure that they are conserved.

The former Peel Region Official Plan (ROP) and City of Mississauga Official Plan

Streetsville includes a planned Major Transit Station Area (MTSA) in the former Peel Region Official Plan (2022). The exact location of the MTSA is yet to be delineated but an MTSA is defined as the area within 500 to 800 metres of a higher order transit station. Each MTSA within the City of Mississauga is recognized as unique, and are to be influenced by local conditions, growth potential and limitations. The City of Mississauga is directed to provide policies for these areas in order to meet minimum density targets. However, it should be noted that the Streetsville GO transit station area has no set minimum density target at the time of drafting this HCD Plan given that the area is a planned, rather than a protected MTSA.

The Streetsville HCD boundary includes lands which are designated primarily mixed use, greenlands, and residential low density, with some business employment uses. Those mixed use areas are intended to provide a variety of retail and service commercial uses which meet the needs of those living and working within the community.

Streetsville is identified in the Official Plan as being located within a "Community Node" and located within the context of the Streetsville Neighbourhood. Community Nodes will develop in a more urban and pedestrian friendly built form. This HCD Plan recognizes that lands within a community node will generally have a minimum building height of two storeys, to a maximum height of four storeys. Proposals which do not conform to these policies regarding height will be required to demonstrate that the height is appropriate. The Official Plan also identifies that some developments may be built to a maximum of 18 storeys. Those proposals in excess of 18 storeys will be required to demonstrate how the scale of the development is appropriate.

Streetsville is also located within an intensification corridor. These areas will be directed to policies provided in the City of Mississauga Official Plan and Zoning By-law regarding intensification in order to meet specified planning objectives. However, where there is conflict between intensification area policies and heritage resource policies, the heritage resource policies will take precedence, as required by the Ontario Heritage Act.

City of Mississauga Zoning By-law

The Streetsville HCD primarily includes lands which are zoned commercial, greenlands, open space, and residential with some other uses, including employment.

Generally, lands zoned commercial (C4 “Main Street Commercial”) within the HCD boundary permit a range of uses, including (but not limited to) commercial, retail and services, institutional, medical, entertainment, recreational, and residential (units above first storey commercial uses). Generally, a maximum building height for these areas is 3 storeys. Some motor vehicle commercial uses as permitted at the perimeter of the District, where a maximum of 2 storeys is permitted.

Lands within the Credit River Valley are generally designated Open Space (“City Park”) and permit a range of passive and active recreational uses, as well as cemeteries. Lands designated greenlands include permitted uses such as flood control, storm water management, and area conservation. Generally, development within these areas are not anticipated and maximum building heights are not provided.

Lands within the HCD boundary designated “residential” include RA1 and RA2 (“Apartments”), RM1 (“Semi Detached”), R3 (“Detached Dwelling”), RM4, RM5 and RM6, (“Townhouses”). Those lands zoned R1 permit apartments 4 storeys in height, while R2 permits apartments 8 storeys in height. Those lands zoned Semi-detached, detached-dwellings, and townhouses permit dwellings which are 3 storeys in height (10.7 metres).

Lands zoned “Employment” permit a range of uses, including (but not limited to) employment, office, manufacturing, wholesale, self storage, commercial, hospitality, and entertainment. These lands permit increased height and density, where a maximum building height has not been established.



Then and Now: Example of changes to 232 Queen Street South over time which have retained authentic heritage fabric (historical photo credit: Streetsville Historical Society).

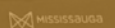


PART II

2.0 POLICIES & GUIDELINES

Streetsville Heritage Hall

327 Queen Street South



2.1 INTRODUCTION

The Streetsville Heritage Conservation District Plan follows from the Streetsville Heritage Conservation District Study process previously completed on behalf of the City. This District Plan should be read with reference to the preceding HCD Study and accompanying property inventory.

The purpose of the Streetsville Heritage Conservation District Plan is to ensure that continuing change is managed in a way that protects and conserves the character and heritage attributes of the District. An important overall objective in the District guidelines is to encourage change that is in keeping with, and respects, the existing character and cultural heritage values and attributes of the District. Changes to the District shall not diminish or detract from the character, history, cultural heritage values and integrity of the District. Physical change within the Streetsville Heritage Conservation District is expected to include alterations and additions to properties, new construction and infill development, and works undertaken within the public realm.

In addition to the guidelines, reference may also be made to more technical advice and conservation best practices in this document, namely the Standards and Guidelines for the Conservation of Historic Places in Canada and the US National Park Service Preservation Briefs. Other publications may be relevant and may be consulted for detailed advice and conservation techniques.

The guidelines recognize that there is a role for both restoration of historical features and the addition of complementary design that will add features that comply with the requirements. Over the long term of the plan, it is intended that neighbourhood character will be conserved and enhanced. As such, the HCD Plan serves to guide physical change over time so it contributes to, and does not detract from, the District's historical character.

The guidelines recognize that there is a role for both restoration of historical features and the addition of complementary design that will add features that are consistent with the character of the area. Over the long term of the Plan, it is intended that neighbourhood character will be conserved and enhanced. As such, the HCD Plan serves to guide physical changes over time so it contributes to, and does not detract from, the District's historical character.

It is anticipated that changes to exteriors of properties will be managed through the review and approval of heritage permit applications under Part V of the Ontario Heritage Act. These permit applications will be considered in the context of the policies and guidelines in this document. It should be noted that these policies and guidelines will also apply to properties located within the District that are also designated under Part IV of the Ontario Heritage Act.

Classification of Properties

Every property located within the Streetsville Heritage Conservation District, either privately or publicly owned, is designated under Part V of the Ontario Heritage Act. As a result, all properties must comply with the policies of this HCD Plan. The District Plan recognizes differences among *contributing* properties and *other properties*. Figure 3 and Appendix C include a map indicating the location of both contributing and other properties.

Contributing properties are real properties whose age, history, or physical features are significant and/or contribute to the identified character of the District. *Contributing properties* may include both older *buildings* that are of historic interest, as well as more recent *buildings* that are of a scale, type and built form that contributes to the District character. *Contributing properties* are listed in this Plan, shown on the accompanying map, and listed in the HCD Property Inventory, **Appendix A**.

Other Properties are real properties which include physical features that do not substantially add to the identified heritage character of the District. This may include properties which are contemporary or older in nature but have been heavily modified by past activities and have lost their heritage integrity. *Other properties* are shown on the accompanying map, and listed in the HCD Property Inventory, **Appendix A**.

Regardless of the class of a property, work on any property should be executed in a way that conserves or enhances the District's historical *character* and identified heritage attributes.

Policy and Guidelines

The subsections have further been organized into 'policies' and 'guidelines' where applicable.

A policy is a rule that must be adhered to.

A guideline constitutes best practice that is encouraged.

Not all policies and guidelines will apply in every case and their application will depend on the nature of each proposal. Heritage Permit Applications and Cultural Heritage Impact Assessments, where required, should identify and address all the applicable policies and guidelines. Where an alteration or change is proposed, and there is no corresponding policy provided in this HCD Plan that would reasonably apply, the general intent, goals, and objectives as stated in this HCD Plan should guide the decision-making process.

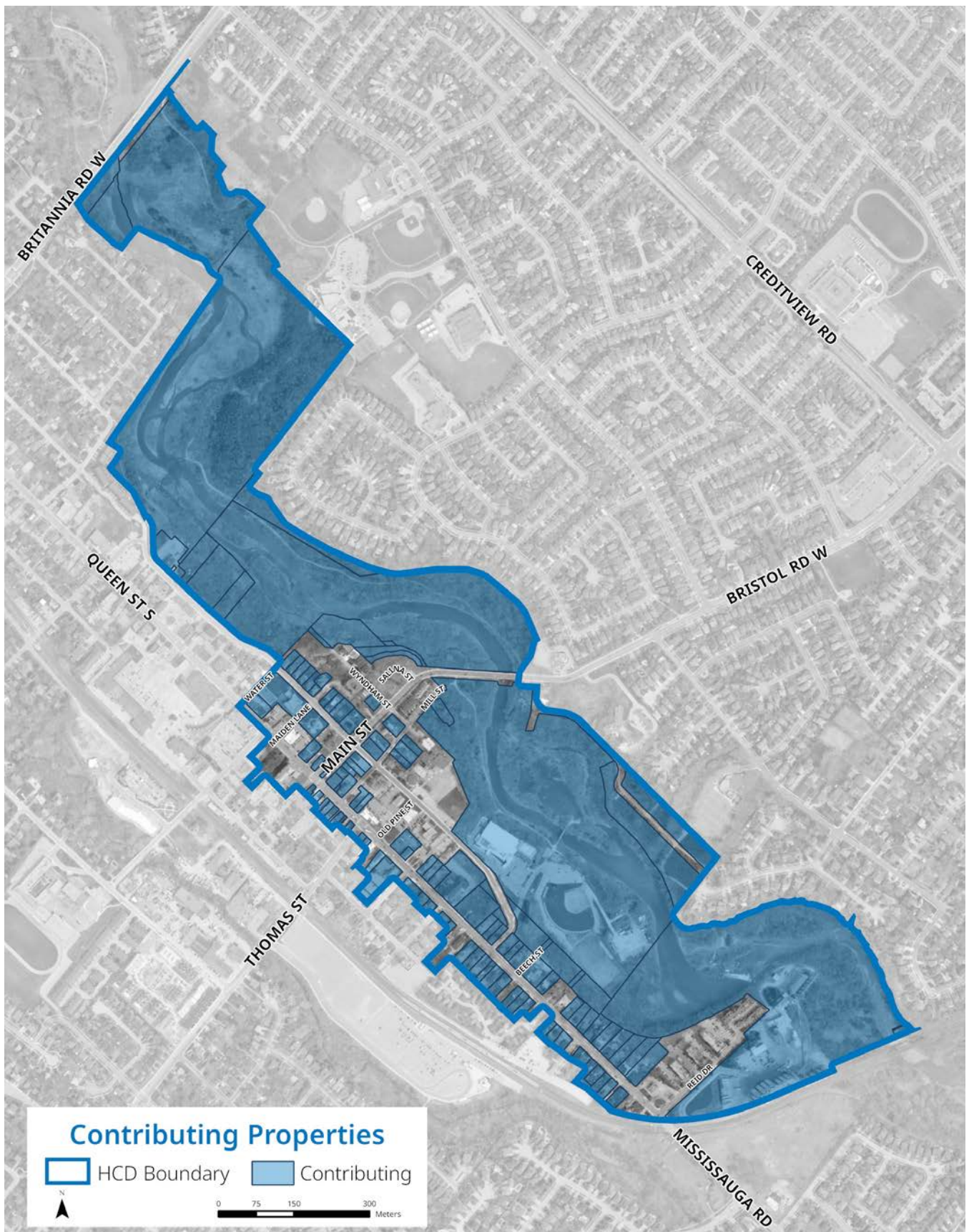


Figure 3: Contributing and non-contributing properties in the District

POLICIES & GUIDELINES

2.2 RESIDENTIAL



RESIDENTIAL**ALTERATIONS**

ADDITIONS

SECONDARY STRUCTURES

LANDSCAPES, TREES & VEGETATION

OTHER

NEW CONSTRUCTION

2.2.1 Alterations

The Streetsville HCD is comprised primarily of residential buildings built in the mid to late 19th and early 20th centuries. The guidelines in this section address alterations to the roof and wall planes of buildings, as opposed to additions that involve more substantial work that extends beyond the existing building envelope. The intent of these guidelines is to allow for alterations, repairs and upgrading to residential buildings in a manner that respects the form and integrity of the heritage attributes and building fabric.

Property and building conservation involves maintenance, repair, restoration, alteration and new work in the form of additions. Maintenance and repair are activities that are done throughout the life of the property. An owner may also wish to restore architectural elements that have been lost, alter architectural elements in order to meet new demands, and add new rooms or features. While regular maintenance and necessary repair are always encouraged, returning a contributing property or one of its features to its original appearance or to another documented point in the property's history is only an option for owners to consider.

2.2.1.1 Foundation and Wall Alterations

Policies

- a) Original/historic wall materials shall be retained and conserved. Authentic heritage fabric must be retained and maintained. Where original/historic wall materials cannot be repaired, replacement materials may be considered.
- b) Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a radically new look to the building. Sandblasting, strong chemical cleaning solutions or high pressure water blasting are not permitted.
- c) Replacement foundation and wall materials shall include a range of natural and/or composite materials which are in-keeping with the architectural style and time period of the resource. Materials such as red brick, board and batten, and wood siding are permitted. Composite materials which read as wood and natural materials may also be considered. Materials which are not in-keeping with the character of the area include vinyl siding, stone, split-faced stone, stucco and Exterior Insulation Finishing Systems (EIFS).
- d) The painting of previously unpainted masonry is not permitted.



Sandblasting and other abrasive treatments to building features which can irreparably damage materials is not permitted.

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Masonry may need to be re-pointed over time to extend its lifespan and avoid damage. Care should be taken when re-pointing to match mortars and techniques.



Ensure that alterations to roofs preserve the original roof design. Ensure that water is directed away from the building, including the installation of gutters and downspouts.

Guidelines

- e) Brick masonry requires re-pointing from time to time and this process should be undertaken by tradespeople with experience in historic masonry techniques and materials.
- f) Generally, lime-based mortar should be used and joints should replicate the original in finish, colour and texture. Hard, cement based mortars are more rigid during freeze-thaw cycles and can cause brick units to deteriorate.
- g) The application of waterproofing and water repellent coatings should be avoided.
- h) Avoid the application of new finishes or coatings that alter the appearance of the original material, especially where they are substitutes for repair. Alterations that comprise unacceptable materials include water repellent coatings, paint on brick or stone, aluminum or vinyl siding. Materials such as concrete fibre board and synthetic wood products will be considered on a case-by-case basis.
- i) Ensure that water runoff is appropriately directed away from the building, especially from downpipes near foundation walls, in order to avoid unnecessary damage to heritage fabric over time.

2.2.1.2 Roof Alterations

Policies

- a) Decorative roof features and original/historic roofing materials, such as slate, wood shingles, and copper on sloped roofs, shall be retained and conserved wherever possible. Replacement materials, if required, shall complement the original and/or historic materials.

Guidelines

- b) Many roofs within the District have asphalt shingles or metal, which may be replaced in kind.
- c) Vents, skylights and other new roof elements should be sympathetic in type and material and should be located out of general view from the public realm, where possible.
- d) Roof drainage should be maintained and directed away from building foundations.
- e) Maintenance of original roof shape is encouraged.
- f) The addition of solar panels or solar hot water heaters may be permitted on roofs, but shall not permanently damage or remove heritage fabric. The installation of this type of equipment should be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low pitched roof) and not visible from the street wherever possible.
- g) Chimneys can be important heritage attributes and should be retained wherever possible. Non-functioning chimneys should be retained, capped and re-pointed.

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2.2.1.3 Window Alterations

Policies

- a) Maintain original window openings and entrances as well as their distinguishing features such as materials, surrounds/voussoirs, sills, frames, shutters, sash and glazing.
- b) The removing or blocking-up of window and entrance openings that are important to the architectural character and symmetry of the building is not permitted.
- c) New replacement windows shall be compatible with the original/historic windows in terms of material (such as wood), proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade), and glazing patterns (i.e. sashes and glazing). Replacement windows shall convey the same, or a similar appearance as the historic window and be physically and visually compatible.

Guidelines

- d) Repairing, rather than replacing original / historic windows is encouraged, and should focus on the minimal intervention required in order to ensure the integrity of the resource. This includes limited replacement in kind, or replacement with appropriate substitute material of irreparable elements, based on documentary or physical evidence where possible.
- e) Replacing irreparable windows in-kind should be based on physical and documentary evidence, where possible. If using the same materials and design details is not technically feasible, then compatible substitute materials or details may be considered.
- f) Improvement in energy efficiency of single glazed units may be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing.
- g) Where historic documentation is available, replacement windows may be reproductions of earlier windows.

Windows and window openings are important features of any building. The alteration of windows may significantly impact the integrity of authentic cultural heritage resources.

Changes to original window openings shall be avoided. Original windows should be maintained to preserve the architectural integrity of the resource. In many cases, windows can be replaced in kind or with sympathetic materials. The conservation of original window sashes and glazing is encouraged.



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2.2.1.4 Entrance, Porch, and Verandah Alterations

Policies

- a) Retain and maintain entrances on principal elevations.
- b) Character-defining porches or verandahs shall only be removed where they pose a life / safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction.

Guidelines

- c) The design and construction of a new entrance / porch is required to be compatible with the character of the building. Restoration of a missing porch must be based upon historical, pictorial and physical documentation, rather than conjecture, wherever possible.
- d) Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation, but should not be physically attached to buildings in such a way that it is permanently damaging to heritage building fabric. The addition of barrier-free access and accessible ramps should be a reversible alteration.
- e) Important features such as doors, glazing, lighting, steps and door surrounds should be conserved wherever possible.
- f) Where new entrances or exterior staircases are required, they should be installed away from principal facades (i.e. on secondary elevations) wherever possible.
- g) Wood is encouraged to be used in the construction of new entrances and porches. Other materials, such as synthetic wood products will be considered on a case-by-case basis through the heritage permit process.



Front porches on contributing buildings are often important features of an architectural style. These features should be maintained.



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2.2.1.5 Sign Alterations

Policies

- a) Signage shall be managed through the City of Mississauga sign By-law.
- b) Small scale signs, such as address signs or commemorative plaques, or small business signs are appropriate landscape features and are permitted.
- c) Signs that are backlit, contain flashing or animated lights, or neon lights are not permitted.

Guidelines

- d) Signs may be affixed to buildings where they have no impact on authentic heritage fabric, and can be removed, thereby making the alteration reversible.
- e) Signs may be permitted in front or side lawns, or other areas where heritage resources are not negatively impacted.

2.2.1.6 Heritage Fabric Alteration and Removal

Policies

- a) Heritage building fabric shall be repaired rather than replaced wherever possible. When undertaking repair, replacement or restoration, use the same materials as the original. Composite materials which read as original/authentic heritage materials may be considered on a case-by-case basis.



In order to conserve the range of 19th and 20th century architectural styles in the District, repair heritage building fabric where possible.

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Additions to contributing buildings are generally permitted in order to allow for changing needs and ongoing use of older buildings. Policies and guidelines are provided to ensure additions minimize or avoid adverse impacts to cultural heritage resources and the character of the District.

2.2.2 Additions

This section outlines guidelines for additions to residential buildings within the District. Additions are an important aspect of building evolution. The intent of these guidelines is to ensure that additions to dwellings minimize or avoid the loss of heritage building fabric, are designed in a way that clearly differentiates them from the original building fabric, and are compatible with the character of the District in terms of form and scale. The following policies and guidelines apply to the construction of additions:

2.2.2.1 Addition Location, Scale, and Massing

Policies

- a) Additions are not permitted on the front/principal façade, and shall be located at the rear and/or side of the building.
- b) The height of the roof ridge in new additions shall not exceed the height of the ridge of the original building in order to complement the existing building and neighbouring properties.

2.2.2.2 Addition Design

Policies

- a) New additions shall be designed in a manner which distinguishes between old and new, and that avoids replicating the exact style of the existing heritage building, or imitating a particular historical style or period of architecture.

Guidelines

- b) Contemporary design of additions or those additions that reference design motifs of the existing building is to be encouraged. Compatible additions should be complementary in terms of scale, mass, materials, form and colour.

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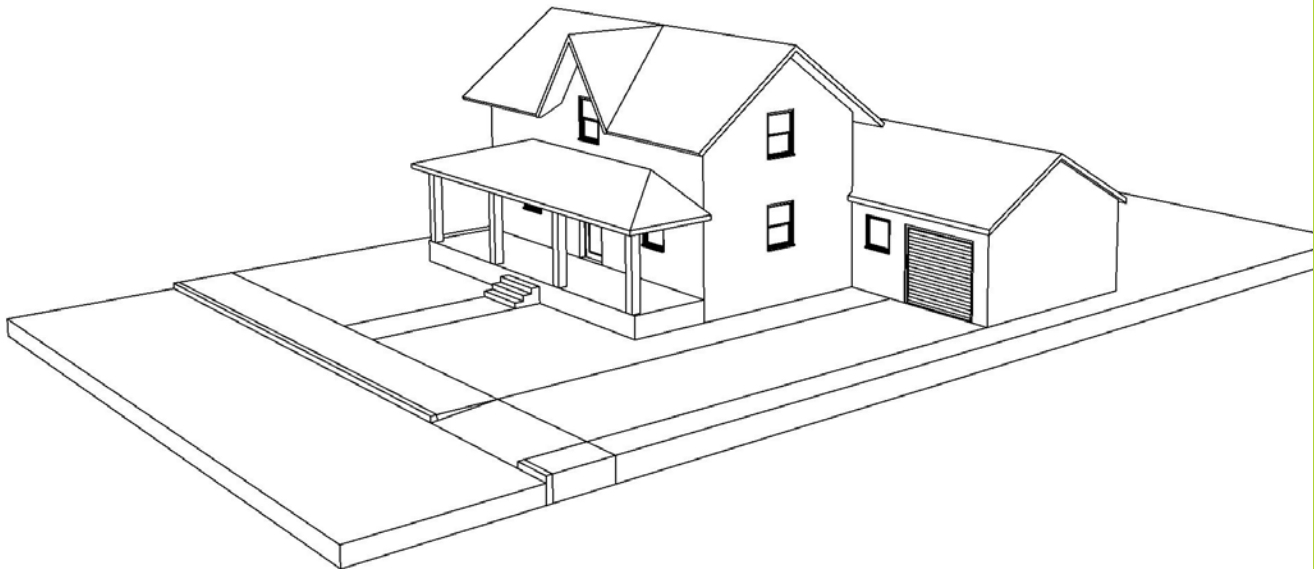
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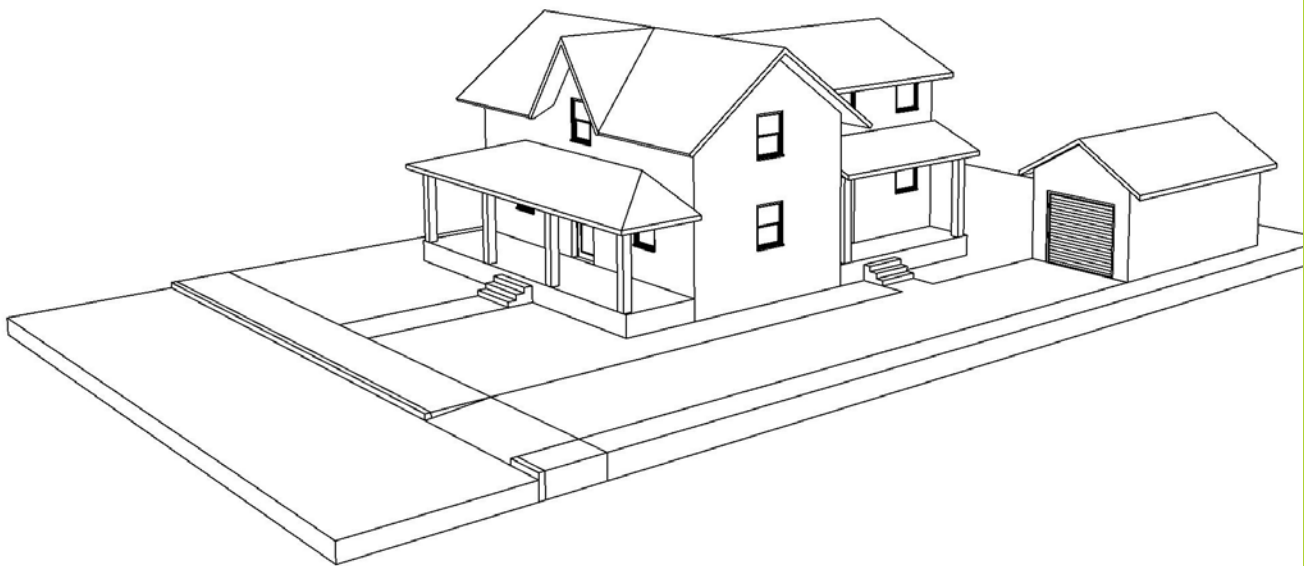
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APPROPRIATE LOCATION & SCALE



APPROPRIATE LOCATION & SCALE

Examples of additions to contributing buildings which are encouraged.

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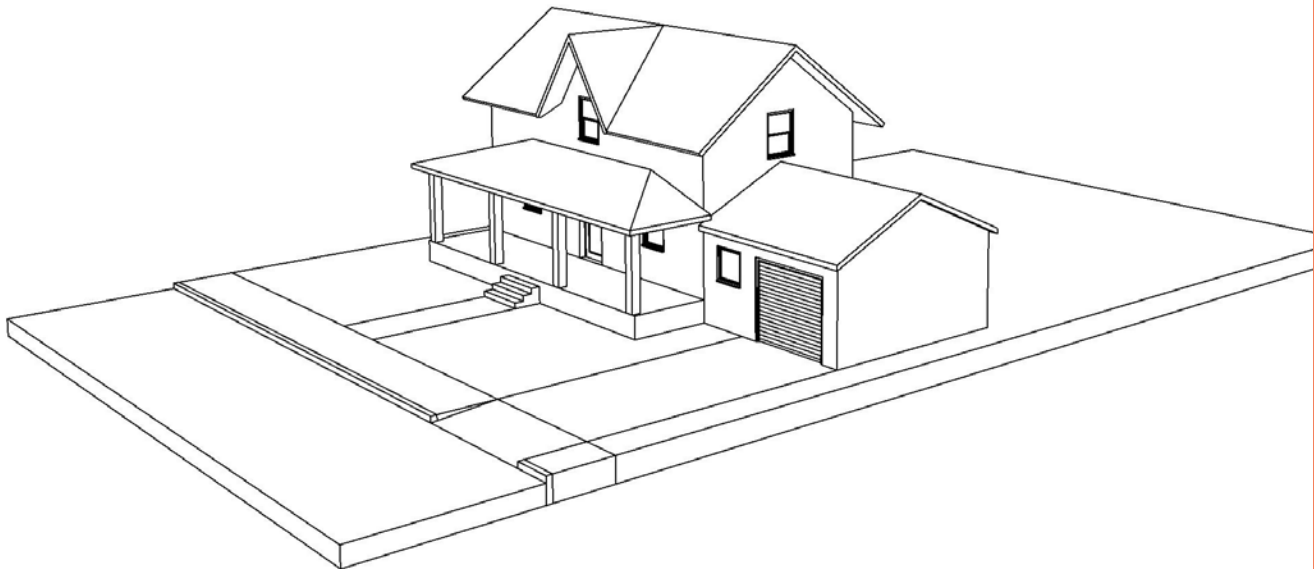
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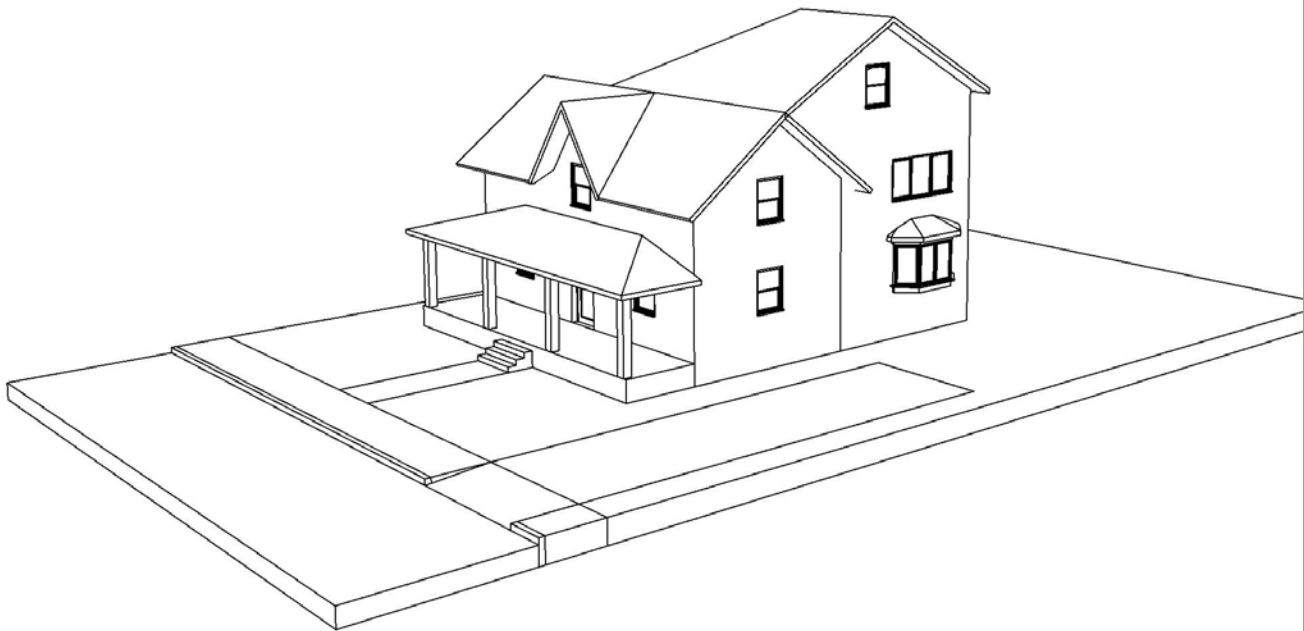
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INAPPROPRIATE LOCATION



INAPPROPRIATE SCALE

Examples of additions to contributing buildings which are discouraged.

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2.2.2.3 Roof Additions

Policies

- a) Additions shall maintain original roof configurations as seen from the public realm.
- b) Roof drainage shall be maintained and directed away from building foundations.

Guidelines

- c) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way.
- d) Roofing materials and associated features, such as fascia, trim, and brackets shall be retained to the extent possible.
- e) Roof types encouraged in new construction are front, side, and cross gabled and hipped, and should be compatible with or sympathetic to the roof type of the main structure.
- f) Decorative roof features and original roofing materials such as slate, wood shingles, and copper on sloped roofs should be retained and conserved wherever possible.

2.2.2.4 Window and Entrance Additions

Policies

- a) Additions to residential buildings shall protect and maintain original and/or historic window openings as well as distinguishing features such as materials, surrounds, frames, shutters, sash and glazing on principal façades that are visible from the public realm.
- b) Ramps are permitted for barrier-free access in accordance with applicable legislation, but shall not damage heritage building fabric.
- c) Additions to residential buildings should avoid removing or blocking up window or door openings that are important to the architectural character and symmetry of the building, where possible.

Guidelines

- d) New windows on additions visible from the public realm should be compatible with the windows of the original structure in terms of proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade). However, it is not necessary to replicate original windows in terms of their historical details.
- e) Where new entrances or exterior staircases are required, they should be installed on secondary elevations and/or set back from the existing front building elevation.

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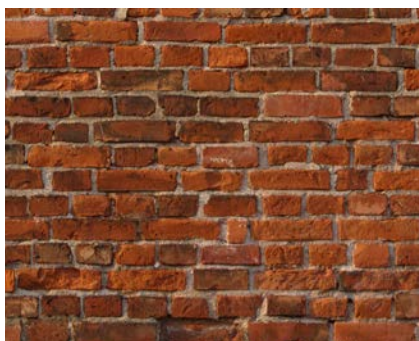
2.2.2.5 Exterior Materials and Cladding Additions

Policies

- a) Exterior cladding on additions to residential buildings shall be compatible with the cladding material of the original structure but should be a different and distinct material from the original building in order to be distinguishable as a later addition. Additions replicating the original cladding material are discouraged.

Guidelines

- b) The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) are discouraged on building facades facing the public realm. These materials and others, such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case-by-case basis.



When constructing additions, the choice of exterior cladding is important as compatibility with the original structure supports the heritage resource.

2.2.3 Secondary Structures

Policies

- a) Outbuildings on residential property may be permitted but shall be located behind the wall plane of the front façade of the residential building.
- b) The construction of small-scale outbuildings in the rear yard (garden sheds, green houses, etc.) shall be permitted.
- c) The construction of additional dwelling units shall be permitted, in accordance with City and Provincial policies and regulations.
- d) Outbuildings shall not be taller than the existing residential structure on the property.

Guidelines

- e) New outbuildings should be distinct from heritage building fabric with regard to materials and detailing. Replicas of historic outbuildings are not required.

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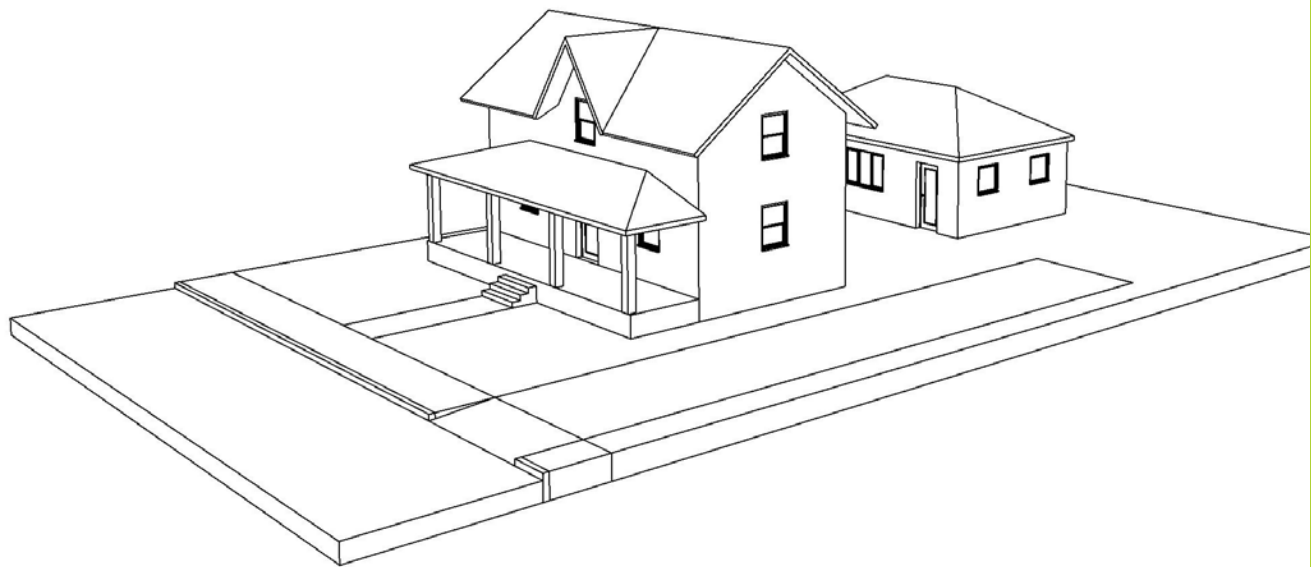
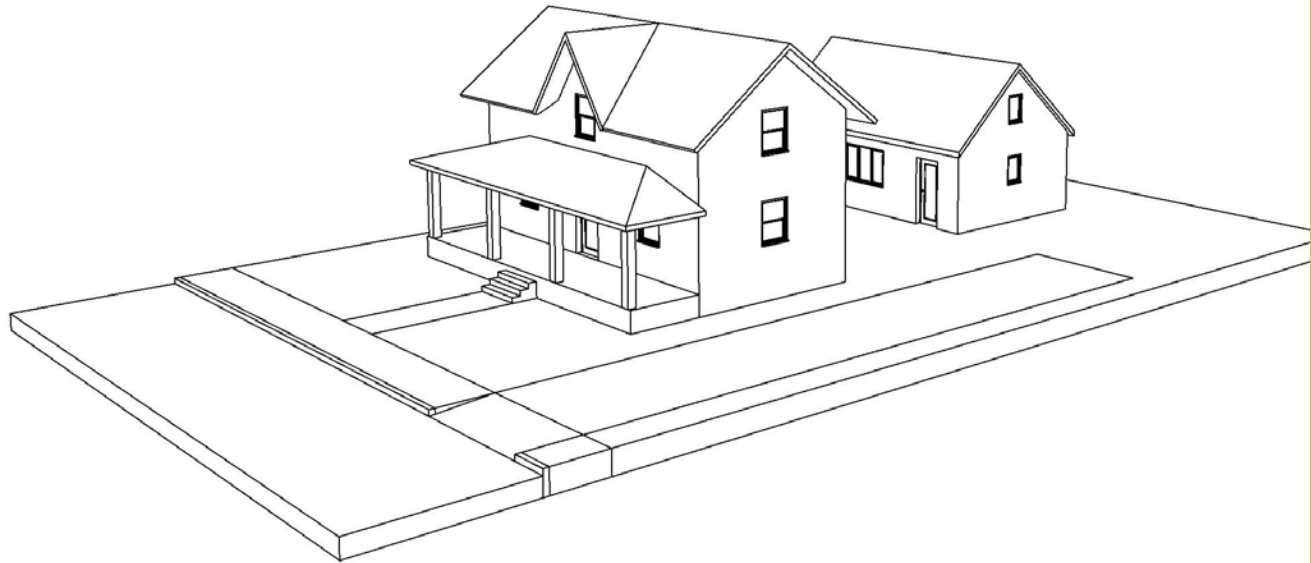
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Examples of secondary structures which are encouraged.

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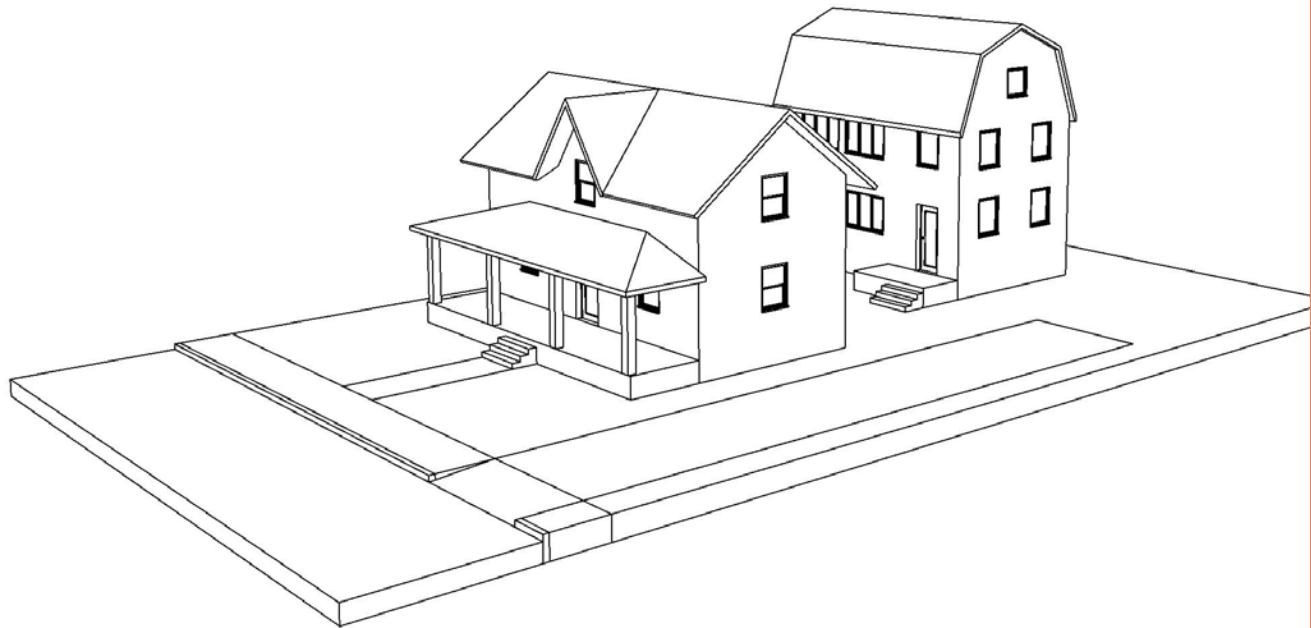
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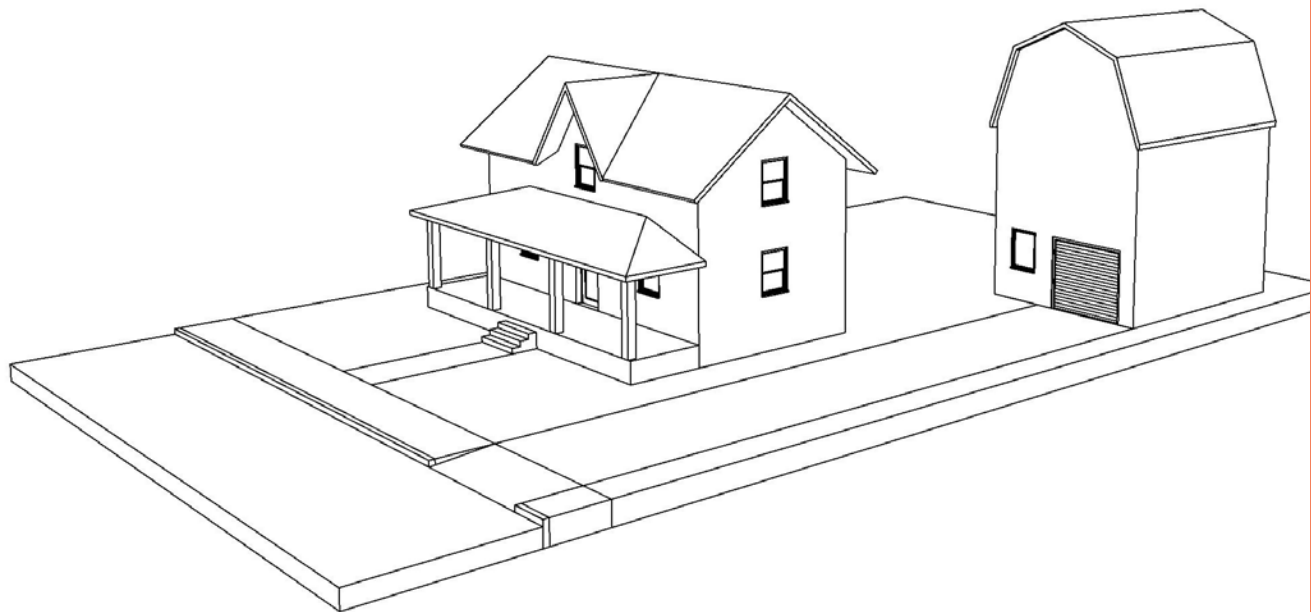
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INAPPROPRIATE SCALE



INAPPROPRIATE PLACEMENT & SCALE

Examples of secondary structures which are discouraged due to height and design.

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2.2.4 Landscapes, Trees & Vegetation

The presence of mature trees, vegetation, landscaped open space, and gardens within the Streetsville Heritage Conservation District contributes to the character of the area. The residential areas include these components and should continue to be present in order to maintain its village-like character. It is not the intent of this HCD Plan to re-instate 19th century landscapes, but to identify those existing features which contribute to the character of the area and to maintain and enhance them.

2.2.4.1 Trees & Vegetation on Private Lands

In the 19th century, Euro-Canadian settlers added non-native plant and tree species to landscapes in Ontario, including Streetsville. Very little consideration for using native plants was given by Euro-Canadians. As properties were developed in the 19th century, there was a widespread use of ornamental trees and vegetation which would do well in urban and semi-urban environments. As a result, a variety of both native and non-native plant materials exist, and should continue to be represented. Examples of non-native vegetation includes lilac, mountain ash, and ornamental shrubs, for example. Plant material for residential properties should include a variety of species in order to continue the collection of trees and vegetation. The following policies are considered symbolic gestures of historic settlement to continue the tree collection.

The selection of trees should also be guided by current environmental considerations. Some species are invasive and/or hazardous. For example, Norway Maple and Ash species are no longer planted because of the presence of the emerald ash borer and concerns about the spread of Norway Maples into natural areas which has potential to negatively impact native vegetation.

The City of Mississauga Invasive Species Management Plan & Implementation Strategy provides further information regarding species which are considered invasive. This document is available on the City of Mississauga website.

Environmental considerations are critical in the selection of trees and vegetation. Garlic Mustard is one species to avoid. Consider using a more ornamental species such as periwinkle or guelder rose instead.



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Policies

- a) All trees located on private residential properties contribute to the character of the area. This HCD Plan recognizes that some trees contribute to this character more than others depending on their species, location, and size. Trees should be maintained, where possible and feasible. This HCD Plan recognizes that trees have a finite lifespan, and there are occasions where trees must be removed;
- b) The removal and re-planting of trees will be governed by the City of Mississauga Private Tree By-law. The removal of trees on private lands within the Streetsville HCD boundary does not require a Heritage Permit Application unless the trees are subject to a Part IV designation by-law and are specifically identified as being heritage attributes;
- c) Trees may be added on private property along the frontage where there is no conflict with buildings or with servicing or overhead wires or street trees in the public right-of-way. This will enhance the pedestrian environment by providing more shade. An ISA Certified Arborist can help to provide guidance on tree placement.

Guidelines

- d) Any new trees should consider the use of both native and non-native ornamental varieties in order to continue the collection of tree species within the District, provided that they are not invasive or hazardous, as identified by the City of Mississauga.



Landscaping on private residential properties along Queen Street South contributes to the character of the area.



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2.2.4.2 Landscape Features

Landscape features of the District's residential properties reinforces the Village-like character of the area and 19th century streetscape patterns. There is a rich variety of vegetation on private property. This includes (but is not limited to) trees, gardens and shrubs. These landscapes also include built features, including (but not limited to) fences and retaining walls. The District's distinctive visual appearance is due to a varied collection of landscape details that has evolved over time.

Policies

- a) There should be maximizing of landscaped open space in front yards, particularly along the sidewalk frontages of residential properties. Driveways and parking areas should be limited within front yards.
- b) Front yards shall be kept mainly as landscaped space and not hard-surfaced.

Guidelines

- c) Shrubs and vegetation located between side lot lines are in-keeping with 19th century streetscape and landscape patterns. The retention of these vegetated side-lot lines shall be retained, wherever possible.
- d) Landscape components, such as ornamental fences or hedging of deciduous shrub material, may be used to complete the screening or buffering of garbage storage areas or service areas that are visible from the public right-of-way.
- e) Fencing or evergreen material should be used to block the views.

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2.2.4.3 Fencing, Walls and Steps

Policies

- a) In order to define the edge of the property and separate private from public lands, ornamental metal or wood fences (maximum 1.2 metre in height in front yard) or hedging of deciduous shrub material are appropriate. Lower heights may be necessary in some circumstances in order to maintain visibility where a driveway crosses a sidewalk.

Guidelines

- b) Where fences in front yards are proposed by property owners, these should be based on historic photographs and include period-appropriate designs.
- c) Where possible, use historical photographs or documentation to guide the addition of these types of landscape features
- d) Where historical documentation cannot be found, similar patterns may be created by studying historical photographs of the adjacent residential areas for guidance and inspiration.

2.2.4.4 Amenity Lighting

Policies

- a) Historically, there was very little amenity lighting provided on residential properties. Notwithstanding the lack of historical precedents, amenity lighting is permitted within the Streetsville Heritage Conservation District to illuminate pathways, steps, verandahs and porches, and special landscaped areas as it does not have a negative impact on the character of the area.
- b) The installation of new amenity lighting shall ensure that the heritage attributes of the property are not adversely affected, and that there is no light trespass or spillover towards adjacent properties and the public realm.

Guidelines

- c) Replicas of historical light standards are not required, as installing replicas of a particular era contrasts with the variety of eras represented by the District resources. Contemporary light standards are appropriate.

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2.2.4.5 Walkways, Parking and Driveways

Policies

- a) Driveways tend to be narrow, leading to detached garages. This general pattern shall continue to prevail. The paving of landscaped open space to provide additional parking areas in front yards is not permitted.

Guidelines

- b) Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines).
- c) Changes to driveway entrances, parking, and other hard-surface areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.
- d) Driveways should be narrowed at the curb and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of hard surfaces.



Parking and driveways for residential properties along Queen Street South.



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2.2.5 Other

2.2.5.1 Alterations and Additions

Policies

- a) When additions or alterations to buildings on other properties are proposed, the design will respect the District's heritage character to ensure that the new addition is successfully integrated with the existing building.
- b) Exterior additions shall be located at the rear, or the side of the building.
- c) New additions shall be no higher than the existing building height. Where additions are proposed to exceed the existing building height, a Heritage Impact Assessment may be required in order to demonstrate that the additional height will result in no adverse impacts.

Guidelines

- d) In streetscapes where there are patterns in terms of building setbacks, new construction should match or follow the pattern of what is existing.
- e) Generally, roof types encouraged in new construction are front gabled and side gabled. Flat roofs are permitted for additions to existing multi-unit residential buildings, and new multi-unit residential buildings on other properties.
- f) The District includes a range of cladding materials. When choosing an appropriate cladding material for additions or alterations to other properties, consider the predominant materials of the existing building as well as properties within the immediate context.
- g) Synthetic materials such as vinyl or aluminum siding are strongly discouraged. Other materials such as (but not limited to) concrete fibre board, concrete panels and synthetic wood products will be considered on a case-by-case basis.
- h) The installation of Exterior Insulation and Finish Systems (EIFS) on buildings on other properties is discouraged within the District.

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2.2.5.2 Landscape Features

Policies

- a) There should be maximizing of soft landscapes particularly along the sidewalk frontages of residential properties. This means that driveways and parking areas should be limited within the front yards and that the front entranceway of dwellings should generally remain visible from the street, following this historic pattern.
- b) Front yards will be kept mainly as landscaped space and not hard-surfaced.

Guidelines

- c) Property owners are encouraged in the appropriate care of mature specimen trees and shrubs.
- d) Property owners will site additions and new buildings away from significant trees and shrubs where possible and protect them during construction projects in accordance with municipal standards.
- e) Landscape components, such as ornamental fences or hedging of deciduous shrub material, may be used to complete the screening or buffering of garbage storage areas or service areas that are visible from the public right-of-way.
- f) Fencing or evergreen material should be used to block the views.

2.2.5.3 Fencing, Walls, and Steps

Policies

- a) In order to define the edge of the property and separate private from public lands, ornamental metal or wood fences (maximum 1.2 metre in height in front yard) or hedging of deciduous shrub material are appropriate. Lower heights may be necessary in some circumstances in order to maintain visibility where a driveway crosses a sidewalk.

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2.2.5.4 Amenity Lighting

Policies

- a) Historically, there was very little amenity lighting provided on residential properties. Notwithstanding the lack of historical precedents, amenity lighting is permitted within the Streetsville Heritage Conservation District to illuminate pathways, steps, verandahs and porches, and special landscaped areas as it does not have a negative impact on the character of the area.
- b) The installation of new amenity lighting shall ensure that there is no light trespass or spillover towards adjacent properties and the public realm.

Guidelines

- c) Replicas of historical light fixtures are not required, as installing replicas of a particular era contrasts with the variety of eras represented by the District resources. Contemporary light fixtures are appropriate.

2.2.5.5 Walkways, Parking, and Driveways

Policies

- a) Driveways tend to be narrow, leading to detached garages. This general pattern shall continue to prevail. The paving of landscaped open space to provide additional parking areas in front yards is not permitted.

Guidelines

- b) Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines).
- c) Changes to driveway entrances, parking, and other hard-surface areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.
- d) Driveways should be narrowed at the curb and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of hard surfaces.

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2.2.6 New Construction

There may be instances where new residential development will occur. This includes construction on vacant lots or the construction of new buildings where other buildings are removed. New construction is permitted, provided it is compatible with the heritage character and conforms to the policies in this HCD Plan. The following policies and guidelines apply to both contributing and other properties.

Policies

- a) All new buildings, other than accessory buildings, whether on contributing or other properties on public or private lands shall require the submission of a Heritage Impact Assessment that demonstrates conformity of the proposed new building with this HCD Plan.
- b) New freestanding construction shall be compatible with the heritage character of the area. New construction shall be compatible with, and respond to, adjacent properties, including contributing properties and their heritage attributes, as well as the character of the area. This means adhering to the character of the area (i.e. either the Queen Street South residential area or the residential area east of Church Street) as well as immediate context with regards to lot patterns, heights, massing, setback, building scale, roof pitches and exterior materials.
- c) New residential construction shall be a product of its own time and not mimic authentic historic architectural designs. This includes the inappropriate incorporation of authentic residential architectural details in contemporary construction. New design may be a contemporary interpretation of historic forms and elements, but replicas of historic buildings which falsify history and discontinue the natural progression of built forms are not permitted.
- d) Maintaining the height and rhythm of the established built form will unify the District. Blank façades that interface with the street are not permitted. This includes new residential buildings located on corner lots.
- e) The District includes a variety of roof forms, including (but not limited to) front gable, side gable, cross gable and hipped. Any of these roof forms are appropriate for new residential infill. Where a dominant or consistent pattern exists within the streetscape, this pattern shall be followed.

New infill must also consider other applicable policy of the City of Mississauga such as the City's Official Plan and Zoning By-law.

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- f) Windows and doors, as well as their openings of new buildings on elevations which are visible from the public realm shall be compatible with the residential character of the character of the area and reflect typical shapes, orientation, design, and composition found within the immediate context.
- g) New freestanding construction may utilize contemporary materials, but shall be in-keeping with the character of the area and adjacent contributing properties.
- h) The predominant material within residential areas includes red brick and siding. These materials shall continue to be the predominant cladding material for the exterior of new residential buildings. Other new materials may be considered, but must be demonstrated to be compatible with the character of the area and existing contributing buildings.
- i) There shall be a presumption against stone (including split-faced stone cladding) given that it is not in-keeping with the character of the area.



New construction located within the Heritage Conservation District boundary along Main Street. The new construction does not mimic authentic residential designs.

POLICIES & GUIDELINES

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2.3.1 Alterations

2.3.1.1 Storefront and Street Façade Alterations

Nineteenth century commercial street frontages are most often built out to the street frontage and side lot lines, appearing as a continuous wall. This is often referred to as the “commercial street wall”. The Streetsville commercial street wall has a variety of building heights generally ranging from 2 to 2.5 storeys, and a variety of roof types. These built forms and streetscape patterns should be maintained.

Storefronts must represent their retail use on the building exterior at grade. The conservation of commercial structures requires maintaining a balance between the needs of changing commercial uses and retail styles within the storefront area with the overall architectural heritage of the building.

When assessing a storefront for conservation purposes, it is essential to distinguish and maintain a balance between the overall permanent architecture of the storefront and the ever-changing retail displays within that storefront. This ensures that prevailing retail trends do not permanently alter the heritage value of the resource.

The following policies and guidelines for commercial structures provide guidance on change and conservation for properties within the commercial areas in order to ensure the heritage character of this area is conserved over time.

Policies

- a) Where the continuous street wall exists, it shall be maintained.
- b) Storefronts shall have a strong commercial presence at grade.
- c) Maintain and repair, rather than remove and replace, existing storefronts and storefront elements that a) are contributing to the streetscape, and/or b) are physically sound and compatible with the overall building facade through design, details and proportions. Storefronts may have historic value even if they are later additions.

Guidelines

- d) Examine and carefully remove contemporary storefront fabric to determine whether or not original, or earlier, heritage fabric can be revealed underneath. This fabric may be available for rehabilitation.
- e) Contemporary modern designs along a storefront at grade may be permitted provided they do not damage heritage building fabric and are complementary to the heritage building fabric above the first storey, and on adjacent buildings.
- f) Existing storefronts may be restored to an earlier period or style provided restoration is based upon historical documentation.

The Streetsville Commercial Core is distinctly different than other character areas within the District. The commercial character area is distinguished by its 19th century streetscape features, including (but not limited to) 19th century and early 20th century two and three storey buildings constructed to the street edge.

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Examples of alterations to commercial facades which are encouraged.

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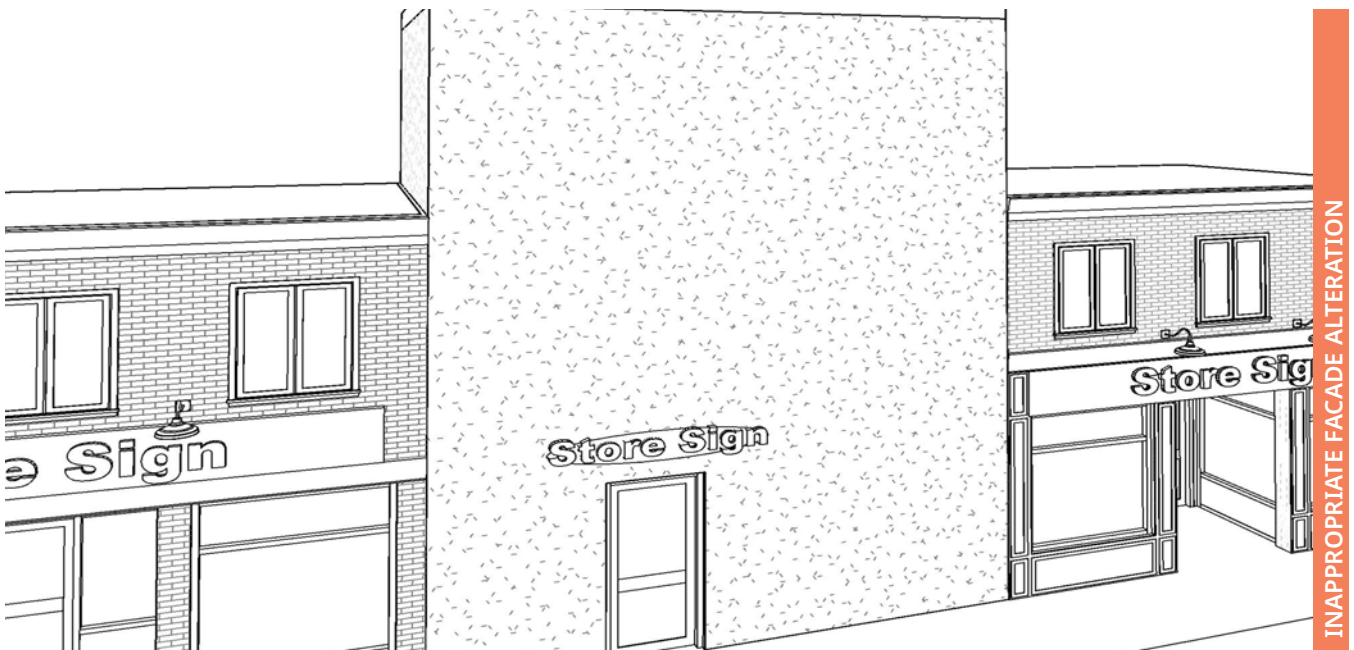
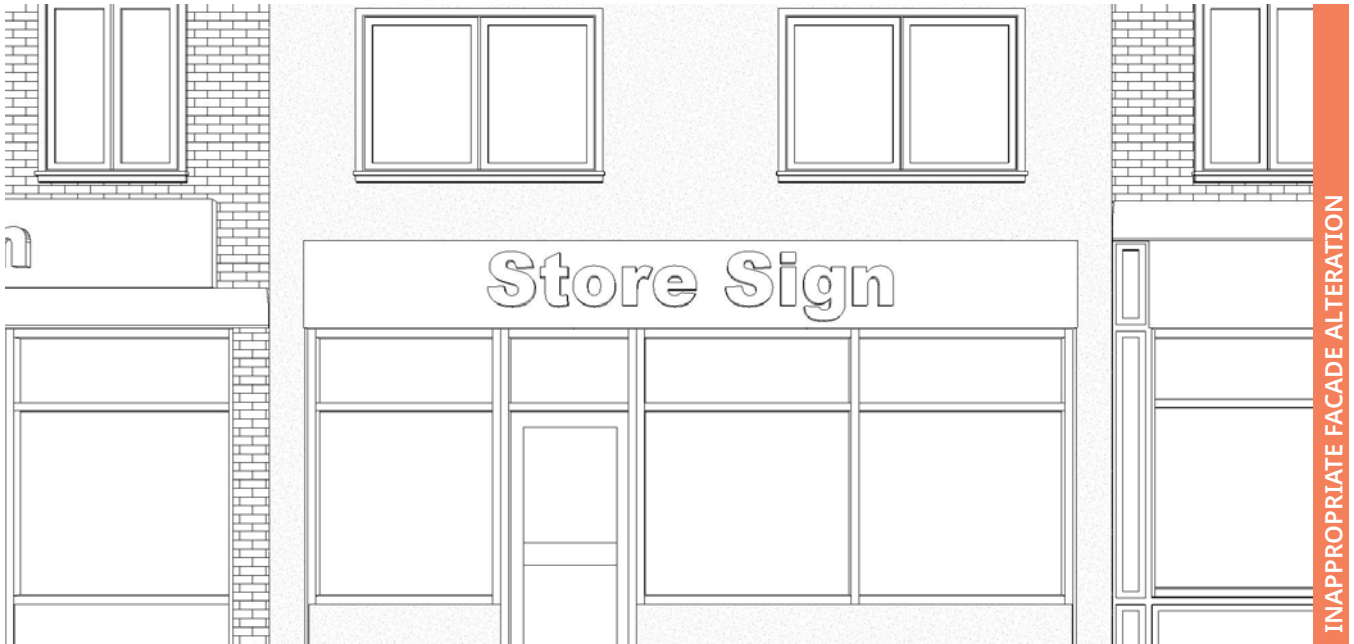
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Examples of alterations to commercial facades which are discouraged.

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2.3.1.2 Roof Alterations

A variety of roof styles are represented within the Downtown commercial character area. This includes (but is not limited to) flat, hipped, front, side and cross gable types. The integrity of roofing form and materials is crucial in protecting heritage building fabric that is generally contained below the roof. In considering alterations to roofing the following apply:

Policies

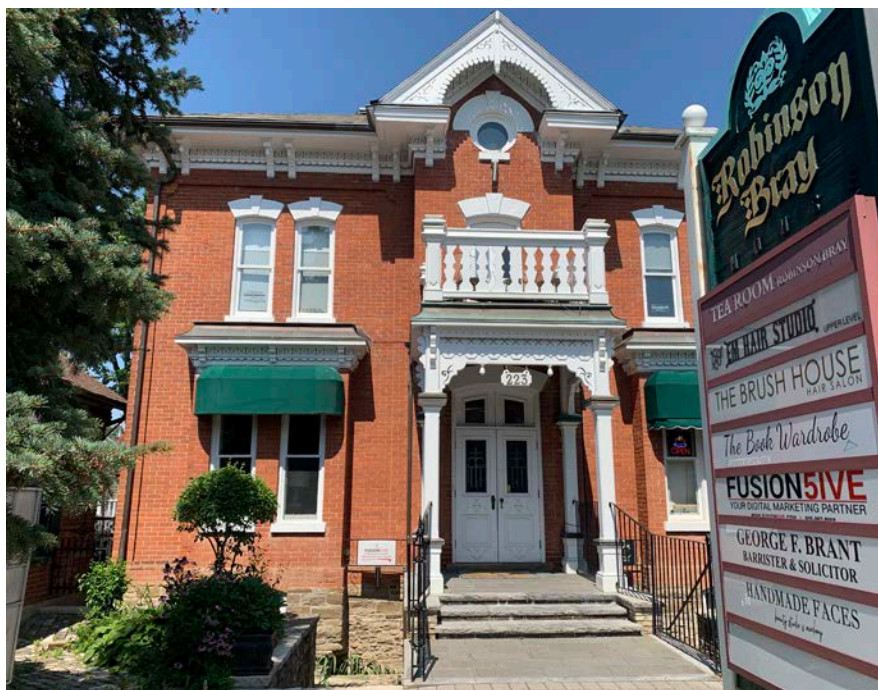
- a) Decorative roof features, as well as chimneys, and original roofing materials shall be retained and conserved wherever possible.
- b) The overall original roof shape of contributing buildings shall be maintained.

Guidelines

- c) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way, whenever possible.
- d) The addition of solar panels may be permitted on roofs, but should not damage or remove heritage fabric. Wherever possible, solar panels should be installed in places that are generally out of view from the public realm.

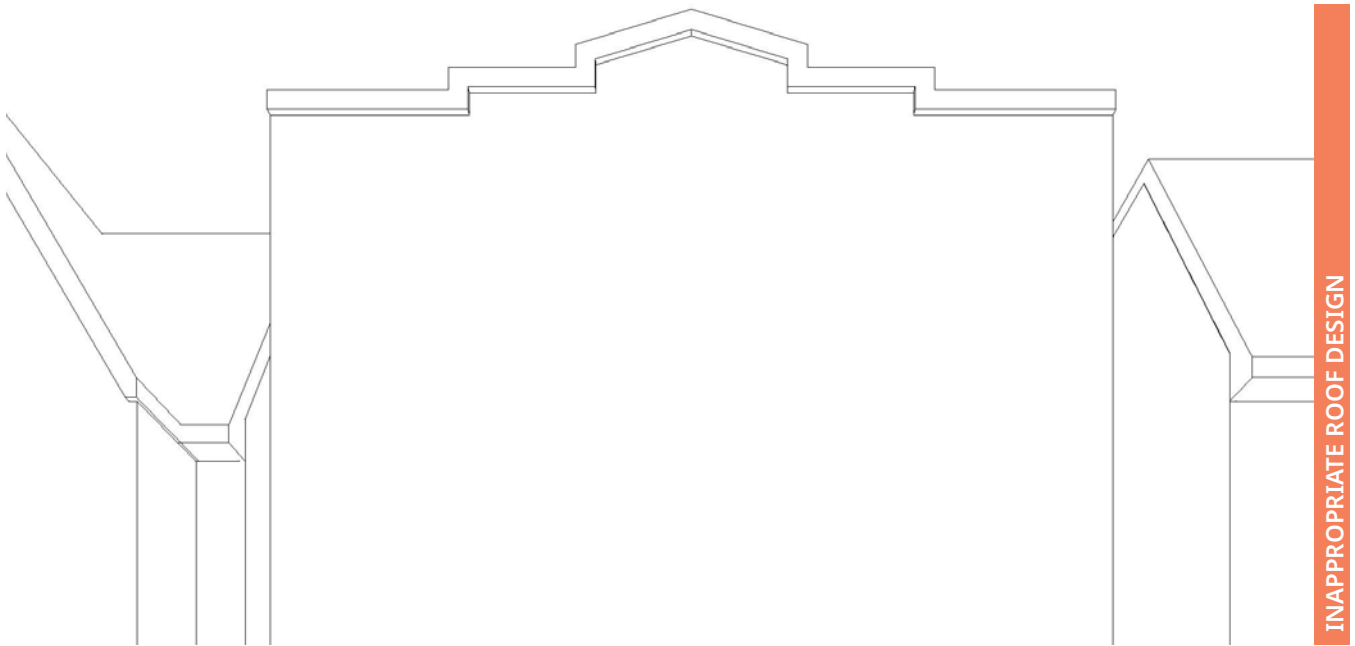
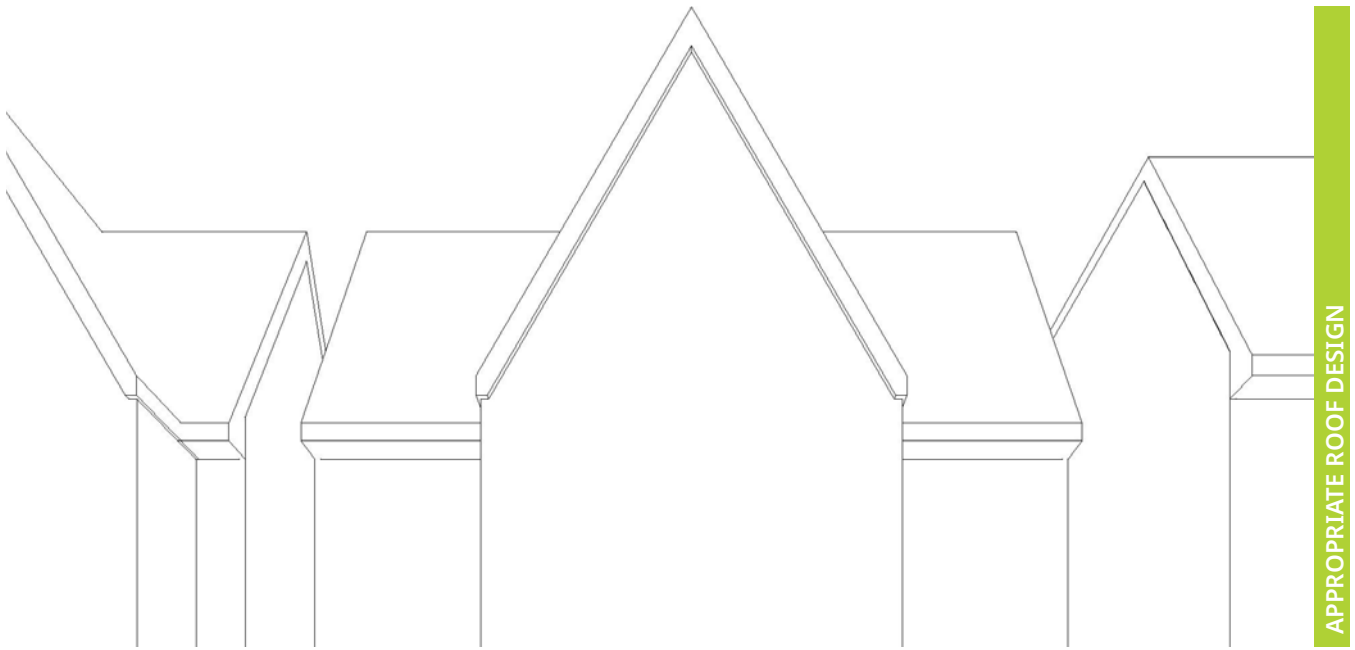


The successful adaptive re-use of existing heritage buildings is important in the conservation of cultural heritage resources which contribute to the character of the commercial downtown.



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Examples of roof design which is encouraged and discouraged.

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2.3.1.3 Window Alterations

Windows and glazing, as well as decorative elements that contain the window openings, such as voussoirs and drip molds, sills and lintels are important in maintaining the character and appearance of heritage building façades.

Policies

- a) Original window openings shall be maintained. Original window openings shall not be covered-over, enclosed, enlarged, or reduced in size.
- b) Generally, the creation of new window openings above grade (within storefronts) is prohibited. The original pattern of window openings above storefronts shall be maintained or restored, based on historic precedent and/or historic photographs wherever possible.
- c) Protect and maintain original window openings as well as distinguishing features such as materials, voussoirs, lintels, sills, surrounds (trim) frame, shutters, sash and glazing.

Guidelines

- d) Repair of original window materials and features is encouraged prior to replacement. Windows may be replaced but require a Heritage Permit Application to ensure that any new windows a) respect the original window opening, and b) are period-appropriate for the heritage resource.
- e) Many of the original windows of buildings in the district have already been replaced. If replacing non-original windows, new windows that are compatible with the original in terms of proportions, rhythm and scale are encouraged. The pattern of any proposed window divisions (such as six-over-six window panes) should be maintained in replacement windows.
- f) Improvement in energy efficiency of single glazed units can be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing. These are encouraged wherever possible, rather than replacing with new windows.



Commercial properties along Queen Street South. When replacing original windows, consider compatibility with proportions, rhythm and scale.

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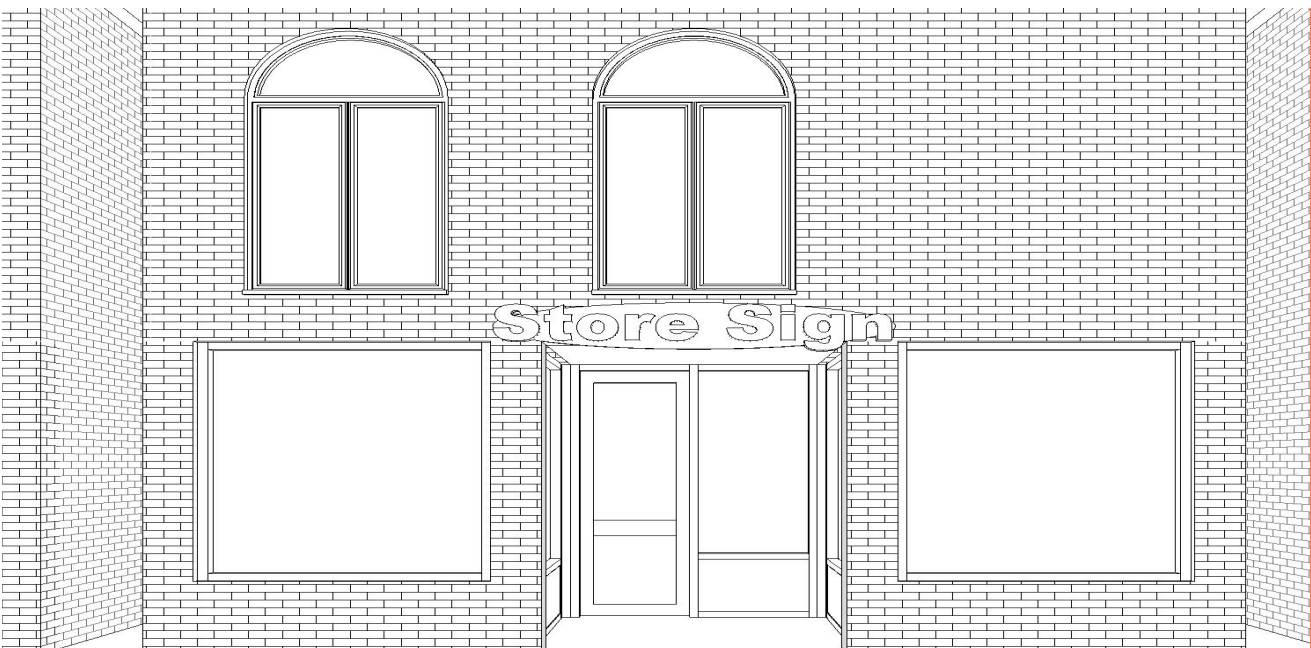
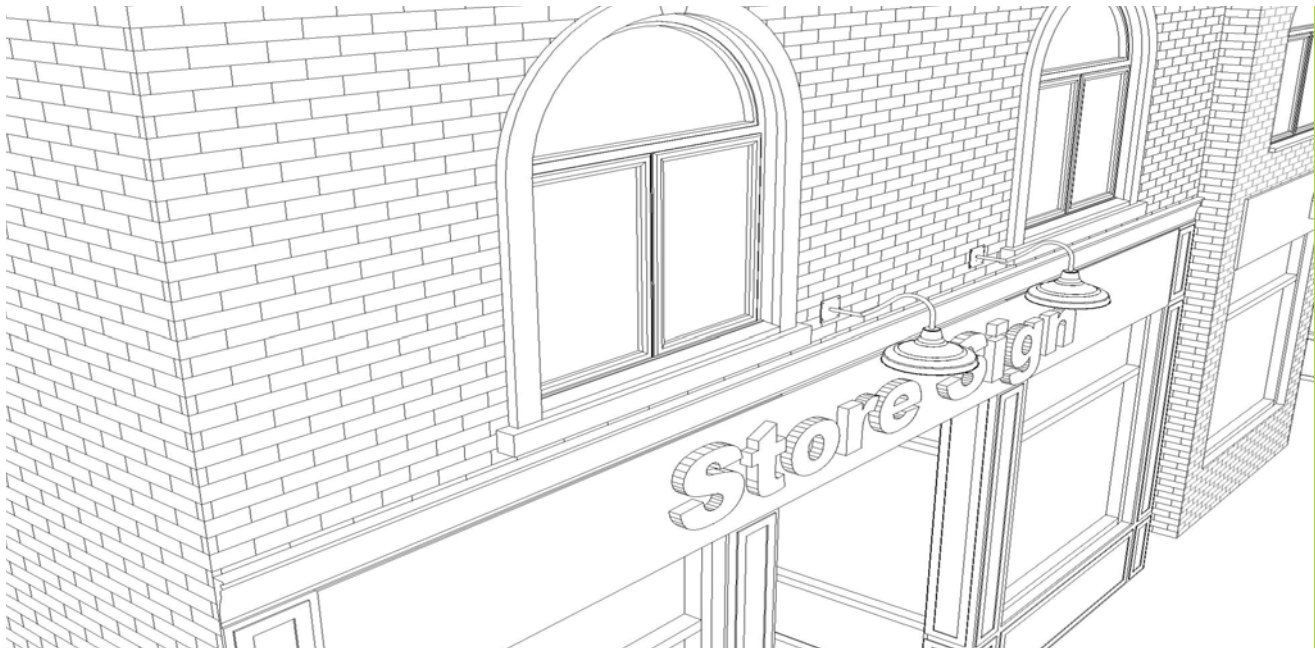
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Examples of fenestration patterns which are encouraged (above) and discouraged (below).

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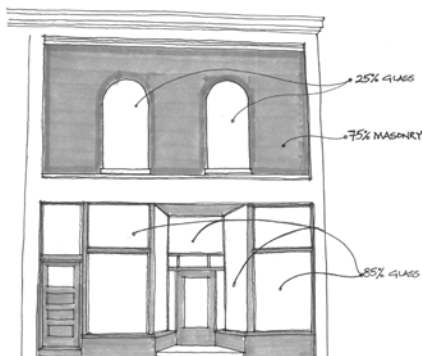
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Conserving original commercial storefronts is important in conserving the character of the area. This includes the retention of glazing, doors, and their surrounds. Any alteration to these features should consider 19th century storefront patterns and traditions.

2.3.1.4 Entrance Alterations

Together with windows, the entrance (or entrances) contained within a building façade are important as character defining features that are often created with finely detailed woodwork, glazing and other decorative motifs. The following apply in considering alterations to entrances:

Policies

- a) Entrances on commercial facades where they are key elements in defining the character of a building shall be retained and maintained.

Guidelines

- b) An entrance may be altered in such a way that it contributes to the District to a greater extent. Where storefronts are altered, consideration shall be given to original storefront designs, based on historic evidence or precedent.
- c) The alteration of entrances shall continue to draw from what is predominant in the immediate context, in terms of design, rhythms, and proportions. Contemporary new entrances (doors) are permitted provided that they are in-keeping with the building and what is available in the immediate context.
- d) Recessed entrances are to be maintained where they exist. Conserve important features such as doors, glazing, lighting, steps as well as window and door surrounds.
- e) New entrances (including doors) which replace existing storefronts and entrances (together with windows, doors, and glazing/retail showcases) shall respect the 19th century patterns of storefronts.
- f) Where new entrances or exterior staircases are required, they should be installed on secondary elevations wherever possible.
- g) Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation but shall not be physically attached to avoid damage to the heritage building fabric. In exceptional circumstances, attachments may be permitted where they cause the least amount of damage to heritage building fabric.

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2.3.1.5 Signage Alterations

Building signage within thriving commercial areas is often subject to constant change as new uses and owners occupy premises. New signage is often needed to reflect reworked logos and corporate advertising standards. Contemporary signage trends often demand more obtrusive solutions, especially with respect to size and brightness. Signage seldom lasts the lifetime of any building, and is driven by the longevity of the business operation. Signage is also currently regulated under the Municipality's Sign By-law. Accordingly, the focus of signage alteration guidance is to ensure that signage is appropriately placed within the façade and storefront, is well-designed, does not overwhelm the building façade and contributes to the character of the District. It is not intended that signage adopt historical or popular heritage motifs, lettering or font styles that bear little relationship to the building or business. Contemporary signage will be encouraged where signage placement does not damage heritage building fabric and satisfies the intent of the following policies and guidelines.

Signage is an important aspect of any commercial area. The following policies and guidelines are intended to ensure that commercial signage does not detract from the heritage character of the area.

Policies

- a) Signs shall not block architectural features such as windows and ornamentation and should be attached in a manner that does not damage features of the façade. Attachment to masonry surfaces should be made through mortar joints and not masonry units, as mortar joints are more easily repaired. Existing holes in the fascia board should be used where feasible for attaching new signage.
- b) All projecting signs shall be located within the traditional sign band area.
- c) Buildings and business external identification signs shall be limited to the traditional locations such as the storefront sign band under the cornice or lettering on glazing.
- d) Externally illuminated signs shall be used. Internally illuminated (backlit) signs are not permitted.

Guidelines

- e) External illumination may include gooseneck lighting, and similar forms of illumination.
- f) Corporate logos, icons and signage motifs may be permitted on building façades and store fronts provided that they are appropriately reduced in dimensions to fit within the fascia sign band.
- g) Projecting signs and awnings that overhang the public right-of-way may require additional approvals, including encroachment agreements to be entered into with the City.
- h) Traditional retractable canvas awnings with signage on the leading edge are encouraged. Vinyl bubble awnings and round (or 'clam shape') window awnings are discouraged.

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Examples of signage which are encouraged (above) and discouraged (below).

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2.3.2 Additions

Fundamental to conserving the heritage attributes of the Downtown Commercial character area is the recognition that the character of the District is the result of 150 years of continuous construction history with a variety of minor and major changes to buildings and streetscapes. Additions have occurred to buildings to accommodate needed updating of mechanical services of facilities such as elevators, the expansion of retail space or when an addition to an existing building is more cost-effective than acquiring new property. A key objective to be achieved in the design of an addition is to ensure that new construction avoids or minimizes the loss of heritage fabric, and is appropriate in terms of location, scale, massing, as well as design.

2.3.2.1 Removal of Heritage Building Fabric

Policies

- a) Where additions require the removal of heritage building fabric, this shall be kept to a minimum. Where original material is removed for new openings, it shall be kept on-site and protected from the elements, and its original location documented so that it may be utilized in the future so the alteration may be reversible.
- b) Heritage building fabric should be repaired wherever possible and not replaced. When undertaking repair, replacement or restoration, use the same materials as the original.

2.3.2.2 Facadism Additions

The established commercial street wall which includes both contributing and other buildings shall be maintained and enhanced. The primary goal is to retain and preserve the commercial street wall as it appears from the public realm, along Queen Street South. Therefore, there may be some situations where applications come forward to retain the primary façade of a building along Queen Street South and remove the rear portion of a building.

Policies

- a) There shall be a presumption against facadism. However, there may be some cases where retaining and conserving the entirety of the building is not physically possible or is not feasible.
- b) Where it has been demonstrated that the retention of the entirety of the building is not possible, the retention of the entirety of the front façade, including its returns, may be considered. The amount of the building which is proposed to be retained and conserved (i.e. the distance from the front façade towards the rear of the building, including the returns) must be demonstrated in a Heritage Impact

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Assessment to determine what is appropriate based on an analysis of potential adverse impacts.

- c) In cases where a building is located on a corner lot, is adjacent to a laneway, or includes significant heritage attributes on a side elevation which are significant and contribute to the character of the streetscape, a higher percentage of the building shall be expected to be retained and conserved. How much of the building, and its heritage attributes, which are proposed to be retained and conserved must be supported in a Heritage Impact Assessment.
- d) Applications which propose to remove the rear portion of contributing buildings must be supported with plans which clearly show the proposed design of alterations to the building. Other supporting documents may be required by staff, including (but not limited to) a Conservation Plan.
- e) New additions to the rear of retained facades must be i) compatible with the existing heritage building in terms of design, materials, etc., ii) clearly distinguishable from the original portion of the building as to not falsify history, and iii) comply with policies in this HCD Plan regarding scale/height and massing for additions to heritage buildings.
- f) Applications which propose to remove the rear portions of existing buildings must demonstrate how the façade will be retained and conserved. In those cases where the existing façade has been altered, the City may require that the façade be repaired and/or restored based on historic precedent and/or historic photographs.

Guidelines

- g) Any new rear addition should consider the historic design patterns for contributing buildings that currently exist in the immediate context. This includes consideration of window and door patterns, positive and negative space, materials, colours, building and roof shapes, etc.
- h) Any new addition should not attempt to copy or mimic authentic heritage designs. Instead, elements of historic architectural styles can be utilized in elegant contemporary designs which are complementary to what exists in the commercial area, and do not detract from the prominence of these contributing buildings.

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2.3.2.3 Addition Location, Height, Width, and Relation to the Street

Existing commercial building heights for contributing buildings within the District are predominately two to 2.5 storeys, and on occasion 3 storeys. The maximum building height in the C4 (Main Street Commercial) zone, which covers the vast majority commercial core area of the District, is 3 storeys, or 16 metres for sloped roofs and 12.5 metres for flat roofs.

Policies

- a) The construction of additions requires the submission of a Heritage Impact Assessment to demonstrate how it is in-keeping with the character of the Downtown Commercial area.
- b) The maximum building height permitted for properties facing Queen Street South will be maintained at a maximum of 3 storeys, and 16 metres. An additional storey above the second storey (to a maximum of three) may be considered in accordance with the City of Mississauga Official Plan and Zoning By-law.
- c) Throughout the commercial areas of the Streetsville Heritage Conservation District, additions to contributing buildings must be i) compatible with the original portion of the structure in terms of design, rhythms, and positive and negative space, and ii) distinguishable from the structure so that the addition is legible as contemporary and not original to the building, so that a false sense of history through architecture is avoided.
- d) Commercial buildings along Queen Street South should be built out to the property lines in order to enhance the commercial street wall and prevent gaps in the streetscape.

Guidelines

- e) Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing buildings and neighbouring properties.
- f) In some cases, the District includes buildings which are 2 storeys in height, where 3 storeys is permitted in Planning Policy. Here, an addition above the roofline may be considered where contributing buildings are retained and conserved.
- g) Additions above the existing building should not read as an original part of the building. They should be complementary in terms of design, but distinguishable from authentic heritage fabric. This may be accomplished by step backs from the façade of the original building, or a distinction in design or materials for additions above existing buildings.

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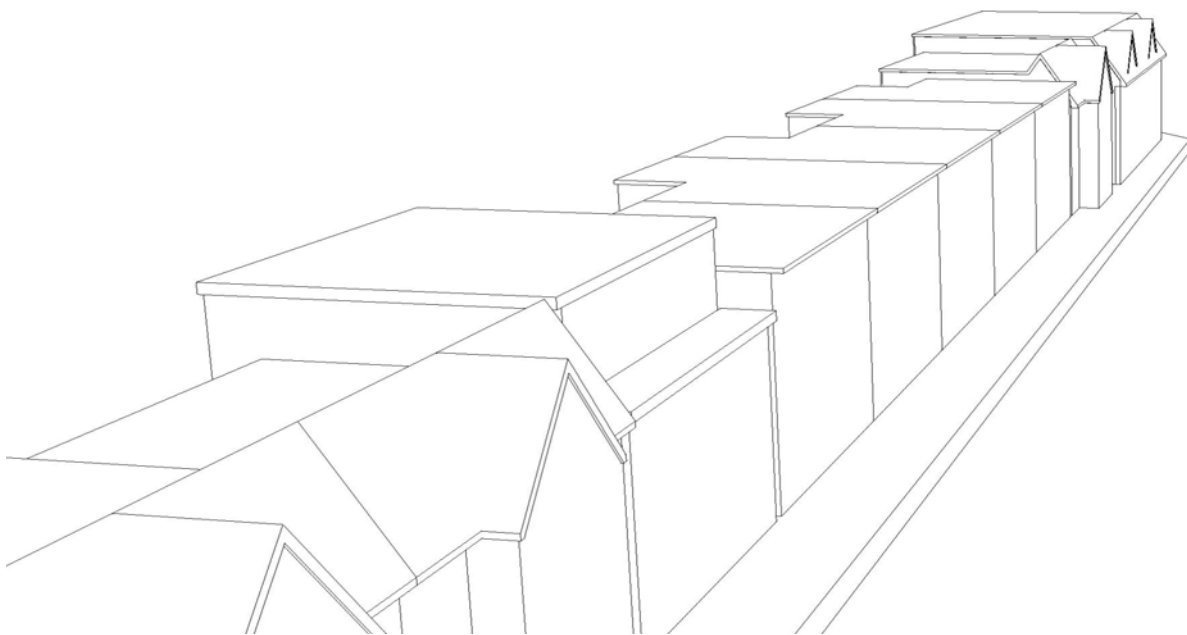
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APPROPRIATE SINGLE STOREY ADDITION



APPROPRIATE SINGLE STOREY ADDITION

Examples of single storey additions to existing buildings which are encouraged.

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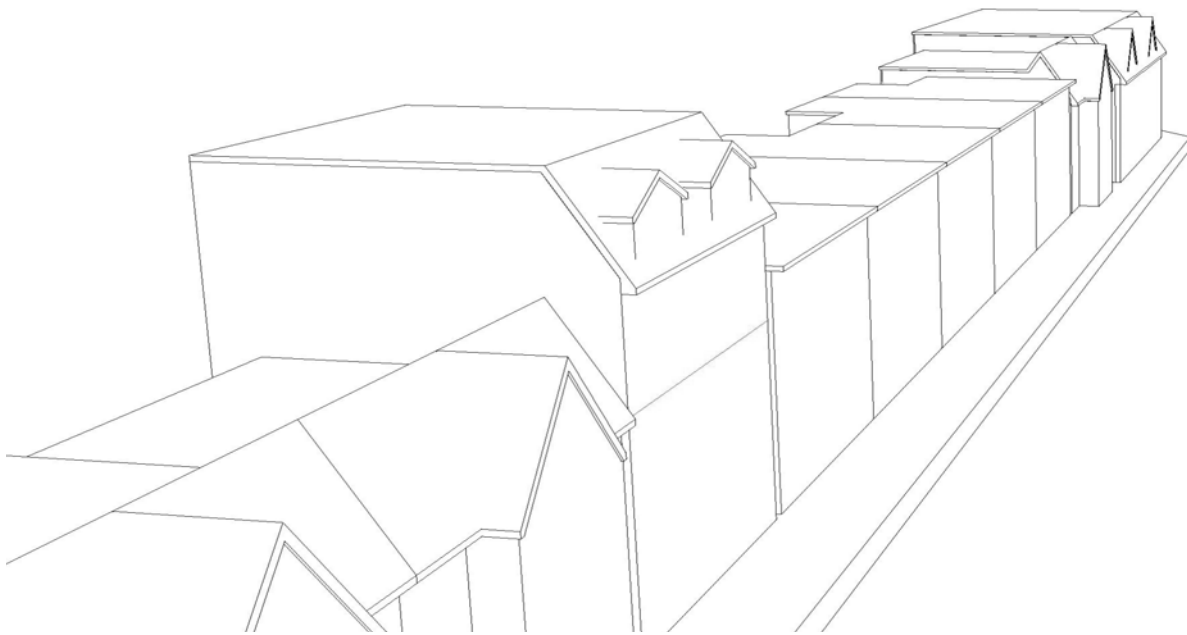
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INAPPROPRIATE SINGLE STOREY ADDITION



INAPPROPRIATE SINGLE STOREY ADDITION

Examples of single storey additions to existing buildings which is discouraged.

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2.3.2.4 Roof Additions

Guidelines

- a) Commercial contributing buildings within the Streetsville HCD provide a range of roof types. This pattern of providing a range of roof types and styles should continue to be used in future construction. Here, original roof shapes and styles should be considered and repaired.
- b) The placement of screens on roofs to hide mechanical equipment, where they would be visible from the street, is encouraged within the District. Wherever possible, the screens (and the associated mechanical equipment attempting to be hidden) should be placed as far from street view as possible.
- c) Roof screening material shall utilize natural materials, or materials which read as natural, such as wood and avoid the use of those materials which are not in-keeping with the character of the area, including vinyl, corrugated metal, etc.

2.3.2.5 Window and Door Openings Additions

Contributing 19th and early 20th century commercial buildings are characterized by a narrow rhythm of window and door openings which were primarily glazed to the largest extent possible (typically 80%) given the structural limitations of the wood or iron beams that supported upper floors (two storey glazed storefronts were not possible). The second (and third) floor window and door openings were limited in width by the brick arches or stone lintels that created those openings (glazing was usually in the order of 25% to 50% of all area); and storefronts were generally defined by decorative surrounds which incorporated their own decorative cornice, pilasters and sign panels. Recessed entrances were also common. The following provides policies and guidelines on new additions to storefronts to ensure they are in-keeping with the character of the area.

Policies

- a) Large areas of glazing contained at grade (including storefronts), with fewer openings and less glazing in the upper floors shall form the basis of proportions to additions of commercial buildings.
- b) The first storey should have a storefront with glazing of 80-85% and upper storeys should have 25-50% glazing.
- c) Proportions and designs of additions to contributing buildings shall also refer to historic design precedents and/or historic photographs, where available.
- d) Any addition of a window or door opening shall continue to demonstrate that the historic pattern of window and door openings

The built form of buildings within commercial areas is important to the heritage character of the area. The form and function of buildings at grade to include commercial storefronts is essential to maintaining the 19th century built form.

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is maintained or enhanced. However, there shall be a presumption against the addition of windows and doors for those original storefronts.

- e) Windows and doors shall be constructed with materials that are complementary to the historic structure. Contemporary designs and materials may be used, provided they do not negatively impact on the contributing portion of the building or the character of the area.
- f) Where exterior staircases are required for additions, they shall be installed on secondary elevations and/or at the side of the front elevation, whichever is less obtrusive.
- g) Ramps may be permitted for barrier free access in accordance with applicable legislation but shall not be physically attached to heritage building fabric, such as walls or foundations in such a way that the alteration can not be made reversible.

2.3.2.6 Exterior Cladding Additions

Generally, contributing commercial buildings within the Streetsville HCD are predominantly red brick. However, there are other materials present, such as (but not limited to), di-chromatic brick (utilizing buff/yellow brick).

Policies

- a) Traditional building materials, as well as contemporary materials may be used for major additions, provided there are clear visual or physical breaks that distinguish old and new portions of the building.
- b) Notwithstanding Policy 2.3.2.6 a), vinyl, aluminum siding, and Exterior Insulation and Finish Systems (EIFS) are not permitted on building facades facing the public realm.

Any addition to commercial properties should consider the proportions and rhythms along the street wall. This includes horizontal and vertical datum lines.



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2.3.3 Landscape, Trees & Vegetation

The majority of the commercial area within the Streetsville HCD does not include landscaping and vegetation to the degree that is present in other parts of the Heritage Conservation District. In some cases where buildings are set-back from the street, property frontage has been altered to include hardscaped surfaces with patios, wider sidewalks and boulevards.

Policies

- a) Commercial properties which are not built out to the street edge and include areas at the front and/or side elevations for patios or wider sidewalks shall be maintained. These areas will not be further developed for the construction of additions which cover or obstruct the front façade of existing contributing buildings.

Guidelines

- b) Streetsville currently includes a variety of planters and hanging baskets which contribute to the unique Village-like character of the area. These forms of urban vegetation are encouraged, provided they result in minimal impacts to heritage fabric.
- c) On private lands, commercial properties which include buildings that are not built out to the street edge and include areas at the front or sides for patios or wider sidewalks should consider the use of higher quality materials, such as pavers, instead of concrete or asphalt, in order to enhance the urban environment.

2.3.4 Parking

Policies

- a) New surface parking lots shall be located in rear yards, sited away from the street edge.
- b) When development is proposed, existing surface parking lots are strongly encouraged to be re-located to areas away from the street edge. Parking areas which cannot be re-located shall be screened from the public realm.



The presence of streetscape features such as trees and vegetation enhances the Village-like character of the area.

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2.3.5 Other

2.3.5.1 Storefronts and Street Facades

Policies

- a) The continuous street wall shall be maintained.
- b) Storefronts shall have a strong commercial presence at grade.

Guidelines

- c) Examine and carefully remove contemporary storefront fabric to determine whether or not original, or earlier heritage fabric can be revealed underneath. This fabric may be available for rehabilitation.
- d) Existing storefronts may be restored to an earlier period or style provided restoration is based upon historical documentation.
- e) Alterations to entrances on other properties may present an opportunity to change the way the property contributes to the District. This includes properties where the heritage integrity of the building and/or storefront has been compromised or lost. Where these storefronts are altered, consideration shall be given to original storefront designs, based on historic evidence or precedent.
- f) The alteration of entrances shall continue to draw from what is predominant in the immediate context, in terms of design, rhythms, and proportions. Contemporary new entrances (doors) are permitted provided that they are in-keeping with the building and the immediate context.



Historical image of 213 Queen Street South (photo credit: Streetsville Historical Society).

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2.3.5.2 Addition Location, Height, Width, Relation to the Street

Policies

- a) The maximum building height permitted for properties facing Queen Street South will be maintained at a maximum of 3 storeys, and 16 metres. An additional storey above the second storey (to a maximum of three) may be considered in accordance with the City of Mississauga Official Plan and Zoning By-law.
- b) Commercial buildings along Queen Street South should be built out to the property lines in order to enhance the commercial street wall and prevent gaps in the streetscape.
- c) Additions to commercial buildings on corner properties shall address the side lot line with appropriate materials, glazing, entrances and other architectural features to ensure continuity with street front façade design and shall avoid the construction of blank walls and walls without architectural interest.
- d) Generally, the addition of new window and door openings/ entrances on other buildings may be permitted where it has been demonstrated that it does not negatively impact contributing buildings within the immediate context or the character of the commercial area.

Guidelines

- e) Additions are encouraged to be located at the rear or side of the building, limited in size and scale to complement the existing buildings and neighbouring properties.
- f) Contemporary design and materials are encouraged provided that they support the character of the Downtown Commercial area.
- g) Generally, the addition of new window and door openings/ entrances on other buildings may be permitted where it has been demonstrated that they do not negatively impact contributing buildings within the immediate context or the character of the Downtown Commercial area.

2.3.5.3 Roof Additions

Guidelines

- a) Commercial other buildings within the Streetsville generally include flat roof types. Through use of elegant contemporary design, flat roof types should generally be predominant within the commercial area. The use of other roof types may be considered but should not attempt to replicate authentic heritage designs.

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2.3.6 New Construction

There may be instances where infill development will occur over time. This includes construction on vacant lots or the construction of new buildings where existing buildings have been removed. New construction is permitted, provided it is compatible with the heritage character of the Downtown Commercial area and conforms to the policies in this HCD Plan. New infill must also consider other applicable policy of the City of Mississauga. The following policies and guidelines apply to both contributing and other properties.

Policies

- a) All new freestanding commercial construction shall require the submission of a Heritage Impact Assessment that demonstrates conformity of the new building with this HCD Plan.
- b) New freestanding construction shall be compatible with the commercial character of the area. New construction shall be compatible with, and respond to, adjacent properties, including contributing properties and their heritage attributes, as well as the character of the District. This means adhering to the character of the commercial area and immediate context with regards to lot patterns, heights, massing, setback, building scale, roof pitches and exterior materials.
- c) New commercial construction shall be a product of its own time and not mimic authentic historic architectural designs. New buildings may be a contemporary interpretation of historic forms and elements, but replicas of historic buildings which falsify history are not permitted.
- d) Maintaining the height and rhythm of the established built form along the commercial street wall will unify the District. Blank façades that interface with the street are not permitted. This includes new residential buildings on corner lots.
- e) The Commercial downtown includes a variety of roof forms, including (but not limited to) front gable, side gable, cross gable and hipped. Any of these roof forms in a low to moderate pitch may be appropriate for new commercial infill. Where a dominant or consistent pattern exists within the streetscape, this pattern shall be followed.

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PARKING

OTHER

NEW CONSTRUCTION

Guidelines

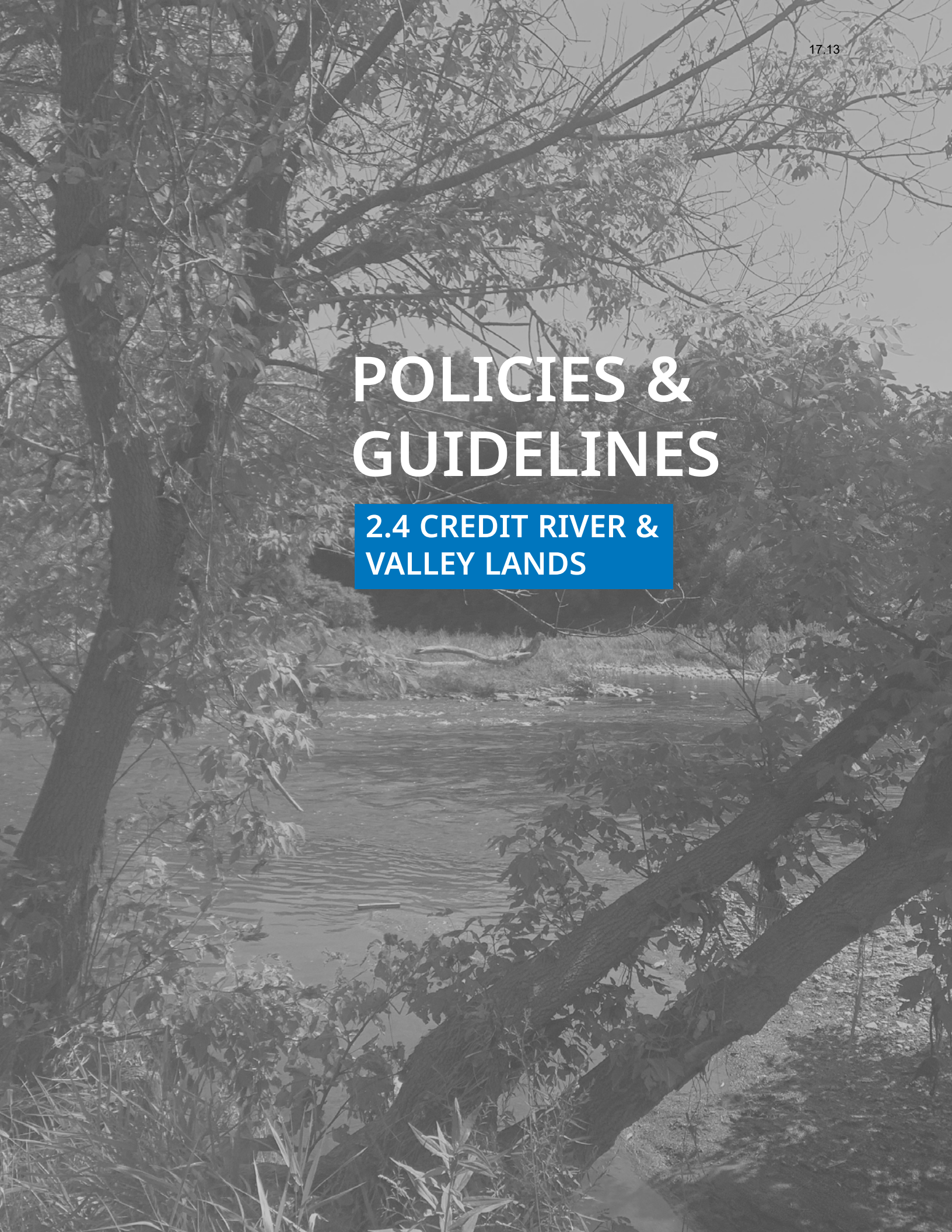
- f) Windows and doors, as well as their openings of new buildings on elevations which are visible from the public realm shall be compatible with the commercial character of the area and reflect typical shapes, orientation, design, and composition found within the immediate context.
- g) The predominant material within the commercial area includes red brick as exterior cladding. Red brick shall continue to be the predominant cladding material for the exterior of new commercial buildings. Other new materials may be considered but must be demonstrated to be compatible with the character of the area and adjacent contributing buildings.
- h) There shall be a presumption against the use of stone (including split-faced stone) as exterior cladding since it is not in-keeping with the character of the area.



Example of new commercial construction, not located within the District, that attempts to mimic authentic heritage features.

POLICIES & GUIDELINES

2.4 CREDIT RIVER & VALLEY LANDS



CREDIT RIVER & VALLEY LANDS

LANDSCAPE CONSERVATION

BUILDINGS & STRUCTURES

MILL INFRASTRUCTURE

VIEWS

The Streetsville HCD includes the Credit River and associated valley lands, parks and recreational areas which are jointly managed by the City of Mississauga and Credit Valley Conservation Authority (CVC). These lands are predominantly naturalized and vegetated, the majority of which are publicly owned. These areas have important cultural historical links to the Heritage Conservation District given the historic use of the landscape by both Indigenous and Euro-Canadian peoples. This includes the use of the landscape for water power in the 19th century, which enabled the development of the area into a thriving Village. Further, the presence of the vegetated landscape provides a visual vegetated backdrop as well as a distinctive buffer between the Streetsville Heritage Conservation District and areas to the north which include primarily 20th and 21st century residential subdivisions. The conservation and enhancement of these areas is important to the District character, history and unique sense of place.

2.4.1 Landscape Conservation

Policies

- a) Naturalized vegetation is an important contributor to the character of the Credit River Valley and the active and passive recreational uses that take place. Vegetation within the Credit River and valley lands character area shall be retained in order to maintain the character of the Heritage Conservation District.
- b) New tree plantings within the Credit River Valley lands should be contextually appropriate species, such as those found within the wider Mississauga or are appropriate with the existing vegetative character. These areas should focus on native species given the nature and use of these areas.
- c) Replanting within the Credit River Valley area shall adhere to the direction provided in the City's Natural Heritage and Urban Forest Strategy document. This document identifies that the intent is to improve the species diversity in order to ensure the urban forest is more resilient to climate change and other stressors.
- d) The City of Mississauga Credit River Parks Strategy shall be adhered to as it relates to the conservation and maintenance of natural features.
- e) New vegetation should be planted in such locations that it will not obstruct important views of the River, where available and publicly accessible.
- f) The City By-law regarding Trees on Public Property shall be utilized for the management and permitting system for the removal, maintenance, and re-planting of trees within the HCD boundary.
- g) Existing trails within the HCD Boundary shall be maintained and enhanced. Trails may be extended and/or additional trails may be constructed provided that the majority of the lush, vegetated landscape is maintained and enhanced.

CREDIT RIVER & VALLEY LANDS

LANDSCAPE CONSERVATION

BUILDINGS & STRUCTURES**MILL INFRASTRUCTURE**

VIEWS

2.4.2 Buildings & Structures

- a) Any new construction must comply with the policies of this HCD Plan for either residential or commercial properties, whichever is most appropriate, as determined by City Staff.
- b) Limited new ancillary buildings and features within the Credit River Valley lands and associated parks and recreational landscape uses may be required in order to support recreational uses within the Credit River and valley lands character area. This may include (but is not limited to), new recreational buildings and ancillary buildings, surface parking, as well as other features, including picnic areas and benches, shelters, bathrooms, etc. The construction and integration of these features within the Credit Valley Area may require the submission of a Heritage Impact Assessment.

2.4.3 Mill Infrastructure

- a) This Heritage Conservation District Plan acknowledges that the Credit River Valley area within the HCD boundary includes the remains of cultural heritage features associated with former mills and mill infrastructure. These features, at times, are underwater or are hidden from view. These features should remain part of the landscape and should be retained, where feasible.
- b) Marine Archaeological Assessments are required where in-water construction results in impacts to the Credit River and its tributaries. Should the removal of underwater features be proposed, a marine Archaeological Assessment shall be undertaken.
- c) The City of Mississauga Credit River Parks Strategy identifies that there are 87 former mill and dam sites associated with the Credit River. Those which are located within the Streetsville Heritage Conservation District boundary are important to the historical development of the area and should be retained, where feasible. The alteration and/or removal of any mill and mill infrastructure features, including the remains of mill infrastructure and archaeological resources shall require a Heritage Impact Assessment. This includes the Hyde Mills ruins and dam, which are identified as a “feature site” in the Credit River Parks Strategy.

Guidelines

- d) The installation of way-finding signage as well as co-ordinated and cohesive interpretive panels within the HCD boundary along the Credit River Valley and available parks and trails is highly encouraged in order to interpret the historic use of the area by both Indigenous and Euro-Canadians. This includes the interpretation of any existing, remnant, or former mills and mill infrastructure in order to commemorate and interpret cultural heritage features and landscapes.

CREDIT RIVER & VALLEY LANDS

LANDSCAPE CONSERVATION

BUILDINGS & STRUCTURES

MILL INFRASTRUCTURE

VIEWS

2.4.4 Views

This Heritage Conservation District acknowledges the following views, which are located with the Credit River & Valley lands area, and considered attributes of the Streetsville Heritage Conservation District:

- View 1: View of the Credit River looking in either direction over the Main Street/Bristol Road crossing;
- View 2: View of Credit River and Mill Infrastructure Remnants (south/east of Main Street Bridge); and
- View 3: View of Credit River and Mill Infrastructure Remnants (south/east of Ellen Street).

These views are identified in Figure 3 and Appendix C.

Policies

- a) This Heritage Conservation District Plan acknowledges identified views which are considered heritage attributes of the District. These views are identified in the map provided below.
- b) Vantage points which provide these identified views shall be maintained and remain publicly accessible.



The features of the Credit River Valley which sustain its passive and active recreational uses contribute to the character of the area and shall be conserved.

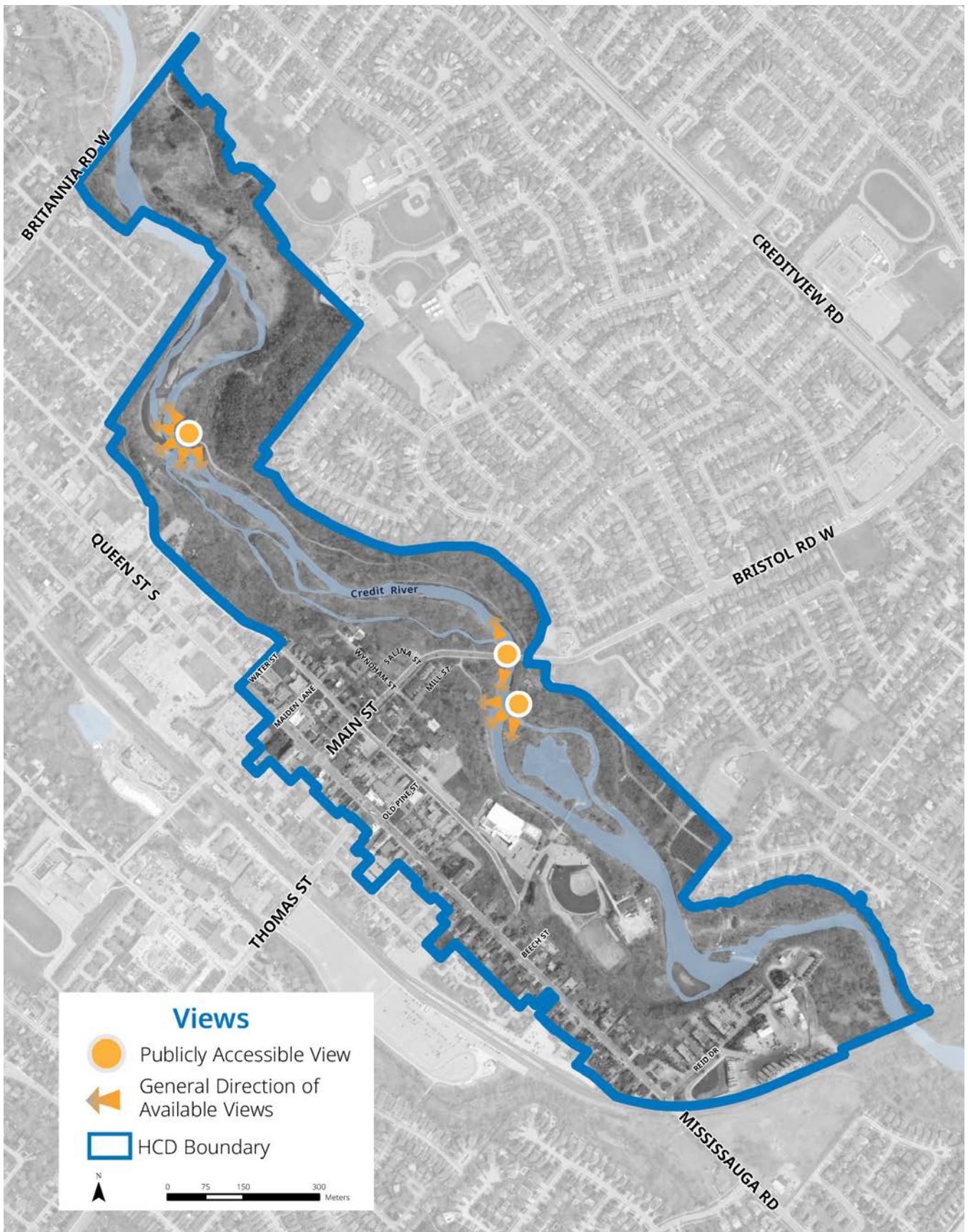


Figure 3: Views of Credit River and Valley lands



From top to bottom: Views 1, 2 and 3 of the Credit River

POLICIES & GUIDELINES

2.5 ALL PROPERTIES



ALL PROPERTIES**DEMOLITION**

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The following policies and guidelines apply to all lands within the boundary of the Streetsville Heritage Conservation District.

2.5.1 Demolition

Contributing properties and buildings, including authentic heritage fabric and features are fundamental to the character of the Streetsville Heritage Conservation District. While building demolition is not prohibited by the Ontario Heritage Act, it will be actively discouraged within the Streetsville Heritage Conservation District. Property owners are encouraged to work with existing buildings that are identified as contributing in this HCD Plan. Regardless of whether or not the property is contributing, the demolition of existing buildings has the ability to impact the character of the District. Therefore, the following policies apply to both contributing and other properties, where appropriate.

Policies

- a) The demolition of buildings and structures on contributing properties shall not be permitted.
- b) Exceptions to the policy above may be considered, as follows:
 - Where it is determined through a Heritage Impact Assessment that either:
 - that the heritage integrity of the structure has been lost;
 - where demolition is required due to natural disaster; or
 - where public health and safety is considered to be compromised and the City of Mississauga Chief Building Official has received structural assessment advising that a building or structure is beyond repair and has been determined to be unsafe. The structural assessment must be prepared by a professional engineer with expertise and experience in heritage buildings and structures (such as a full member of the Canadian Association of Heritage Professionals).
- c) In those circumstances where a building is demolished, and a new building is being contemplated, the proposed new building shall not be designed as an attempt to re-create the building which was removed/demolished except in exceptional circumstances, as deemed appropriate by City staff. Any new design should not attempt to falsify history through the creation of a period-accurate design.
- d) Should a heritage permit for the demolition of any building be submitted to the City, the following conditions shall be met:
 - Where appropriate, the property owner shall retain an appropriately qualified heritage professional to evaluate the impacts of the loss of the heritage resource. The submission of

The presence of authentic heritage fabric and contributing heritage buildings is essential to conserving the character of the District. These buildings are important in the District's unique sense of place.

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a Heritage Impact Assessment (HIA) in support of the demolition request, may be required, at the discretion of City staff.

- It shall be required that the property owner provide plans and elevations for any new building / site landscaping with the Heritage Permit Application for demolition.
- For contributing buildings, the property owner shall demonstrate that all other options have been investigated including: preservation; rehabilitation; restoration; retro-fitting; re-use; mothballing; etc. and that these options are not feasible.
- In circumstances where demolition has been required as a result of natural disaster or public safety concerns, once a building has been demolished and the property is considered to be in a stable and safe condition, the property owner may submit the required Heritage Permit Application for a new building and / or site landscaping within a time frame as determined by the City.
- A record of the building (or the remains of the building in the event of a natural disaster, fire, or similar situation) through photography and/or measured drawings may be required as a condition of demolition approval, at the discretion of the City.
- Within two years of that submission, or as mutually agreed upon by the property owner and the City of Mississauga (but in no case greater than 5 years), if new construction has not been completed, the provisions of the Ontario Heritage Act shall apply with respect to contraventions of the Act.



The demolition of buildings within the District has the ability to impact its character. A Heritage Impact Assessment is required for applications concerning the demolition of contributing properties.



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2.5.2 Removal & Relocation

Contributing properties and buildings, including their unique heritage building fabric and features are fundamental to the character of the Streetsville Heritage Conservation District. Generally, there shall be a presumption against the removal and/or relocation of heritage fabric.

Policies

- a) The removal and/or relocation of heritage fabric, including contributing buildings and structures shall generally not be permitted. Exceptions may only be considered in certain extraordinary and/or temporary situations.
- b) The removal and/or re-location of contributing buildings and structures shall require the submission of a Heritage Permit and must be accompanied by a Heritage Impact Assessment and any other information as the City may require. The Heritage Impact Assessment must provide an analysis of impacts as a result of the proposed development and conclude that the removal and/or relocation is supported.
- c) Situations where buildings are removed and/or re-located on-site shall be considered favorable to those situations where buildings are permanently re-located off-site.
- d) Where buildings are re-located on-site, they shall maintain their original orientation to the street.
- e) Where original materials and features are removed from contributing buildings, these may be required to be kept on-site and documented such that the alteration or removal can be made reversible.
- f) Should any development be approved which includes removal and/or relocation, other work may be required as a condition of Approval of a Heritage Permit Application, including (but not limited to) documentation, salvage, commemoration, conservation, and letters of credit, as required by the City.

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CONSERVATION OF ARCHEOLOGICAL
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It should be noted that this Plan is also relevant to owners/stewards of both public and private property which is designated under Part IV of the Ontario Heritage Act and included within the boundary of the Streetsville Heritage Conservation District. The Ontario Heritage Act provides the following policy regarding properties which are designated under both Part IV and Part V:

A property that is designated under Part IV may subsequently be included in an area designated as a heritage conservation district under this Part, and a property that is included in an area designated as a heritage conservation district under this Part may subsequently be designated under Part IV. 2002, c. 18, Sched. F, s. 2 (24).

Policies

- a) Properties which are designated under Part IV and Part V of the Ontario Heritage Act as part of the Streetsville Heritage Conservation District are subject to the Streetsville HCD Plan as it relates to alterations, demolition or removal. However, there may be exemptions, including situations where the interior of a building designated under Part IV includes (but is not limited to) designated heritage attributes at the interior of the building.
- b) In cases where a Permit is submitted to the Municipality for alterations, demolitions, or removal, it will be processed by Municipal Staff under Part V of the Ontario Heritage Act. In other cases, such as the alteration of designated interior attributes which are identified in the list of heritage attributes in the Part IV Designation By-law, a Heritage Permit Application would be processed under Part IV of the Ontario Heritage Act. Therefore, alterations to properties on Part IV properties must conserve the property's identified heritage attributes as identified in the Part IV Designation By-law.
- c) Any alterations to properties which are designated under Part IV of the Ontario Heritage Act and are located within the boundary of the Streetsville HCD shall prioritize the conservation of the individual property's cultural heritage values while making every effort to come into conformity with the policies and guidelines of this HCD Plan.

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2.5.4 Accessibility

The *Accessibility for Ontarians with Disabilities Act* became law on June 13, 2005. The Act's overall intent is to make the province accessible by 2025 through establishing a variety of accessibility standards, (i.e. mandatory rules) for customer service, transportation, information and communication, employment and the built environment. It is intended that accessibility standards will be phased in over time and are to be developed by people from the business and disability communities. The goal of the *Accessibility Standards for the Built Environment* is to remove barriers in public spaces and buildings. The standards for public spaces apply to new construction and planned redevelopment. It is anticipated that enhancements to accessibility in buildings will happen at a later date through *The Ontario Building Code*, which governs new construction and renovations in buildings.

Compliance with the *Accessibility for Ontarians with Disabilities Act* for heritage properties, specifically those designated under the *Ontario Heritage Act* have yet to be fully addressed in legislation. Past practice suggests that greater accessibility must be met, but with a modified standard for designated heritage properties. This is intended to take into account the value of heritage buildings and authentic heritage fabric, architectural features and historic spaces. This Plan supports the accessibility of heritage properties, but attempts to ensure that, as with other alterations, adverse impacts to cultural heritage resources are minimized or avoided. This includes the consideration for alterations to support accessibility which can be made reversible.

Some clarification has been provided through Ontario Regulation 191/11 related to outdoor walkways or sidewalks, and it is noted that exceptions from compliance with the AODA are permitted in some situations, as outlined below:

1. *The requirements, or some of them, would likely affect the cultural heritage value or interest of a property identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value or interest.*
2. *The requirements, or some of them, would affect the preservation of places set apart as National Historic Sites of Canada by the Minister of the Environment for Canada under the Canada National Parks Act (Canada).*
3. *The requirements, or some of them, would affect the national historic interest or significance of historic places marked or commemorated under the Historic Sites and Monuments Act (Canada).*

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4. *The requirements, or some of them, might damage, directly or indirectly, the cultural heritage or natural heritage on a property included in the United Nations Educational, Scientific and Cultural Organisation's World Heritage List of sites under the Convention Concerning the Protection of the World Cultural and Natural Heritage.*

5. *There is a significant risk that the requirements, or some of them, would adversely affect water, fish, wildlife, plants, invertebrates, species at risk, ecological integrity or natural heritage values, whether the adverse effects are direct or indirect.*

6. *It is not practicable to comply with the requirements, or some of them, because existing physical or site constraints prohibit modification or addition of elements, spaces or features, such as where increasing the width of the exterior path would narrow the width of the adjacent highway or locating an accessible pedestrian signal pole within 1,500 mm of the curb edge is not feasible because of existing underground utilities.*

7. *Exceptions #1 and #6 are applicable to the Heritage Conservation District, in that complying with accessibility standards would affect, or could likely affect, the cultural heritage value of a property designated under the Ontario Heritage Act, and the existing building, street and sidewalk layout present physical limitations that prevent compliance with accessibility standards.*



Heritage buildings can be made accessible. The addition of accessible entrances, ramps, and other features should consider options which minimize or avoid adverse impacts to heritage resources.



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- a) Modifications to buildings and public spaces are generally permitted in order to improve accessibility. Depending on the scope of work, a heritage permit may be required. The alteration of buildings and features to provide accessibility is strongly encouraged to a) minimize the removal of heritage fabric, b) construct accessible features which are removable or can be made reversible, and c) are located at side or rear facades, wherever appropriate, while ensuring buildings are accessible.
- b) As outlined in the regulations associated with the Accessibility for Ontarians with Disabilities Act, the City is permitted to vary some of the standards associated with public walkways. Additional exceptions may be added in the future. It is important that any exceptions to compliance with standard accessibility requirements are implemented in such a manner as to not put people at risk.
- c) Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines).
- d) It is important that any alterations or additions to the streetscape ensure that there is accommodation and safety for pedestrians, as well as for a wide variety of other users and in particular cyclists, public transit, and people with mobility limitations and partial vision.
- e) The underlying principle for additions and alterations to sidewalks is that they should allow accessibility and barrier free travel for pedestrians with a variety of challenges. Intersections may be altered with the addition of low contrast surface textures.
- f) There is a balance to be made between the smooth surface required by mobility devices and the identification of landings at intersections for those with partial vision. It is important that the choice of materials for alterations or additions complements the traditional streetscape now found within the District. Concrete continues to be well suited for the continuation for sidewalks, curbs, landings and other features in the streetscape.

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2.5.5 Energy Conservation & Sustainability

Energy conservation and sustainability are often linked to each other. Energy conservation typically involves making buildings more efficient and may also include installations of green energy projects. Energy conservation can also be thought of in the sense of sustainability, as retaining existing building fabric, including entire buildings as well as the features thereof (e.g. windows and doors) saves the energy required to fabricate new materials. Space is also saved in landfill sites in relation to construction debris if existing materials are retained. It is often said that the most energy efficient building is the one that already exists. The Streetsville Heritage Conservation District Plan permits the consideration of green energy and alternative energy projects. The following is provided in order to manage these projects and initiatives:

Guidelines

- a) The addition of personal wind turbines, solar panels or solar hot water heaters may be permitted on roofs but should not damage or remove heritage fabric. The installation of this type of equipment should be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low-pitched roof), and not visible from the street.
- b) The removal of authentic heritage fabric shall be minimized, wherever possible. Further, these alterations should be reversible as to not permanently impact heritage features.
- c) The installation of solar panels and wind turbines are encouraged to be located in places that are generally out of view from the street, wherever feasible.
- d) It is anticipated that technology related to renewable energy production will continue to evolve. The evaluation of future projects not specifically covered by these guidelines will be based on the protection and conservation of the cultural heritage value and attributes of the District.

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2.5.6 Land Use

The City of Mississauga Official Plan and Zoning By-law identifies the permitted land uses and zoning regulation for all lands within the Streetsville Heritage Conservation District. The permitted land uses are those uses allowed on a property and the accompanying zoning regulations are the rules and/or standards governing permitted land uses.

Policies

- a) Land use will conform to the land use policies in the Official Plan.
- b) The District's predominantly low-density land use character will be maintained. This includes both the residential and commercial areas.
- c) The District's predominantly open space and recreational character will be maintained within the Credit River & Valley lands character area.
- d) Cemeteries located within the Streetsville Heritage Conservation District shall be preserved.
- e) The legally existing multi-unit residential buildings will be recognized.
- f) The continued use of landmark buildings within the District is encouraged and may be adaptively re-used. Any new use will preserve the character of the landmark building and the property.

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2.5.7 Lot Creation, Severances, Consolidation

The following policies and guidelines apply to all properties, including contributing and other properties located within commercial, residential, or natural areas. Lot creation, severances and consolidation are governed by the policies of the City of Mississauga Official Plan and Zoning By-law. However, severances and consolidated lots should not be permitted where it would result in adverse impacts to cultural heritage resources and the identified character of the area.

Residential areas which are included in the Streetsville HCD boundary, including those located along Queen Street South are generally characterized by larger lot sizes. Here, lots are rectangular in shape, with generous front, side and rear yards. There are a range of lot frontages but are generally between approximately 14 metres and 20 metres. These lot sizes should continue to be the dominant lot form in order to conserve 19th century residential streetscape patterns.

Lot sizes vary greatly within the commercial area. Lots are predominantly square or rectangular in shape. Lots have frontage along Queen Street South and/or side streets and maintain a continuous commercial street edge. Lot frontages vary greatly. Commercial lot frontages vary greatly and can range between approximately 6 metres and 40 metres. Those lots which are greater than approximately 20 metres break-up the street frontage to include multiple building facades and storefronts which maintain 19th century commercial streetscape patterns.

Severances and lot creation within the identified natural areas and the Credit River Valley are generally not anticipated given the existing policies of the City's Official Plan and Zoning Bylaw. These lands are predominantly publicly owned and are currently utilized as open space and recreation. These areas contribute to the character of the Streetsville Heritage Conservation District. Any severances in this area should consider impacts to cultural heritage resources and the character of the District.

Policies

- a) Lot severances shall consider the context of the area, as described in this HCD Plan (i.e. residential, commercial, and natural areas);
- b) Any lot creation, severance, or consolidation shall be subject to a Heritage Impact Assessment, at the discretion of City staff, in order to identify potential adverse impacts, alternative development options, and mitigation recommendations. The lot creation, severance, or consolidation must be demonstrated to be in conformity with the goals and objectives of this HCD Plan.

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According to the Standards and Guidelines for the Conservation of Historic Places in Canada, maintenance based on current and anticipated condition issues ensures preservation and is the best long-term investment in any historic place.

2.5.8 Maintenance

The ongoing maintenance and care of buildings is important in extending the lifespan of not only entire structures, but also their component parts. The maintenance of heritage properties is essential to their conservation. The act of regular maintenance can help prevent those condition issues which may lead to the demolition of heritage buildings and heritage attributes.

Policies

- a) The maintenance of properties shall be implemented through the City of Mississauga Property Standards By-law.
- b) The City of Mississauga Property Standards By-law includes consideration for “heritage attributes”, which includes properties which are designated under Section 41 of the Ontario Heritage Act as part of a Heritage Conservation District. This includes all contributing properties which are identified in this HCD Plan.

Guidelines

- c) The maintenance of any contributing property may include, but not be limited to, the following:
 - The stabilization of any attributes in order to ensure that condition issues do not accumulate or become unmanageable.
 - Directing water away from the building and its component parts as a preventative measure
- d) Any alterations to contributing properties related to maintenance and repairs should consider the guidance provided in the Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada.

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2.5.9 Adjacent Lands

Lands adjacent to a Heritage Conservation District are not subject to the policies and guidelines provided within the Plan. This section outlines the requirements related to development adjacent to heritage properties. Provincial Planning Statement, former Region of Peel Official Plan and the City of Mississauga Official Plan set the framework for addressing the potential impacts associated with development on lands adjacent to protected heritage properties.

Policies

- a) Where development or site alteration is proposed on lands adjacent (contiguous) to the Streetsville Heritage Conservation District, the proponent of such development shall be required to undertake the preparation of a Heritage Impact Assessment, as outlined in the City of Mississauga Official Plan.
- b) Any Heritage Impact Assessment for development located adjacent to the Streetsville Heritage Conservation District shall demonstrate how the proposed development is compatible with the heritage attributes and objectives of the HCD, and how any adverse impacts will be avoided or minimized.



Although adjacent lands are not subject to this Plan's policies and guidelines, a Heritage Impact Assessment is required where site alteration is proposed

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2.5.10 Conservation of Archaeological Resources

The Streetsville Heritage Conservation District includes areas which have the potential to yield archaeological resources. This includes marine archaeological sites associated with the Credit River. These archaeological resources are managed under the policies of the *Ontario Heritage Act*, as well as the City of Mississauga Official Plan.

Guidelines

- a) Any development within the Streetsville Heritage Conservation District may require an Archaeological Assessment for those Applications which require a Planning Application, including (but not limited to) Provincial Planning Statement, Official Plan Amendment, Zoning By-law Amendment, Site Plan Application, Plan of Condominium, and Severance.
- b) Soil-intrusive activities within cemeteries located within the Streetsville Heritage Conservation District, and within a 10 metre buffer around these cemeteries, shall require Archaeological Assessment. This includes soil-intrusive development or activities which may not require Planning Applications.
- c) The City of Mississauga Archaeological Management Plan, and its policies, shall be considered as it relates to the management of archaeological resources within the Streetsville Heritage Conservation District.
- d) The interpretation and commemoration of Indigenous culture and history is encouraged to be documented and represented through the use of co-ordinated and cohesive interpretive panels and other related initiatives within Streetsville in order to celebrate and appreciate the rich cultural history of Indigenous communities.

The conservation of significant archaeological resources is required by the Provincial Policy Statement.

The City of Mississauga includes archaeological resources which may be protected under the policies of the Planning Act as well as the Ontario Heritage Act.



POLICIES & GUIDELINES

2.6 PUBLIC PROPERTY



PUBLIC PROPERTY

ROADS, BIKE LANES & DOCKING STATIONS

LANDSCAPE & STREETScape CONSERVATION

2.6.1 Roads, Bike Lanes and Docking Stations

The character of the area is defined by its 19th century village-like character and streetscape patterns. This includes existing street widths, being generally 2 lanes along Queen Street South and side-streets.

Policies

- a) Existing road widths shall be maintained. Widening streets, including Queen Street South is not permitted under the policies of this HCD Plan.
- b) Alterations and public works to existing roads and streetscapes may require the submission of a Heritage Impact Assessment. This includes the construction of streetscape features including (but not limited to), trees, curbs and boulevards, the installation of light standards, etc.

Guidelines

- c) Bike lanes are permitted provided that they do not require street widening. Existing street widths should be utilized.
- d) Bike docking stations are permitted on public-owned lands and should be designed and co-ordinate with the character of the area.
- e) Any alterations to the public realm and streetscape should not use pre-engineered or standard plans. Plans for new streetscape features must be customized to suit the unique features of the immediate context.



Narrow streets are an important component of the District character, and shall be maintained. Bicycle lanes and docks might impact this character if designed in a way that does not utilize the existing roadway width or co-ordinate with the existing streetscape.



PUBLIC PROPERTY

ROADS, BIKE LANES & DOCKING STATIONS

LANDSCAPE & STREETScape CONSERVATION

2.6.2 Landscape and Streetscape Conservation

2.6.2.1 Sidewalks

Generally, sidewalks within the Streetsville HCD boundary, where they exist, include a variety of materials including (but not limited to) concrete and pavers.

Guidelines

- a) The underlying principle for additions and alterations to sidewalks is that they should sustain accessibility and barrier-free travel for pedestrians with a variety of mobility needs. Intersections may be altered with the addition of low-contrast surface textures.
- b) The addition of landscape features should not impede, or adversely affect protected tree root areas (i.e. where mature trees are located within proximity of sidewalks and other streetscape features) to prevent root damage and ensure tree longevity.
- c) There is a balance to be made between the smooth surface required by wheelchairs and the identification of landings at intersections for those with visual challenges. It is important that the choice of materials for alterations or additions complements the traditional streetscape now found within the District. The combination of concrete and decorative pavers shall be utilized for the continuation for sidewalks, curbs, landings and other features in the streetscape accented with decorative pavers.
- d) The installation of other sidewalk features, including decorative street name pavers or engraved pavers are permitted and encouraged.



Accessibility, materiality and decorative features are critical to consider when altering sidewalks, as they have the ability to contribute to the District's character.

PUBLIC PROPERTY

ROADS, BIKE LANES & DOCKING STATIONS

LANDSCAPE & STREETScape CONSERVATION

2.6.2.2 Street Furniture, Public Art & Memorials, Planters

Guidelines

- a) In addition to public street furniture, there are other private additions that may be present, such as mailboxes, newspaper boxes and movable furniture. These will be permitted, subject to ensuring that there is minimal obstruction to pedestrian flow and building entrances, and that visual clutter is not increased.
- b) Materials and designs for any public art, street furniture, etc. that are selected should be durable and vandal resistant.
- c) As part of the ongoing management of the streetscape, alterations and additions of contemporary street furniture should aim at creating a co-ordinated and cohesive pedestrian environment using similar themes, materials, finishes and colours.
- d) The placement of public art should be carefully planned so there is no visual intrusion that would disrupt the setting of a heritage property or directly affect heritage building fabric.



While contemporary street furniture, public art, planters, and other components of the streetscape are not considered authentic heritage fabric, they enhance the character of the area and unique sense of place.



PUBLIC PROPERTY

ROADS, BIKE LANES & DOCKING STATIONS

LANDSCAPE & STREETScape CONSERVATION



Modern banners, planters and flower plots located along Queen Street South and within the Village Square.

PUBLIC PROPERTY

ROADS, BIKE LANES & DOCKING STATIONS

LANDSCAPE & STREETScape CONSERVATION

2.6.2.3 Signs

Guidelines

- a) Regulatory signs such as traffic control signs will be permitted within the District.
- b) Additional signs (including way-finding) that distinguish the area as a Heritage Conservation District are permitted and encouraged.
- c) In addition to these guidelines, the City sign by-law shall also be followed.
- d) The installation of any way-finding and Heritage Conservation District signage is recommend to be co-ordinated and cohesive in order to establish a unique and recognizable brand of the Streetsville HCD.

2.6.2.4 Parking

On-street parking as well as public parking lots are located within the Streetsville HCD boundary.

Policies

- a) Public parking lots shall be located behind buildings, sited away from the street edge.
- b) Public parking lots should be well-lit with fixtures that are full cut-off and dark-sky friendly. Edges of parking lots should be clearly defined with hedges or low walls, where they interact with the street.
- c) Bicycle parking may be accommodated in the future, in locations where they are not intrusive to the pedestrian environment. If bicycle shelters are proposed, they would be better suited to side streets or parking lots, due to their space requirements. The addition of bicycle-related infrastructure may require the submission of a Heritage Impact Assessment, as determined by City of Mississauga Heritage Planning staff.

2.6.2.5 Street Lighting

Guidelines

- a) The replacement of street lighting shall be permitted and is not required to replicate historic light standards. However, light standards should be unique to Streetsville and be cohesive throughout the local area.
- b) Light standards currently include opportunities for banners and flower baskets. These are permitted and encouraged.

PUBLIC PROPERTY

ROADS, BIKE LANES & DOCKING STATIONS

LANDSCAPE & STREETScape CONSERVATION**2.6.2.6 Street Trees, Vegetation, and Boulevards****Guidelines**

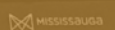
- a) The planting and removal of trees on public lands shall be subject to and managed through the City By-law regarding trees on public lands. Trees should be retained, maintained, and re-planted in order to enhance the Village-like character of the area.
- b) Street trees within public boulevards, parkettes, or similar areas along the Streetscape are permitted. Here, the addition of street trees shall not remove historic streetscape features or obstruct pedestrian traffic.
- c) Components of green infrastructure on public lands, including (but not limited to) naturalized areas, permeable surfaces, bioswales and greenstrips which support sustainable landscape practices and stormwater runoff may be implemented provided that historic streetscape features and patterns are not removed or adversely impacted.
- d) Planting trees along sidewalks and boulevards within commercial areas on public lands is permitted and encouraged provided that they can be easily accommodated in harmony with pedestrians, cyclists, sidewalks, and existing streetscape features.
- e) The addition of trees within the commercial area on corners, within parkettes, or other nodes, is permitted and encouraged.
- f) Street trees should be monitored to ensure that they remain in healthy condition and when trees enter into a hazardous condition (e.g. trees that are dead / dying, or structurally compromised), they should be removed and replaced.
- g) It is important that dead trees be removed and replanted in prompt succession. This is to ensure that the vitality of the streetscape is maintained.
- h) All other applicable City standards for tree planting and maintenance will be followed.
- i) Where they exist, grassed boulevards shall be retained and monitored to ensure that they remain in healthy condition.
- j) Where they exist, grass boulevards should be regularly inspected and maintained with any dead areas of grass removed and re-seeded or re-sodded promptly.
- k) Tree species should include the use of both native and non-native varieties in order to maintain and enhance the collection of trees within the District.

PART III

3.0 PROCESS & IMPLEMENTATION

Streetsville Heritage Hall

327 Queen Street South



3.1 RECOMMENDED AMENDMENTS TO EXISTING POLICY

- That the existing Historic Streetsville Design Guidelines (2011) be discontinued within the Streetsville Heritage Conservation District Boundary;
- That, due to the Provincially legislated reduction in site plan control, the Historic Streetsville Design Guidelines (2011) continue as a resource document for the remainder of the area, as identified in the Design Guidelines document;
- That the existing Public and Private Tree By-laws be updated to refine the definition of “heritage trees” to further recognize trees located within Heritage Conservation Districts and the goals of tree preservation within established HCDs;
 - Public Tree By-law
 - Could be amended to further define “heritage designation”, including how it relates to Heritage Conservation Districts.
 - Private Tree By-law
 - Could be Amended to a) identify trees located within HCDs which contribute to the character of the area may require a permit for removal, b) refer to both Part IV and Part V designation.
- That the City of Mississauga initiate a Historical Wayfinding and Historical Plaques project within the Streetsville HCD study area;
- That the City of Mississauga initiate a project to identify remnant mill infrastructure within, and adjacent to, the Credit River Valley in the context of Streetsville;
- That the City of Mississauga consider the following as it relates to the Official Plan (2051) to:
 - Acknowledge that future Amendments and updates to the Official Plan consider the context of Streetsville and the Heritage Conservation District when setting future density targets for certain areas in order to manage growth in such a way that the Village-like character of the area is maintained and enhanced.
 - Where appropriate, acknowledge that growth and density targets will be limited within the Streetsville Heritage Conservation District;
 - Recognize that development on lands located adjacent to Heritage Conservation Districts shall demonstrate that the development does not result in adverse impacts to cultural heritage resources;
 - Recognize the Streetsville Cultural Heritage Landscape in Section 6.3;
 - Recognize the Streetsville Heritage Conservation District in Section 6.3;

- Consider recognition of Streetsville in the context of both a Cultural Heritage Landscape (i.e. the Streetsville HCD study area) as well as the Streetsville Heritage Conservation District in the context of a Community Node (Section 13.3.12 of the Official Plan). This includes the following:
 - Recognizing the goal of balancing conservation of cultural heritage resources while accommodating appropriate development and growth;
 - Recognizing the Urban Design Guidelines for the Streetsville CHL outside the boundary of the HCD;
 - Recognize that development and alterations shall comply with the policies of the Heritage Conservation District Plan (including Section 13.3.12.2 of the Official Plan);
 - Recognize both listed properties as well as those which are designated under Part IV of the Ontario Heritage Act in Section 13.3.12.3 of the Official Plan;
- Consider the recognition of the Streetsville Heritage Conservation District in Section 14.16 of the Official Plan regarding Neighbourhoods as well as the following:
 - Consider the inclusion, rather than the exclusion of the core of Streetsville within this neighbourhood.
 - Consider identifying both listed and designated properties under Part IV of the Ontario Heritage Act (Section 14.16.1);
- Consider including areas and sites within the Streetsville HCD as special sites within Section 16.1. This includes the following:
 - Acknowledge sites within the Streetsville HCD which are likely to be re-developed in the future, including (but not limited to) large lots, lots which are likely to be consolidated, or those which are likely to be discontinued in use and re-purposed. This includes (but is not limited to) the former Beatty's Mills site (also Reid Mill) which is designated future Business and Employment Lands, and provide guidance on the appropriate development of these lands in the context of the Heritage Conservation District;
 - Recognize that all development within special areas and sites within the Streetsville Community Node must comply with the policies of the HCD Plan.
- Include policies in Chapter 17 (Implementation) regarding the review of existing Heritage Conservation District Plans to ensure they are updated to meet current Planning policy goals and objectives. A Heritage Conservation District Plan should be updated very 10 years, no less than every 15-20 years.
- Consider including definitions in the Official Plan regarding Cultural Heritage Landscapes, Cultural Heritage Resources, Heritage Conservation Districts, and other terms which are defined in PPS 2024 and the Standards and Guidelines for the Conservation of Historic Places in Canada.

In order to confirm whether or not a Heritage Permit Application is required, consultation with City of Mississauga Heritage Planning staff is recommended before commencing work. Consultation with Building Department staff is recommended to determine whether or not a building permit is required.

- That the City of Mississauga consider the following as it relates to Zoning By-law:
 - It is recommended that any future Amendments or updates to the Zoning By-law continue to consider Streetsville in the context of the Heritage District and allow for the adaptive reuse of heritage buildings.
 - It is also recommended that the Zoning By-law continue to designate those lands which are Greenland or open space in order to retain and enhance existing uses and natural resources;
 - It should be noted that a portion of the district adjacent to Reid Drive is currently zoned Employment lands. It is recommended that should these lands be developed in the future, that a Secondary Plan or similar Planning study be completed in order to determine how these lands could be developed while minimizing or avoiding adverse impacts to the Heritage Conservation District as per the Policies & Guidelines provided in the HCD Plan.
- That the City of Mississauga consider the following as it relates to the planned Major Transit Station Area (MTSA) and direction provided under PPS 2024:
 - That any future studies and planning framework which consider and/or address the following as part of the planned Major Transit Station Area (MTSA) which is partially located within the Streetsville HCD Plan:
 - the low-rise built form within the HCD and its identified character areas,
 - the existing built form and urban design, as described in this HCD Plan and the HCD Study document, and
 - the impact of development adjacent to the Heritage Conservation District (i.e. outside of the Streetsville HCD boundary).

3.2 EXEMPT ALTERATIONS

3.2.1 Introduction

In order to confirm whether or not a Heritage Permit Application is required, consultation with City of Mississauga Heritage Planning staff is recommended before commencing work. Consultation with Building Department staff is recommended to determine whether or not a building permit is required.

The *Ontario Heritage Act* allows a Heritage Conservation district plan to exempt some forms of alterations from the requirement for a heritage permit by providing that a heritage conservation district plan shall include:

- “(e) *a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6, s.31.*”

As such, this section includes a list of alterations that are considered to be “minor in nature” and that may be carried out without first obtaining a heritage permit. The various alterations have the same status as ‘policies’ found elsewhere in this document, in that they are required to be followed. These minor alterations have been guided generally by the principles of either being undertaken within a small area, confined to areas that are generally out of sight from public view, constitute routine maintenance, or are easily reversible. It should be noted that some of the exemptions listed in this section may not apply to properties designated under Part IV of the *Ontario Heritage Act*, where features listed within this section are included as heritage attributes of the property.

3.2.2 Exemptions for Private Property

Alterations that may be carried out without obtaining a heritage permit under Section 42 of the *Ontario Heritage Act* are:

Interior modifications: The interiors of buildings or structures are not subject to regulation within the Heritage Conservation District.

Roof materials: Replacement of existing roof materials in kind does not require a heritage permit.

Exceptions: Replacing or removing original roofing materials including metal, slates, tiles or wood shingles with other materials requires a heritage permit.

Eaves trough and downspouts: The removal and/or installation of new eaves troughs and downspouts in the same material as the previously existing does not require a heritage permit.

Solar panels: The installation of solar panels located in the same plane as the roof and not visible from the public realm (e.g. at the rear slope of a roof or on a flat or low-pitched roof) would not require a heritage permit.

Exceptions: Freestanding panels on poles or those requiring a structural frame for support, located within view of the public realm, require a heritage permit.

Security lighting and alarm systems: The installation of security lighting and/or alarm systems does not require a heritage permit.

Amenity lighting: The installation of porch lighting or other amenity or seasonal lighting does not require a heritage permit.

Fencing: The removal and/or installation of fencing in the rear yard of a property and behind the mid-point of the side façade of a building does not require a heritage permit.

Exception: The removal and/or installation of fencing in the front yard of a property requires a heritage permit. The removal and/or installation of fencing in the side yard but not beyond the mid-point of the side façade towards the front of a building requires a heritage permit.

Porches, verandahs and decks: The installation and/or removal of single-storey porches, verandahs and decks located within the rear yard and away from views from the street or, in the case of corner lots, the frontage of the property, do not require a permit.

Exceptions: The removal and/or installation of porches, verandahs and decks in the front yard or side yard that abuts a street require a heritage permit.

Storm windows and doors: The seasonal installation and/or removal of storm windows and screen doors does not require a heritage permit.

Stairs and steps: The removal of stairs or steps and replacement in kind (same dimensions and materials) does not require a heritage permit.

Signage: The installation of street number signs on building façades or on free-standing supports does not require a heritage permit.

Maintenance: Ongoing maintenance or small repairs to buildings, structures or small areas of paving that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal or loss of heritage attributes do not require a heritage permit.

Exceptions: The removal and/or installation of any cladding material on façades visible from the public realm requires a heritage permit.

The cleaning of any building façade surface (using any method of cleaning such as sandblasting, chemical cleaning, and pressurized water) requires a heritage permit.

Carrying out test patches in any location for any cleaning method requires a heritage permit. The removal of any paintwork from a masonry building façade surface requires a heritage permit.

Painting: Painting does not require a heritage permit.

Exceptions: The painting of any masonry, where it has not previously been painted or treated requires a heritage permit.

School/classroom portables: The placement/installation of temporary classrooms/portables on school property does not require a heritage permit.

Industrial Operations: Existing industrial operations are exempt from heritage permits where it would be related to any continued industrial use, including the construction of new structures, provided that these uses and new buildings does not include the alteration or removal of heritage fabric (such as original mill fabric, structures, etc.).

3.2.3 Exemptions for Public Property

Alterations that may be carried out without obtaining a heritage permit under Section 42 of the *Ontario Heritage Act* are:

Maintenance or minor repairs: Ongoing maintenance or minor repairs to road or sidewalk surfaces and areas of paving that do not significantly affect the appearance of the surface or change the surface material and that are exempt from review or pre-approval under the

Municipal Class Environmental Assessment do not require a heritage permit.

Exception: The installation of any streetscape device (not including traffic related signs), new road or sidewalk surfaces that increase the width, new crosswalk surfaces or motifs and new boulevards requires a heritage permit.

Installation and/or repair of underground utilities or services:

Subsurface excavation for the installation and/or repair of utilities (water, sewage, gas, or communications) do not require a heritage permit.

Installation and/or repair of aboveground utilities or services:

Work undertaken for the installation and/or repair of above-ground utilities (hydro, communications and lighting), including conduits, poles, associated boxes or covers, fire hydrants or meters, in accordance with this Plan do not require a heritage permit.

Installation and/or repair of street furniture: Work undertaken for the installation and/or repair of non-permanent street furniture including but not restricted to seating, planters, tree grates, banners, hanging baskets, garbage receptacles, public art utility box wraps, and bike racks in accordance with this Plan.

Landscaping, soft: The installation and removal of any soft or vegetative landscaping confined to boulevard installation and / or planting beds.

Landscaping, hard: The removal and installation of hard landscaping, such as driveways, entranceways, paths and parking areas of the same area and dimensions as existing.

Trails and bicycle lanes: The addition of bicycle lanes within the existing roadway does not require a heritage permit. The installation of trails on existing public open space.

3.3 ALTERATIONS REQUIRING PERMITS

Generally, all work which has not been specifically identified as “exempt” from the Heritage Permit Application process in section 3.3 of this document shall be required to submit a Heritage Permit Application under Part V of the Ontario Heritage Act. The requirement for Heritage Permits may be scoped or waived by City staff, as deemed appropriate.

3.4 EMERGENCY WORK

In some extraordinary instances, emergency work may have to be carried out to public or private property without the benefit of a Heritage Permit or ascertaining whether such work is exempt from regulation. These extraordinary circumstances are as follows:

- Natural disasters (e.g. fire, flood, tornado, earthquake, etc.)
- Emergency health and safety circumstances where the time of repairs makes it impossible to consult with municipal staff.

Required emergency work may be permitted where the timing of repairs makes it impossible to consult with municipal staff regarding a Heritage Permit. Notwithstanding this provision, all work should be undertaken in a manner that does not destroy valued heritage building fabric. Photographs of 'before and after' should be taken to confirm the condition of the building or property and the nature of the finished repairs and supplied to City staff as a record of the work.

3.5 HERITAGE PERMIT APPLICATION PROCESS

The Heritage Permit Application process for the City of Mississauga includes the following and is subject to the legislation under Part IV of the Ontario Heritage Act regarding alterations (including erection, demolition, etc.).

- It is recommended that prior the submission of a Heritage Permit Application, that City staff be consulted in order to a) determine whether or not a Heritage Permit is required, b) the requirements of the Application, and c) whether or not the proposal conforms to the policies of the HCD plan or not.
- A Heritage Permit Application Form and all required supplementary information (as required by the City) is submitted;
- City staff will review the Application and determine whether or not it is complete, as per the legislation of the Ontario Heritage Act;
- Complete Applications will be either:
 - Forwarded to the City of Mississauga Heritage Advisory Committee to make recommendation to Council; or
 - Approved by City Staff by way of the Delegated Authority By-law.
- Applications forwarded to the Heritage Advisory Committee will be provided to City Council, who makes the final decision on the Heritage Permit Application. Here, Applications may be denied, approved, or approved with conditions.

- Decisions on Heritage Permit Applications may be appealed to the Ontario Land Tribunal.

This HCD Plan recognizes that Heritage Permit Applications may be considered as part of a larger development and Planning Application process. In these cases, where other Applications submitted under the Planning Act (including, but not limited to) applications for Official Plan Amendments and Zoning By-law Amendments, City staff will determine the process regarding how and when a Heritage Permit Application will be considered.

3.5.1 Heritage Permit Applications and Supplementary Information

Heritage Impact Assessments

A *Heritage Impact Assessment* (HIA) is a report prepared by a qualified heritage consultant that provides a historical background on a property, documents the physical attributes of the property, and rationalizes how the property will be mitigated through the development process. An HIA will also describe how the proposed development conforms to the applicable policies and guidelines of this Plan. In cases where proposed development does not conform to one or more of the applicable policies or guidelines of this Plan, the HIA shall address whether the proposal impacts the District's significance, heritage attributes and objectives, and should include any appropriate mitigation measures.

- HIAs are required to be submitted with Heritage Permit applications for the demolition of *buildings* and all new construction;
- HIAs are required to be submitted with Heritage Permit applications when specified by an applicable policy of this Plan;
- HIAs are not required to be submitted with Heritage Permit applications for *alterations* to properties within the District that comply with the policies and guidelines of this Plan.
- HIAs are not required to be submitted with Heritage Permit applications for new construction of *accessory structures* which are either less than 10 m² or comply with the Policies and Guidelines of this HCD Plan.

Conservation Plans

The purpose of a Conservation Plan is to provide guidance on the conservation of cultural heritage resources. Conservation Plans are often required for those projects which require specific guidance on actions undertaken in the short, medium, and long-term phases as it relates to a development proposal. Conservation Plans may be identified as a requirement of an approved Heritage Permit Application, or alternatively, be made a condition of development approvals through the Planning process.

Documentation & Salvage

Where permitted, the removal of cultural heritage resources may require the submission of a Cultural Heritage Documentation & Salvage Report. The purpose of this document is to supplement the historic record and to identify those physical features of heritage resources which may be retained and re-used for a variety of purposes as opposed to being deposited as landfill.

Commemoration Plans

The purpose of a Commemoration Plan is to provide recommendations and guidance regarding the interpretation of a site or resource in order to supplement the historic record and provide information to the public. Commemoration Plans may be required where heritage resources are removed or retained as part of a development proposal.

The details regarding eligible projects, the Grant Application process, and available grants are provided in the City's Designated Heritage Grant Program guidelines, available on the City's website.

3.6 FINANCIAL INCENTIVES

Currently, the City of Mississauga provides the Designated Heritage Property Grant Program. The program is available to properties which are designated under the Ontario Heritage Act. This includes properties which are "contributing" in a Heritage Conservation District. Properties which are identified as "other" in the Heritage Conservation District are not eligible. The purpose of the grant program is to offset costs for the conservation of heritage fabric. This may include the reconstruction of elements which are beyond repair. Grants range from \$500.00 to a maximum of \$25,000.00.

3.7 UPDATING THE STREETSVILLE HCD PLAN

It is recommended that the City of Mississauga consider updating the Streetsville Heritage Conservation District Plan a minimum every 20 years in order to align with existing planning objectives and policy framework.

3.8 ADJACENT PROPERTIES

Lands adjacent to a heritage conservation district are not subject to the policies and guidelines contained within a heritage conservation district plan. This section outlines the requirements related to development adjacent to heritage properties, as well as how this topic is assessed in the City of Mississauga.

The goal is to design any future adjacent development without negatively impacting the heritage attributes of the District, as listed in Section 2.

The Provincial Planning Statement and the City of Mississauga Official Plan set the framework for addressing the potential impacts associated with development on lands adjacent to protected heritage properties. The designation of the Streetsville HCD means that properties within the boundaries of the District are protected heritage properties.

Therefore, if development or site *alteration* is proposed on lands adjacent (meaning contiguous) to the heritage conservation district, the proponent of such development shall be required to undertake the preparation of a *cultural heritage impact assessment*, as outlined in the City of Mississauga Official Plan and the Province of Ontario in the Ontario Heritage Toolkit. City staff have the ability to scope such studies accordingly, depending on the specifics of the development proposed. Where required, the report shall demonstrate how the proposed development is *compatible* with the *heritage attributes* and objectives of the Streetsville HCD Plan.

Provincial Planning Statement (PPS) provides direction for the development of properties adjacent to a protected heritage property. As noted earlier in this report, Section 2.6.3 of the PPS states that development and site alteration is not permitted on adjacent lands to protected heritage property except where it has been demonstrated that the heritage attributes of the property will be conserved.

For reference, the PPS defines adjacent as it relates to cultural heritage resources as follows:

“those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”

The existing City Official Plan does not contain a definition of adjacent, however the draft Official Plan released as a result of the in-progress Official Plan review notes that adjacent is considered to be ‘contiguous’ for the purposes of cultural heritage resources. This direction is consistent with the PPS.

In determining the negative impacts that may result from a proposed development on adjacent lands, the City will use the guidance of the Ontario Heritage Toolkit. Examples of possible negative impacts provided in the Ontario Heritage Toolkit include, but are not limited to, the following:

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built

PART IV

GLOSSARY



Streetsville Heritage Hall
327 Queen Street South 

The following comprises a list of some of the more commonly used terms and definitions in this District Plan. Where applicable, sources are indicated to show where the term has been derived.

Alter: means to change in any manner and includes to restore, renovate, repair or disturb and "*alteration*" has a corresponding meaning (Source: *Ontario Heritage Act*).

Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act. (Source: PPS 2024)

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act. (Source: PPS 2024)

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (Source: PPS 2024)

Buffering: means allowing filtered views through material such as a deciduous shrub border or a partially enclosed fence (e.g. picket fencing). "*Buffer*" has a corresponding meaning.

Character: means the collective physical qualities and visual attributes that distinguish a particular area or neighbourhood.

Compatible: when used together with any building, use, alteration or any other form of change means consistent with the heritage attributes and cultural heritage value of a property, and which has little or no adverse effect on its appearance, heritage attributes, and integrity. "*Compatibility*" has a corresponding meaning.

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "*Preservation*," "*Rehabilitation*," "*Restoration*," or a combination of these actions or processes. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments. (Source: PPS 2024)

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (Source: PPS 2024)

Cut-off lights: Cut-off lights and cut-off friendly lights are those which control the span and area for which light is provided.

Effects (adverse): include those conditions resulting in the attrition of protected heritage properties and include: the destruction, loss, removal or incompatible alteration of all or part of a protected heritage property; the isolation of a protected heritage property from its surrounding streetscape or setting; or the introduction of physical, visual, audible or atmospheric elements that are not in character with a heritage property and/or its setting. "Adversely affected" and "adversely affects" have a corresponding meaning.

Effects (beneficial): include those conditions resulting in: the protection of heritage properties from demolition or removal; the retention of a protected heritage property in situ in a structurally stable and sound condition or state of repair; accurate restoration of a protected heritage property; the sympathetic alteration or repair of a protected heritage property to permit an existing or new use; enhancement of a protected heritage property by accommodating compatible new development; or maintenance of a protected heritage property through the repair and replacement of worn-out components and using compatible materials and techniques.

Fenestration: means the placement, size, and type of windows within a building.

Heritage attributes: means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (Source: PPS 2024)

Heritage building fabric: means the physical components relating to the layout, materials and details of built and landscape heritage resources.

Heritage value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Infill development: The construction of new buildings on vacant lands located within previously built-up areas of urban settlements. Infill often occurs within residential neighbourhoods or historic commercial areas.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Principal Façade: means the building elevation (or elevations) that are visible from the public street or right-of-way.

Property: means real property and includes all buildings and structures thereon (Source: *Ontario Heritage Act*).

Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites. (Source: PPS 2024)

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Screening: means the blocking/filtering of views through the use of fencing or vegetation.

Significant: in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (Source: PPS 2024)

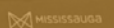
Subordinate: means designed in such a way that there is no distraction from original building features.

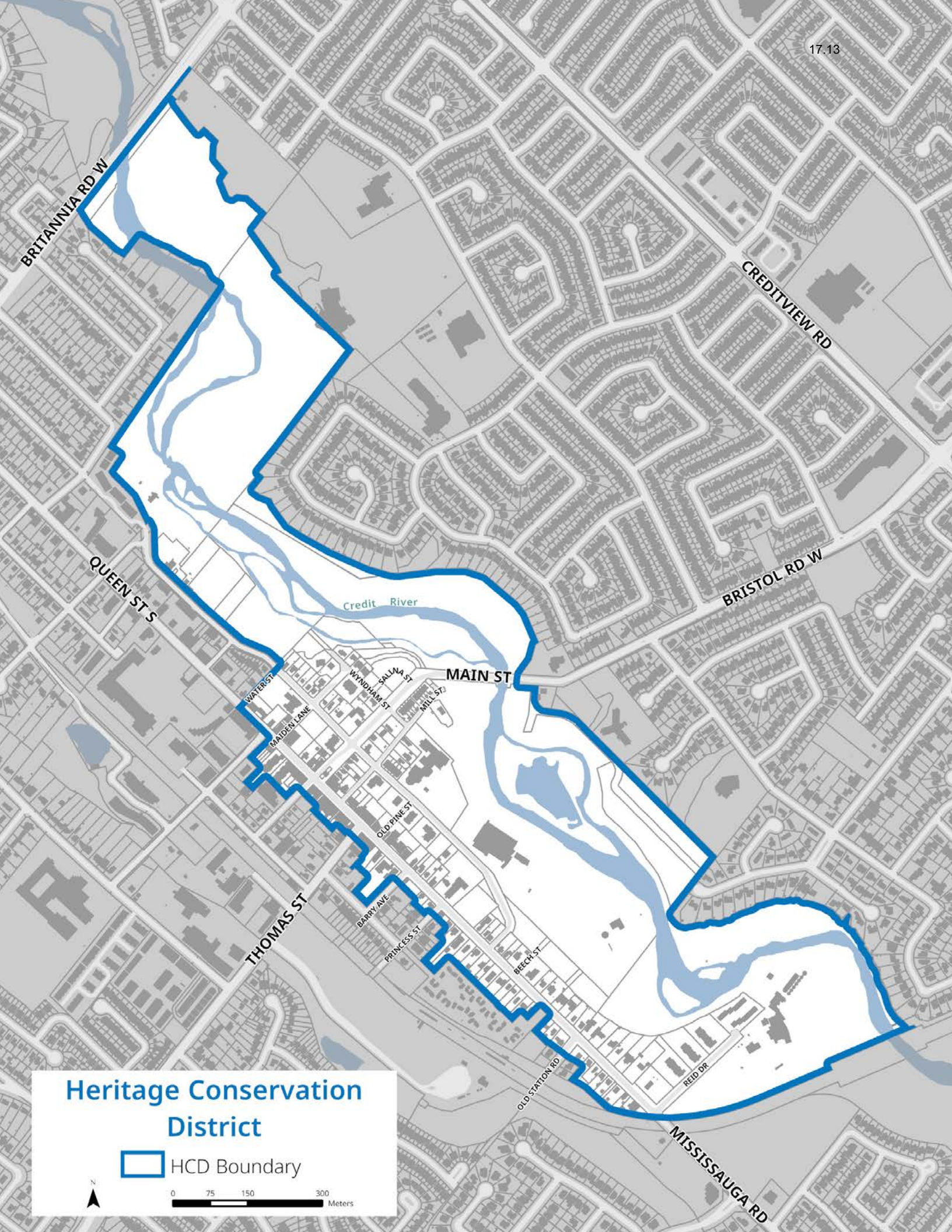
APPENDIX A

HCD BOUNDARY MAP

Streetsville Heritage Hall

327 Queen Street South





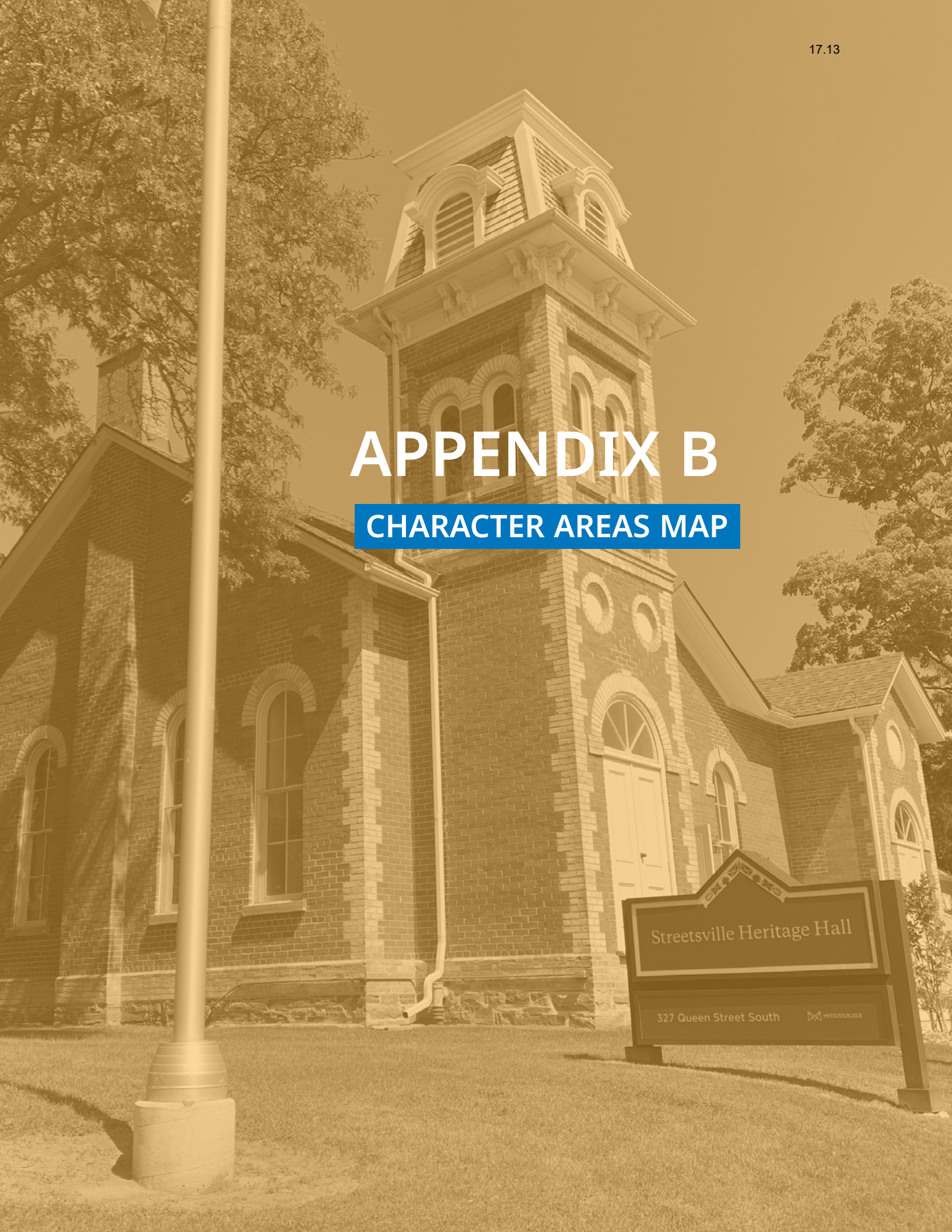
Heritage Conservation District

 HCD Boundary



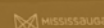
APPENDIX B

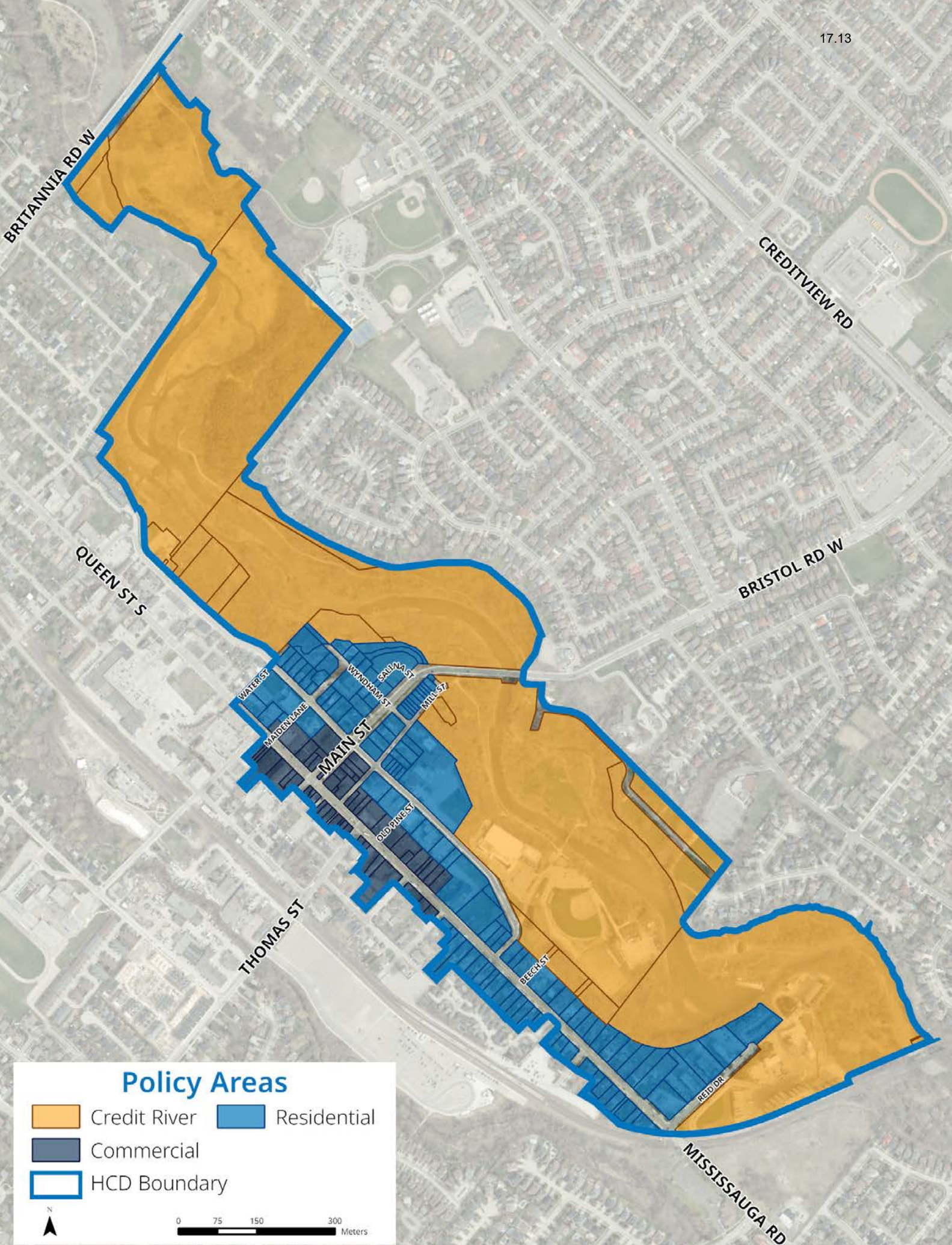
CHARACTER AREAS MAP




Streetsville Heritage Hall

327 Queen Street South





Policy Areas

-  Credit River
-  Residential
-  Commercial
-  HCD Boundary

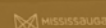


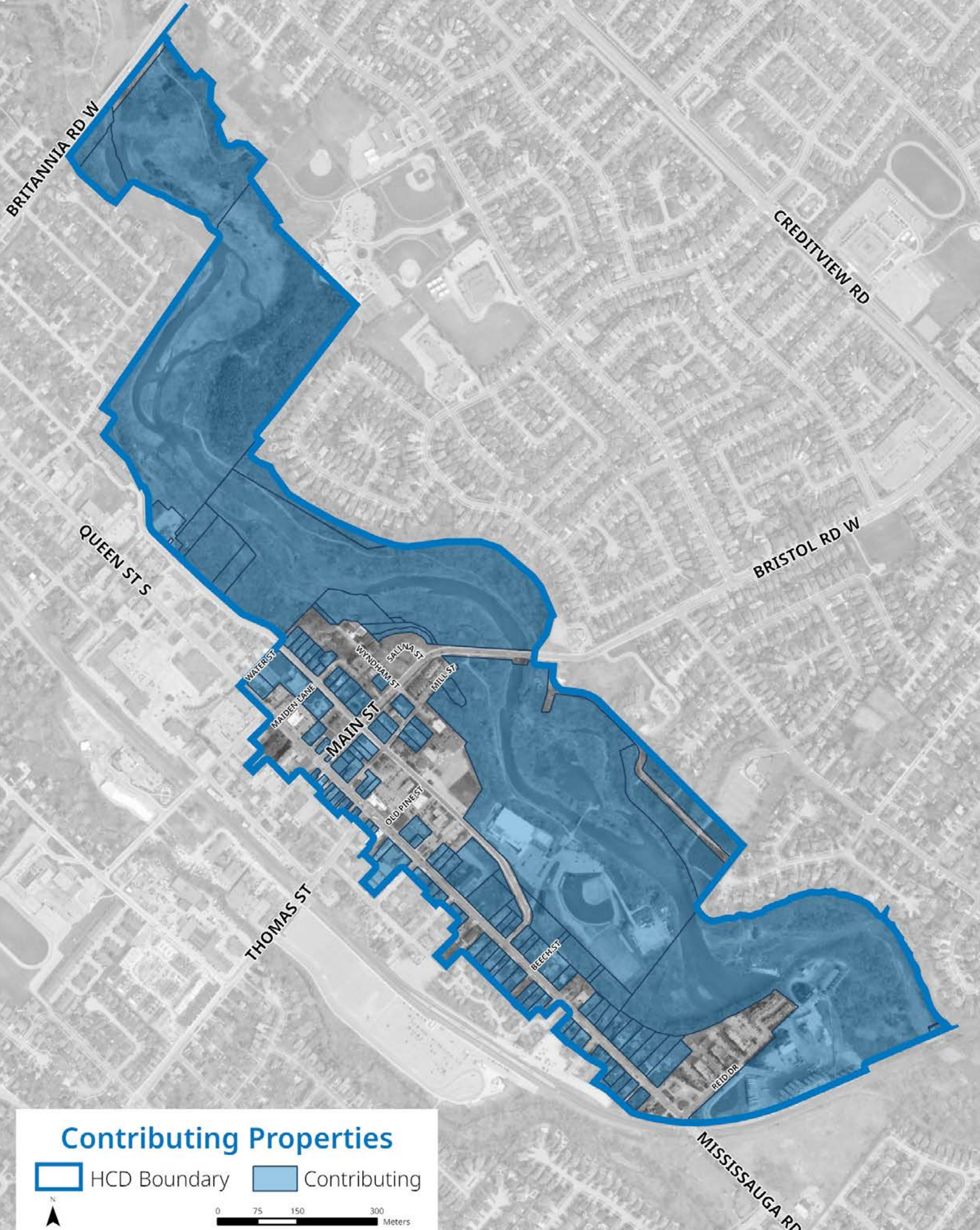
APPENDIX C

MAP AND LIST OF
CONTRIBUTING &
OTHER PROPERTIES

Streetsville Heritage Hall

327 Queen Street South





Contributing Properties

 HCD Boundary  Contributing



0 75 150 300 Meters

<i>Address</i>	<i>Contributing Status</i>
0 BARBERTOWN RD	Contributing
1786 BRISTOL RD W	Contributing
0 BRITANNIA RD E Unit: S/S	Contributing
0 BRITANNIA RD W	Contributing
101 CHURCH ST	Contributing
107 CHURCH ST	Contributing
115 CHURCH ST	Contributing
155 CHURCH ST	Contributing
161 CHURCH ST	Contributing
165 CHURCH ST	Contributing
167 CHURCH ST	Contributing
170 CHURCH ST	Contributing
171 CHURCH ST	Contributing
175 CHURCH ST	Contributing
179 CHURCH ST	Contributing
189 CHURCH ST	Contributing
190 CHURCH ST	Contributing
193 CHURCH ST	Contributing
197 CHURCH ST	Contributing
231 CHURCH ST	Other
233 CHURCH ST	Other
235 CHURCH ST	Other
237 CHURCH ST	Other
239 CHURCH ST	Other
249 CHURCH ST	Other
250 CHURCH ST	Other
269 CHURCH ST	Contributing
270 CHURCH ST	Other
278 CHURCH ST	Other

<i>Address</i>	<i>Contributing Status</i>
282 CHURCH ST	Other
6 MAIDEN LANE	Other
8 MAIDEN LANE	Other
24 MAIDEN LANE	Contributing
6 MAIN ST	Contributing
7 MAIN ST	Contributing
9-A MAIN ST	Contributing
10 MAIN ST	Other
11 MAIN ST	Contributing
13 MAIN ST	Contributing
16 MAIN ST	Other
17 MAIN ST	Contributing
21 MAIN ST	Contributing
25 MAIN ST	Contributing
26 MAIN ST	Contributing
27 MAIN ST	Other
28 MAIN ST	Other
29 MAIN ST	Contributing
32 MAIN ST	Contributing
36 MAIN ST	Other
43 MAIN ST	Other
45 MAIN ST	Other
47 MAIN ST	Other
49 MAIN ST	Other
51 MAIN ST	Other
53 MAIN ST	Other
55 MAIN ST	Other
57 MAIN ST	Other
59 MAIN ST	Other

<i>Address</i>	<i>Contributing Status</i>
61 MAIN ST	Other
69 MAIN ST	Other
12 MILL ST	Other
13 MILL ST	Other
25 MILL ST	Contributing
27 MILL ST	Contributing
31 MILL ST	Contributing
41 MILL ST	Contributing
9 OLD PINE ST	Other
56 ONTARIO ST E	Contributing
5 PEARL ST	Contributing
167 QUEEN ST S	Contributing
175 QUEEN ST S	Other
180 QUEEN ST S	Other
182 QUEEN ST S	Other
184 QUEEN ST S	Other
186 QUEEN ST S	Other
188 QUEEN ST S	Other
189 QUEEN ST S	Other
190 QUEEN ST S	Other
194 QUEEN ST S	Other
201 QUEEN ST S	Contributing
204 QUEEN ST S	Other
205 QUEEN ST S	Other
206 QUEEN ST S	Other
212 QUEEN ST S	Other
216 QUEEN ST S	Contributing
219 QUEEN ST S	Contributing
221 QUEEN ST S	Contributing

<i>Address</i>	<i>Contributing Status</i>
222 QUEEN ST S	Contributing
223 QUEEN ST S	Contributing
226 QUEEN ST S	Contributing
228 QUEEN ST S	Contributing
229 QUEEN ST S	Other
234 QUEEN ST S	Contributing
235 QUEEN ST S	Contributing
236 QUEEN ST S	Contributing
238 QUEEN ST S	Other
239 QUEEN ST S	Contributing
242 QUEEN ST S	Contributing
249 QUEEN ST S	Other
251 QUEEN ST S	Other
261 QUEEN ST S	Other
262 QUEEN ST S	Other
264 QUEEN ST S	Contributing
265 QUEEN ST S	Contributing
271 QUEEN ST S	Contributing
274 QUEEN ST S	Contributing
277 QUEEN ST S	Other
279 QUEEN ST S	Other
280 QUEEN ST S	Contributing
281 QUEEN ST S	Contributing
283 QUEEN ST S	Contributing
287 QUEEN ST S	Contributing
288 QUEEN ST S	Contributing
291 QUEEN ST S	Contributing
292 QUEEN ST S	Contributing
296 QUEEN ST S	Contributing

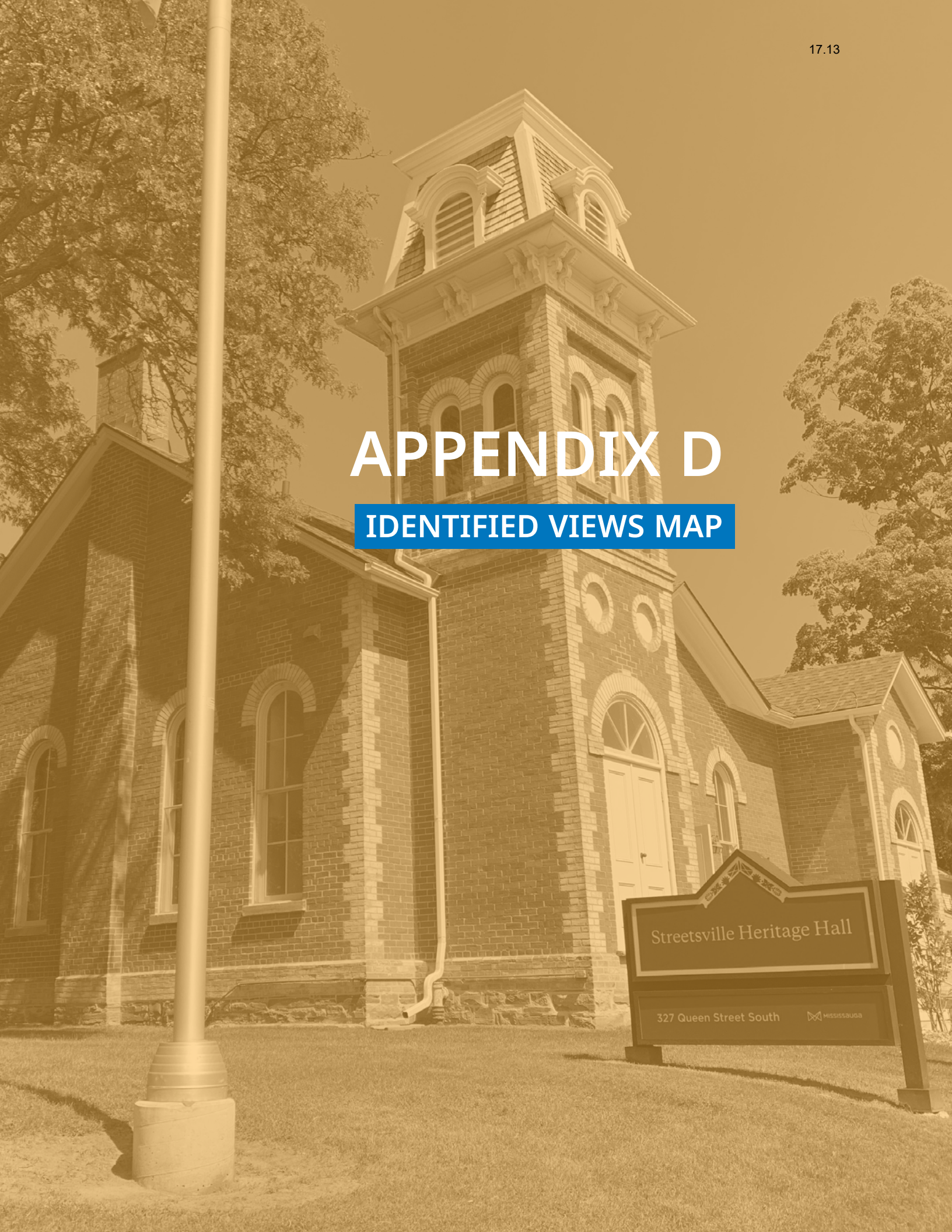
<i>Address</i>	<i>Contributing Status</i>
299 QUEEN ST S	Contributing
300 QUEEN ST S	Contributing
302 QUEEN ST S	Other
306 QUEEN ST S	Other
307 QUEEN ST S	Contributing
308 QUEEN ST S	Contributing
309 QUEEN ST S	Contributing
311 QUEEN ST S	Contributing
312 QUEEN ST S	Contributing
316 QUEEN ST S	Contributing
317 QUEEN ST S	Contributing
318 QUEEN ST S	Contributing
319 QUEEN ST S	Contributing
322 QUEEN ST S	Contributing
323 QUEEN ST S	Contributing
324 QUEEN ST S	Contributing
326 QUEEN ST S	Other
327 QUEEN ST S	Contributing
328 QUEEN ST S	Contributing
330 QUEEN ST S	Contributing
331 QUEEN ST S	Contributing
332 QUEEN ST S	Contributing
334 QUEEN ST S	Other
335 QUEEN ST S	Other
337 QUEEN ST S	Other
338 QUEEN ST S	Contributing
339 QUEEN ST S	Contributing
340 QUEEN ST S	Contributing
343 QUEEN ST S	Contributing

<i>Address</i>	<i>Contributing Status</i>
344 QUEEN ST S	Contributing
345 QUEEN ST S	Contributing
347 QUEEN ST S	Contributing
350 QUEEN ST S	Contributing
351 QUEEN ST S	Contributing
353 QUEEN ST S	Contributing
354 QUEEN ST S	Contributing
356 QUEEN ST S	Contributing
357 QUEEN ST S	Contributing
360 QUEEN ST S	Contributing
361 QUEEN ST S	Contributing
362 QUEEN ST S	Contributing
362-A QUEEN ST S	Other
364 QUEEN ST S	Contributing
365 QUEEN ST S	Contributing
366 QUEEN ST S	Other
370 QUEEN ST S	Other
371 QUEEN ST S	Other
10 REID DR	Other
14 REID DR	Other
18 REID DR	Other
24 REID DR	Other
27 REID DR	Contributing
7 THOMAS ST	Contributing
9 THOMAS ST	Contributing
0 WYNDHAM ST	Contributing
176 WYNDHAM ST	Other
185 WYNDHAM ST	Other
186 WYNDHAM ST	Other

<i>Address</i>	<i>Contributing Status</i>
187 WYNDHAM ST	Other
190 WYNDHAM ST	Other
191 WYNDHAM ST	Other
193 WYNDHAM ST	Other
194 WYNDHAM ST	Other
197 WYNDHAM ST	Other
207 WYNDHAM ST	Other

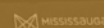
APPENDIX D

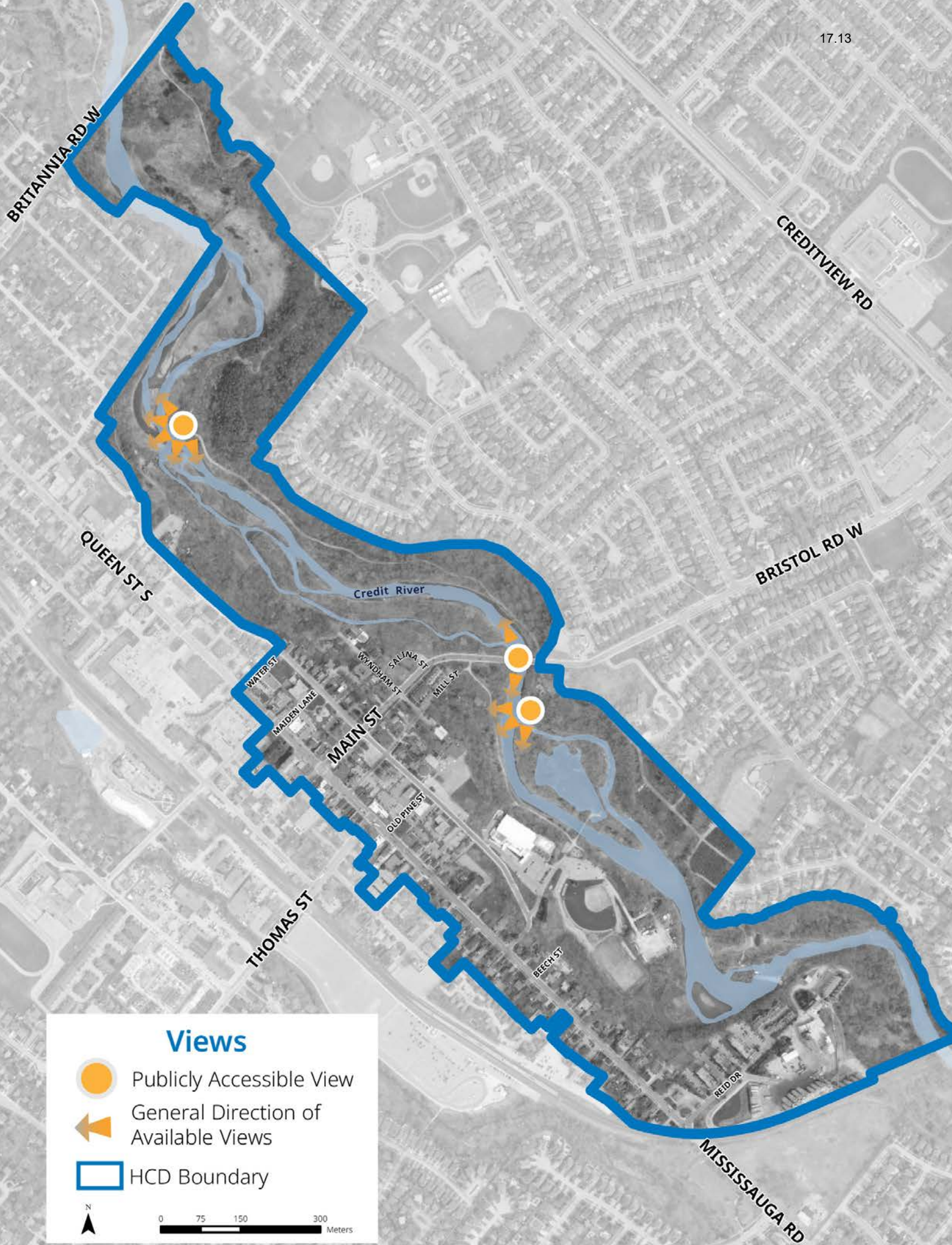
IDENTIFIED VIEWS MAP





Streetsville Heritage Hall

327 Queen Street South





Views

-  Publicly Accessible View
-  General Direction of Available Views
-  HCD Boundary



