

Detailed Information and Preliminary Planning Analysis
Lot 1, Concession 9, New Survey

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1. Site Description

Site Information

The property is located on the west side of Ninth Line, north of Erin Centre Boulevard and is within the Ninth Line Neighbourhood Character Area. Currently the site is mostly vacant land with some trees.

Property Size and Use	
Frontages:	85.69 m (281.14 ft.)
Depth:	339.80 m (1114.82 ft.)
Gross Lot Area:	2.83 ha (7.0 ac.)
Existing Uses:	Vacant land



Aerial Photo of Subject Lands (Lot 2, Concession 9, New Survey)



Image of Subject Lands (Lot 2, Concession 9, New Survey)

2. Summary of Applicable Policies, Regulations and Proposed Amendments

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

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

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Natural features and areas shall be protected for the long term. (PPS 2.1.1)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Municipalities will continue to protect any natural heritage features and areas in a manner that is consistent with the PPS and may continue to identify new systems in a manner that is consistent with the PPS. (Growth Plan 4.2.2.6)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Parkway Belt West Plan (PBWP)</p>	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p> <p>The portions of the lands that are subject to the PBWP are designated Inter-Urban Transit and Road within the Public Use Area in the PBWP. The Inter-Urban Transit designation in this area protects lands for the Ministry of Transportation's (MTO) 407 Transitway Environmental Assessment (EA) (west of Brant Street in Burlington to west of Hurontario Street in Mississauga).</p>	<p>other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p> <p>Subject to Subsection 5.4.2, the uses in the Public Use Area are:</p> <p>c) Public Open Space and Buffers Public open space and buffers coincidental to them. (PBWP 5.4.1.c)</p> <p>e) Other Public Uses Other public uses of land, buildings and structures, subject to the following conditions:</p> <ul style="list-style-type: none"> i. all natural features are preserved to the maximum possible degree (PBWP 5.4.2.e.i) iv. Landscaping and berms are provided where necessary to secure the objectives of the plan. (PBWP 5.4.2.e.iv) <p>5.4.3 Public Works in Public Use Area</p> <p>a) Linear Facilities These facilities will be constructed or reconstructed so as to minimize any detrimental effect on natural features. (PBWP 5.4.3.a.ii)</p> <p>The transportation facilities will be constructed or reconstructed so as to restrict the number and capacity of traffic routes connecting Urban Areas across the area covered by the Plan to those routes that will encourage and support the roles of those Urban Areas as defined in Design for Development: The Toronto-Centred Region (May, 1970), and to retain the open-space character of the area covered by the Plan. (PBWP 5.4.3.a.iii)</p> <p>Landscaping and buffers will be provided where appropriate, both along and between facility rights-of-way, so as to achieve the provisions of the Plan. (PBWP 5.4.3.a.iv)</p> <p>b) Public Open Space and Buffers Provision of public open space will be carried out in accordance with the Plan (PBWP 5.4.3.b.i)</p> <p>A system of recreational trails will be developed in the Parkway Belt as part of a larger recreational trail system extending through Central Ontario. The trails will link the Urban Areas and provide trail access to other Provincial, regional and local outdoor recreational facilities (PBWP 5.4.3.b.iii)</p> <p>The recreational trails in Parkway Belt West will be established primarily on publicly owned lands, utilizing both natural features, such as river valleys, and mad-made features, such as utility rights-of-way. Where the trail system crosses or follows such facilities as highways or utility rights-of-way, these</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Region of Peel Official Plan (ROP)</p>	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate amendments. The proposed amendments were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.</p>	<p>facilities will be designed to provide adequate and safe access to the trails. (PBWP 5.4.3.b.iv)</p> <p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Credit River are considered Regional Core Greenlands.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>Identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel. (ROP 2.3.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.3.2.6)</p> <p>More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.2.2.3)</p> <p>To recognize, protect, and enhance a linked natural heritage system within the Ninth Line Lands including features of Provincial and Regional significance which form part of the Region's Core Areas of the Greenlands System. (ROP 5.3.5.1.3)</p> <p>Plan for the development of the Ninth Line Lands in conformity with the designated greenfield area policies in Section 5.5.4.2 of this Plan and the applicable policies of Section 5.6, Employment Areas. (5.3.5.2.2)</p>

Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

Existing Designation

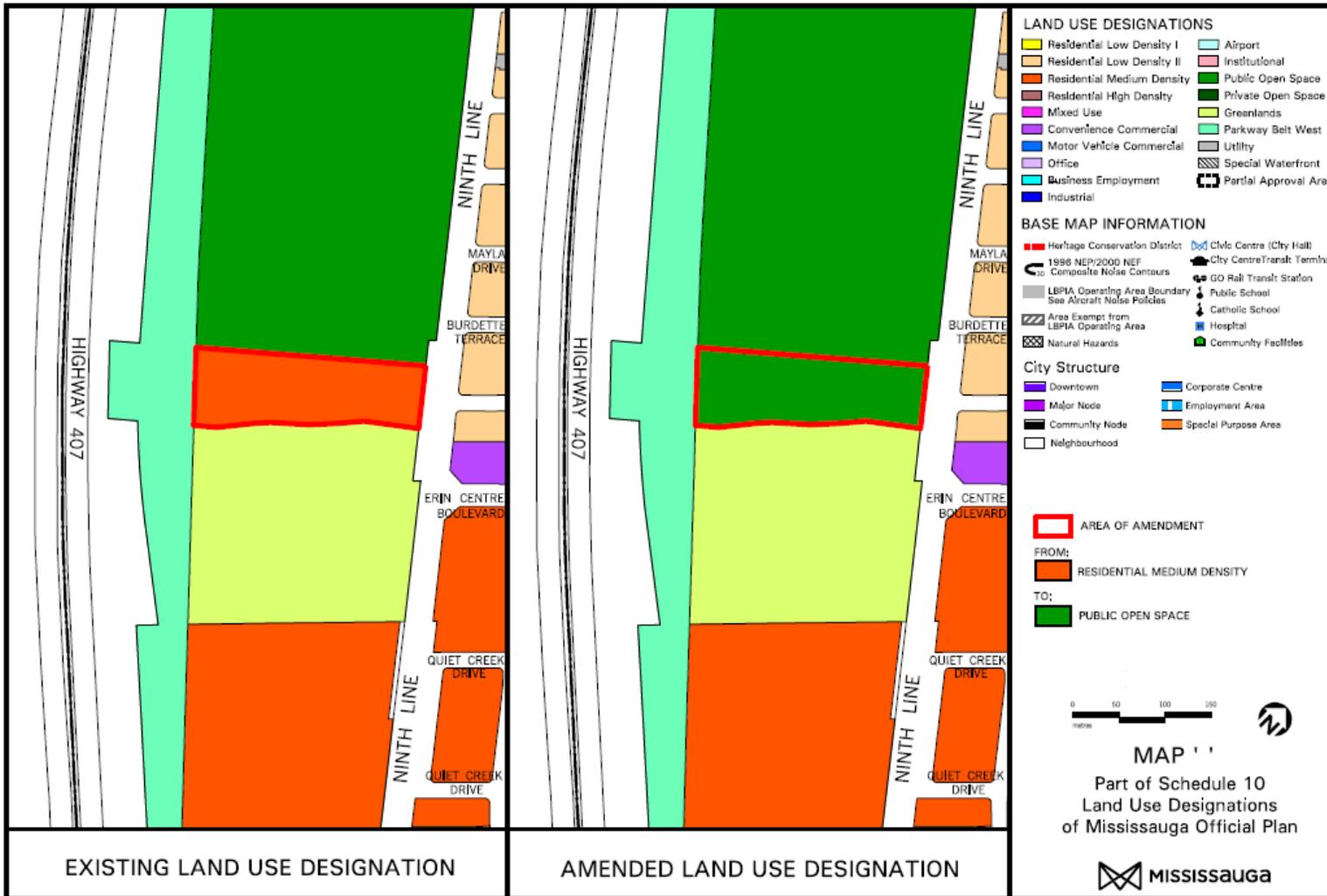
The lands are located within the Ninth Line Neighbourhood Character Area and the western portion of the lands are designated **Parkway Belt West** and the eastern portion of the lands are designated **Residential Medium Density**. A small portion of the lands on the south side are designated **Greenlands**. Lands designated **Parkway Belt West** are also governed by the provisions of the *Parkway Belt West Plan*. The **Residential Medium Density** designation permits all forms of townhouse dwellings.

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

Proposed Designation

The City is proposing to change the designation of the eastern portion of the lands designated **Residential Medium Density** to **Public Open Space** to permit a park, recreational uses and other accessory uses. The amendment will need to demonstrate consistency with the intent of MOP. No changes

are proposed to the portion of the lands designated **Parkway Belt West** or to the southern portion of the lands designated **Greenlands**.



Proposed Land Use Designation

Relevant Mississauga Official Plan Policies

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

	General Intent
Chapter 5 Direct Growth	Mississauga will establish strategies that protect, enhance and expand the Green System. (Section 5.2.1)
Chapter 6 Value The Environment	Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. (Section 6.3.26)
Chapter 9 Build A Desirable Urban Form	<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. (Section 9.1.1)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (Section 9.1.5)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3)
Chapter 11 General Land Use Designations	<p>Lands designated Greenlands are associated with natural hazards and/or natural areas where development is restricted. (Section 11.2.3.1)</p> <p>Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)</p>
Chapter 19 Implementation	<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;

	General Intent
	<ul style="list-style-type: none"> • that a municipal comprehensive review of the land use designation or a five year review is not required; • 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 (Section 19.5.1) <p>Vacant lands and legally existing land uses that do not conform to this Plan, may be recognized in the zoning by-law as a “D” (Development) Zone. It is intended that these lands will eventually be redeveloped in accordance with the policies contained in this Plan, but in the meantime allow legally existing uses to continue without a non-conforming status (Section 19.11.1)</p>

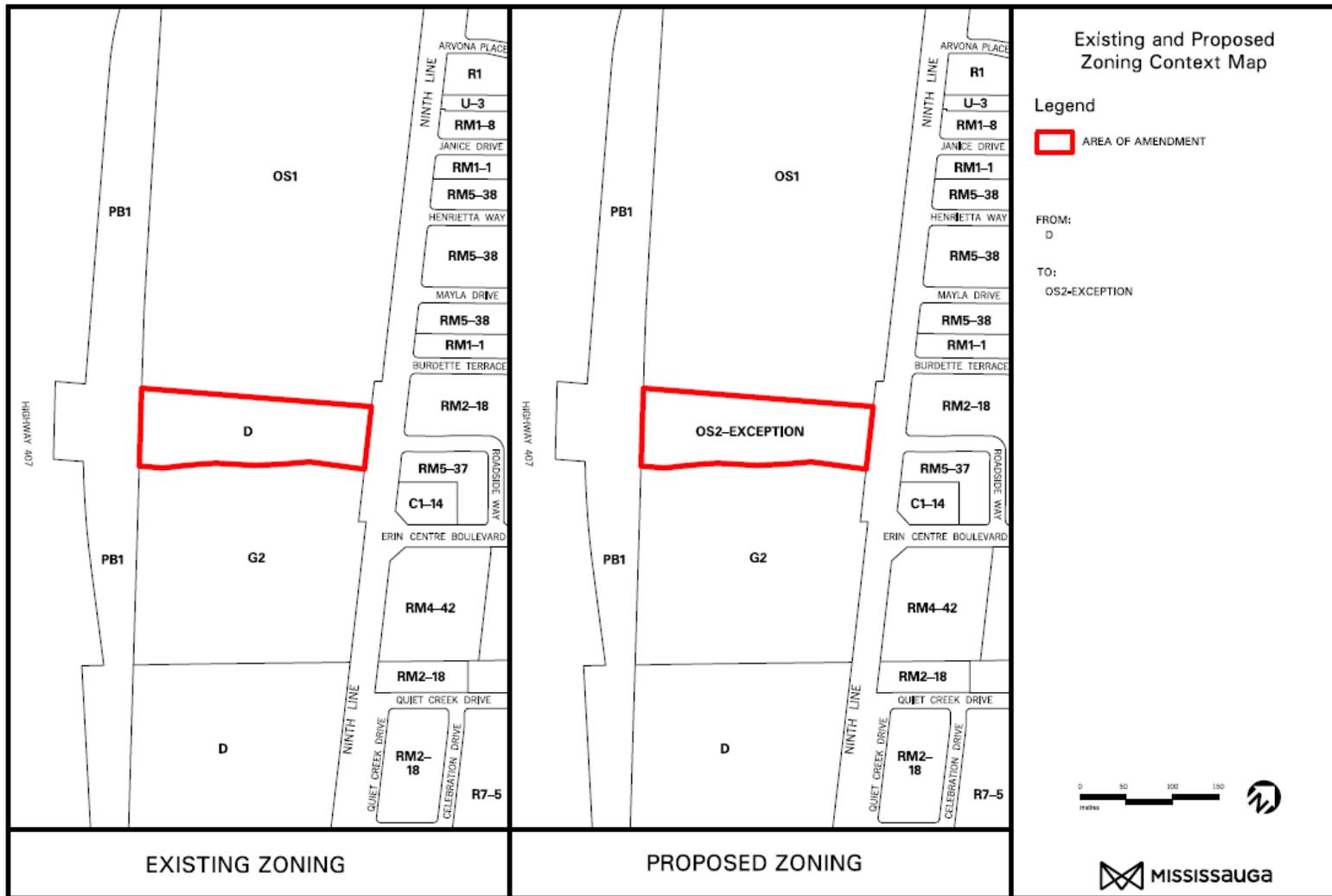
Mississauga Zoning By-law

Existing Zoning

The portion of the site proposed for an amendment is currently zoned **D** (Development), which only permits a building or structure legally existing on the date of passing of the by-law and the existing legal use of such building or structure. The western portion of the lands is zoned **PB1** (Parkway Belt) and a small portion of the lands on the south side is zoned **G2** (Greenlands – Natural Features).

Proposed Zoning

The City is proposing to zone the portion of the property zoned **D** (Development) to **OS2-Exception** (Open Space – City Park - Exception) to permit a park, recreational uses and other accessory uses. No changes are proposed to the portion of the lands zoned **PB1** (Parkway Belt) and **G2** (Greenlands – Natural Features).



Excerpt of Zoning Map 57

3. Proposed Amendments

Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) East of Ninth Line, north of Erin Centre Blvd	Ninth Line Neighbourhood	Vacant land	City ownership	Parkway Belt West, Greenlands and Residential Medium Density (eastern portion of property)	No changes proposed to portion of lands designated Parkway Belt West and Greenlands Eastern portion of lands designated Residential Medium Density proposed to be redesignated to Public Open Space	PB1 (Parkway Belt), G2 (Greenlands – Natural Features) and D (Development)	No changes proposed to portion of lands zoned PB1 (Parkway Belt) or G2 (Greenlands – Natural Features) Eastern portion of lands proposed to be rezoned to OS2-Exception (Open Space – City Park – Exception)	Redesignate and rezone subject lands to accommodate the future City park