

City of Mississauga

Corporate Report



Date: 2019/02/22

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 18/012 W11

Meeting date:
2019/03/18

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit 155 back to back stacked condominium townhomes on public and private roads, to extend Emby Drive, and to amend the limits of the Greenlands

51 and 57 Tannery Street and 208 Emby Drive, northwest of the intersection of Queen Street South and Thomas Street

Owner: NYX Capital Corp.

File: OZ 18/012 W11

Bill 139

Recommendation

That the report dated February 22, 2019, from the Commissioner of Planning and Building regarding the applications by NYX Capital Corp. to permit 155 back to back stacked condominium townhomes in seven blocks on public and private road, to extend Emby Drive, and to amend the limits of the Greenlands, under File OZ 18/012 W11, 51 and 57 Tannery Street and 208 Emby 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 155 back to back stacked condominium townhomes. The applicant is proposing to amend the official plan to amend the **Residential High Density – Special Site 2** policy of the Streetsville Community Node Character Area to allow back to back stacked townhomes. The zoning by-law will also need to be amended from **D** (Development) and **G1** (Greenlands) to **RM9-Exception**

Site plan of a multi-story residential development. The plan shows seven buildings labeled A through G, each with its floor area and number of stories. Building A is 5 stories, while buildings B through G are 3 stories. The plan includes parking areas, walkways, and landscaping. Key features include 'BUILDING A' (5 stories), 'BUILDING B' (5 stories), 'BUILDING C' (3 stories), 'BUILDING D' (3 stories), 'BUILDING E' (3 stories), 'BUILDING F' (3 stories), and 'BUILDING G' (3 stories). The plan also shows 'LONG TERM STABLE TOP OF SLOPE' and 'FLOOD LINE' lines, and a 'PROPOSED CRASH WALL'.

Applicant's elevations of the proposed back to back stacked townhomes



Comments

The property is located northwest of the intersection of Queen Street South and Thomas Street within the Streetsville Community Node Character Area. The site is currently occupied by detached homes and industrial buildings. A portion of Mullet Creek is located on the west side of the site while the CP rail line abuts the east property line.

The surrounding uses contain a mix of industrial, residential, and commercial uses. To the north there is a retirement home and the remains of a condominium apartment building that was destroyed by fire while during construction. Industrial lands are located to the west and south. Queen Street South mainstreet commercial area is located to the east.

Aerial image of 51 and 57 Tannery Street and 208 Emby 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 conformity of this proposal with the policies of Mississauga Official Plan is under review.

Due to proximity of industrial uses, this application will be subject to consideration of D-6 Guidelines, which are to prevent or minimize land use conflicts.

Additional information and details are found in Appendix 1, Section 4.

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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

Conclusion

Most 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 environmental and design issues have been resolved.

Significant issues to be addressed include:

- Confirmation of the adequacy of the existing sewer and waste service
- Confirmation of the Emby Drive extension alignment
- Provision of a mix of housing including affordable housing
- On-site contamination
- Built form and setbacks
- A concept plan that demonstrates how the adjoining residential parcel can be incorporated
- Delineation of the floodplain and erosion hazards
- Compliance with the Fire Route by-law

Attachments

Appendix I: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Robert Ruggiero, Development Planner

Detailed Information and Preliminary Planning Analysis

Appendix 1 - 4.4
Appendix 1, Page 1
File: OZ 18/012 W11

Owner: NYX Capital Corp.

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1. Site History

- There are two detached homes with accessory buildings and industrial buildings on the subject property. The homes predate the City of Mississauga's building permit records, but are visible on 1954 aerial imagery. The industrial buildings were constructed between 1968 and 1974. There have been several changes to the residential and industrial buildings over time, some of which may not comply with the existing zoning or have been constructed without the benefit of a building permit.
- June 20, 2007 □ Zoning By-law 0225-2007 came into force except for those sites which were appealed. The subject lands are zoned **D** (Development), which permits only legally existing uses and **G1** (Greenlands) which permits conservation and parkland.
- 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** □ **Special Site 2** and **Greenlands** in the Streetsville Community Node Character Area.

2. Site and Neighbourhood Context

Site Information

The property is located on the south side Tannery Street, east of Joymar Drive, and west of Queen Street South within the Streetsville Community Node. The area includes residential, industrial, and commercial uses. A seven storey retirement home is located on the north side of Tannery Street. The remains of a condominium apartment building that was destroyed by fire while it was under construction is also located on the north side of Tannery Street. The subject property includes a portion of Mullet Creek along the west side while the CP rail line abuts the east property line. Emby Drive starts at Thomas Street and terminates at the south property line. The site is currently occupied by residential detached homes with accessory buildings and industrial buildings that contain automotive repair and manufacturing businesses.

The property is regulated by Credit Valley Conservation (CVC) due to the location of Mullet Creek and its associated valley system. A portion of the property is classified as Natural Hazard as it contains floodplain and erosion hazards. The City's Natural Area Survey (NAS) identifies a portion of the property as Natural Green Space (SV10) which is part of Mississauga's Natural Heritage System. The determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" floodplain and the erosion hazards associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of CVC and the City. The

proposed rezoning will be reviewed against MOP policies which are discussed further in Section 6.

Property Size and Use	
Frontages: Tannery Street Emby Drive	71.40 m (234.3 ft.) 15.20 m (49.9 ft.)
Depth (irregular):	174.30 m (571.9 ft.)
Gross Lot Area:	1.79 ha (4.4 ac.)
Existing Uses:	Two detached homes with accessory buildings, two large industrial buildings and two smaller industrial buildings



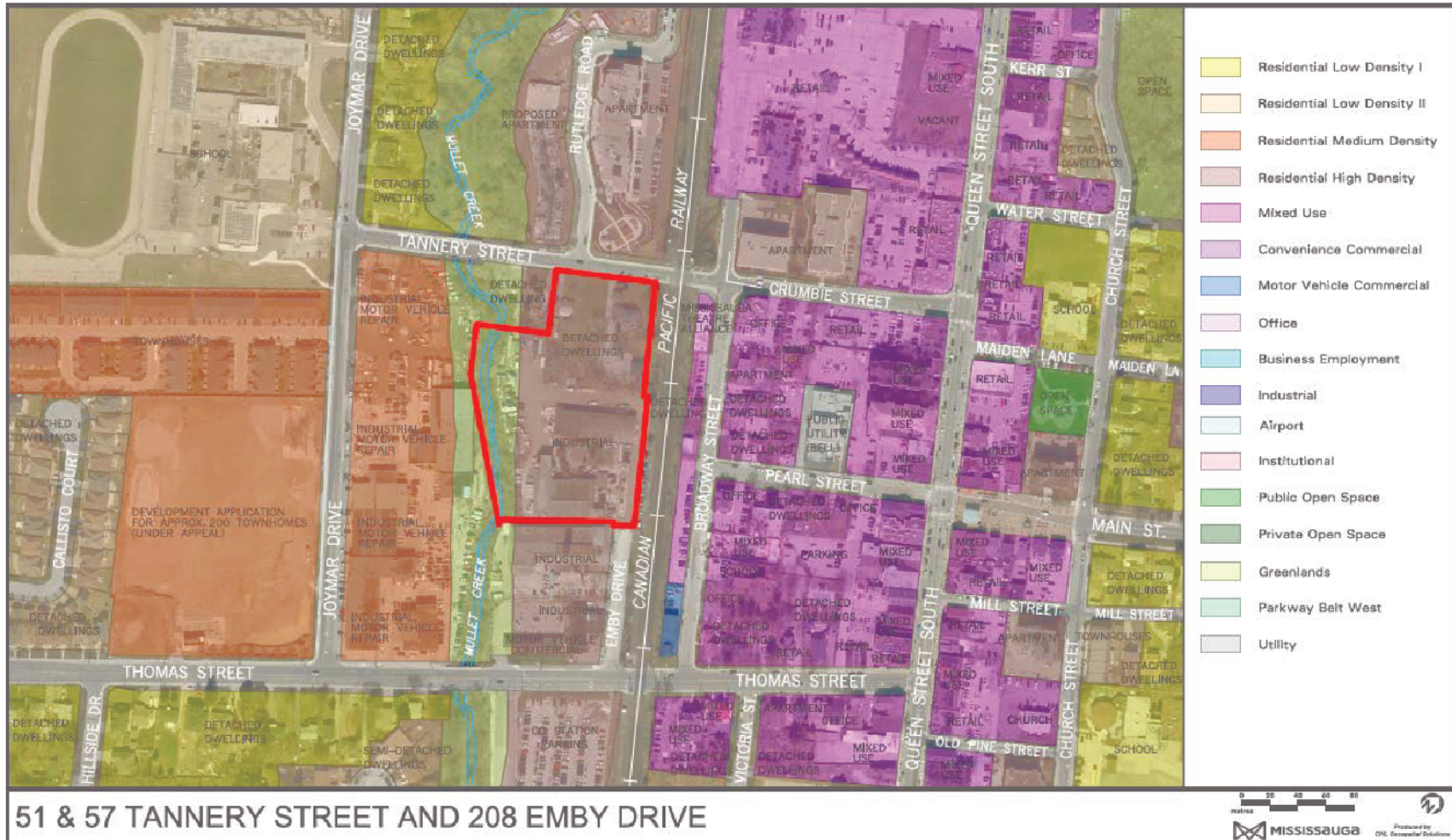
Image of existing conditions facing southeast from Tannery Road

Image of existing conditions facing north from Emby Drive

Surrounding Land Uses

The surrounding land uses are:

- North: Seven storey retirement home (Credit River Retirement Residence), and the remains of a condominium apartment building damaged by fire
- East: CP Rail Line, apartment buildings with heights ranging between two and seven storeys, office and retail commercial uses, and the Queen Street South mainstreet commercial area
- South: Industrial buildings, vehicle pound facility, Streetsville GO Station, detached homes
- West: Mullet Creek, industrial buildings containing automotive repair uses, and townhomes



Aerial image of 51 and 57 Tannery Street and 208 Emby Drive with land use designations and existing uses

The Neighbourhood Context

The subject property is located within the Streetsville Community Node Character Area. The Streetsville Community Node is a historic area, incorporated in 1858 as a village. The immediate and broader area is undergoing transition and growth. The immediate area has a mix of former industrial uses, and more recent medium and high density residential developments. The node contains a variety of housing forms, stores, restaurants, personal services, and places of religious assembly along the Queen Street South mainstreet

Demographics

Based on the 2011 census, the existing population for Streetsville Community Node is 1,265 with a median age of 45 (compared to the City's median age of 39). Sixty-six percent of the neighbourhood population are of working age (15 to 64 years of age), with 11% children (0 to 14 years) and 22% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 2,100 and 2,800 respectively. The average household size is 2 persons with 52% of people living in apartments that are either five storeys or higher (double the City's average of 25%). The mix of housing tenure for the node is 160 units (23%) owned and 555 units (78%) rented with a vacancy rate of approximately 0.7%. In addition, the number of jobs within this community node is 2,090. Total employment combined with the population results in a population and jobs (PPJ) for Streetsville Community Node of 61.92 persons plus job per ha.

Other Development Applications

There is one active development application in the vicinity of the subject property for a development application for approximately 200 townhomes at 80 Thomas Street (Dunpar), located southwest of the site. The application has been appealed to the Local Planning Appeal Tribunal (LPAT).

Community and Transportation Services

Streetsville Library is approximately 400 m (1,312.3 ft.) northeast of the site. Streetsville Village Square and Jon Clipperton Park are approximately 250 m (820.1 ft.) east of the site. Vic Johnston Arena, Streetsville Memorial Park and the Credit River are located approximately 700 m (2,296.6 ft.) to the east from the subject property. This application is anticipated to have minimal impact on existing services in the community. Additional comments from Community Services can be reviewed within Section 9 of this Appendix.

There is GO train service approximately 400 m (1312.3 ft.) to the south on the Milton Line to Union Station and MiWay bus routes 9, 49, 67, 305, 306, and 313 serve the subject site.

3. Project Details

The applications are to permit 155, four storey, back to back stacked condominium townhomes in seven buildings; extend Emby Drive through the site to Tannery Street; and to amend the limits of the Greenlands in order to protect the Mullet Creek Valley and associated floodplains. One building will face Tannery Street, three will face the Emby Drive extension, and three will back directly onto Mullet Creek. The majority of units will be served by an internal condominium road, while a portion of units will be accessed from Tannery Street and Emby Drive. All resident and visitor parking is proposed to be located underground.

Development Proposal	
Applications submitted:	Received: June 15, 2018 Deemed complete: July 3, 2018
Developer/ Owner:	NYX Capital Corp.
Applicant:	Tim Jessop, NYX Capital Corp.
Number of units:	155 back to back stacked condominium townhomes
Proposed Gross Floor Area:	15 869.88 m2 (170,822 ft2)
Height:	4 storeys
Lot Coverage:	34.8%
Floor Space Index:	1.46
Landscaped Area:	59.1% (including walkways and hard surface)
Net Density:	86.59 units/ha (35.07 units/acre)
Road Type:	Public and private condominium roads
Anticipated Population:	470* *Average household sizes for all units (by type) based on the 2016 Census
Parking:	Required Proposed
resident spaces	202 202
visitor spaces	31 31
Total	233 233
Green Initiatives:	Stormwater Retention, Permeable Pavement, Native Vegetation, Storm Water Quality Control, Water Balance Control

Supporting Studies and Plans

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

- ☐ Planning Justification Report
- ☐ Draft official plan amendment bylaw
- ☐ Draft zoning bylaw
- ☐ Context Plan
- ☐ Site Plan
- ☐ Parking Plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ List of Low Impact Design Features
- ☐ Functional Servicing and Stormwater Management Report
- ☐ Site Grading Plan
- ☐ Site Servicing Plan
- ☐ Traffic Study
- ☐ Noise and Vibration Study
- ☐ Environmental Impact Statement
- ☐ Arborist Report
- ☐ Tree Inventory and Preservation Panel
- ☐ Stage 1 and 2 Archaeological Study
- ☐ Phase I Environmental Site Assessment
- ☐ Phase II Environmental Site Assessment
- ☐ Geotechnical Report
- ☐ Slope Stability Analysis

Concept Plan



Elevations



Applicant's Rendering



4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

The site is designated **Residential High Density Special Site 2** which permits apartment dwellings with a maximum FSI of 1.8 and requires a public road connection from Thomas Street to Tannery Street; and **Greenlands** which permits conservation use and parkland.



Special Site 2, Streetsville Community Node Character Area Land Use

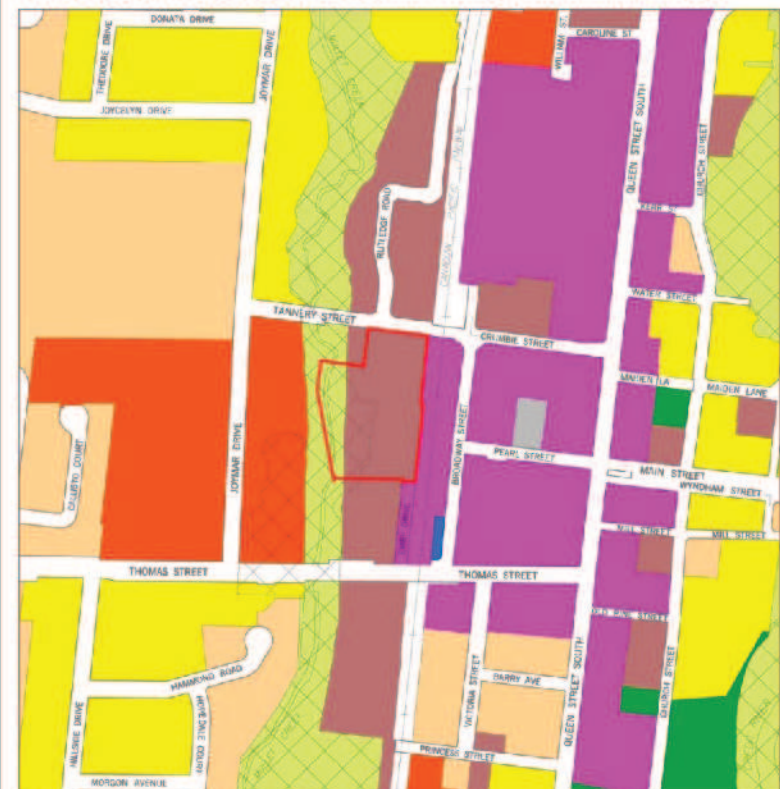
Proposed Designation

Residential High Density Special Site 2 to permit apartment dwellings with a maximum FSI of 1.8, however the following additional policy will apply:

back to back stacked townhomes will be permitted:

Greenlands which permits conservation and parkland to recognize the lands subject to flood hazards and protect the Mullet Creek valleylands and floodplains

Excerpt of Streetsville Community Node Land Use



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density 1	Airport
Residential Low Density 2	Institutional
Residential Medium Density	Public Open Space
Residential High Density	Private Open Space
Mixed Use	Greenways
Convenience Commercial	Parkway Belt West
Major Retail Commercial	Utility
Office	Special Waterfront
Business Employment	Partial Approval Area
Industrial	

BASE MAP INFORMATION

Heritage Conservation District
1996 NED2000 REF
LBMU Geocoding Area Boundary
See AIRPORT Master Policies
Area Exempt from LBMU Co-Ordination Area
Natural Records
Civic Centre (City Hall)
City Centre Transit Terminal
GO Bus Transit Station
Public School
Catholic School
Hospital
Community Facilities

CITY STRUCTURE

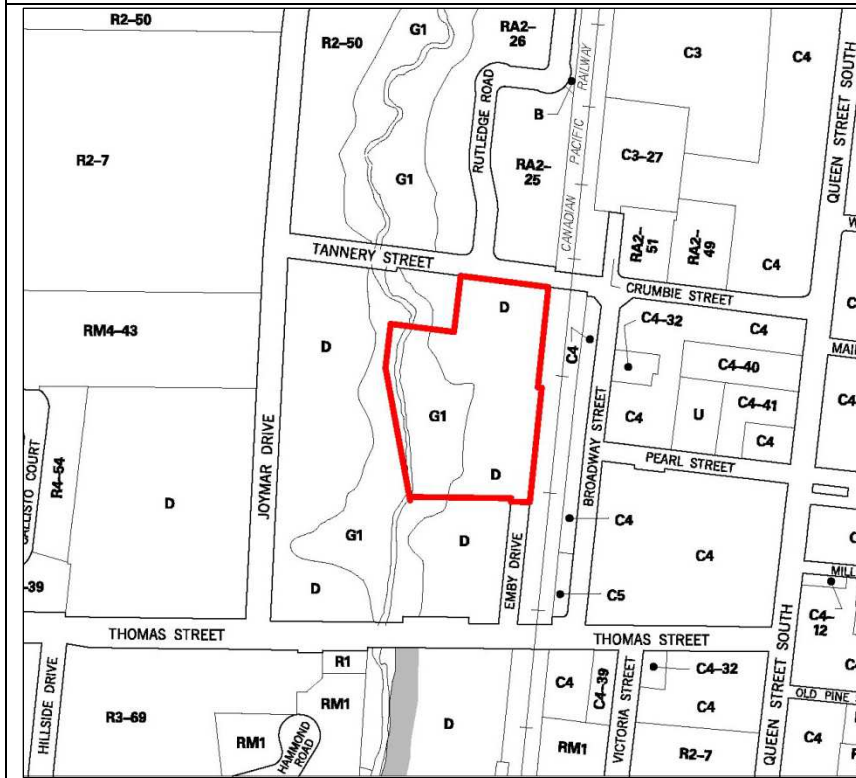
Downtown
Major Mode
Commuting Node
Nightclub/Node
Concourse Centre
Employment Area
Special Purpose Area

SUBJECT LANDS

Mississauga Zoning By-law

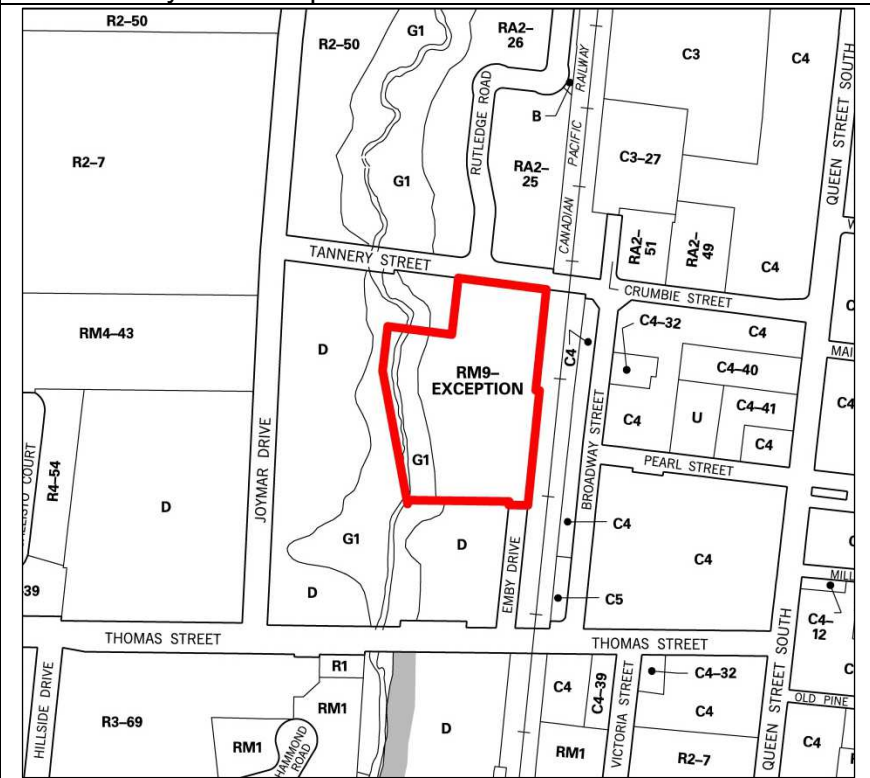
Existing Zoning

The site is currently zoned **D** (Development), which permits legally existing uses and **G1** (Greenlands) which permits conservation and parkland.



Proposed Zoning

The applicant is proposing to rezone the property to Proposed Zones **RM9-Exception** (Horizontal Multiple Dwellings with more than 6 dwelling units), in order to permit back to back stacked townhomes and **G1** (Greenlands) to recognize the Mullet Creek Valley and floodplains.



Proposed Zoning Regulations

Zone Regulations	RM9 Base Zone Regulations	Proposed RM9-Exception Zone Regulations
Maximum Floor Space Index (FSI)	0.9	1.46
Minimum front and exterior side yard	7.5 m (24.6 ft.)	4.05 m (13.3 ft.)
Maximum encroachments into required yards of a porch located on the first storey	1.8 m (5.9 ft.)	3 m (9.8 ft.)
Minimum internal setback from a horizontal multiple dwelling to an internal road, sidewalk or visitor parking space	4.5 m (14.8 ft.)	1.5 m (4.9 ft.)
Minimum internal setback from a rear wall of a horizontal multiple dwelling to an internal walkway	7.5 m (24.6 ft.)	5.8 m (19 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to a side wall of another dwelling	3 m (9.8 ft.)	2.8 m (9.2 ft.)
Minimum width of a sidewalk	2 m (6.6 ft.)	1.8 m (5.9 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

5. Summary of Applicable Policies

The requested official plan and zoning changes will be evaluated against Provincial Plans and policies as well as the Regional Official Plan and those contained in the Mississauga Official Plan. The following table summarizes the applicable policy and regulatory documents that affect these applications.

Following the table, is preliminary assessment of both the City of Mississauga Official Plan policies against provincial and regional planning tools and that the proposal. The last table identifies the Mississauga Plan policies which will be used to evaluate the proposal.

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 <i>Growth Plan</i>	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 application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Streetsville Community Node Character Area and are designated Residential High Density □ Special Site 2 and Greenlands which permits apartment dwellings with a maximum Floor Space Index (FSI) of 1.8. Community Nodes are intended to provide access to uses required for daily living including local shops and restaurants, community facilities, and a range of housing types that meet the needs of residents in the area as they move through their lifecycle.	The applicant is proposing to amend the Residential High Density □ Special Site 2 designation to allow for back to back stacked townhomes, whereas only apartments are permitted.
Zoning By-law 225-2007	The lands are currently zoned D (Development) and G1 (Greenlands)	The applicant is proposing to change the existing zoning to RM9-Exception (Horizontal Multiple Dwellings with more than 6 units) to permit the proposal with several exceptions to address reduced setbacks and to amend the limits of the lands currently zoned G1 (Greenlands) in order to recognize the lands subject to flood hazards and protect the Mullet Creek valley lands and floodplain.

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 18/012 W11 Consistency" column). Only key policies relevant to the application 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 with the *PPS Analysis*

<i>Provincial Policy Statement (PPS)</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>OZ File 18/012 W11 Consistency</i>
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 Community Nodes (as defined in MOP) by infilling with a mix of uses and diverse housing stock that supports the general intent of the PPS with respect to building strong healthy communities and the efficient use of land.	Residential intensification promotes the efficient use of lands and the additional population facilitates economic growth. As part of the recommendation report, the applications will be assessed with regard to whether the proposal represents appropriate infill development.
1.1.3.2 Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources are appropriate for and efficiently use infrastructure and public service facilities minimize negative impacts to air quality and climate change and promote energy efficiency support active transportation are transit supportive A range of uses and opportunities for 	The Streetsville Community Node is identified as a Community Node which is an element in the City's urban structure that is intended for intensification and provides a range of uses (as identified on Schedule 10 Land Uses of MOP) and allows for appropriate redevelopment of the area). As described in policy 5.3.3, Community Nodes among other things are intended to: <ul style="list-style-type: none"> <input type="checkbox"/> Be an area of intensification with a mix of uses; <input type="checkbox"/> Provide access to a mix of uses required for daily living such as retail stores, restaurants, community facilities, schools, parks and a diverse housing stock that meets housing needs of residents as they move 	The Streetsville Community Node contains a mix of housing types and tenures. A new back to back stacked townhouse development would contribute to the range of housing types available to residents. The applications are under review for consistency with MOP policies.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 18/012 W11 Consistency
intensification and redevelopment in accordance with criteria in 1.1.3.3	through their lifecycle. □Achieve a targeted growth density of between 100 and 200 residents plus jobs per hectare.	
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 Streetsville Community Node an area intended for intensification (MOP policy 5.3.3.3). The proposed development can utilize surrounding community infrastructure (library, schools and places of religious assembly) and has access to adequate servicing (water, sanitary and storm facilities). Policies in MOP ensure intensification is in accordance with the wise management of resources and protecting health and safety.	The applications are located in a Community Node, which is an area designated for intensification. Community Nodes provide access to a multitude of uses that are required for daily living. The applications will have to demonstrate consistency with MOP policies with respect to land use compatibility and transition to the surrounding neighbourhood.
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 (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. The proposed development provides intensification within the Community Node and is being evaluated if it provides an appropriate transition to the surrounding land uses. 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	Community Nodes are intended to provide a diverse range of housing options for residents at different stages of life (5.3.3).	The applications are only proposing back to back stacked townhomes. An evaluation to determine if this meets the intent of this policy is being undertaken.
3.0 Protecting Public Health and Safety		
3.1 Natural Hazards 3.1.1 Development shall generally be directed to areas outside of: a. hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or	Mississauga Official Plan requires new development to be located outside of floodplain areas. It also requires property owners to submit the necessary studies to ensure that the appropriate limits of development can be identified. (MOP Policy 6.3.47, 6.3.48)	The applicant has submitted an environmental impact study to delineate the floodplain boundaries and the exact limits of development.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 18/012 W11 Consistency
<p>dynamic beach hazards;</p> <p>b. hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p> <p>c. hazardous sites.</p>		
<p>3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.</p>	<p>Mississauga Official Plan requires applicants to address remediation issues on site and to submit the necessary information to determine the extent of contamination and suggested remediation actions. (MOP Policy 6.7.1.)</p>	<p>The applicant has submitted the required environmental reports which is currently under review and will be addressed.</p>
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>	<p>As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the Provincial Policy Statement.</p>	<p>The applications are generally consistent with the Provincial Policy Statement.</p>

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 18/012 W11 Conformity" column). Only key policies relevant to the application(s) 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 application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity with the Growth Plan Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 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	MOP directs growth to Intensification Areas. The Streetsville Community Node is an Intensification Area intended to provide a mix of uses required for daily living, including local shops, restaurants, community facilities cultural, heritage and entertainment uses, schools, parks and a range of housing types to serve residents throughout their lifecycle. Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth plan anticipates.	The proposed development would contribute to the neighbourhood fabric by intensifying an underutilized site within a designated intensification area. The applications will have to demonstrate compatibility with the policies of MOP with respect to the intended character of the Community Node. Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.
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 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	The applications will provide housing within a location meant to accommodate growth. The appropriateness of the built form as it relates to implementing the vision is being further evaluated.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
	<p>directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5).</p> <p>Further the intent is to further develop complete communities in intensification areas such as Community Nodes by promoting an urban form and development that supports public health and active transportation.</p>	
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>MOP policies include but are not limited to:</p> <ul style="list-style-type: none"> a. Providing for a mix of land uses in a vibrant pedestrian oriented environment (MOP section 5.3.3); b. Identifying the area as a Community Node which is intended to accommodate intensification with a gross density of between 100 and 200 residents plus jobs (MOP section 5.3.3); c. Providing for a range of housing types to meet the needs of the adjacent population as they move through their lifecycle. <p>Ensuring that development in Community Nodes will be in a form and density that complements the existing character and achieves a high quality urban environment.</p>	<p>The proposed development seeks to provide for intensification which adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed.</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 as it pertains to the proposed development.</p>	<p>As the decision on the application will occur after July 1, 2017, it must conform to the Growth Plan 2017.</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 to the <i>Growth Plan</i> and other applicable Provincial planning documents.</p>	<p>MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning document.</p>
2. Where and How to Grow		
2.1 Context		
<p>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</p>	<p>The Streetsville Community Node is planned as a complete community and identified as a Community Node which is an area for intensification that provides for a mix of housing</p>	<p>The proposal seeks to make better use of land and infrastructure and increase transit usage in a Community Node, well served by public transit and community uses.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
and complete communities, and increasing the modal share for transit and active transportation.	and employment uses. This node is situated on existing transit routes and is in proximity to existing community infrastructure (GO station, schools, parks, libraries, community centres, emergency services and places of religious assembly.	
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.	The Streetsville Community Node is designated as an area for intensification to provide a range of housing, employment and community infrastructure for the surrounding neighbourhoods.	The applications generally seek to intensify in an appropriate location.
<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 through a municipal comprehensive review (2.2.1.3.e) c. The <i>Growth Plan</i> will support the achievement of complete communities that <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity 	<ul style="list-style-type: none"> a. The Streetsville Community Node is an established area with sufficient infrastructure to accommodate growth. b. The Node is an appropriate location for growth as it is within the delineated boundary of a settlement area, with access to municipal water and wastewater, and is planned to provide a range of land uses to support a complete community. c. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made. <p>The Nodes are to include a mix of land uses and housing types. MOP includes policies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban design (MOP section 9.1).</p> <p>Appropriate infill in Intensification Areas will help revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.</p>	<p>The applications generally support the intent of these policies by providing a denser built form within an intensification area, that has convenient access to public transportation.</p> <p>The proposed development will be evaluated against the applicable MOP policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
<ul style="list-style-type: none"> 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		
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).	The Streetsville Community Node is located within the delineated built-up area and will assist in achieving intensification targets.	The development applications are supportive of the Growth Plan intent to direct development within the built-up area. However, the manner in which growth is accommodated on site is subject to further review.
2.2.4 Transit Corridors and Station Areas		
General Statement of Intent for this Section: Given the Provincial Investment in higher order transit, municipalities are to plan for "major transit station areas on priority transit corridors: as identified on Scheduled 5 of the Growth Plan (2.2.4.1)	The Streetsville Community Node is located on an existing Higher Order Transit line. MOP identifies Streetsville Community Node as an intensification area. The subject site is 385 m from the platform of the Streetsville GO Station. MOP policies support intensification that is appropriate for the location. Intensification Areas (community nodes and station areas) will be planned to reflect their role in the City Structure Hierarchy (5.5.4)	The development applications are supportive of the Growth Plan intent to direct development within major transit station areas. However, the manner in which growth is accommodated on site is subject to further review.
2.2.5 Employment		
General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.	The Community Node policies encourage a mix of uses.	The subject lands are designated Residential High Density.
2.2.6 Housing		
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.	Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at:	The proposal provides for additional housing options.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
	http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	
<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>A diverse range of housing options is encouraged by MOP. (MOP Policy 7.2.2)</p>	<p>The Region of Peel and the City of Mississauga are working together to address affordable housing issues.</p> <p>The applications would generally help in meeting intensification targets and diversify the housing stock available in the area.</p>
4 Protecting What is Valuable		
<p>The Province will map a Natural Heritage System for the GGH to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017.</p> <p>4.2.2.3 Within the Natural Heritage System: new development or site alteration will demonstrate that:</p> <ul style="list-style-type: none"> 1. there are no negative impacts on key natural heritage features or key hydrologic features or their functions; 	<p>A portion of the lands at the northwest corner of the site is identified as a Natural Green System (SV10) forms part of the Mullet Creek. MOP contains policies that require the protection, conservation and enhancement of the City's Natural Heritage System. (MOP Policies 6.3.24 □ 6.3.38)</p>	<p>The applicant has submitted an Environmental Impact Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit Valley Conservation to determine the limits of development.</p>
5.0 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>MOP must confirm with a hierarchy of policy and legislation at the federal, provincial, regional, and municipal level. In particular, provincial policy initiatives provide strong direction for the growth management and development strategies found in MOP.</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>

D-6 Compatibility between Industrial Facilities (Ministry of the Environment, Conservation and Parks)

The D-6 guideline is intended to be applied in the land use planning process to prevent or minimize future land use conflicts due to the encroachment of sensitive land uses and industrial land uses on one another. The applications will be reviewed against the D-6 guidelines.

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.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 4 Vision	Section 4.4.5 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 5.3.3 Community Nodes	Section 5.3.3.3 Section 5.3.3.4 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.3.12 Section 5.3.3.13	<p>Community Nodes will be focus of a mix of uses including commercial, residential, educational and open spaces.</p> <p>Community Nodes are Intensification Areas.</p> <p>Community Nodes will achieve a gross density of between 100 and 200 residents and jobs combined per hectare.</p> <p>Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Development in Community Nodes will be in a form and density that complements the existing character of historical Nodes or that achieves a high quality urban environment within more recently developed Nodes.</p> <p>Community Nodes will be served by frequent transit services that provide city wide connections.</p> <p>Community Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>
Section 5 Direct Growth- Intensification Areas	Section 5.5.1 Section 5.5.3 Section 5.5.5 Section 5.5.8 Section 5.5.9 Section 5.5.13 Section 5.5.14 Section 5.5.16	<p>The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas, as shown on Schedule 2: Intensification Areas.</p> <p>Planning studies will delineate the boundaries of Intensification Corridors and Major Transit Station Areas and identify appropriate densities, land uses and building heights.</p> <p>Development will promote the qualities of complete communities.</p> <p>Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.</p>

	Specific Policies	General Intent
		<p>Intensification Areas will be planned to maximize the use of existing and planned infrastructure.</p> <p>Major Transit Station Areas will be subject to a minimum building height of two storeys and a maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through planning studies.</p> <p>Pedestrian movement and access from major transit routes will be a priority in Intensification Areas.</p> <p>Major Transit Station Areas will be planned and designed to provide access from various transportation modes to the transit facility, including consideration of pedestrians, bicycle parking and commuter pick-up/drop-off areas.</p>
Section 6 Value the Environment	<p>Section 6.3 Section 6.3.9 Section 6.3.14 Section 6.3.24 Section 6.3.25 Section 6.3.26 Section 6.3.32 Section 6.3.33 Section 6.7 Section 6.7.1</p>	<p>Mullet Creek is identified as a Natural Hazard as per Schedule 3 Natural Systems in MOP.</p> <p>MOP requires protection, restoration, and expansion of the natural heritage system through a number of measures.</p> <p>Mississauga's Natural Heritage System is composed of the following: Significant Natural Areas; Natural Green Spaces; Special Management Areas; Residential Woodlands; and Linkages.</p> <p>Natural Green Spaces are wetlands and watercourses that do not fulfill the requirements of a significant wetland or significant valleyland, even if they are predominantly engineered; and</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:</p> <ul style="list-style-type: none"> a. ensuring that the development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping, and parking and amenity locations. <p>New lots created by land division that will have the effect of fragmenting the ownership of Natural Green Spaces, and buffers will generally be discouraged and will be supported by an Environmental Impact Study.</p> <p>Lands that meet the criteria of a Natural Hazard Lands will be designated Greenlands and zoned to ensure their long term protection, life, and property. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.</p> <p>Development and site alteration will not be permitted within or adjacent to Natural Green Spaces, Linkages and Special Management Areas unless it has been demonstrated that there will be no negative impact to the natural heritage features.</p> <p>Environmental Impact Studies will delineate the area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal.</p> <p>Natural hazards are generally unsafe for development due to naturally occurring processes such as flooding and erosion.</p> <p>Mississauga will consider the potential impacts of climate change that may increase the risk associated with natural hazard</p>

	Specific Policies	General Intent
		<p>lands.</p> <p>Vegetated protection areas buffers that provide a physical separation of development from the limits of Natural Hazard Lands will be determined on a site specific basis.</p> <p>To ensure that contaminated sites are identified and appropriately addressed by proponents:</p> <ul style="list-style-type: none"> a) owners of the lands proposed for development will submit information as required by the City to identify the potential for contamination b) all potential sources of contamination must be considered. c) the development or approval of amendments to the Official Plan for known or potentially contaminated sites will be deferred until the proponent of the development undertakes a study assessing the potential for contamination in accordance with Provincial regulations and standards as well as City policies <p>If contaminated lands cannot be remediated to the land use designation sought, the land use designation will be reviewed based on the remediation plan and an alternative appropriate land use designation may be considered.</p> <p>Railways in urban areas require particular consideration not only because of the high levels of noise they generate, but also because of ground borne vibration. Safety is also a concern as intensification occurs in the vicinity of railway tracks. In addition, the encouragement of active modes of transportation will require consideration of cyclist and pedestrian safety in conjunction with railway operations.</p>
Section 7 Complete Communities	<p>Section 7.1.1 Section 7.1.3 Section 7.1.6</p> <p>Section 7.2 Housing</p> <p>Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9</p>	<p>The official plan supports the creation of complete communities and 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 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> <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> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>

	Specific Policies	General Intent
Section 9 Building a Desirable Urban Form	<p>Section 9.1.2 Section 9.1.6 Section 9.1.7 Section 9.1.8 Section 9.1.9 Section 9.1.13 Section 9.2.1.1 Section 9.2.1.3 Section 9.2.1.4 Section 9.2.1.5 Section 9.2.1.7 Section 9.2.1.21 Section 9.2.1.30 Section 9.2.3.2 Section 9.3.1.4 Section 9.3.5.6 Section 9.4.3.1 Section 9.5.1.2 Section 9.5.1.12</p>	<p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.</p> <p>Mississauga will promote a built environment that protects and conserves heritage resources.</p> <p>Mississauga will transform the public realm to create a strong sense of place and civic pride.</p> <p>Urban form will support the creation of an efficient multi-modal transportation system that encourages a greater utilization of transit and active transportation modes.</p> <p>Development will have positive, restorative, ecological benefits on a site through the practice of sustainable building and site design.</p> <p>Development will create distinctive places and locales.</p> <p>Built form should provide for the creation of a sense of place through, among other matters, distinctive architecture, streetscaping, public art and cultural heritage recognition.</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas.</p> <p>Small land parcels should be assembled to create efficient development parcels.</p> <p>Development proponents may be required to provide concept plans that show how a site will be developed with surrounding lands.</p> <p>Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive.</p> <p>Development will provide open space, including squares and plazas appropriate to the size, location and type of the development.</p> <p>All development will utilize sustainable design practices.</p> <p>Development will be designed to:</p> <ul style="list-style-type: none"> a. respect the natural heritage features, such as forests, ridges, valleys, hills, lakes, rivers, streams and creeks; d. achieve a street network that connects to adjacent streets and neighbourhoods at regular intervals, wherever possible; e. meet universal design principles;

	Specific Policies	General Intent
		<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>Mississauga is committed to the creation of an accessible city. The design of the physical and built environment will have regard for universal design principles.</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> a. natural Heritage System; b. natural hazards (flooding and erosion); c. natural and cultural heritage features; <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged.</p>
Section 11 General Land Use Designation	Section 11.2.5	<p>Lands designated Residential High Density will permit the following use:</p> <ul style="list-style-type: none"> a. apartment dwelling. <p>11.2.5.10 A horizontal multiple dwelling will not include an apartment dwelling.</p>
Section 14 Community Nodes	Section 14.1.1.2 Section 14.1.1.3	<p>For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p> <p>Proposal for heights less than two storeys, more than four storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ul style="list-style-type: none"> a. An appropriate transition in heights that respects the surrounding context will be achieved; b. The development proposal enhances the existing or planned development; c. The City Structure hierarchy is maintained; and d. The development proposal is consistent with the policies of this Plan.
Section 14.10 Streetsville	Section 14.10.6.2	<p>The lands identified as Special Site 2 are located south of Tannery Street, north of Old Station Road, east of Joymar Drive and west of the St. Lawrence and Hudson Railway.</p> <p>Notwithstanding the provisions of the Residential High Density, Residential Medium Density and Greenlands designations, the following additional policies will apply:</p> <ul style="list-style-type: none"> a. the determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" floodplain and the erosion hazards associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the City; and b. building forms should consist of low profile buildings ranging in height from three storeys near Mullet Creek to six storeys near the railway tracks.

	Specific Policies	General Intent
		Redevelopment of Area A (refer to page Existing and Proposed Mississauga Official Plan Designation for the Subject Site page 12-13) should include provision for a public road connecting Thomas Street and Tannery Street west of the St. Lawrence and Hudson Railway right-of-way.
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; adequate engineering services in order to support the proposed applications are under review 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.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>24 Kindergarten to Grade 5 10 Grade 6 to Grade 8 12 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Ray Underhill Public School</p> <p>Enrolment: 283 Capacity: 350 Portables: 1</p> <p>Dolphin Senior Public School</p> <p>Enrolment: 580 Capacity: 555 Portables: 0</p> <p>Streetsville Secondary School</p> <p>Enrolment: 866 Capacity: 1008 Portables: 0</p>	<p>Student Yield:</p> <p>11 Junior Kindergarten to Grade 8 9 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>St Joseph Elementary School (Streetsville)</p> <p>Enrolment: 329 Capacity: 478 Portables: 0</p> <p>St. Aloysius Gonzaga Secondary School</p> <p>Enrolment: 1708 Capacity: 1656 Portables: 0</p>

* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.

7. Community Comments

A community meeting was held by Ward 11 Councillor, George Carlson on February 20, 2019. Five people were in attendance. There have been four emails and phone calls received regarding traffic, density and drainage.

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

- Traffic ☐ how will the additional density create traffic impacts?
- Character ☐ how large are the units, and what is the proposed tenure?
- Access ☐ is there enough vehicle access to the site?
- Parking ☐ how much parking is provided, where is it located, will each unit have a parking space?

8. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (July 23, 2018)	<p>Regional services consist of an existing 300 mm diameter watermain and an existing 200 mm diameter sanitary sewer located on Emby Drive. There is an existing 300 mmm diameter watermain and an existing 250 mm diameter sanitary sewer located on Tannery Street.</p> <p>A satisfactory Functional Servicing Report (FSR) and single-use demand table will be required to determine the adequacy of the existing services for the proposed development prior to the approval of the zoning and official plan amendments.</p> <p>There is a Regional sanitary sewer easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted.</p> <p>The applicant is proposing an extension of the right of way (Emby Drive), along with an extension to the existing watermain. Modelling will be required to determine if an upgrade to the existing sanitary sewer will be required as well.</p> <p>A satisfactory waste management plan is required prior to site plan approval.</p> <p>At the Draft Plan of Condominium stage, the Region will require the applicant to enter into a Condominium Water Servicing Agreement. The Region requires review of the Condominium Declaration and Description prior to the registration of the Condominium.</p>

	An executed Subdivision Agreement may be required prior to registration of the Plan of Subdivision.
Credit Valley Conservation Authority (October 24, 2018)	CVC provides planning and technical clearance services to the City of Mississauga and Region of Peel as it relates to natural heritage protection, and water and natural hazard management. In this case, determination of the development limits is in progress as concerns regarding the determination of existing onsite conditions (slope hazard) are to be addressed. In addition, clarification regarding the stormwater management strategy, including the functionality of the proposed stormwater facility are anticipated. Detailed technical comments have been provided through the Application Status Report □ clarification is anticipated regarding the technical details associated with the slope hazard, stormwater management, natural features, etc.
Dufferin-Peel Catholic District School Board (July 25, 2017) and the Peel District School Board (July 17, 2018)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications. Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. 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.
City Community Services Department □ Parks and Forestry Division/Park Planning Section (September 20, 2018)	Future residents of the proposed development will be served by Jon Clipperton Park (P-512), zoned OS1, which contains a playground that is located less than 430 m (1410.8 ft.) from the subject lands. Streetsville Rotary Park (P-375), zoned C4-51, contains a playground and parking lot that is located 650 m (2132.6 ft.) from the subject lands. It is recommended that the identified Greenlands are deeded gratuitously to the City and shall be appropriately zoned for protection and conservation purposes. Should this application be approved, with lands being dedicated, hoarding and fencing will be required along the boundary of the Greenlands. Additionally, securities will be required for greenbelt clean-up, restoration, parkland protection, hoarding, and fencing. Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City Policies and By-laws.
Community Services - Arborist (July 24, 2018)	The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The Tree Removal application will be reviewed in conjunction with the site plan application prior to the issuance of a demolition or sediment control permit.
City Community Services Department □ Fire and Emergency Services Division (July 20, 2018)	Fire has reviewed the OPA/Rezoning applications from an emergency response perspective and has no concerns; emergency response to the site and water supply available are acceptable. Based on the site plan circulated through this rezoning, it would appear as if two blocks do not comply with By-law 1036-81, and consequently, will not be approved at the site plan review stage or at the time of building permit review.
City Community Services Department □ Heritage Planning (August 20, 2018)	The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting any adverse impacts to any significant archaeological resources found.
City Transportation and Works	The applicant has been requested to provide additional technical details. Development matters currently under review and

Department (August 9, 2018)	<p>consideration by this department include:</p> <ul style="list-style-type: none"> • Grading, Servicing and Site Plan • Environmental Site Assessment; soil contamination, underground storage tanks • Record of Site Condition • Traffic Impact Study; and Emby Drive Alignment • Existing and proposed easements • Functional Servicing and Stormwater Management Report • Noise and Vibration Report • Slope stability • Crash wall and berm <p>The above aspects will be addressed in detail prior to the Recommendation Report.</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>Community Services Public Art Rogers Cable Greater Toronto Airport Authority Alectra Utilities MiWay Enbridge Canada Post Canadian Pacific Rail Metrolinx</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Economic Development Bell Canada</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 planned character of the area given the project's land use, massing, density, setbacks and building configuration?
- Can the contamination issues be addressed?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Is the proposed alignment of the extension of Emby Drive satisfactory?
- Can the proposed blocks be comply with the Fire Route by-law?

- How will the existing Regional sanitary sewer on the property be impacted by the development?
- How will a proposed concept plan incorporate the abutting lands zoned **D** (Development)?
- Provision of a satisfactory Servicing Report to determine if there is capacity and resolution of all servicing and utility issues
- The delineation of the floodplain and erosion hazards associated with Mullet Creek to the satisfaction of the City and CVC
- Determine the best application process to facilitate required land dedications and public works

New urban design guidelines and zoning by law regulations for back to back and stacked townhouses were endorsed by Council in July 2018. An appeal to the zoning by-law was settled at LPAT in February 2019, and it is now in force and effect with the exception of four specific regulations. Although the subject applications were submitted in advance of the urban design guidelines being endorsed by Council and the zoning by-law coming into force and effect, staff are reviewing the applications in the context of good urban design and planning principles, which include the existing **RM9** (Horizontal Multiple Dwellings with more than 6 dwelling units) zone regulations, the new urban design guidelines endorsed by Council and the new **RM9** zoning regulations for stacked and/or back to back townhouses.

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.

To address the ultimate alignment of the proposed Emby Street extension and the configuration of the Mullet Creek Valley and floodplains the applicant has agreed to submit a draft plan of subdivision application to facilitate the various dedications and required municipal works.

9. Section 37 Community Benefits (Bonus Zoning)

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