

City of Mississauga Corporate Report



Date: November 20, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's files:
OZ 17/017 W11,
T-M17005 W11

Meeting date:
2018/12/10

Subject

PUBLIC MEETING INFORMATION REPORT (Ward 11)

Applications to permit 6 semi-detached homes, 13 condominium townhomes and to add additional lands to the adjacent greenlands

6611 Second Line West, East side of Second Line West, north of Highway 401

Owner: 2512461 Ontario Limited

Files: OZ 17/017 W11 and T-M17005 W11

Pre-Bill 139

Recommendation

That the report dated November 20, 2018, from the Commissioner of Planning and Building regarding the applications by 2512461 Ontario Limited to permit 3 lots for 6 semi-detached homes and 13 condominium townhomes and a greenlands block, under Files OZ 17/017 W11 and T-M17005 W11, 6611 Second Line West, 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 application 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 6 semi-detached homes, 13 condominium townhomes and to add additional lands to the adjacent greenlands. The applicant is proposing to change the **Greenlands** designation on the subject property to **Residential Low Density II**, **Residential Medium Density** and **Greenlands**. The zoning will also need to change from **D** (Development) to **RM2 - Exception** (Semi-detached), **RM4 - Exception** (Townhouse Dwellings) and **G1** (Greenlands) to implement this development proposal. Through site visits and subsequent environmental studies and

reports, it has been determined that the eastern portion of the subject property has some development potential. The western portion of the property slopes towards Fletchers Creek and includes natural hazards and natural heritage features which should continue to be protected. This western portion is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the Greenlands system. There is a small woodlot along the northern property boundary which would also be protected through a Greenlands zone.

Comments

The property is located north of Highway 401, east of the closed portion of Second Line West road allowance and fronts onto Harmony Hill. The property is located within the Meadowvale Village Neighbourhood Character Area and the site is currently occupied by a detached home which will be removed prior to development.

There are greenlands and detached homes to the north and west of the subject property. Across the street to the east and south of the property are detached and semi-detached homes. The property is within the Credit Valley Conservation screening area and slopes down toward Second Line West and Fletchers Creek.

Aerial Image of 6611 Second Line West



Applicant's elevations of the proposed semi-detached homes and 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 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 some technical issues which still need to be addressed including increased traffic impacts and finalizing the limits of development to the satisfaction of the CVC to deal with the slope of the lands and the natural features including potential impacts on an area subject to the Endangered Species Act. 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 Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 2512461 Ontario Limited

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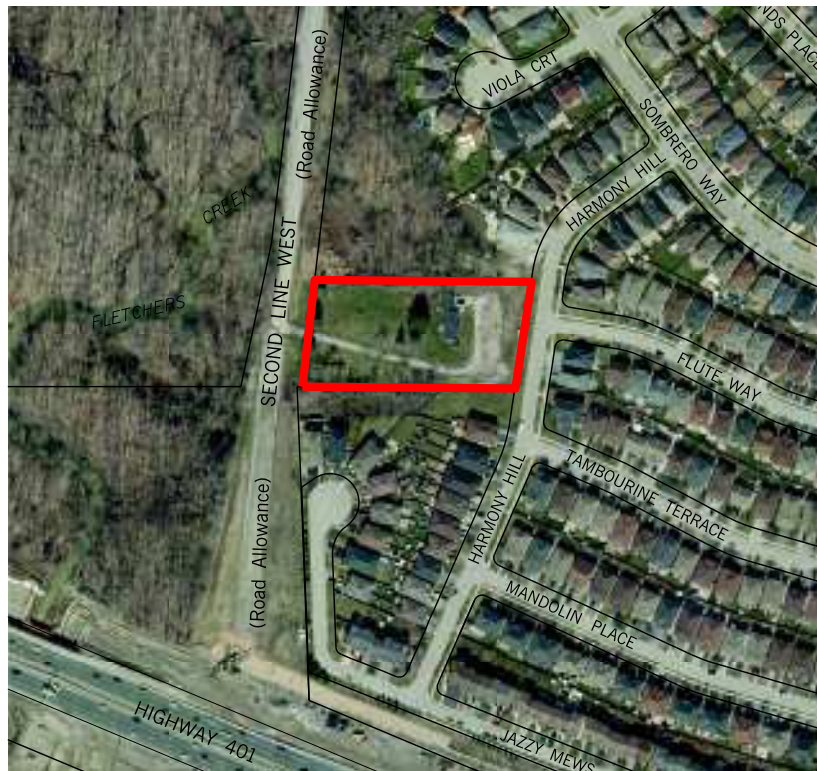
1. Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D** (Development), which permits the existing detached home
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Greenlands in the Meadowvale Village Neighbourhood Character Area

2. Site Context

The property is located on the east side of the closed road allowance of Second Line West, north of Highway 401. The property has frontage along Harmony Hill and is located within the Meadowvale Village Neighbourhood Character Area. The site contains a vacant detached home. Development is proposed on the eastern portion of the property along Harmony Hill. The western portion (abutting the Second Line West road allowance) slopes almost 8 metres (26.2 ft.) downward from Harmony Hill towards Fletchers Creek and includes natural hazards and natural heritage features which will continue to be protected. This western portion is identified as a Core Area within the Greenlands System as governed by the Region of Peel's Official Plan and is subject to the core area greenlands policies. There is also a woodlot along the northern property line which would also be protected through a Greenlands zone. The neighbourhood consists of detached, semi-detached and townhomes.

Aerial Image of 6611 Second Line West



Property Size and Use	
Frontages:	
Harmony Hill	64.83 m (212.7 ft.)
Second Line West	64.38 m (211.2 ft.)
Depth:	129.87 m (426.1 ft.)
Gross Lot Area:	0.83 ha (2.1 ac.)
Existing Use:	Detached home

The surrounding land uses

- North Greenlands and detached homes
- East Detached and semi-detached homes
- South Semi-detached homes
- West Greenlands including Fletchers Creek

Image of existing conditions facing Harmony Hill



3. Neighbourhood Context

The property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were developed in the early 2000's. The population is mostly middle-aged and younger and is reflected in the census information which indicates over 65% of the homes having three or more people living in them.

Other Development Applications

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.

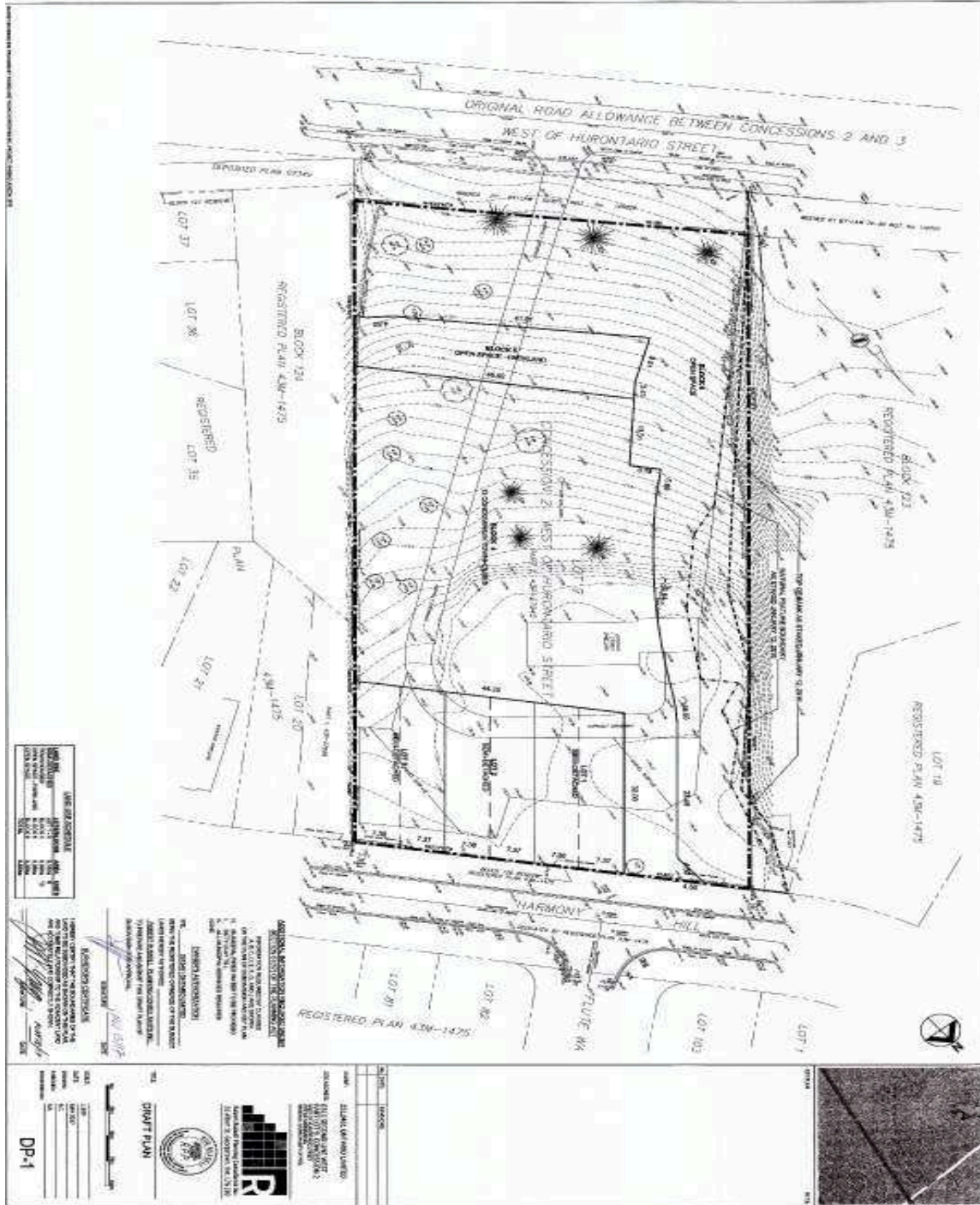
4. Project Details

The applications are to permit 6 semi-detached homes and 13 condominium townhomes and a Greenlands block through a plan of subdivision. The semi-detached homes will front directly onto Harmony Hill with individual driveways and provide a consistent street frontage. The proposed townhomes will be located to the rear of the semi-detached homes and will be accessed by a condominium road off of Harmony Hill. The rear portion of the property abutting the closed road allowance for Second Line West will be a protected valleyland and the northern portion of the lot will remain as a woodlot.

Development Proposal		
Applications submitted:	Received: December 5, 2017 Deemed complete: February 12, 2018	
Developer/Owner:	2512461 Ontario Limited	
Applicant:	Robert Russell Planning Consultants	
Number of units:	6 semi-detached homes 13 condominium townhomes	
Height:	2 and 3 storeys	
Landscaped Area:	30% for condominium townhomes	
Road type:	The townhomes will front onto a condominium road. The semi-detached homes will front onto Harmony Hill.	
Anticipated Population:	60* *Average household sizes for all units (by type) based on the 2016 Census	
Parking for semi-detached homes:	Required 12	Proposed 12
Parking for townhomes:	Required	Proposed
Resident spaces	26	26
Visitor spaces	3	4
Total	29	30

Concept Plan and Elevations

Draft Plan of Subdivision



Concept Plan



Townhome Elevations



BLOCK A



BLOCK B

Semi-Detached Dwelling Elevations

PBSD-3
ELEVATION A & B
EL-A 1075 SQ.FT. / EL-B 1135 SQ.FT.



Front Elevation A Front Elevation B

PBSD-3
ELEVATION A & B
EL-A 1075 SQ.FT. / EL-B 1135 SQ.FT.



Right Side Elevation B

PBSD-3
ELEVATION A & B
EL-A 1075 SQ.FT. / EL-B 1135 SQ.FT.



Front Elevation B Front Elevation A

PBSD-3
ELEVATION C & D
EL-C 1075 SQ.FT. / EL-D 1085 SQ.FT.



Front Elevation C Front Elevation D

PBSD-3
ELEVATION C & D
EL-C 1075 SQ.FT. / EL-D 1085 SQ.FT.



Right Side Elevation D

PBSD-3
ELEVATION C & D
EL-C 1075 SQ.FT. / EL-D 1085 SQ.FT.



Front Elevation D Front Elevation C

5. Community Comments

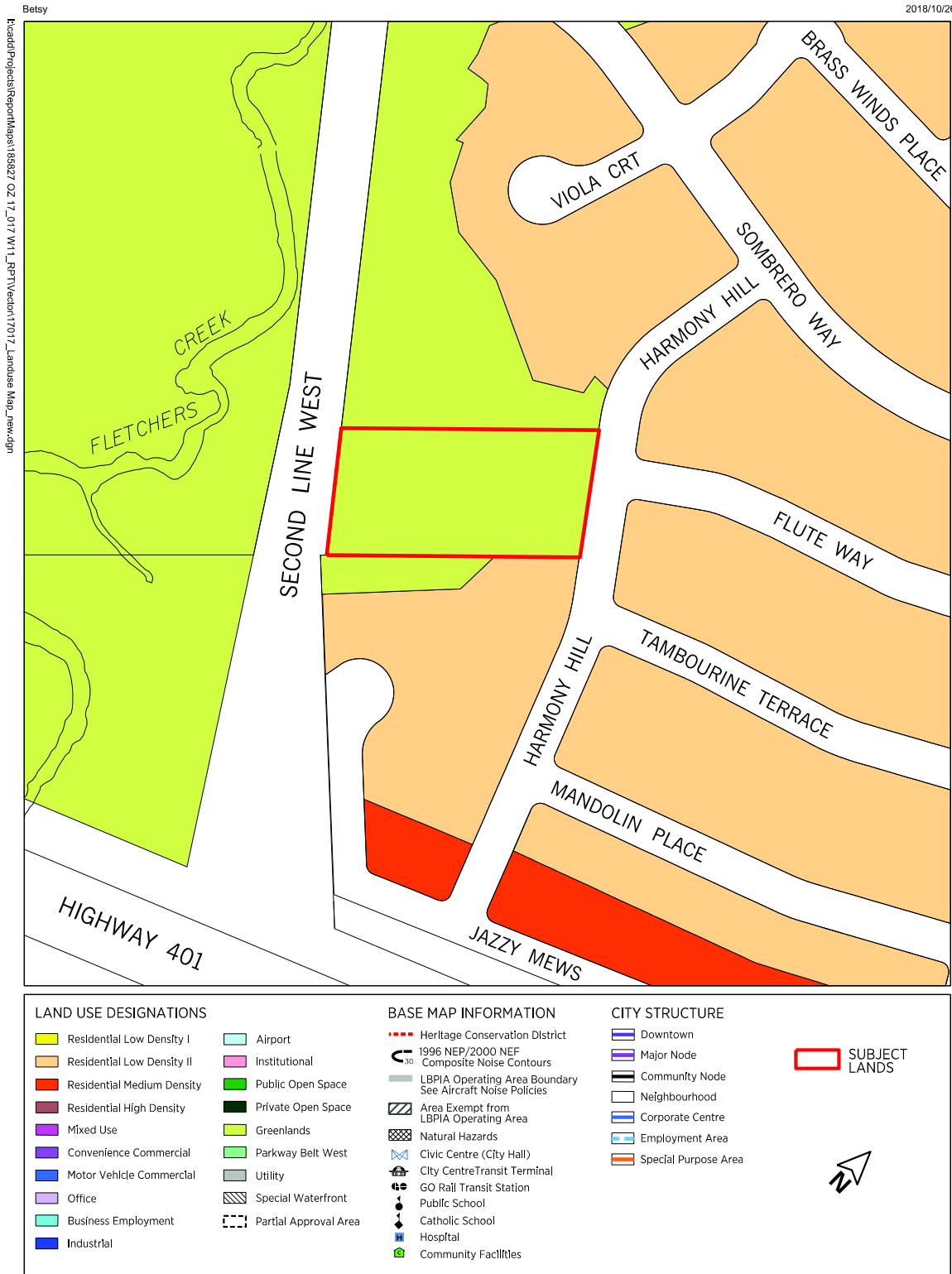
A community meeting was held by Ward 11 Councillor, George Carlson on April 11, 2018.

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.

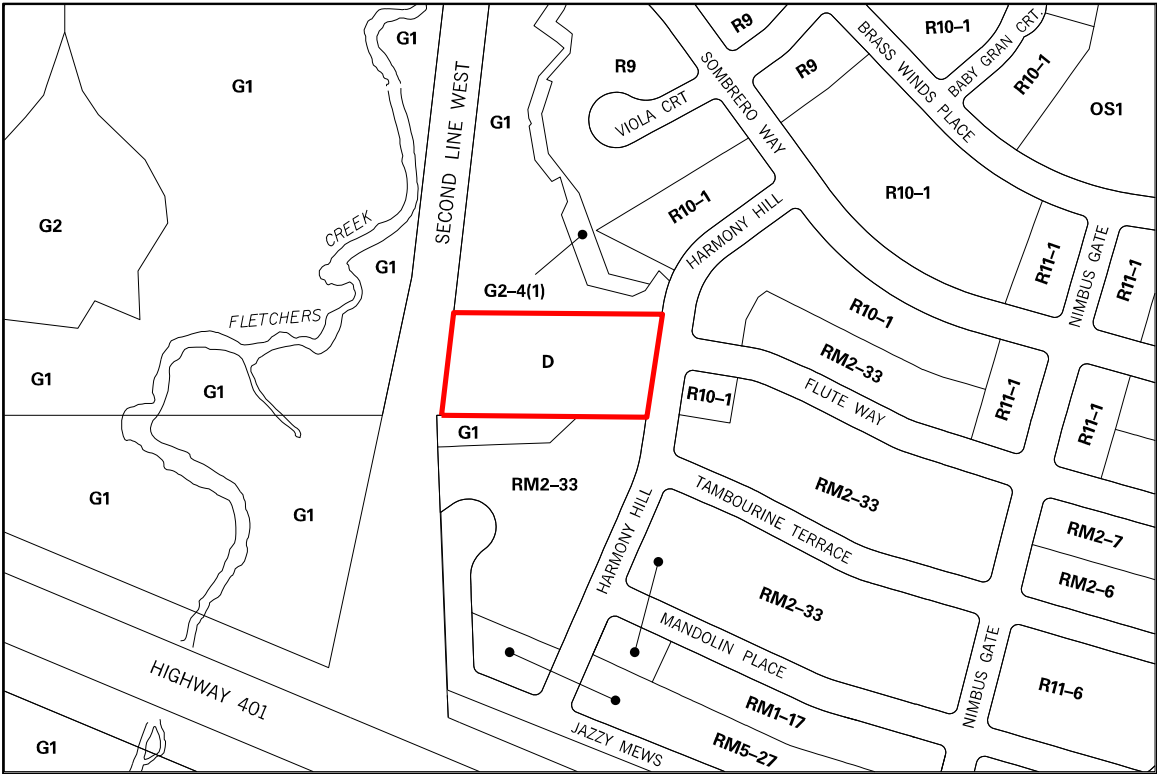
- Concern with existing traffic congestion and increased traffic as a result of the proposed development
- Removal of trees and green space and potential wildlife disruption
- Concern regarding sufficient water and sanitary sewer capacity
- Concern with dust and noise from construction

6. Land Use Policies and Regulations

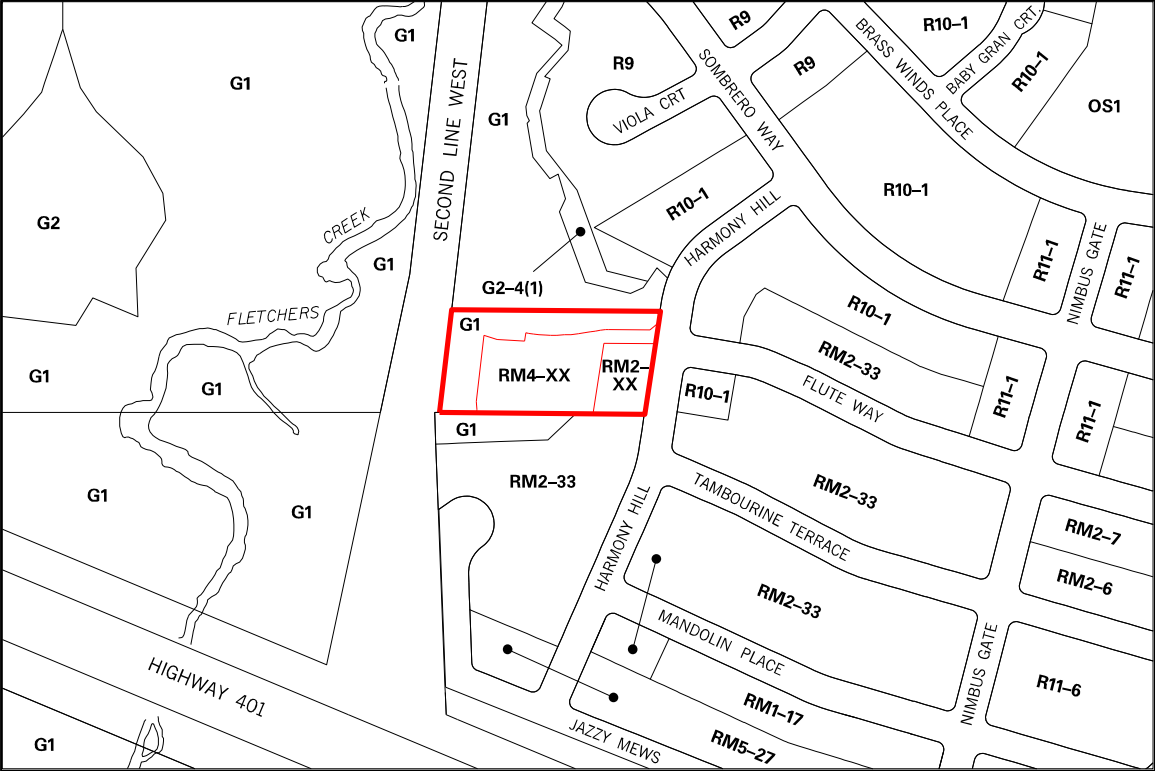
Excerpt of Meadowvale Village Neighbourhood Character Area Land Use



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 relevant 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)	<p>The relevant existing policies of MOP are in conformity with the <i>Growth Plan</i>.</p> <p>Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.</p>	The applications complete the neighbourhood community through an appropriate infilling of an underutilized residential lot and provides a continuous street frontage along Harmony Hill.
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 western portion of the property is identified as a Core Area of the Greenland System within the Region of Peel Official Plan.
Mississauga Official Plan	<p>The lands are located within the Meadowvale Village Neighbourhood Character Area and are designated Greenlands which permit conservation, stormwater management facilities, floor control and/or erosion management, passive recreational activity and parkland.</p> <p>Neighbourhoods are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.</p>	<p>The applicant is proposing to change the designation to Residential Low Density II and Medium Density. A portion of the property will remain Greenlands. A draft plan of subdivision is also required to divide the lot into development blocks.</p> <p>These proposed designations conform with the general intent of the MOP.</p>
Zoning By-law 225-2007	The lands are currently zoned D (Development) which permit the existing detached home.	A rezoning is proposed to RM2-Exception (Semi-detached), RM4-Exception (Townhouse Dwelling) and G1 (Greenlands – Natural Hazards) to permit 6 semi-detached homes, 13 condominium townhomes on a private condominium road and a greenlands block.

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreational activity and parkland

Proposed Designation

Low Density Residential II which permits semi-detached and detached homes

Medium Density which permits townhomes

Greenlands which permits conservation, stormwater management facilities, flood control and/or erosion management, passive recreational activity and parkland

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 17/017 W11 and T-M17005 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 Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 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 through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.	The applications include a development proposal that is generally compatible with the surrounding land uses and a development pattern that supports sustainability while protecting the environment.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Consistency
<p>1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older 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>The Meadowvale Village 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, semi-detached and street townhomes. Condominium townhomes are proposed to be located on a private condominium road. The built form is similar to the existing neighbourhood and will be evaluated within the context of the Official Plan policies.</p>
<p>1.1.1 (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns (h) promoting development and land use patterns that conserve biodiversity and consider the impact of a changing climate</p>	<p>As the City continues to grow, it is imperative that growth does not compromise the natural environment.</p>	<p>The relevant portion of the subject property will retain its Greenlands designation and will be zoned G1 (Greenlands) to retain and protect a woodlot and valleylands.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 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>	<p>Meadowvale Village is identified as a neighbourhood, an element in the City's urban structure. Neighbourhoods are non-intensification areas, however, 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. As described in Section 5.3.5.5, intensification within Neighbourhoods may be considered where the proposed development is compatible in built form</p>	<p>The surrounding area contains a mix of detached, semi-detached and street townhomes. The proposed development is generally compatible with the existing character of the area, but the appropriateness of the development standards will be evaluated against MOP policies.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Consistency
accordance with criteria in 1.1.3.3	and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of the Plan.	
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 Meadowvale Village 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 preserved.	The applications propose to redevelop a large underutilized residential lot that would provide a consistent and complete street frontage along Harmony Hill.
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 designations and zones would further protect and strengthen the neighbourhood.
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.	These applications contribute to the diversity of housing choices by providing a mix of low and medium density housing that is compatible with the existing neighbourhood homes.
1.5.1 Healthy, active communities should be promoted by: (d) recognizing provincial parks, conservation reserves, and other protect areas, and minimizing negative impacts on these areas.	Mississauga will promote and protect green infrastructures. Buffers which are vegetated protected areas will provide a physical separation of development and maintain the green system (6.3.7)	The rezoning of a portion of the property to Greenlands provides for the protection and conservation of a woodlot and valley lands.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial</i>	The applications are being further evaluated by MOP policies with respect to development limits and built form.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Consistency
<p>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>	<i>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 (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 17/017 W11 and T-M17005 W11 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 application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
1.1 The Greater Golden Horseshoe		
<p>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</p>	<p>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</p>	<p>The proposed development would complete the neighbourhood fabric through the infilling of an underutilized residential lot and provide a continuous, consistent street frontage along Harmony Hill.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	communities that offer appealing amenities and health, urban lifestyle options (section 4.3)	The range of housing types proposed is consistent with the <i>Growth Plan</i> policies.
1.2 The Growth Plan for the Greater Golden Horseshoe		
<p>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.</p>	<p>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. (Chapter 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.</p>	<p>The development proposal provides for protection of greenlands.</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 	<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 proposal completes the neighbourhood through the development of an underutilized residential lot; provides a mix of housing types and protects a woodlot and valleylands.</p>

<i>Growth Plan</i> for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 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 applications were deemed complete on February 12, 2018.
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 of the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications have been 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.	These applications represent a modest infill development with two types of housing that are generally compatible with the existing neighbourhood.
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	Small infilling of an underutilized large residential lot within an existing neighbourhood with a similar density and housing type is consistent with the <i>Growth Plan</i> .

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
	inhabitants to experience the benefits of city living. (Chapter 7)	
<p>Relevant Policies:</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <p>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)</p> <p>ii. That are delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service 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 (2.2.1.3.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>Meadowvale Village 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>These applications represent a modest infill development with two types of housing that are generally compatible with the existing neighbourhood.</p> <p>Through the review of these application, the servicing capacity and community infrastructure will be reviewed.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
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). (2.2.2.4)	MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas. 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.	The applications represent an infill development. Built form will be evaluated against the official plan policies.
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: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	The application proposes a mix of low and medium density residential development.
Relevant Policies: a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete	MOP policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.	This development proposal represents a modest intensification with two types of homes.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ File 17/017 W11 and T-M17005 W11 Conformity
<p>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) 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 MOP.</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 application meets the requirements for exemption from Regional approval. The western portion of the property is identified as a Core Area within the Greenlands System as governed by the

Region of Peel Official Plan. The Region of Peel relies on the expertise of the Credit Valley Conservation Authority to determine the exact limits of the Greenlands system. 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 (MOP) 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	Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth. Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to: (a) protect ecological functions, public health and safety; (c) minimize environmental and social impacts Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.
Section 5.2 Green System	Section 5.2 Section 5.2.1	Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for lands within the City that will be included in the Green System. The City's strategy for protecting, enhancing and restoring the Green System consists of initiatives including some of the following: (d) land securement; (e) stewardship; (g) naturalization/restoration

	Specific Policies	General Intent
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>
Chapter 6 Value the Environment	Section 6.1 Section 6.1.1 Section 6.1.2 Section 6.1.5 Section 6.1.11 Section 6.1.12 Section 6.2.6 Section 6.3 Section 6.3.1 Section 6.3.2 Section 6.3.3 Section 6.3.4 Section 6.3.5 Section 6.3.6	<p>Mississauga will: (a) protect, enhance and expand the Natural Heritage System; (b) encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System; (c) protect life and property from natural and human made hazards</p> <p>Mississauga will promote an ecosystem approach to planning.</p> <p>Mississauga will encourage naturalized landscaped areas using native, non-invasive species, especially on lands within the Green System.</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>MOP 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 area (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 11.2.3 Section 11.2.5	Greenlands are associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System. Residential uses are permitted within the Low Density Residential and Medium Density Residential designation.
Section 16 Neighbour- hood	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 Implemen- tation	Section 19.5.1	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: <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 Pan 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 - D (Development) which permits the existing detached dwelling.

Proposed Zone – RM2 – Exception (Semi-Detached); **RM4 – Exception** (Townhouses); and **G1** (Natural Hazards)

Zone Regulations	RM2 Zone Regulations	Proposed RM2 - Exception Zone Regulations
Minimum lot area – corner lot	280 m ² (3,014 ft ²)	235 m ² (2,529.5 ft ²)
Minimum lot frontage – corner lot	9.8 m (32.1 ft.)	7.37 m (24.2 ft.)
Minimum exterior side yard	4.5 m (14.7 ft.)	1.25 m (4.1 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		
Zone Regulations	RM4 Zone Regulations	Proposed RM4-Exception Zone Regulations
Minimum lot frontage	30.0 m (98.4 ft.)	8.5 m (27.9 ft.)
Minimum landscaped area	40% of the lot area	30% of the lot area
Minimum lot line setbacks from the side wall of a townhouse dwelling to all other street lines	4.5 m (14.7 ft.)	4.3 m (14.1 ft.) for one townhouse unit
Minimum lot line setbacks from the side wall of a townhouse dwelling to a lot line that is not a street line	2.5 m (8.2 ft.)	2.0 m (6.6 ft.)
Minimum lot line setbacks from a wing wall attached to a townhouse dwelling to a lot line	3.0 m (9.8 ft.)	2.0 m (6.6 ft.)
Minimum internal setbacks from a front wall of a townhouse dwelling to an internal road	4.5 m (14.7 ft.)	4.2 m (13.8 ft.) for the second story portion only of the townhouse
Minimum internal setbacks from a side wall of a townhouse dwelling to a visitor parking space	4.5 m (14.7 ft.)	4.3 m (14.1 ft.)
Minimum internal setbacks from the front garage face to an internal road	6.0 m (19.7 ft.)	5.9 m (19.3 ft.) for one townhouse only
Maximum projection of a porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or	1.6 m (5.2 ft.)	2.0 m (6.6 ft.)

Zone Regulations	RM2 Zone Regulations	Proposed RM2 - Exception Zone Regulations
side wall of a townhouse dwelling		
Maximum height	10.7 m (35.1 ft.)	11.25 m (36.9 ft.)
Minimum setback between a visitor parking space and any other lot line	3.0 m (9.8 ft.)	1.2 m (3.9 ft.)
Minimum setback of a dwelling to all lands zoned G1 or G2 Base Zone	5.0 m (16.4 ft.)	2.0 m (6.6 ft.) on south side of property
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"> 5 Kindergarten to Grade 5 2 Grade 6 to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Meadowvale Village PS <ul style="list-style-type: none"> Enrolment: 494 Capacity: 623 Portables: 0 David Leeder Middle School <ul style="list-style-type: none"> Enrolment: 886 Capacity: 896 Portables: 2 Mississauga SS <ul style="list-style-type: none"> Enrolment: 1 315 Capacity: 1 554 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Julia PS <ul style="list-style-type: none"> Enrolment: 499 Capacity: 579 Portables: 2 St. Marcellinus SS <ul style="list-style-type: none"> Enrolment: 1806 Capacity: 1509 Portables: 6

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (March 12, 2018)	There is a 200 mm (7.9 in.) diameter watermain and 250 mm (9.8 in.) diameter sanitary sewer on Harmony Hill. There is a 400 mm (15.7 in.) diameter on Second Line West. The watermain within the private condominium road should be 150 mm (5.9 in.). External easements and construction may be required.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 28, 2018 and March 5, 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 this development application.</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>
Credit Valley Conservation (May 9, 2018)	<p>Ministry of Natural Resources and Forestry (MNR) consultation is required. It should be noted that Fletchers Creek is a regulated habitat of Redside Dace and as a result, the <i>Endangered Species Act</i> applies. Contact MNR to determine which requirements apply.</p> <p>Development Limits – CVC staff recommend the appropriate restrictive zoning (G1) be placed over all lands beyond the approved limit of development (hazards and natural heritage features), including buffers, placed into public ownership.</p> <p>CVC has reviewed the Environmental Impact Study (EIS) and have not yet finalized the limits of development. The Functional Services Report (FSR) and Slope Stability Report/Addendum have been reviewed and comments have been provided to the applicant. Further review of the revised reports is required.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 12, 2018)	<p>The Community Services Department notes that the subject site is adjacent to City owned lands identified as Fletchers Flats (P-428) which is zoned G2 (Greenlands - Natural Feature) and G1 (Greenlands - Natural Hazards).</p> <p>The lands zoned G2 is a Significant Natural Area in fair</p>

Agency / Comment Date	Comment
	<p>condition and to maintain and support the health of the abutting greenlands, a 10 m (32.8 ft.) buffer shall be maintained in the northerly portion of the subject site, from the greater of either the significant woodland dripline as staked by CVC and the long term stable slope staked by Soil Engineers Ltd. that is to be reviewed and approved by CVC and the City of Mississauga. The City recommends the dedication of the 10 m (32.8 ft.) buffer to naturalize and revegetate to support the adjacent Significant Natural Area.</p> <p>The City owned lands, zoned G1, abut the southern lot line of the subject property. As per Zoning By-law 0225-2007, buildings and structures are required to maintain the greater of 5 m (16.4 ft.) or the required setback to the G1 Zone.</p> <p>A pedestrian walkway connection from Harmony Hill to Second Line West will not be permitted due to site conditions and floodplain boundaries.</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 Policies and By-laws.</p>
<p>City Community Services Department – Fire and Emergency Services Division (March 19, 2018)</p>	<p>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.</p>
<p>City Transportation and Works Department (October 12, 2018)</p>	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the applicant has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Functional Servicing Report Note that the stormwater management facility No.4 is designed for quality control only and the post development average runoff coefficient must be less or equal to the pre-development level. Verification required to determine if any external drainage areas are to be accommodated.</p> <p>Grading Plan/Servicing Plan The engineering drawings are to clearly demonstrate the feasibility of any/all proposed retaining walls, indicate the materials and also include appropriate cross sections of any proposed retaining walls. It should be noted that the existing topography of the site generally slopes from the north-east to the south-west and there is an approximate grade differential of up to 8 m (26.2 ft.) within the site between Second Line</p>

Agency / Comment Date	Comment
	<p>West and Harmony Hill. The site design is also to conform to the City's condominium/multi-family standards.</p> <p>Lands Below Top of Bank Easement/dedication required for all lands below the established top of bank/regional floodplain.</p> <p>Credit Valley Conservation Approval Confirmation will be required from the Credit Valley Conservation indicating that they have no objection to the construction within their regulated area.</p> <p>Environmental Written documentation prepared by a professional engineer provided to the satisfaction of the Transportation and Works Department which includes a plan to decommission the wells and properly remove or abandon the septic system.</p> <p>Traffic A traffic opinion letter is required to address public concerns regarding the impact of this development to the surrounding road network. Detailed turning movement diagrams will also be required.</p> <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: City of Mississauga, Culture Division Ministry of Transportation Bell Canada Canada Post Alectra Greater Toronto Airport Authority</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 proposed land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Provision of a satisfactory Functional Servicing Report to determine if there is adequate capacity and resolution of all servicing and utility issues

Development Requirements

There are development limit constraints and 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 for the condominium townhome development.

Other Information

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

- Survey
- Draft Plan of Subdivision
- Context Plan
- Building Elevations
- Noise Mitigation Measure Plan
- Site Servicing Plan
- Sanitary Drainage Plan
- Pre-Development Storm Drainage Plan
- Storm Drainage Plan
- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Environmental Site Assessment, Phase 1 and Phase 2
- Letter of Reliance
- Environmental Impact Study
- Archaeological Assessment (Stages 1 and 2)
- Provincial Register of Archaeological Assessment
- Slope Stability Study Addendum
- Soil Investigation and Slope Stability Study Report
- Tree Inventory and Preservation Plan
- Green Site and Building Initiatives
- Parcel Register
- Draft Official Plan Amendment
- Draft Zoning By-law