

OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS & DRAFT PLAN OF SUBDIVISION APPLICATIONS

OZ/OPA 21/015 W10 & T-M21004 W10

YOUR HOME DEVELOPMENTS
(MISSISSAUGA) INC.
(5080, 5054 & 5034 Ninth Line)

PUBLIC MEETING
CITY OF MISSISSAUGA
MAY 30, 2022

SITE INFORMATION

- Site Area: 5.82 HA
- Frontage on Ninth Line: 218 m
- Lot Depth: 195 m
- Existing Uses:
 - 2 Detached Dwellings
 - Farmland (Vacant)
 - Farm Accessory Structures



CONTEXT PHOTO

- Churchill Meadows Community Centre & Park (*constructed*) with *future MiWay Bus Hub*
- Ninth Line road widening to 4 lanes (*construction in near future, EA completed*)
- 407 Transitway Corridor for Regional Transit with future Station at Britannia Rd (potential connector at Eglinton Ave)
- Mattamy Homes Townhouse Subdivision & Rezoning (*approved*) with new public street, Viola Desmond Drive (access)
- Existing Schools & Parks



BACKGROUND – PLANNING & DEVELOPMENT

Originally part of Milton, in the Region of Halton.

Early 2000's, planning began for development.

- 2000, Hwy 407 functionally separated the Ninth Line lands from Milton.
- 2010, Ninth Line Lands were transferred to the City of Mississauga.
- 2014, Mississauga started planning for future development.
- 2017, ***Shaping Ninth Line Urban Design Guidelines*** were adopted.
- 2018, Official Plan Amendment, ***Ninth Line Neighbourhood Character Area***.
- 2018, ***Development (D) Zone*** put in place.
- 2020, Environmental Assessment for 407 Transitway Corridor approved.
- 2021, Environmental Assessment for Ninth Line widening completed.
- 2021, proposed developments (OPA, Rezoning and Draft Plan of Subdivision) submitted for Your Home Developments and Branthaven Development.



POLICY FRAMEWORK - PROVINCIAL

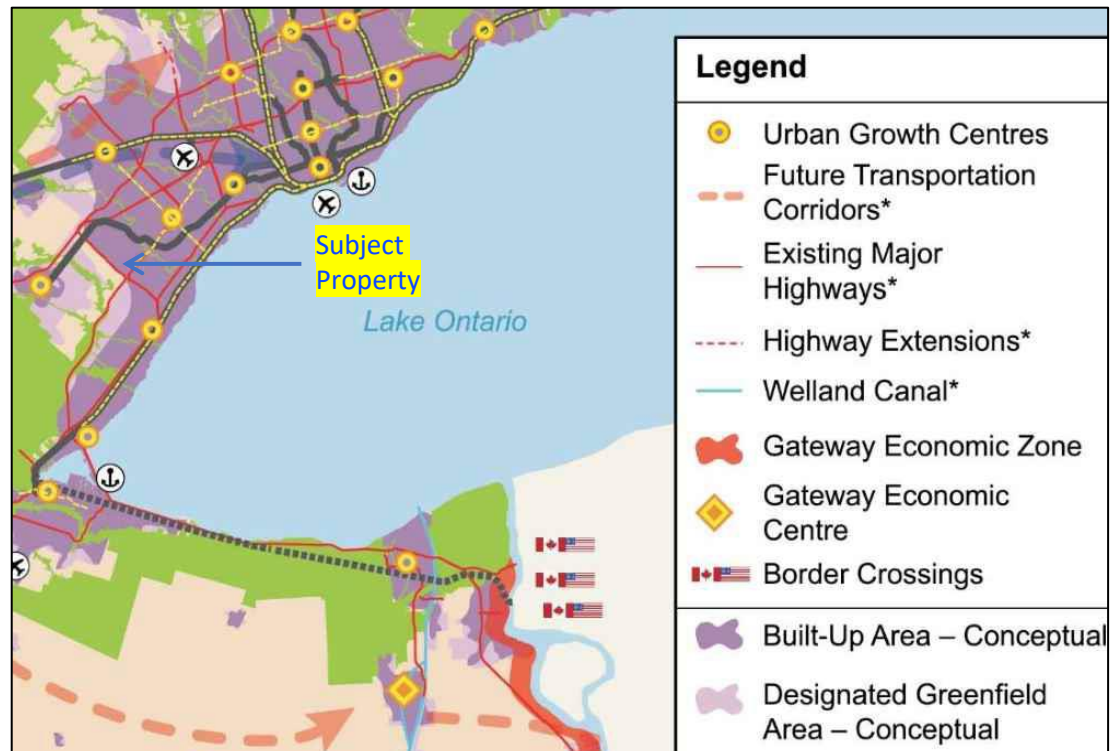
Property is located within the 'Settlement Area' and within the 'Built-up Area - Conceptual' as per Schedule 2 - A Place to Grow Concept.

Provincial Policy Statement (PPS) encourages:

- *Settlement areas shall be the focus of growth and development.*
- *Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit*

Provincial Growth Plan requires:

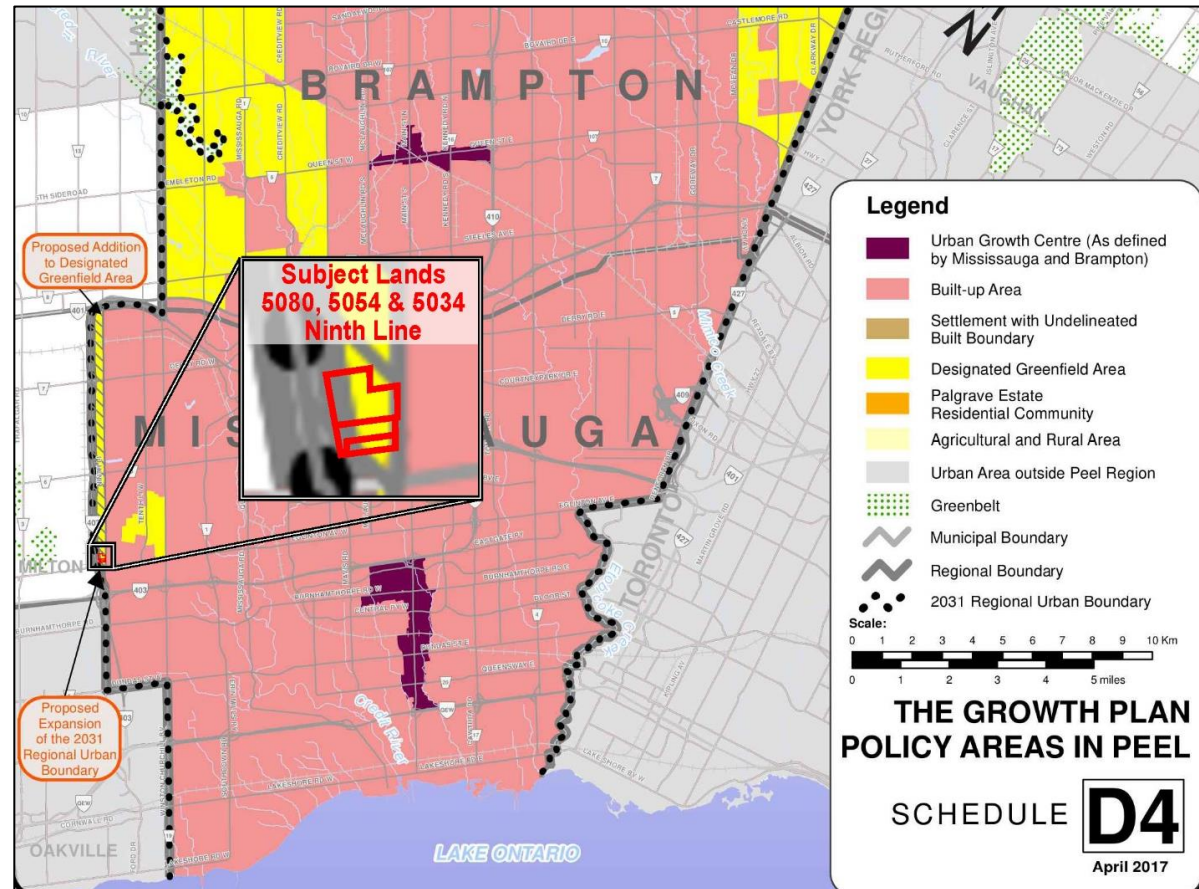
- *A minimum of 50% of all residential development occurring annually in the Region of Peel be within the delineated built-up area;*
- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability;*
- *Supporting policies for urban design and development through a compact built form with a high-quality public realm to achieve minimum intensification and density targets.*



POLICY FRAMEWORK – REGION OF PEEL OFFICIAL PLAN

Objectives (ROPA 33)





















- To establish the Ninth Line Lands designated greenfield area in Mississauga as a healthy, complete, transit-supportive urban community, which provides appropriate transitions to existing neighbourhoods to the east.
- To achieve compact urban form and densities which are supportive of transit and active transportation as key components of the transportation network.
- To achieve orderly, cost effective and timely development.



OFFICIAL PLAN - LAND USE

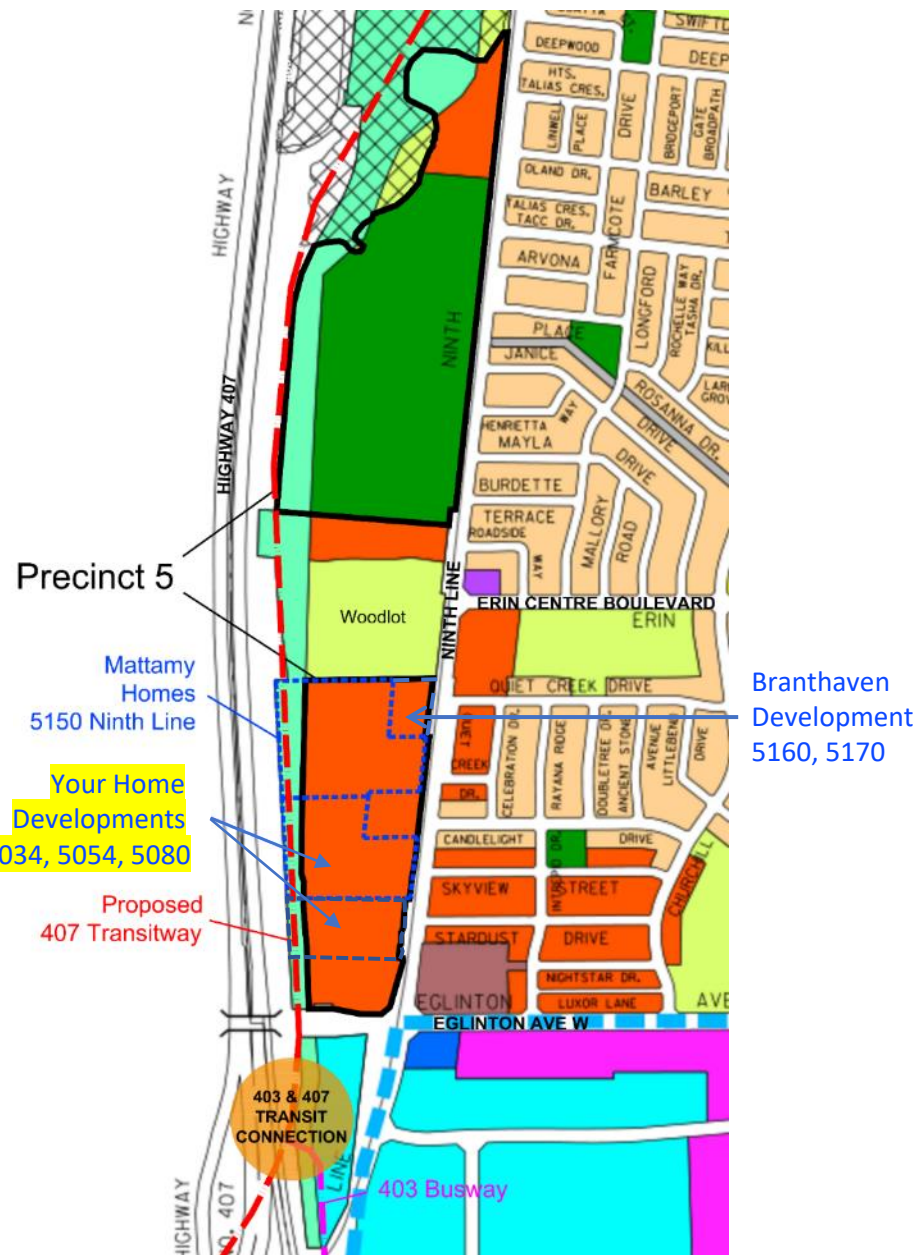
NINTH LINE CHARACTER AREA

LAND USE DESIGNATIONS

| | | | |
|---|--|---|-----------------------|
|  | Residential Low Density I |  | Airport |
|  | Residential Low Density II |  | Institutional |
|  | Residential Medium Density (Min. required is 82 residents and jobs per ha.) |  | Public Open Space |
|  | Residential High Density |  | Private Open Space |
|  | Mixed Use |  | Greenlands |
|  | Convenience Commercial |  | Parkway Belt West |
|  | Motor Vehicle Commercial |  | Utility |
|  | Office |  | Natural Hazards |
|  | Business Employment |  | Partial Approval Area |
|  | Major Node |  | Employment Area |

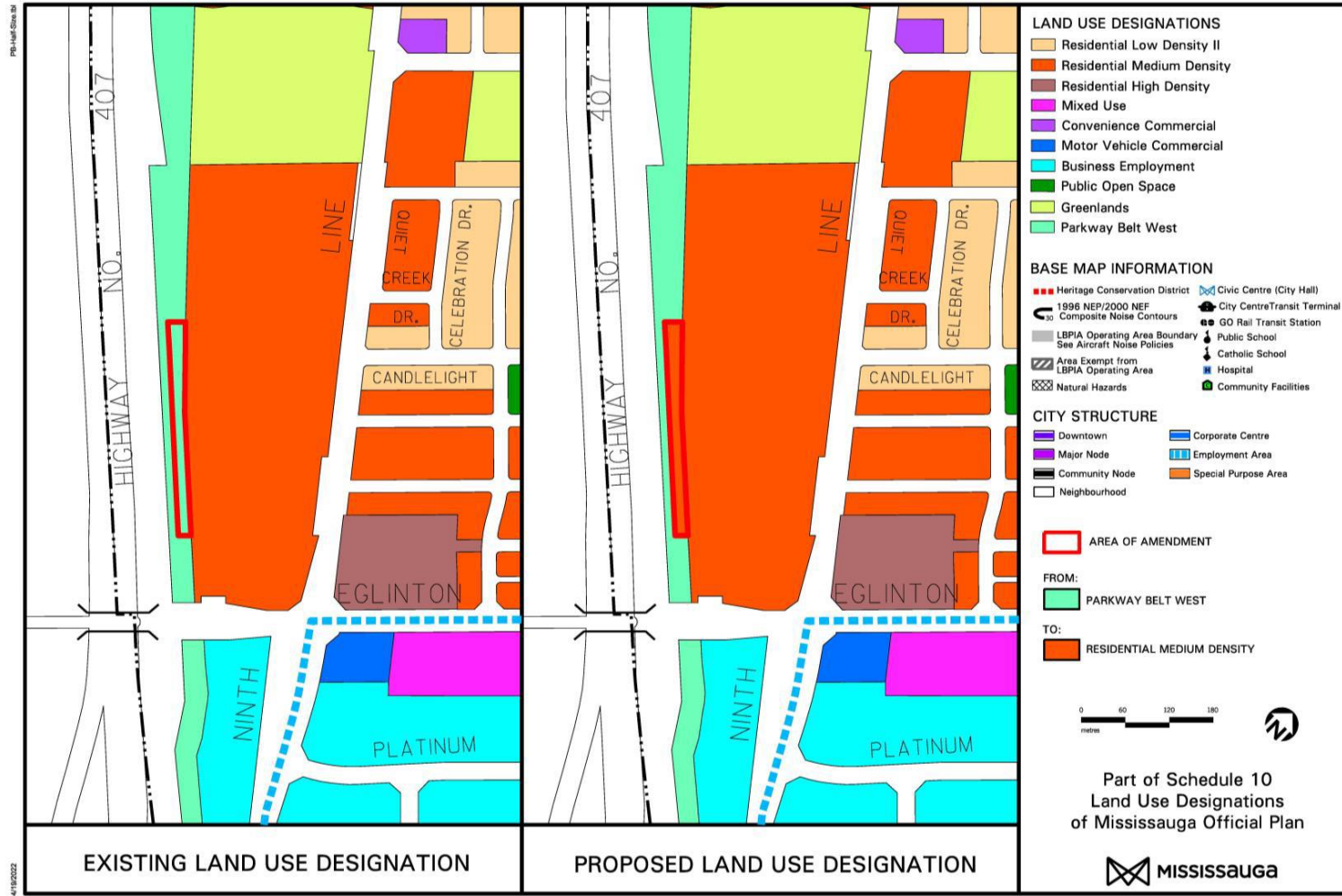
PERMITTED USES:

Residential Apartments & Townhouses



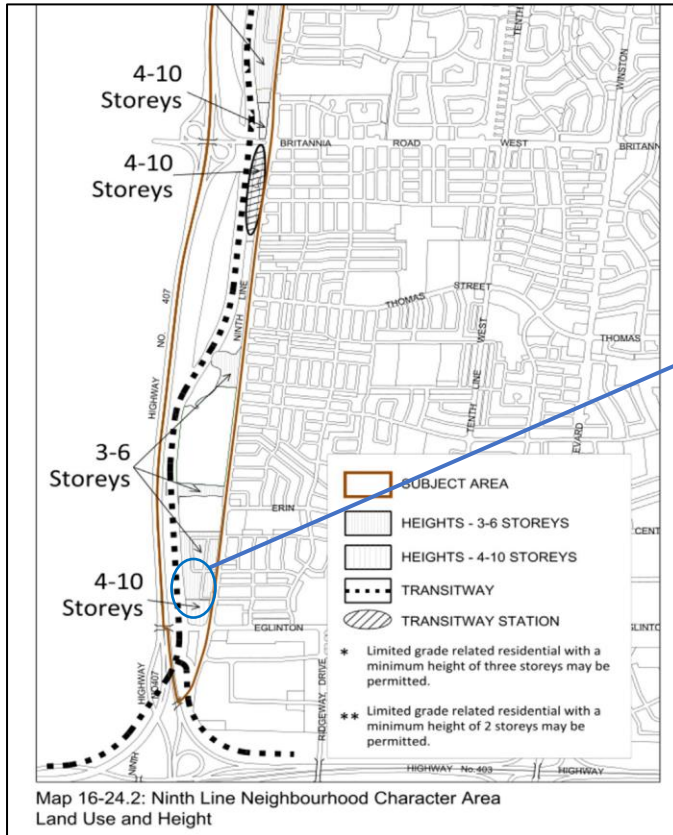
OFFICIAL PLAN AMENDMENT PARKWAY BELT WEST

YOUR HOME

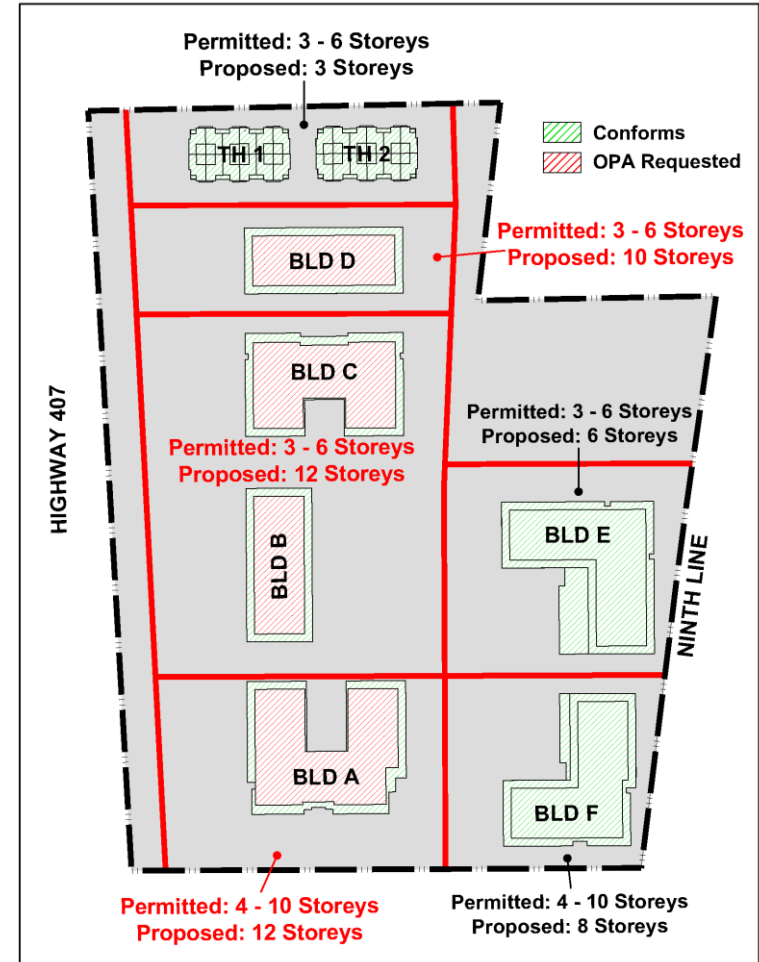


OFFICIAL PLAN AMENDMENT

PERMITTED HEIGHTS - NINTH LINE CHARACTER AREA



Proposed:
3 to 10 storeys
4 to 12 storeys



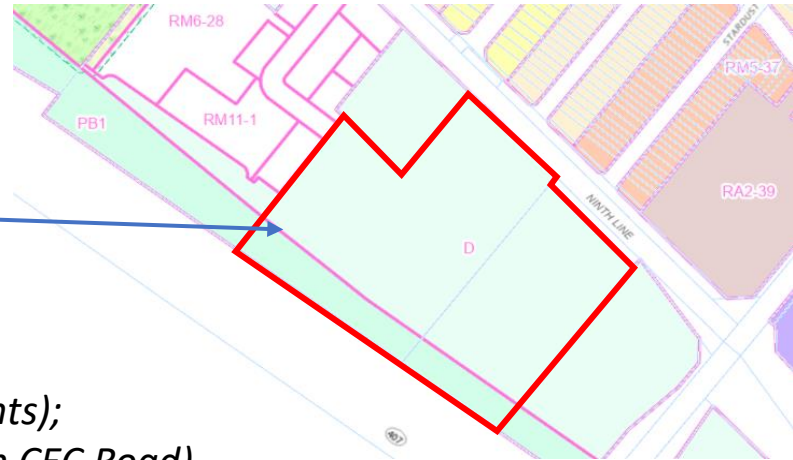
ZONING BY-LAW

Existing Zones

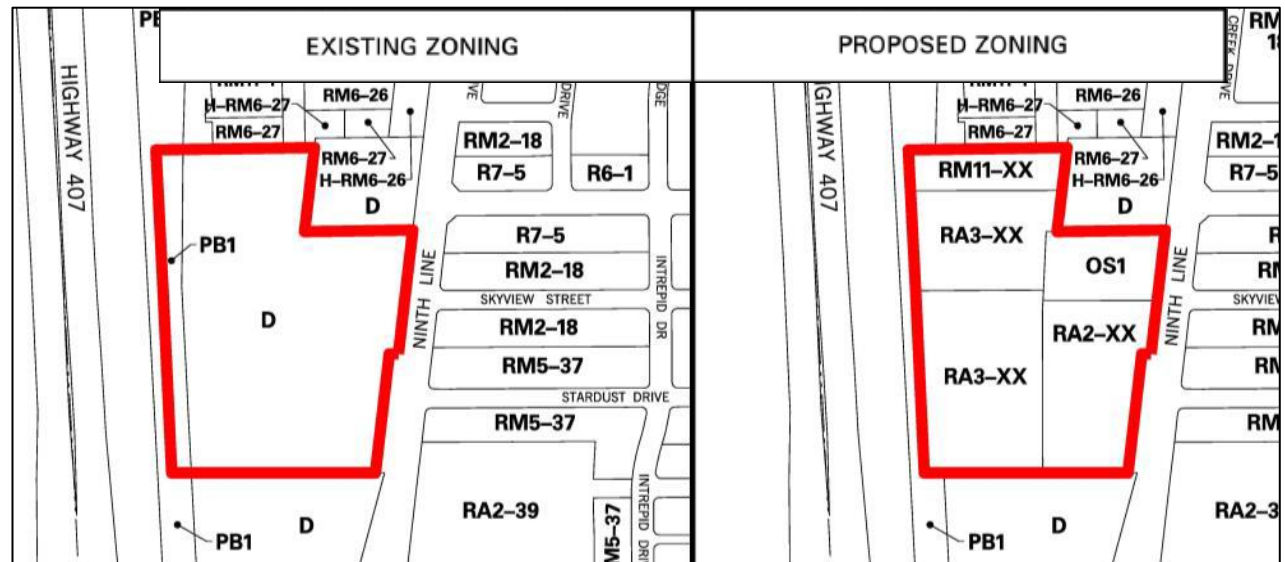
- Parkway Belt 1 (PB1)
- Development (D)

Lands to be Rezoned to

- **RA2 - Exception and RA3-Exception (Apartments);**
- **RM11-Exception (Back-to-Back Townhouses on CEC Road),**
- **OS1 (Open Space) for Public Park; and**
- **PB1 (Parkway Belt West)**



The PB1 zone is to be reduced per application to MAH for PBWP amendment to conform to the approved Transitway EA.



NINTH LINE ROAD WIDENING

- 35 m Right-of-Way; 4-lanes traffic;
- Public sidewalks / multi-use path / bike-lanes;
- Bus stops along Ninth Line; &
- Planned Intersections at Skyview St. (Street B) & Viola Desmond Drive (blue arrows).



COMPOSITE PLAN



- Mattamy Homes (*approved*)
Viola Desmond Drive
- Branthaven Development
6-storey apartment, with rooftop amenity, woodlot buffer
- Your Home Developments
Neighbourhood Public Park, 6-storey mixed-use building (commercial + residential), 8-10-12 storey apartments, & 3-storey townhouses.
- Signalized Intersection
Skyview St. (Street 'B')

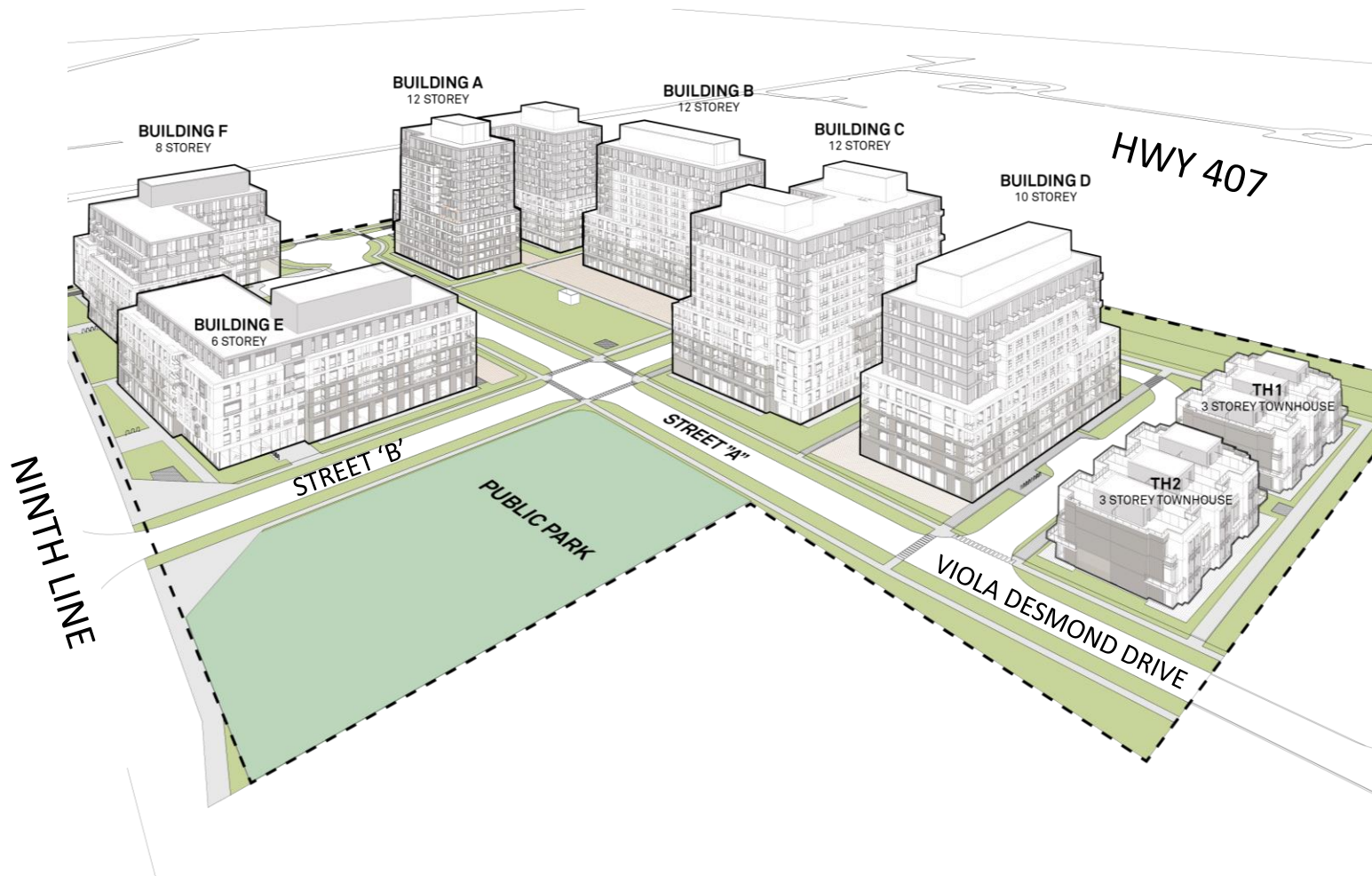


YOUR HOME DEVELOPMENTS – CONCEPT

| | |
|------------------------------|--|
| # Units: | 1,270 |
| # Buildings | 1 Mixed-Use Rental, 5 Apartment Buildings, 2 Townhouse Buildings |
| Heights: | 6 to 12 storeys & 3 storey townhouses |
| Podiums: | 6 th storey |
| Gross Floor Area: | 94,828.6 m ² |
| Retail/Commercial: | 650 m ² |
| Floor Space Index: | 2.35 |
| Net Density: | 218 units/ha |
| Parking: | Shared Underground with 1.0 spaces / unit + 0.2 visitor spaces / unit; 35 retail spaces (surface) |
| Landscaped Area: | 53% |
| Public Park: Amenity: | 4,453 m ² 4,453 m ² (at grade) |
| Setback to MTO Transitway | 14m depth + Multi-Use Trail |



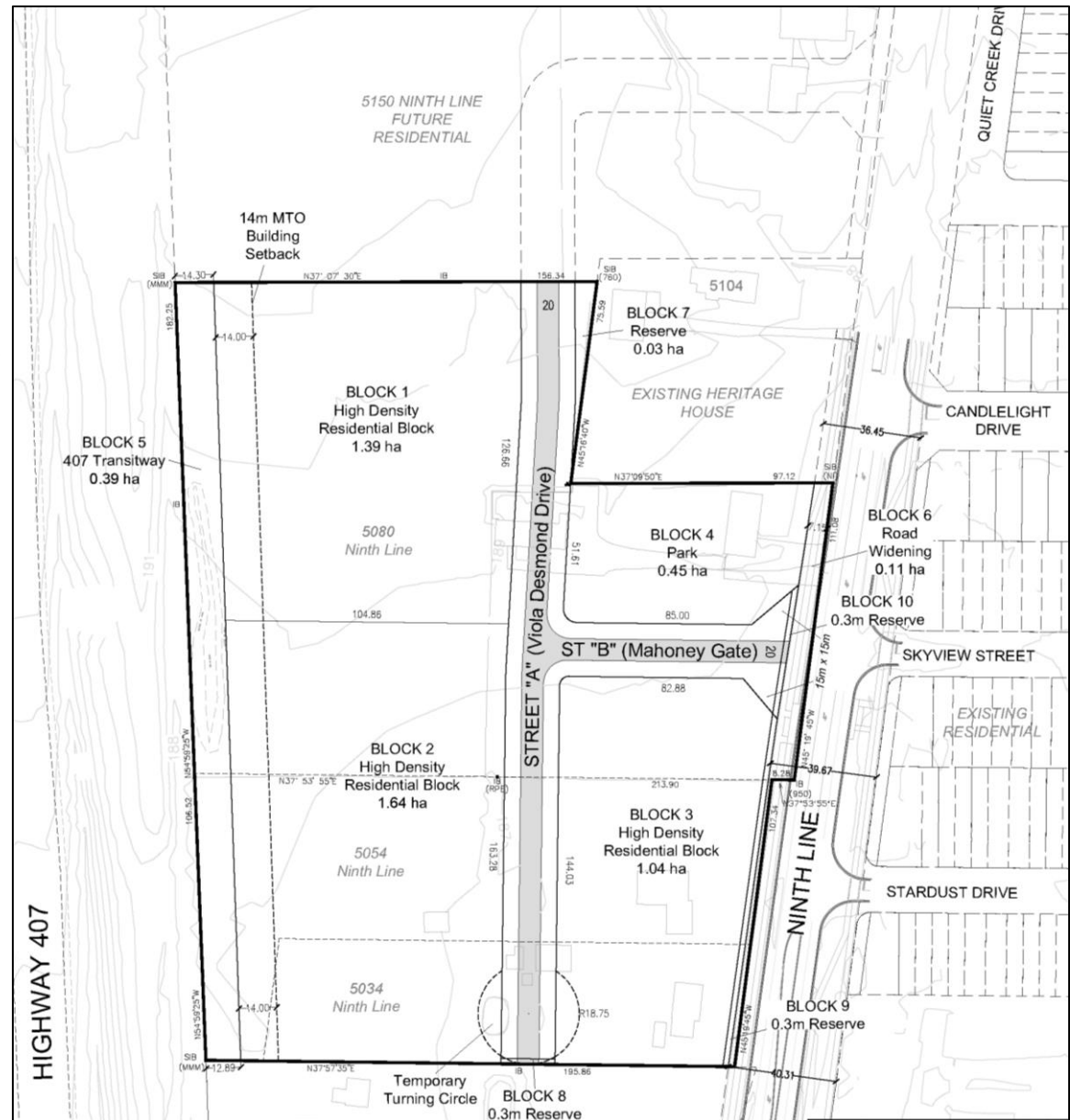
YOUR HOME DEVELOPMENTS – CONCEPT 3D



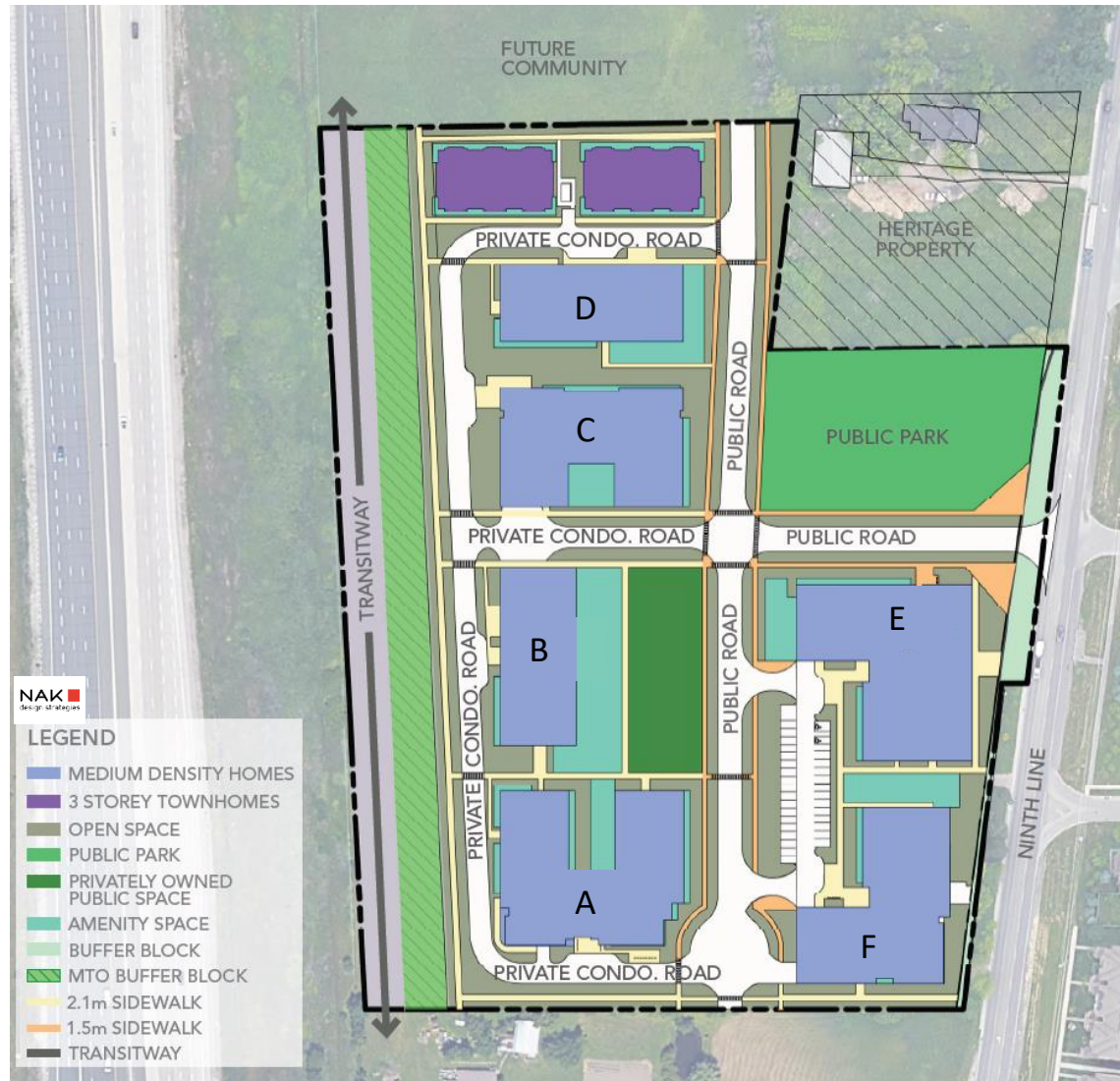
DRAFT PLAN OF SUBDIVISION

LAND USE SCHEDULE

| Land Use | Lots/ Blocks | Block Total | Area (ha) | Units |
|--------------------------------|-----------------|----------------|-----------|-------|
| High Density Residential Block | 1-3 | 3 | 4.07 | 1270 |
| Park | 4 | 1 | 0.45 | |
| 407 Transitway | 5 | 1 | 0.39 | |
| Road Widening | 6 | 1 | 0.11 | |
| Reserve | 7 | 1 | 0.03 | |
| 0.3m Reserve | 8-10 | 3 | 0.00 | |
| 20m ROW (374m) | | | 0.77 | |
| Totals | 10 | 10 | 5.82 | 1270 |



YOUR HOME DEVELOPMENTS – CONCEPT KEY MAP



YOUR HOME DEVELOPMENTS

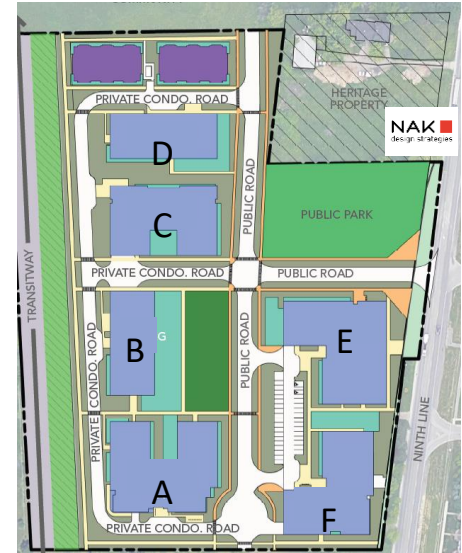
8 & 6 -STOREY APARTMENT BUILDINGS ALONG NINTH LINE



BUILDING E



BUILDING F (left) & E (right)

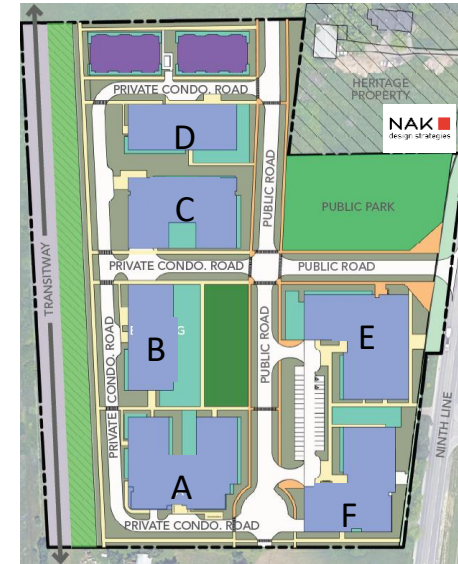


YOUR HOME DEVELOPMENTS

12-STOREY APARTMENTS TO REAR (ALONG HWY 407)



BUILDING A
(BLD B back)

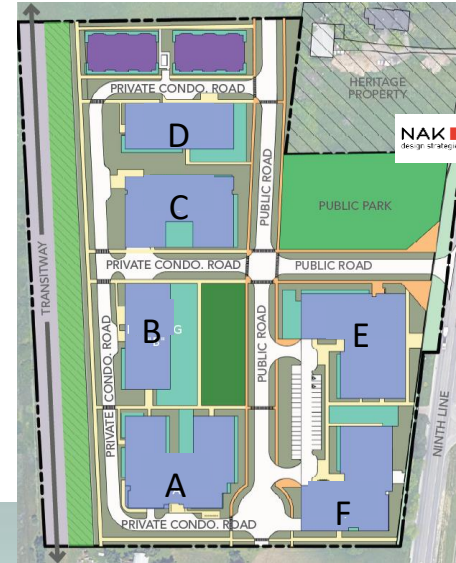


BUILDING B
(BLD A left &
BLD C right)

YOUR HOME DEVELOPMENTS

3-STOREY TOWNHOUSES (ALONG HWY 407)

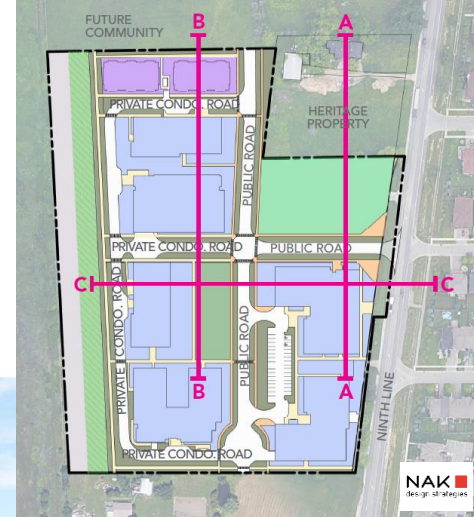
TOWNHOUSES (with BLD C behind)



YOUR HOME DEVELOPMENTS – SECTIONS

NAK
design strategies

SECTION A



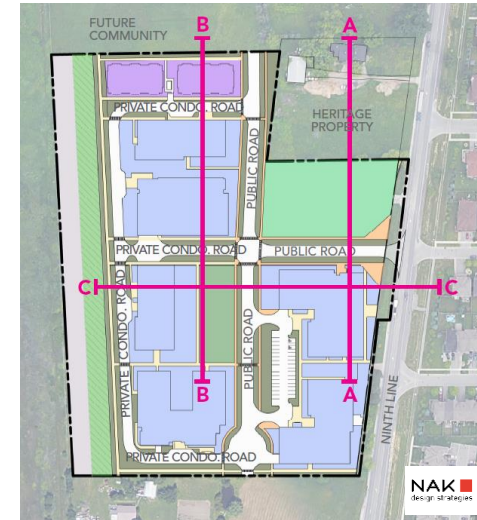
NAK
design strategies

NAK
design strategies

SECTION B



YOUR HOME DEVELOPMENTS – SECTIONS



NAK
design strategies

SECTION C



YOUR HOME DEVELOPMENTS - CONCEPTUAL RENDERING

12-STOREY APARTMENT BUILDING ALONG HWY 407



YOUR HOME DEVELOPMENTS - CONCEPTUAL RENDERING

8 & 6 STOREY APARTMENT BUILDINGS ALONG NINTH LINE



PUBLIC MEETING
CITY OF MISSISSAUGA
MAY 30, 2022

THANK YOU

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YOUR HOME DEVELOPMENTS (MISSISSAUGA) INC.
(5034, 5054, 5080 Ninth Line)

