

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 18/013 W5 &
 T-M18003 W5

Meeting date:
 2018/12/10

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

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

Owner: 2013512 Ontario Inc.

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

Pre-Bill 139

Recommendation

That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed interpretation and preliminary planning analysis. (Appendix 1)

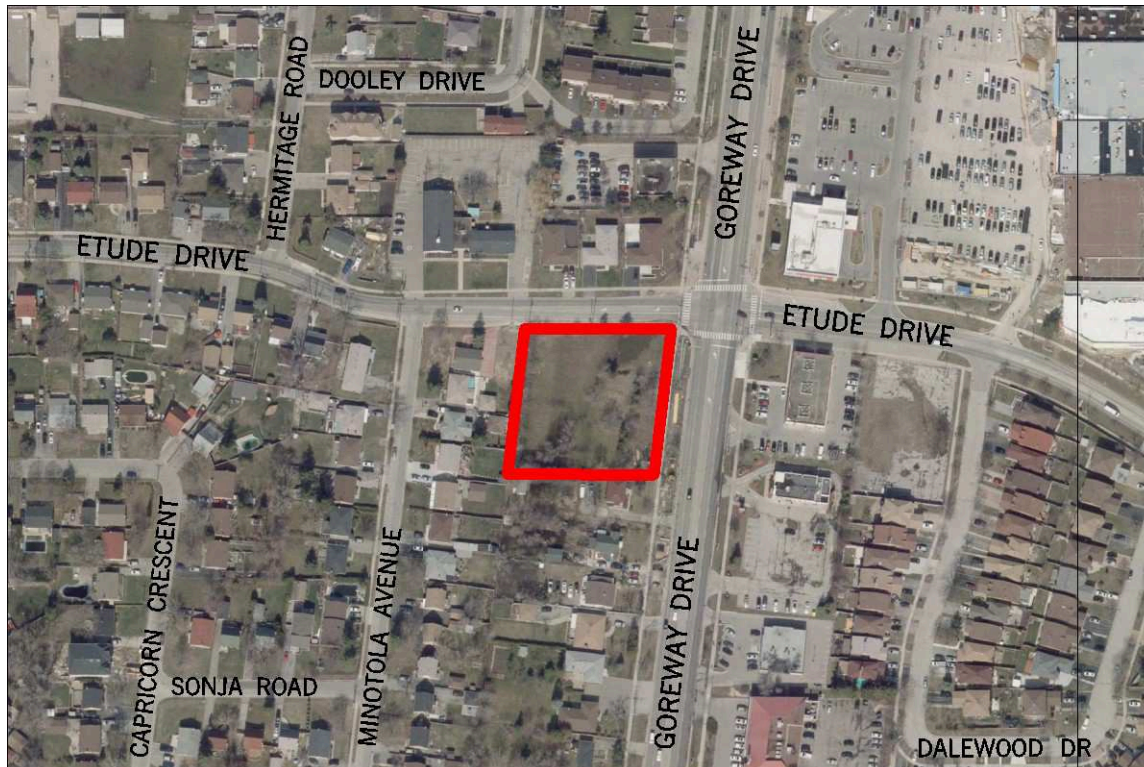
PROPOSAL

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

Comments

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

Aerial image of 7170 Goreway Drive



Applicant's rendering of proposed townhomes



LAND USE POLICIES AND REGULATIONS

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

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

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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

Conclusion

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

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

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Detailed Information and Preliminary Planning Analysis

Owner: 2013512 Ontario Inc.

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1. Site History

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

2. Site Context

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

Aerial Image of 7170 Goreway Drive



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

The surrounding land uses are:

- North: Detached homes and Malton Baptist Church are located directly across from the subject property. Further north is a small office and townhome development
- East: Commercial plaza which contains several retail stores, personal services, banks and restaurants
- South: Detached homes
- West: Detached homes

Image of existing property conditions facing west



3. Neighbourhood Context

The subject property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were developed in the 1950's and 1960's and the population is mostly middle aged and younger. On average, the total number of persons within a household in the area is 3, with 34% living in apartments fewer than five storeys and 23.6% in detached homes.

Other applications nearby

There are no active development applications in the vicinity of the subject property.

Community Services and Infrastructure

This application will have minimal impact on existing services in the community.

4. Project Details

The applications are to permit 14 condominium townhomes within 3 blocks. Blocks 1 and 2 face Goreway Drive and Etude Drive, while Block 3 is located internal to the site. Access to the site will be from Etude Drive. Each unit will have 1 parking space within the garage to the rear and 1 space in the driveway. 5 visitor parking spaces will be located next to the rear of homes on Minotola Avenue.

Development Proposal		
Applications submitted:	Received: June 18, 2018 Deemed complete: July 12, 2018	
Developer/ Owner:	2013512 Ontario Inc.	
Applicant:	Weston Consulting	
Number of units:	14	
Height:	3 storeys	
Landscaped Area:	32.7%	
Road type:	The townhomes will front onto a common element condominium road.	
Anticipated Population:	42* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	28	28
visitor spaces	4	5
Total	32	33

5. Community Comments

No community meetings were held and no written comments have been received by the Planning and Building Department.

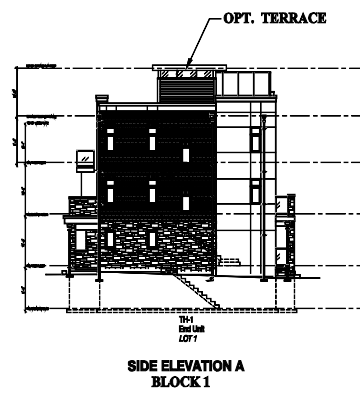
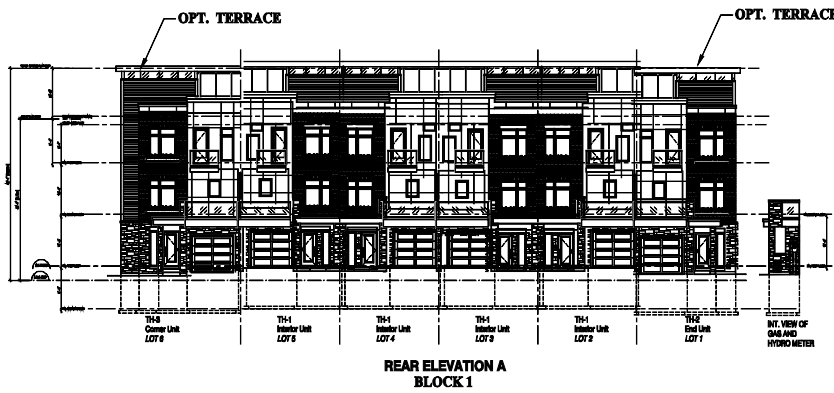
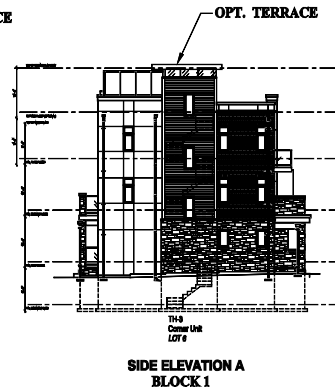
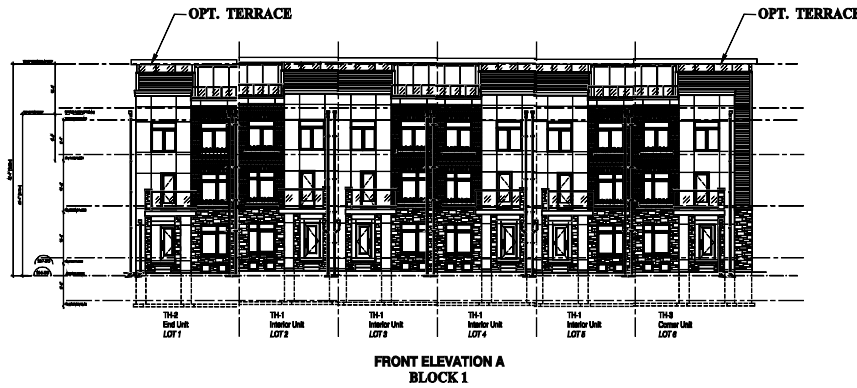
Concept Plan and Elevations

Site Plan

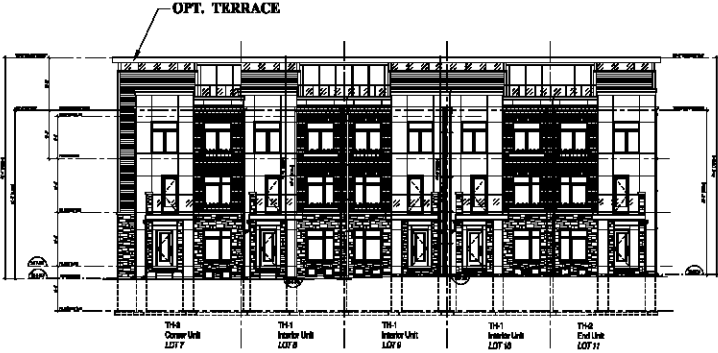


Elevations

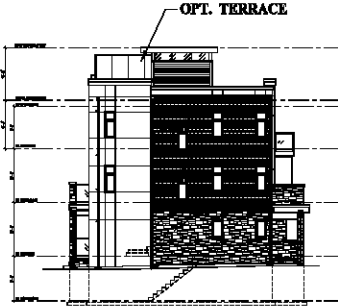
**GOREWAY DRIVE & ETUDE DRIVE
MISSISSAUGA
6.0m 3 STOREY STREET FACING TOWNHOUSE**



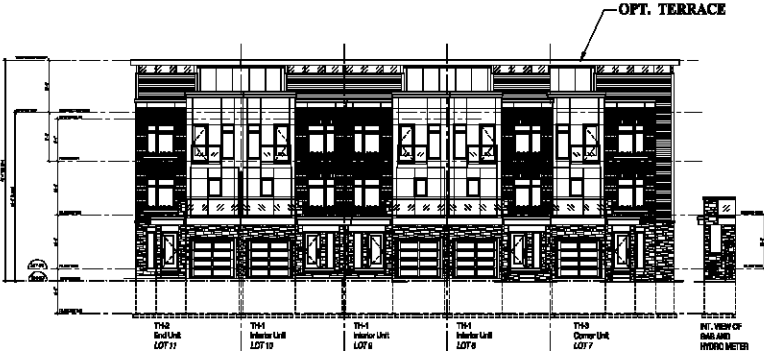
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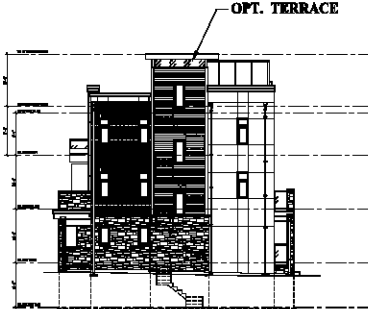
FRONT ELEVATION A
BLOCK 2



SIDE ELEVATION A
BLOCK 2

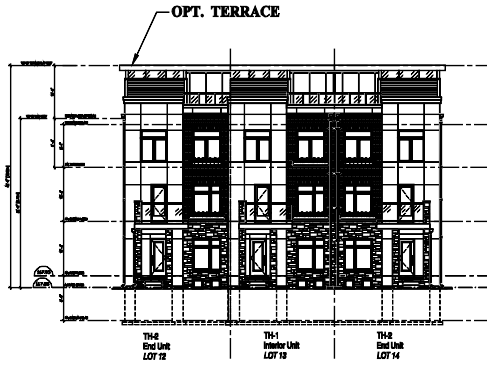


REAR ELEVATION A
BLOCK 2

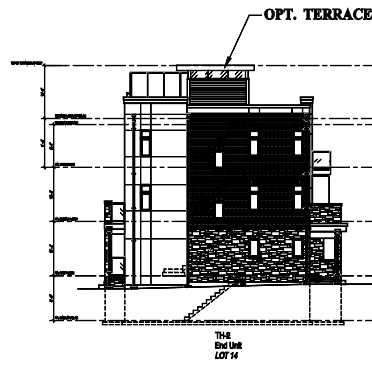


SIDE ELEVATION A
BLOCK 2

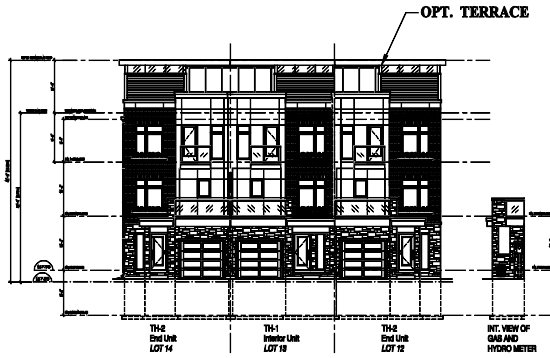
GOREWAY DRIVE & ETUDE DRIVE
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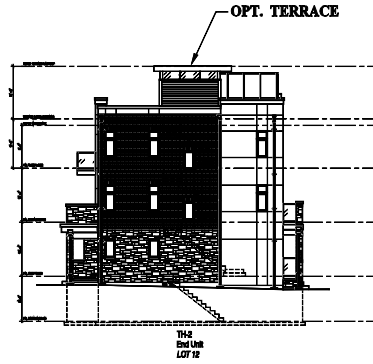
FRONT ELEVATION A
BLOCK 3



SIDE ELEVATION A
BLOCK 3



REAR ELEVATION A
BLOCK 3



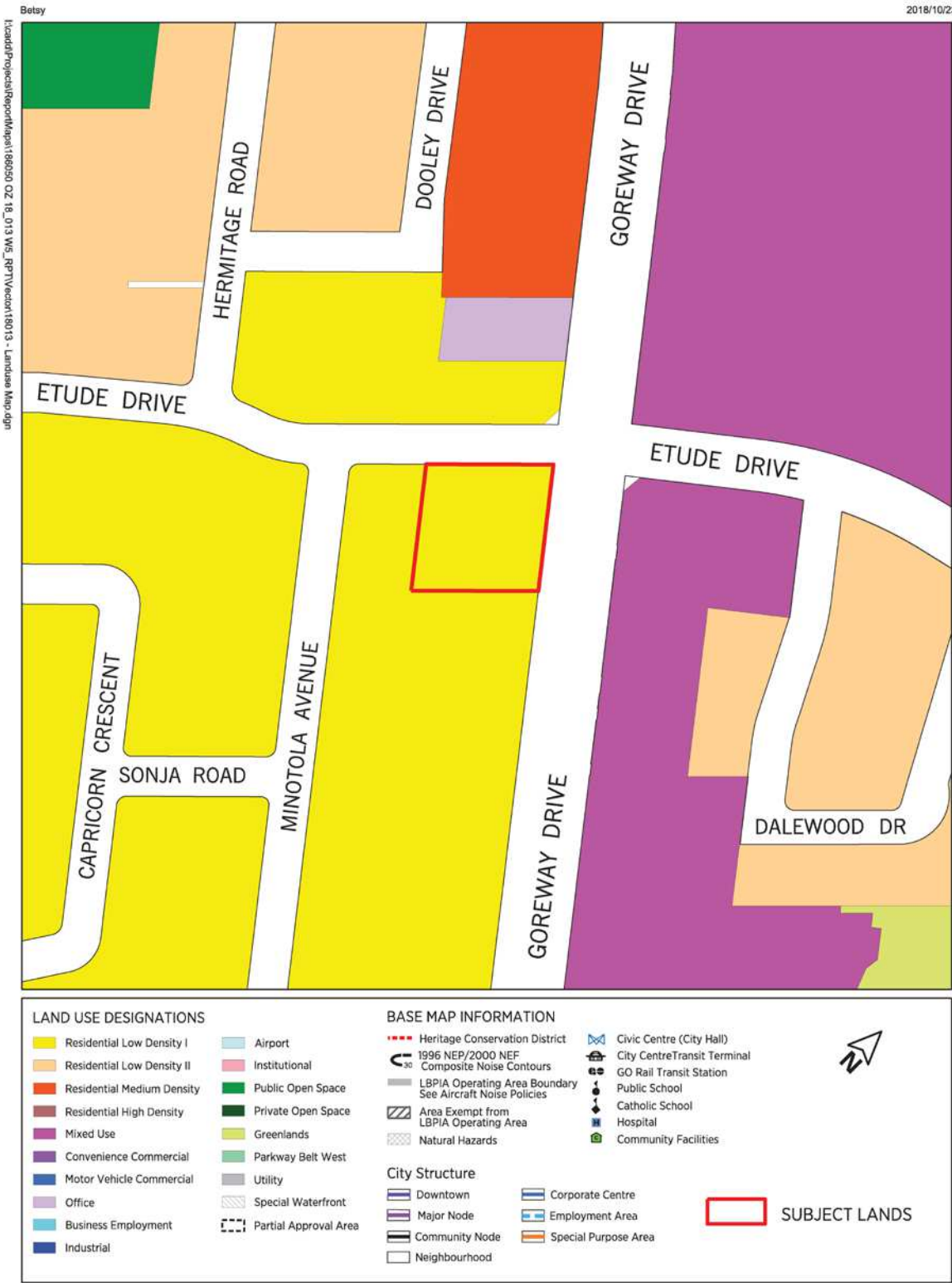
SIDE ELEVATION A
BLOCK 3

Applicant's rendering of proposed townhomes

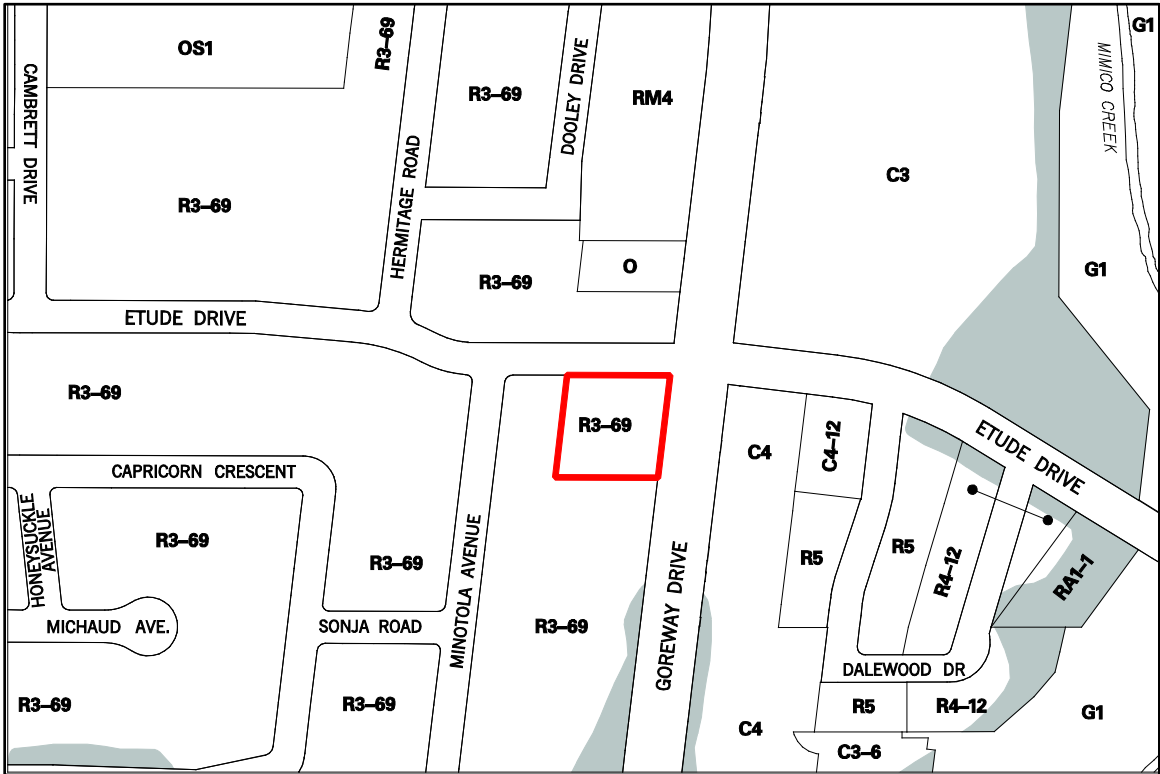


6. Land Use Policies and Regulations

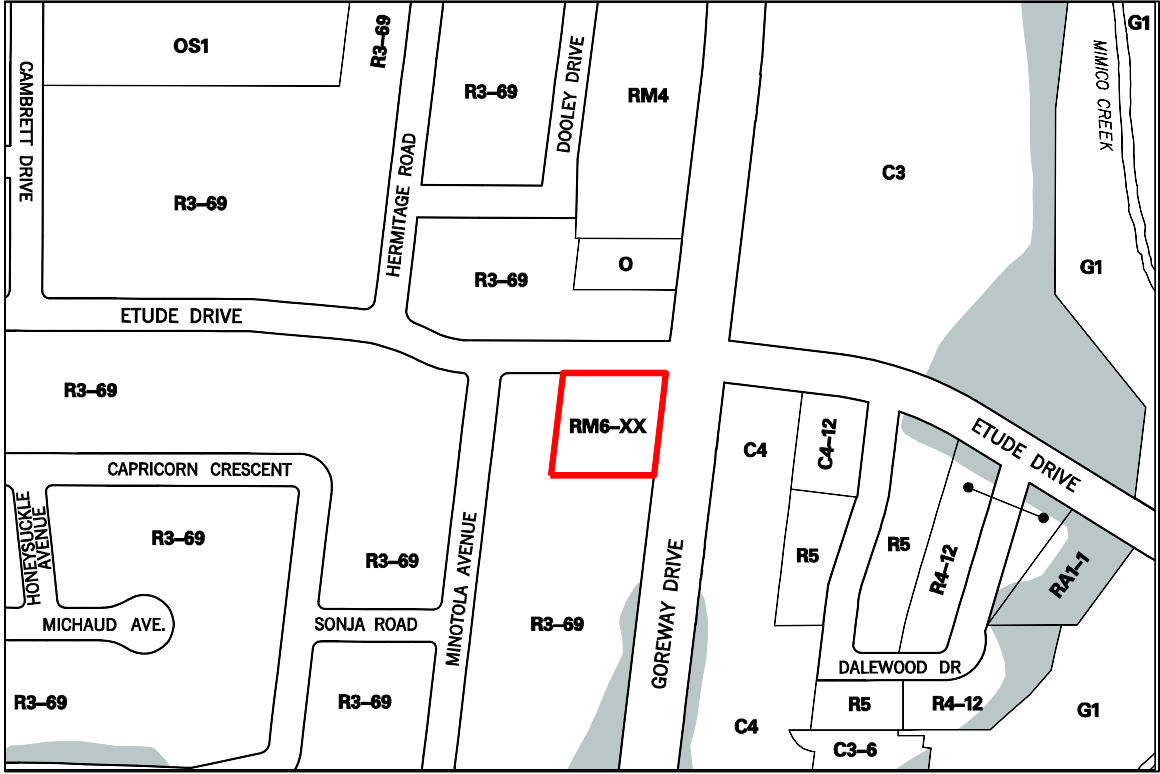
Excerpt of Malton Neighbourhood Character Area Land Use



Existing Zoning and General Context



Proposed Zoning and General Context



Summary of Applicable Policies

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

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP are in conformity with the <i>Growth Plan</i> . Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The proposed development is in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Malton Neighbourhood Character Area and are designated Residential Low Density I which permits detached, semi-detached and duplex homes	The applicant is proposing to change the designation to Residential Medium Density to permit 14 condominium townhomes.
Zoning By-law 225-2007	The lands are currently zoned R3-69 (Detached Dwellings) which permits detached homes.	A rezoning is proposed from R3-69 (Residential) to RM6-Exception (Townhouse Dwellings on a CEC □ Private Road) to permit a 14 townhome development on a condominium road

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential Low Density I which permits detached, semi-detached and duplex homes.

Proposed Designation

Residential Medium Density which permits townhomes.

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

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

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/013 W5 and T-M18003 W5 Consistency" column). Only key policies relevant to the applications have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of neighbourhoods in Mississauga Official Plan (MOP) through the infilling of appropriate residential uses supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.	The applications propose an appropriate residential land use and development pattern.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older	The Malton Neighbourhood Character Area is identified in the City's urban structure. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form	The area contains a mix of detached, semi-detached and townhomes. Condominium townhomes are proposed to be located off the public road and the entire proposal is similar in scale to surrounding

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
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	and scale to surrounding development.	dwellings.
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>Neighbourhoods are non-intensification areas. This does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood.</p> <p>Section 5.3.5.5 states that, intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of MOP.</p>	<p>The surrounding area contains predominantly detached and semi-detached homes. Most of the proposed condominium townhomes are proposed to address public roads and will be serviced by an internal condominium road. The development generally respects the existing character of the neighbourhood.</p> <p>The site is serviced by four MiWay public transit routes and Westwood Mall is located within 50 metres (164 ft.) of the subject property.</p>
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account	The Malton Neighbourhood is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be	The applications propose to develop a large underutilized residential lot and provide a consistent and complete frontage along Goreway Drive and Etude Drive.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs	preserved.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (Section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.	The subject property is located within an established neighbourhood. The proposed development will be evaluated against the applicable official plan policies.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated by MOP policies.

Conformity with Growth Plan 2017

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

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (i.e. "OZ 18/013 W5 and T-M18003 W5 Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and health, urban lifestyle options (section 4.3)	The proposed development would complete the neighbourhood fabric through the infilling of a vacant residential lot and by completing the street frontage along Goreway Drive and Etude Drive.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	The proposed development will be evaluated against the applicable official plan policies.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>Neighbourhoods are not appropriate areas for significant intensification, however they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	<p>As illustrated through this table, MOP generally conforms to the Growth Plan.</p>	<p>The applications were submitted on June 18, 2018</p>
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan</p>	<p>MOP has been reviewed in respect of the <i>Growth Plan</i> and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed accordingly.</p>
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete</p>	<p>Complete communities should meet the day-to-day needs of the people throughout all stages of</p>	<p>These applications propose condominium townhomes which generally supports the housing needs of</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	their life.	people of all ages, abilities and income groups.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	<p>Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living (Chapter 7)</p>	<p>Infilling of a vacant residential lot within an existing neighbourhood with a similar density and compatible housing type is consistent with the <i>Growth Plan</i>.</p>
<p>Relevant Policies:</p> <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</p>	<p>The Malton Neighbourhood is an existing stable neighbourhood which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>facilities (2.2.1.2.c)</p> <p>iii. That is generally away from hazardous lands (2.2.1.2.e)</p> <p>b. Integrated planning to manage forecasted growth will be:</p> <p>i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.21.3.b)</p> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii Support the environment (2.2.1.3.d)</p> <p>iv Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <p>i. Features a diverse mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p> <p>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</p> <p>v. Ensures high quality compact built form,</p>		

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>attractive public realm, including open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing). (2.2.2.4)</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>This is an infill development that will be evaluated against applicable official plan policies.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The application proposed medium density residential development.</p>
<p>Relevant Policies:</p> <p>a. The Region is responsible for preparing a housing strategy (2.2.6.1)</p> <p>b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification</p>	<p>Policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.</p>	<p>This development proposal represents a modest intensification of the existing neighbourhood.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) d. will be implemented through official plan policies and designations and zoning by-laws.</p>		
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this report.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles
Chapter 5 Direct Growth	Section 5.1.2 Section 5.1.3 (a) (c) Section 5.1.5 Section 5.1.7 Section 5.1.9	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth.</p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to: (a) project ecological functions, public health and safety; (c) minimize environmental and social impacts</p> <p>Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.</p>
Section 5.3 Neighbourhoods	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale</p>

	Specific Policies	General Intent
Chapter 7 Complete Communities	Section 7.1 Section 7.1.1 Section 7.1.6 Section 7.2 Section 7.2.1 Section 7.2.2	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide for opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
Chapter 9 Build a Desirable Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10 Section 9.2 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1 Section 9.3 Section 9.3.1.1 Section 9.3.1.4 Section 9.3.5 Section 9.3.5.3 Section 9.3.5.6 Section 9.4 Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<p>MOP will ensure that non-intensification areas (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and will generally not allow for tall buildings. New development in neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to represent the existing scale, massing, character and grades of the surrounding area.</p> <p>Appropriate infill in non-intensification areas will help to revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that the infill fits within the existing urban context and minimizes undue impacts on the adjacent properties.</p> <p>Site development should respect and maintain the existing grades on-site.</p>

	Specific Policies	General Intent
Chapter 11 General Land Use Designation	Section 11.2 Section 11.2.5	Residential uses are permitted within the Residential Medium Density designation.
Section 16 Neighbourhood	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.
Section 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • The lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • There are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • A planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant

Existing and Proposed Zoning

Existing Zone - R3-69 (Detached Dwellings) which permits detached dwellings

Proposed Zone **RM6-Exception** (Townhouses)

Zone Regulations	RM6 (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations	Proposed RM6-Exception (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations
Minimum Lot Area CEC <input type="checkbox"/> Corner Lot	190 m ² (2,045 ft ²)	150 m ² (1,615 ft ²)
Minimum Lot Frontage CEC <input type="checkbox"/> Corner Lot	8.3 m (27.2 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard Interior lot/CEC <input type="checkbox"/> corner lot	4.5 m (14.7 ft.)	3.5 m (11.5 ft.)
Minimum Exterior Side Yard - Lot with an exterior side lot line abutting a CEC <input type="checkbox"/> private road	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard - Interior lot/CEC <input type="checkbox"/> corner lot	7.5 m (24.6 ft.)	6.0 m (19.6 ft.)
Maximum Height	10.7 m and 3 storeys (35.1 ft.)	13.0 m and 3 storeys (42.6 ft.)
Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards	1.5 m (4.9 ft.)	1.5 m (4.9 ft.) maximum encroachment of a porch or deck exclusive of stairs
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

7. Section 37 Community Benefits (Bonus Zoning)

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

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 3 Kindergarten to Grade 5 2 Grade 6 to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Ridgewood PS <ul style="list-style-type: none"> Enrolment: 770 Capacity: 861 Portables: 1 Morning Star Middle PS <ul style="list-style-type: none"> Enrolment: 599 Capacity: 699 Portables: 0 Lincoln M. Alexander SS <ul style="list-style-type: none"> Enrolment: 916 Capacity: 1 470 Portables: 0 <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"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St Raphael <ul style="list-style-type: none"> Enrolment: 250 Capacity: 340 Portables: 0 Ascension of Our Lord Secondary School <ul style="list-style-type: none"> Enrolment: 780 Capacity: 774 Portables: 8

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (September 20, 2018)	A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.
Dufferin-Peel Catholic District School Board (July 25, 2018) and the Peel District School Board (July 31, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreement.</p>
City Community Services Department □ Parks and Forestry Division/Park Planning Section (August 14, 2018)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>The Community Services Department indicates that future residents on this property will be served by Ridgewood Park (P-013), located on the west side of Cambrett Drive, north of Etude Drive, which is less than 570 metres (1870 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains a playground, spray pad, and a soccer field.</p> <p>Should this application be approved, a cash contribution for street tree planting along Etude Drive will be required. Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City policies and by-laws.</p>
City Community Services Department □ Culture Division (July 31, 2018)	An archaeological assessment was conducted recommending no further concerns.
City Community Services Department □ Fire and Emergency Services Division (July 20, 2018)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (August 27, 2018)	The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions, as follows:

Agency / Comment Date	Comment
	<p>Noise Study The report is to provide additional clarification regarding noise levels at the outdoor living areas (OLAs), due to the fact that the report labels some of these areas as optional and only predicted mitigated sound levels are shown. All calculations are to be provided in the report. If required, noise mitigation measures will be secured through the subdivision agreement.</p> <p>Functional Servicing Report The report is to provide additional clarification regarding the impact of the proposed development on the Goreway Drive storm sewer. We note that the storm sewer on Goreway Drive is at full capacity. The applicant was so informed at the Development Application Review Committee (DARC) meeting on February 1, 2018 (City File DARC 17-008). The FSR is also to provide additional information regarding the proposed storage tank.</p> <p>Grading/Servicing Plan The engineering drawings are to show that the necessary municipal services can be provided for the proposed development, in particular they are to address the connection to the storm sewer at Goreway Drive and to show additional grading information, including cross-sections. The site design is also to conform to the City's condominium/multi-family standards.</p> <p>Municipal Works Municipal works will be required and shall form part of the subdivision agreement. The extent of works required will be determined prior to the Recommendation Report.</p> <p>Traffic The Traffic Impact Study (TIS) is to be revised to provide more information in order to determine whether the full moves access on Etude Drive can be accommodated and clarification is to be provided with regards to the proposed daylight triangle.</p> <p>Environmental The owner is to submit a dewatering plan and a Letter of Reliance for the Phase I Environmental Site Assessment (ESA). If any lands will be dedicated to the City, additional information may be required.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City of Mississauga Public Art Coordinator Enbridge Gas Alectra Utilities Hydro One Network Canada Post Greater Toronto Airport Authority</p>
	<p>The following City departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Mississauga Transit Trillium Health Peel Region Police French School Board City Realty Services</p>

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed front yard setbacks and overall site design appropriate?
- Will the development and site access impact the local road network?
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

Other Information

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

- Plan of Survey
- Site Plan
- Elevations
- Preliminary Site Grading Plan
- Pre-Development Drainage Plan
- Landscape Plans
- Functional Servicing and Stormwater Management Report
- Phase I Environmental Site Assessment
- Stage 1-2 Archaeological Assessment
- Planning Justification Report
- Draft Zoning By-law Amendment
- Context Plan
- Draft Plan of Subdivision
- Floor Plans
- Preliminary Site Servicing Plan
- Post-Development Drainage Plan
- Arborist Report/ Tree Inventory Plan
- Traffic Opinion Letter
- Acoustical Feasibility Study
- List of Low Impact Design Features
- Draft Official Plan Amendment