

**Information / Recommendation Report
Detailed Planning Analysis**

City Initiated Zoning By-law Amendment

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1. Summary of Applicable Policies, Regulations and Proposed Amendments

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

amendments have been included. The summary tables listed in the subsections below should be considered a general summary of the intent of the policies and should not be considered exhaustive. The proposed amendments have been evaluated based on these policies.

Policy Document	Legislative Authority/Applicability	Key Policies
<i>Provincial Policy Statement (PPS)</i>	<p>Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. (PPS Part I)</p> <p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Building Strong Healthy Communities (PPS Part V)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Planning authorities shall provide for an appropriate mix and range of housing options, so that projected housing needs of current and future residents are met. (PPS 1.4.3)</p> <p>Planning authorities should permit and facilitate all housing options required to meet the social, health, and economic well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities. (PPS 1.4.3)</p>
<i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Land use planning should align with applicable housing plans, as identified by the Housing Services Act, 2011 – which defines special needs housing as “housing intended for use by a household with one or more members who require accessibility modifications or provincially funded support services in order to live independently in the community”. (GP 2.2.6 / HSA 38)</p>
<i>Region of Peel Official Plan (ROP)</i>	<p>The Regional Council adopted a new ROP on April 28, 2022 and the Minister of Municipal Affairs and Housing approved the new ROP with 44 modifications on November 4, 2022.</p>	<p>The ROP identifies the lands affected by the proposed zoning by-law amendments as being located within Peel’s Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.2, include providing a diversity of complete healthy communities, offering a wide range and mix of</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate proposed zoning by-law amendments.</p>	<p>housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.</p> <p>It is the policy of Regional Council to:</p> <p>Encourage the local municipalities to enable, through official plan policies and zoning by-laws, special needs and supportive housing, shared housing arrangements, shelter/emergency housing, and innovative and alternative housing options in residential or other suitably zoned lands as appropriate. (ROP 5.9.37)</p> <p>Encourage the local municipalities to develop policies in their official plans to support the development of special needs and supportive housing in locations with convenient access to existing or planned infrastructure (e.g. transit), amenities and support services. (ROP 5.9.46)</p> <p>Direct the local municipalities to review their requirements and consider exemptions for minimum distance and maximum number of boarding houses, group homes, lodging houses, rooming houses, and other similar types of homes to ensure alignment with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms. (ROP 5.9.47)</p> <p>Collaborate with a broad range of stakeholders to identify actions to remove barriers to accessing housing. (ROP 5.9.53)</p>

Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, Parkway Belt West Plan, and ROP. An update to MOP is currently underway to ensure MOP is consistent with, and

conforms to, changes resulting from the recently released Growth Plan 2019, and Amendment No. 1 (2020).

The proposed City-initiated Zoning By-law amendments do not require an amendment to MOP.

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of the proposed City-initiated Zoning By-law amendments. In some cases the description of the general intent summarizes multiple policies.

	General Intent
Chapter 4 Vision	<p>Mississauga will support the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness. (Section 4.4.7)</p> <p>Mississauga will complete communities by:</p> <ul style="list-style-type: none"> • promoting an urban form and development that supports public health and active living (Section 4.5) <p>Mississauga will build a desirable urban form by:</p> <ul style="list-style-type: none"> • ensuring that the urban form of the city (e.g., buildings, streets, streetscapes, landscapes, public spaces such as parks and squares, infrastructure) contributes positively to everyday living in Mississauga; • promoting an urban form that will address the live, learn, work and play needs of present and future generations. (Section 4.5)
Chapter 5 Direct Growth	<p>Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure. (Section 5.1.3b)</p>
Chapter 7 Complete Communities	<p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <p>c. encourage environments that foster incidental and recreational activity; and</p> <p>d. encourage land use planning practices conducive to good public health. (Section 7.1.3)</p> <p>Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors. (Section 7.1.7)</p> <p>Mississauga will provide opportunities for: the development of a range of housing choices in terms of type, tenure and price; the production of a variety of affordable dwelling types for both the ownership and rental markets; and, the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</p> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p> <p>Mississauga will consider the contribution that can be made to current housing needs by housing programs of other levels of government and will seek to maximize the use of those programs that meet the City's housing objectives. (Section 7.2.6)</p>

	General Intent
<p>Chapter 9 Build a Desirable Urban Form</p>	<p>Development will have a compatible bulk, massing and scale of built form to provide an integrated streetscape. (Section 9.2.1.29)</p> <p>Tall buildings have a greater presence on the skyline and are required to have the highest quality architecture. (Section 9.3.3.2)</p> <p>Open Spaces and Amenity Areas Open spaces include both public and private space as well as on-site amenities and are one of the most significant contributors to an area's character and quality of life. (Section 9.3.5)</p> <p>Private open space and/or amenity areas will be required for all development. (Section 9.3.5.5)</p> <p>Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (Section 9.3.5.6)</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. In Intensification Areas, alternatives to at grade amenities may be considered. (Section 9.3.5.7)</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> f. continuity and enhancement of streetscapes; g. the size and distribution of building mass and height; k. the local vernacular and architectural character as represented by the rhythm, textures and building materials; l. privacy and overlook; and m. the function and use of buildings, structures and landscapes. (Section 9.5.1.2) <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character, respects its immediate context and creates a quality living or working environment. (Section 9.5.2.1)</p> <p>Buildings will be designed to create a sense of identity through the site layout, massing, forms, orientation, scale, architectural features, landscaping and signage. (Section 9.5.3.1)</p>
<p>Chapter 10 Foster a Strong Economy</p>	<p>Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force. (Section 10.1.1)</p>

<p>Chapter 11 General Land Use Designations</p>	<p>In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses: d. special needs housing. (Section 11.2.5.2) Special needs housing will be in a built form consistent with the dwelling forms permitted by the residential designation. (Section 11.2.5.9)</p>
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2. Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

3. Consistency with PPS

The PPS includes policies that allow for a range of intensification opportunities and appropriate development

standards. Several revisions to the Zoning By-law have been identified, however, only the proposed amendments related to group homes are influenced by the policies contained by the PPS.

Section 1.4.3 of the PPS, as referenced above, identifies the requirement that planning authorities should provide for an appropriate range and mix of housing types and densities to meet the social, health, and well-being requirements of current and future residents, including special needs requirements.

This section identifies the City's responsibility in supporting and facilitating the siting of group homes within its borders.

Overall, the proposed City-initiated Zoning By-law amendments conform with the PPS.

4. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.

Several revisions to the Zoning By-law have been identified, however, only the proposed amendments related to group homes are influenced by the policies contained by the Growth Plan.

The Growth Plan encourages both the provision of affordable housing, as well as the inclusion of a diverse range of housing options, including special needs accommodation.

Overall, the proposed City-initiated Zoning By-law amendments conform with the Growth Plan.

5. Region of Peel Official Plan

Several revisions to the Zoning By-law have been identified, however, only the proposed amendments related to group homes are influenced by the policies contained by ROP.

A key objective of ROP is the importance, and provision, of a full range of housing.

As evident by Sections 5.9.37, 5.9.46, 5.9.47, and 5.9.53, as identified above, the Region's objective is to make a wide-range of housing available for its diverse population, specifically those residents with special needs; with the ROP definition of "special needs housing" including group homes.

Overall, the proposed City-initiated Zoning By-law amendments conform with ROP.

6. Mississauga Official Plan (MOP)

The proposed City-initiated Zoning By-law amendments conform with the above-listed MOP sections as they strive to support the concept of complete communities; especially in serving to meet the civic, cultural, educational, recreational, religious, and social needs of *all* residents.

Further, the proposed amendments for indoor rooftop amenity areas conforms to the policies in MOP to create a desirable urban form.

Additionally, the proposed amendments, specifically with regards to the proposed changes to the Group Home definition, will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.

7. Zoning

Please see Appendix 2: Proposed Zoning By-law Amendments in this regard.

8. Conclusions

City staff have evaluated the proposed amendments against the *Provincial Policy Statement*, Region of Peel Official Plan and Mississauga Official Plan.

Based on the above analysis, staff are of the opinion the proposed City-initiated Zoning By-law amendments are consistent with the *Provincial Policy Statement* and conform to the Region of Peel Official Plan. Further, staff are of the opinion the proposed amendments can be supported, as they would allow for more comprehensive by-law definitions and regulations that incorporates the changes and needs of businesses and residents of the City, while at the same time ensuring that public health and safety are at the forefront of land use planning.