

City of Mississauga  
**Corporate Report**



<p>Date: May 15, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files:  OZ/OPA 24-2 W11 and  T-M24001 W11</p>
	<p>Meeting date:  June 3, 2024</p>

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 11)**

**Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to permit 120 townhouses and back to back townhouses on a Common Element Condominium (CEC) Road, two semi-detached dwellings, two detached dwellings and a commercial building**

**376, 390 Derry Road West and 0 Oaktree Circle, south side of Derry Road West, east of McLaughlin Rd**

**Owner: 2799580 Ontario Limited (Ballymore Homes)**

**Files: OZ/OPA 24-2 W11, T-M24001 W11**

**Bill 109**

## Recommendation

1. That the applications under Files OZ/OPA 24-2 W11 and T-M24001 W11, 2799580 Ontario Limited (Ballymore Homes), 376, 390 Derry Road West and 0 Oaktree Circle, to amend Mississauga Official Plan to **Residential Medium Density** and **Business Employment** and add a Special Site policy; to change the zoning to **H-R7-Exception** (Detached Dwellings - Shallow Lots), **H-RM2-Exception** (Semi-Detached), **H-RM6-Exception** (Townhouses on a CEC - Road), **H-RM11-Exception** (Back To Back Townhouses On A CEC - Road) and **H-C2** (Neighbourhood Commercial) to permit 120 townhouses and back to back townhouses on a CEC Road, two semi-detached dwellings, two detached dwellings and a commercial building be approved.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating issuing the draft conditions of approval outlined in Appendix 2 attached to the staff report dated May

15, 2024 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M24001 W11.

3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
5. That the "H" holding provision is to be removed from the **R7-Exception** (Detached Dwellings - Shallow Lots), **RM2-Exception** (Semi-Detached), **RM6-Exception** (Townhouses on a CEC - Road), **RM11-Exception** (Back To Back Townhouses On A CEC - Road) and **C2** (Neighbourhood Commercial) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated May 15, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.

## Executive Summary

- Staff recommend approval of the proposed infill development application on a vacant site which will facilitate new housing, commercial space, an integrated traffic and pedestrian system, and private amenity space
- Upon approval, the lands will support 124 new residential units, including townhouses and back to back townhouses on a CEC Road, detached and semi-detached dwellings, and a commercial building
- Based on staff's evaluation the development applications conform with the relevant planning policies and are supportable from a planning perspective
- Of significance to note: there is adequate existing municipal infrastructure to support the proposed development; and the mix of uses and integrated movement network will facilitate a more walkable community.

## Background

A pre-submission public meeting was held virtually by Ward 11 Councillor, Brad Butt, on June 20, 2023. Official Plan amendment, rezoning and subdivision applications were deemed complete on February 22, 2024 and subsequently circulated for review and technical comments. The purpose of this report is to provide information on the applications and a detailed planning

analysis, including recommendations for the Planning and Development Committee's consideration.

## Present Status

### 1. Site Information

#### (a) Site Location and Description

The site is located south of Derry Road West, just east of McLaughlin Road, in the Meadowvale Village Neighbourhood Character Area. The site is an irregular shape, with frontage onto Derry Road West and Oaktree Circle to the south. The site is mostly vacant with two vacant single storey buildings fronting Derry Road West.



**Aerial Photo of 376, 390 Derry Road West and 0 Oaktree Circle**

Property Size and Use	
Frontages:	Derry Rd W - 136.0 m (446.2 ft.) approx. Oaktree Cir - 30.0 m (98.4 ft.) approx.
Gross Lot Area:	2.59 ha (6.4 acres)



**Photo of Existing Site Condition (view south from Derry Road West)**



**Photo of Existing Site Condition (view north from Oaktree Circle)**

**(b) Site History**

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **D** (Development), which recognizes vacant lands not yet developed and/or permits legally existing uses until such time as the lands are rezoned in conformity with Mississauga Official Plan, and **RM5-26** (Street Townhouses - Exception), which permits townhouse and semi-detached dwellings.
- November 14, 2012 – Mississauga Official Plan (MOP) came into force which designated the subject site **Residential Low Density II**, **Residential Medium Density** and **Business Employment** within the Meadowvale Village Neighbourhood Character Area.
- June 20, 2023 – A virtual community meeting was held by Ward 11 Councillor, Brad Butt.

- June 28, 2023 – Development Application Review Committee (DARC) meeting held with the proponent and City staff provided submission requirements and preliminary feedback, under file DARC 23-91 W11.
- February 22, 2024 – The subject applications were deemed complete and began formal review under the City's new development application pilot project, as a response to the Province's recent legislation under Bill 109.

### (c) Site Context

The subject properties are located in the Meadowvale Village Neighbourhood Character Area. The surrounding area contains a mix of residential and commercial uses.

Residential uses including detached, semi-detached and townhouses characterize the area around the development site to the north, west and south, while commercial sites exist in the area immediately east and west of the site and north of Derry Rd West. The commercial sites include a Petro-Canada gas station immediately west of the site and a one storey commercial plaza to the north, which contains a Food Basics, Dollarama, LCBO and other commercial and service uses. On the northwest corner of Derry Rd West and McLaughlin Rd is the Meadowvale Village Centre shopping mall. There are two detached homes with commercial units to the east of the site fronting Derry Road. These lands are also zoned **D** (Development). Further east, there are various employment sites, including a hotel and commercial plazas containing restaurants and offices.

The surrounding land uses are:

North: **Mixed Use** (commercial plaza)

East: **Motor Vehicle Commercial** (gas station) and **Residential Medium Density** (semi-detached dwellings)

South: **Residential Low Density II** (detached dwellings)

West: **Residential Low Density II** (detached dwellings) and **Business Employment** (development sites, hotel, and commercial plaza)

## 2. Surrounding Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- OZ/OPA 21-12 W11 – 44-45 Longview Place – application in process for three detached dwellings
- OZ 13/021 W11 and T-M13007– 320 Derry Rd W – applications approved for 37 detached dwellings, eight semi-detached dwellings and employment uses in June 2015

### 3. Official Plan

The lands are located within the Meadowvale Village Neighbourhood Character Area and are designated **Residential Low Density II, Residential Medium Density and Business Employment**. The **Residential Low Density II** designation permits detached dwellings, semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. The **Residential Medium Density** designation permits all forms of townhouses. The **Business Employment** designation permits a wide variety of uses which encourage employment and commercial activity.

The Meadowvale Village Neighbourhood Character Area is not an identified Intensification Area in Mississauga Official Plan and is, therefore, not intended to be the focus of significant intensification within the City. However, this does not mean that it must remain static and does allow for development which is sensitive to the existing and planned character of the area. Additionally, the lands are located on a Corridor: Derry Road West to the north. Development on Corridors which are within the context of a Neighbourhood should be compact, mixed use, transit friendly and appropriate. Refer to Appendix 1 for the existing and proposed Official Plan map.

The subject property not located within a Major Transit Station Area (MTSA).

### 4. Zoning

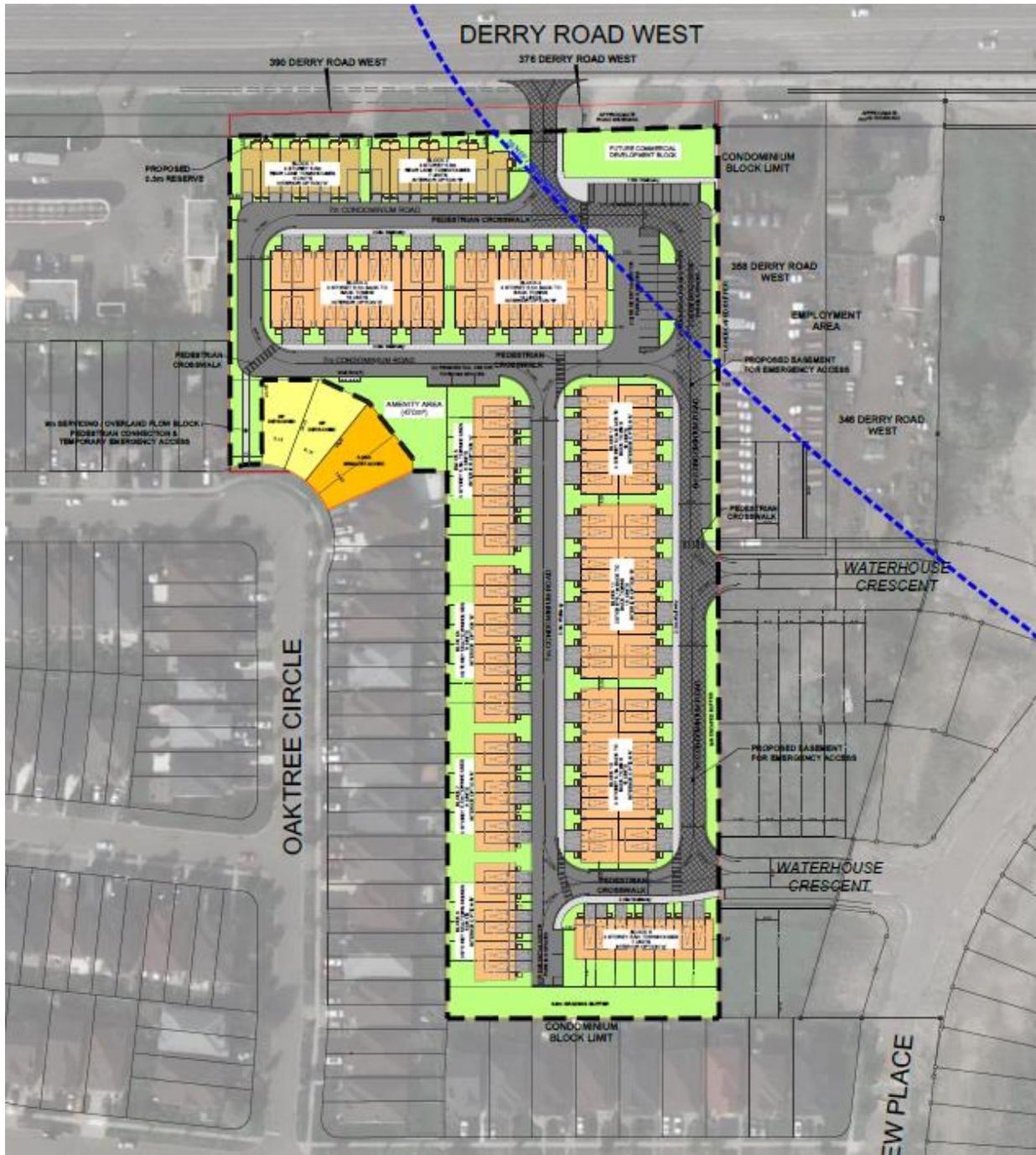
The subject property is currently zoned **D** (Development), which recognizes vacant lands not yet developed and/or permits the use that legally existed on the date of passing of Mississauga Zoning By-law 0225-2007, until such time as the lands are rezoned in conformity with Mississauga Official Plan. A small area of the site along Oaktree Circle is zoned **RM5-26** (Street Townhouses - Exception), which permits street townhouses and semi-detached dwellings.

Refer to Appendix 1 for the existing and proposed Zoning Map.

### 5. Proposed Development

#### (a) Description

The applicant proposes to develop the property with 120 street and back to back townhouses on a Common Element Condominium (CEC) Road, two semi-detached dwellings, two detached dwellings and a commercial building. Official plan amendment and rezoning applications are required to permit the proposed development. A draft plan of subdivision application is also proposed to create six blocks. Refer to Appendix 1 for details of the proposed development.



**Concept Plan of Proposed Development**

**(b) Supporting Studies**

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>

### (c) Green Development Initiatives

The applicant has not identified which green development initiatives will be incorporated into the development.

## Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the applications.

### 1. Reason for Applications

#### Official Plan Amendment

An amendment to Mississauga Official Plan and the Meadowvale Village Neighbourhood Character Area through the addition of a Special Site policy is required to accommodate the proposal.

An amendment to the site's designation from **Residential Low Density II, Residential Medium Density** and **Business Employment** to **Residential Medium Density** and **Business Employment** is required to allow the construction of CEC street and CEC back to back townhomes across the site. The lands currently designated Business Employment at the northeast corner of the property are to but the area will be reduced.

Secondly, an amendment to the Meadowvale Village Neighbourhood Character Area through the addition of a Special Site is required to allow the inclusion of detached dwellings within a **Residential Medium Density** designation, and to allow the inclusion of retail store, personal service establishment and office uses within the **Business Employment** designation.

Please refer to Appendix 1 to view the existing Official Plan designations and proposed amendments.

#### Zoning By-law Amendment

An amendment to Zoning By-law 0225-2007 is required to implement the proposal. The majority of the site is zoned **D** (Development), which only permits uses legally existing. A small portion of the site along Oaktree Circle is zoned **RM5-26** (Street Townhouses - Exception), which permits street townhouses and semi-detached dwellings.

The proposed zoning amendments are **R7-Exception** (Detached Dwellings - Shallow Lots), **RM2-Exception** (Semi-Detached), **RM6-Exception 1** (Townhouses on a CEC - Road), **RM6-Exception 2** (Townhouses on a CEC - Road), **RM11-Exception** (Back to Back Townhouses on A CEC - Road) and **C2** (Neighbourhood Commercial). The proposed zoning includes exceptions to each zone to accommodate specific regulations for each block of units including: reduced front, side and rear yard setbacks, landscaped areas and lot sizes and increased dwelling heights.

Refer to Section 2 and Appendix 1 to view a complete list of the requested zoning amendments.

## 2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

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 applications have been reviewed and assessed in the context of the proposed development applications. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

### (a) Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

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".

#### *Consistency with the PPS, 2020*

PPS policy 1.1.1 outlines how to manage and direct land use to achieve resilient development and liveable communities, through promoting efficient, dense land use, accommodating a mix of residential types, promoting transit-oriented development and avoiding development which may cause public health and safety concerns. PPS policy 1.1.3 outlines how settlement areas should be managed and supported in their role as the focus of growth and development, largely by utilizing appropriate development standards which operationalize existing infrastructure, encourage transit-oriented development and generally use land efficiently.

The proposed development conforms to the PPS as it proposes gentle intensification of an under utilized parcel while transitioning the proposed townhouse built form to integrate with the existing semi-detached and detached dwellings along the Oaktree Circle.

### *Consistency with the Growth Plan, 2020*

The proposed development conforms to the Growth Plan direction as it accommodates intensification within an existing built-up area and results in an increase to housing supply.

The Growth Plan explicitly states that development must be governed by appropriate standards. The proposed development provides adequate regard to the appropriate siting of dwellings in relation to surrounding dwellings and municipal infrastructure. As such the proposed development is consistent with the principle and aims of the Growth Plan.

#### **(b) Regional Official Plan (ROP)**

The general objectives of the ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses. There are also policies about the efficient use of land, services, infrastructure and public finances. Achieving an urban form and density that is pedestrian-friendly and transit supportive are also stated objectives.

The proposed development does not require an amendment to the ROP. The site is located within the Urban System and the proposal achieves many of the objectives and policies of the ROP, including: encouraging a pattern of compact form, providing an appropriate range of housing, supporting pedestrian-friendly and transit-supportive opportunities for intensification and mixed land uses (Section 5.3). As such, the proposed development gives adequate regard for the objectives of the ROP.

#### **(c) Mississauga Official Plan (MOP)**

The proposal requires an amendment to the Mississauga Official Plan policies for the Meadowvale Village Neighbourhood Character Area, to permit 120 CEC street and back to back townhouses, two semi-detached dwellings, two detached dwellings and a commercial building. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has 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 been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

The following is an analysis of the key policies and criteria:

### **Directing Growth**

The subject site is located in the Meadowvale Village Neighbourhood Character Area and is designated **Residential Low Density II** which permits detached dwellings, semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages; **Residential Medium Density** which permits all forms of townhouses; and **Business Employment** which permits a wide variety of uses which encourage employment and commercial activity.

The applicant is proposing **Residential Medium Density** and **Business Employment**, with a Special Site to allow for detached dwellings fronting Oaktree Circle and retail store, personal service establishment and office uses within the **Business Employment** designation.

The Meadowvale Village Neighbourhood Character Area is not identified as an intensification area within MOP but this site does front onto a Corridor. Within the City Structure, Neighbourhoods (MOP policy 5.3.5) are generally expected to facilitate lower densities and building heights (specifically 2 to 4 storeys along Corridors), with intensification occurring through infilling, and higher densities being found along Corridors. Intensification is to be compatible with the built form and scale of the surrounding development and should not exceed the capacity of existing and planned services and site constraints (MOP policy 5.1.9).

The Meadowvale Village Neighbourhood Character Area (16.17) includes design policies which encourage subdivisions to provide a mix of lot sizes (16.17.2.5) and integrated street networks (16.17.2.8). With regard to land use, semi-detached dwellings are permitted in **Residential Medium Density** designations where localized circumstances reflect similar lotting patterns (16.17.3.2).

The proposed development adheres to the planned City Structure. The proposed **Residential Medium Density** designation expands the area of the existing medium density designation, replacing the previous **Residential Low Density II** designation. The proposal will provide infill housing and intensification along a Corridor, while transitioning to lower densities. The proposed concept plan demonstrates a mix of lot sizes and a street network integrated with the existing neighbourhood. The proposed three storey dwellings will have a maximum height of 15 m (49.2 ft.). The proposed road network connects with Derry Road West to the north, and Waterhouse Crescent and Longview Place to the east, while providing a pedestrian access to Oaktree Circle to the south. The development includes private and shared amenity areas for future residents, as well as a commercial block which

will encourage a mixed use development. The site represents an optimal location for this form of development.

The proposed development puts forward the addition of retail store, personal service establishment and office uses within the **Business Employment** designation. These uses are permitted within **Mixed Use** and **Convenience Commercial** designations, though generally not within **Business Employment** designations as they don't provide intensive employment opportunities. However, considering the site context, specifically the proximity to residential uses, and the **Mixed Use** designation directly across the street, the addition of these uses is appropriate for the proposed development. The area of the property with the **Business Employment** designation falls within the Noise Exposure Forecast (NEF) Contour 35, associated with the airport operating area, which does not permit sensitive uses such as residential. The proposed commercial uses are acceptable as they are separated from the adjoining residential uses by a CEC road and provide for a use that will not be impacted by airport noise.

As such, staff are supportive of the proposed amendments to the Mississauga Official Plan as they adequately meet the policies relating to Directing Growth, City Structure and the Meadowvale Village Neighbourhood Character Area.

### **Compatibility and Site Layout**

Policies which direct Urban Form in Non-Intensification Areas (MOP policy 9.2.2) state that new development which does not mirror the existing development should respect lotting patterns and the continuity of front, rear and side yard setbacks, while ensuring the quality of the tree canopy and scale, massing and character of the surrounding area (9.2.2.3). Additionally, development along Corridors must site buildings to frame the street (9.2.2.6) and encourage design excellence and safety (9.2.2.5). Proposed development is to have regard for land use and detailed siting, while remaining compatible with planned and existing context.

The proposed development maintains compatibility with the surrounding context. The proposed detached and semi-detached dwellings respect the lotting pattern of the existing dwellings along Oaktree Circle. The proposed back-to-back and street townhouses along the proposed CEC roads maintains a compact lotting pattern which intensifies with an integrated road network at an appropriate scale. As such, the proposed development would adequately support the Urban Form policies for Non-Intensification Areas outlined in the MOP.

### **Services and Infrastructure**

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure appears to be adequate to support the proposed development. Some additional details are still required to demonstrate some technical details, as outlined in the 'H' Holding Provision section below.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site but will require more technical details to demonstrate functionality, as outlined in the 'H' Holding Provision section below.

The following community services are located in proximity to the site:

- Golden Hills Park
- Novo Star Park
- Horseshoe Park
- Courtneypark Community Centre and Library

The following major MiWay and Brampton bus routes currently service the site:

- Route 18 – Miway, McLaughlin-Derry
- Route 42 – Miway, Derry
- Route 66 – Miway, McLaughlin
- Route 6 – Brampton Transit, James Potter North and South

There is a transit stop on Derry Rd W at McLaughlin within 112.0 m (367.5 ft.) of the site.

MOP policy 7.1.3 encourages the development of the built environment through the provision of compact built forms, mixed uses, the integration of a variety of travel needs and the integration of recreational land uses. The proposed development is acceptable as it includes a commercial use, amenity space and pedestrian connections to the surrounding neighborhood. Additionally, the proposed development is within a Neighbourhood and has access to existing community uses and transit connections.

In summary, the proposed official plan amendment is found to be acceptable based upon the following:

- The proposal represents intensification that is an appropriate location for infill development along the Derry Road West Corridor
- The building forms and proposed CEC roads provide an appropriate transition that respects adjacent land uses and the surrounding context
- The variation in lot sizes and unit types result in a desirable built form that is compatible with the surrounding neighbourhood
- There is adequate existing municipal infrastructure to support the proposed development

#### **(d) Zoning By-law**

The proposed development would be accommodated within six proposed zones: five residential zones and one commercial zone. The residential zones propose various exceptions which are summarized below.

The proposed **H-C2** (Neighbourhood Commercial) zone would facilitate the construction of a small commercial building in the northeast corner of the site, fronting Derry Road West. The proposed exception zones fronting Oaktree Circle are **H-R7-Exception** (Detached Dwellings - Shallow Lots) and **H-RM2-Exception** (Semi-Detached). While detached dwellings are not permitted in the **Medium Density** designation, a Special Site to permit them is proposed. The proposed detached and semi-detached dwellings are compatible with the existing homes on Oaktree Circle and will complete the street. The proposed exception provisions include smaller lot sizes and reduced front, rear and side yards. Both exception zones align with the setbacks and lot sizes along Oaktree Circle.

The proposed **H-RM6-Exception** (Townhouses on a CEC - Road) zone will include a provision to allow driveway access to the rear elevation of these units that will front on Derry Road West. While the proposed 3 storey townhouses will not have rear yards, the units will have balconies and a shared outdoor amenity space within the site. The regulations allow for smaller lot sizes, reduced front, side, and rear yards and a maximum height of 15.0 m (49.2 ft.). The proposed provisions are acceptable, as they maintain appropriate setbacks to Derry Rd W, provide a compact site layout and are compatible with the surrounding built form.

Within the site are the proposed **H-RM6-Exception 2** (Townhouses on a CEC - Road) and **H-RM11-Exception** (Back to Back Townhouses on A CEC - Road) zones. The townhouses will have rear yards, while the back to back townhouses will have balconies. Both exceptions propose smaller lot sizes, reduced front, side, and rear yards and increased maximum heights of 15.0 m (49.2 ft.). The dwellings represent an appropriate form of intensification as they are placed along a corridor and are compatible in terms of built form and scale to the surrounding neighbourhood.

The applications propose to provide 30 visitor parking spaces (0.24 per unit) whereas 31 spaces (0.25 per unit) are required. This is acceptable considering the minimal scale of the deficiency and the provision of an adequate number of resident parking spaces. A parking justification letter was submitted and reviewed in support of the proposed reduction.

A table summarizing the proposed zoning regulations can be found in Appendix 1.

#### **(e) Bonus Zoning/Community Benefit Charge**

The *Planning Act* was amended by Bill 197, COVID-19 *Economic Recovery Act*, 2020, S.O. 2020, c. 18. Section 37 height and density bonus provisions have been replaced with a new Community Benefit Charge (CBC).

While the proposed development is more than 10 residential units, it is less than five storeys and therefore CBC charges do not apply.

**(f) 'H' Holding Provision**

Should this application be approved by Council, staff will request an 'H' Holding Provision which can be lifted upon:

- Receipt of a signed Development Agreement with municipal and regional infrastructure schedules, to the satisfaction of the City and Region
- Receipt of a Draft Reference Plan illustrating the required land dedications, conveyances, and easements including Part Block numbers, to the satisfaction of the City and the Region
- Gratuitous dedication of lands to achieve the ultimate 50.5 m right of way of Regional Road 5 (Derry Road West), as well as a 0.3 m reserve, to the satisfaction of the Region
- Receipt of a revised Functional Servicing and Storm Water Management Report to the satisfaction of the City's Transportation and Works Department and the Region
- Receipt of revised Traffic Impact Study (TIS) to the satisfaction of the City's Transportation and Works Department and the Region
- Receipt of an Engineering Submission for road and access works impacting Derry Road West, to the satisfaction of the Region
- Receipt of a revised Grading and Servicing Plans, to the satisfaction of the City's Transportation and Works and Planning and Building Departments
- Receipt of a revised Noise Feasibility Study to the satisfaction of the City's Planning and Building Department
- Receipt of a revised Phase One and Phase Two Environmental Site Assessment, Storm Sewer Use By-law Acknowledgment and all other documents required for environmental compliance to the satisfaction of the City's Transportation and Works Department
- Receipt of a revised Tree Inventory/Survey, Tree Preservation Plan, and Arborist Report to the satisfaction of the City's Planning and Building department

**3. Affordable Housing**

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement (2020)*, Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are

contained in the Region of Peel Housing and Homelessness Plan 2018-2028  
<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

The City Planning Strategies Division has requested the applicant to consider opportunities to provide the requested 7 affordable housing units (10% of the unit total) by providing middle-income affordable ownership units, affordable rental units, off-site land contributions, or financial contributions to affordable middle income housing elsewhere. The applicant has stated that given the provision of a mix of larger housing typologies, the proposal does not contemplate units that are considered generally affordable to middle income households.

#### **4. Next Steps**

##### **(a) Site Plan**

Prior to development of the lands, the applicant will be required to obtain site plan approval.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as adhering to the common element condominium requirements, indicating replacement tree planting and protective hoarding, and various technical site layout requirements. Through the site plan process, further refinements are anticipated for the design of the townhouse elevations, access to Derry Road West as per Regional standards, and location of sidewalks throughout the site.

##### **(b) Draft Plan of Subdivision**

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 2.

The lands are the subject of a Draft Plan of Subdivision. Development will be subject to the completion of services and registration of the plan.

## **Financial Impact**

In accordance with the amended application processing timelines enforced through Bill 109, a municipality is required to make a decision on Official Plan Amendment and Rezoning applications within 120 days of the application being deemed complete, otherwise the municipality is required to refund the submitted application fees to the applicant. This application was deemed complete on February 22, 2024. Should a decision not be made and the relevant MOPA and By-law not enacted for the applications by June 20, 2024, the municipality is required to refund the City's portion of the planning application fees to the applicant, in the amount \$137,066.00.

## Engagement and Consultation

### 1. Community Feedback

A virtual community meeting was held by Ward 11 Councillor, Brad Butt, on June 20, 2023. No residents attended the community meeting and no written correspondence have been received.

### 2. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on February 22, 2024. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

#### (a) Region of Peel

Comments dated May 6, 2024, state that the Region supports the proposed development's use of the existing 250 mm sewer along Derry Road West. Additional technical details and revisions are required to the Functional Servicing and Stormwater Management Report and Traffic Impact Study, as well as land dedications through the holding provision. For full technical comments see Appendix 1.

#### (b) City Transportation and Works Department

Comments dated April 26, 2024, state that technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic, and environmental compliance, have been satisfactorily addressed to confirm feasibility of the project, in accordance with City requirements.

Based on a review of the materials submitted to date, staff are generally satisfied with the details provided to confirm the feasibility of the development proposal from an engineering standpoint. Additional technical matters will need to be satisfactorily addressed to facilitate the implementation of the engineering requirements as part of an 'H' Holding provision and through the related Subdivision Conditions of Draft Plan Approval (see Appendix 1 for detailed staff comments).

#### (c) City Community Services Department

Comments dated May 3, 2024, state that the subject property meets parkland provision standards and is in proximity to various city owned outdoor amenities. Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and Bylaws. For full technical comments see Appendix 1.

#### (d) Dufferin-Peel Catholic District School Board and Peel District School Board

Comments dated March 1, 2024, from the Dufferin Peel Catholic School Board state that the Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.

Comments dated March 12, 2024 from the Peel District School Board state that sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, and future residents will be notified through warning clauses in the agreement of purchase and sale, and by signs placed on the site. The school board advises that some students may be accommodated in temporary facilities or bused to schools outside of the area.

Refer to Appendix 1 for the School Accommodations Summary by school board.

## Conclusion

In conclusion, City staff have evaluated the applications to permit 120 CEC townhouses, semi-detached and detached dwellings and a commercial building against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan. Staff found that the proposed Official Plan Amendment to **Residential Medium Density** and **Business Employment** conforms with the relevant provincial, regional and city policies for appropriate land use.

The proposed rezoning to permit **H-R7-Exception** (Detached Dwellings - Shallow Lots), **H-RM2-Exception** (Semi-Detached), **H-RM6-Exception** (Townhouses on a CEC - Road), **H-RM11-Exception** (Back to Back Townhouses On A CEC - Road) and **H-C2** (Neighbourhood Commercial) contain acceptable performance regulations.

The proposed development maintains the goals and objectives of the Mississauga Official Plan and is compatible with the surrounding neighbourhood. The proposed official plan amendment, rezoning and draft plan of subdivision applications are acceptable from a planning standpoint and should be approved subject to the conditions contained in this report.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

## Attachments

Appendix 1: Supplementary Information

Appendix 2: City Conditions of Approval

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Originator's files: OZ/OPA 24-2 W11 and T-M24001 W11

*A. Whitemore*

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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Emma Bunting, Development Planner