

1 Detailed Information and Preliminary Planning Analysis
City-Initiated Official Plan and Zoning By-law Amendments

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1. Summary of Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Ancillary Crisis Shelter	Add a definition for Ancillary Crisis Shelter as follows: "Ancillary Crisis Shelter means an accessory use of a building or structure or part thereof, which may be permitted to temporarily activate during severe weather warnings or natural emergencies (as declared by a public authority) to provide temporary shelter for the duration of the natural emergency or severe weather warning."	This definition will allow the temporary activation of a building (such as a community centre, library or place of religious assembly) to operate as a short term shelter (such as a warming centre) during severe weather conditions or natural emergencies that are hazardous to life.
2	Auxiliary Uses	Add a definition for Auxiliary Use as follows: Auxiliary Use means an independent, stand-alone use that is not subordinate or exclusively devoted to the permitted use on the same lot, and requires a separate Certificate of Occupancy.	The new Auxiliary Use definition clarifies the difference between Accessory Uses (subordinate to a primary use on the same lot) and Auxiliary Uses (independent uses on the same lot). The independent nature of an auxiliary use requires additional regulatory examination, by way of a separate Certificate of Occupancy, to ensure it meets all necessary zoning and safety requirements. This distinction aids in determining when a separate Certificate of Occupancy is needed for multiple uses on a lot.
3	Bicycle Parking Space - Class A	Amend the Bicycle Parking Space - Class A definition to add "within a building" as follows: "Bicycle Parking Space - Class A means an indoor bicycle parking space within a building in an enclosed area with controlled access."	The amended definition clarifies that Class A bicycle parking spaces, such as bicycle cages, rooms, and lockers, must be located indoors "within a building."

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
4	Front Lot Line - Corner Lot	Amend the Front Lot Line - Corner Lot definition by adding the words: "or more" to read as follows: "Front Lot Line - Corner Lot means the shorter of two or more lot lines that divide the lot from the street or a private road."	This amendment adds "or more" to the "Front Lot Line - Corner Lot" definition to align with the "Corner Lot" definition, which involves two or more intersecting streets or private roads. This change clarifies which lot line is the front when multiple intersections are involved.
5	Front Lot Line	Amend the Front Lot Line definition by adding the words: "the shortest lot line" to read as follows: "Front Lot Line means the shortest lot line that divides a lot from the street or a private road."	This amendment provides clearer guidance on which lot line should be considered the front. This change eliminates ambiguity in cases where a lot borders multiple streets or private roads, ensuring consistency in determining the front lot line based on the shortest boundary. This clarification is particularly useful for lots with irregular shapes or multiple street frontages.
6	Porch	Amend the Porch definition by adding "for the main front entrance" as follows: "Porch means a platform, with or without a foundation and/or basement, with at least one side open, that may be covered by a roof or other structural element, with direct access to the ground and is attached to a dwelling, for the main front entrance."	The current porch definition is very similar to the definition for a deck. The amendment clarifies that a "Porch" is specifically for the main front entrance, distinguishing it from a deck.
Section 1.1: Administration, Interpretation, Enforcement and Definitions			
7	1.1.13.1 and 1.1.13.2 Certificate of Occupancy	Add wording to specify that "a valid Certificate of Occupancy must be maintained at all times."	The change is necessary to close a loophole and ensure that a valid Certificate of Occupancy is obtained and always maintained, preventing the practice of applying for and cancelling the certificate, which undermines the intent of the certificate (which is to verify that the

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			use of land, buildings, or structures complies with zoning regulations and safety standards)
Part 2: General Provisions			
8	2.1.9.1 Public School	<p>Amend line 2.0 of Table 2.1.9.1 Public School, to add “Day Care” to the list of uses permitted as an accessory use.</p> <p>Add line 12.0 to Table 2.1.9.1 to state “An accessory Day Care use located in a Public School shall comply with the regulations contained in Table 2.1.9.1 for a Public School.</p>	<p>Adding "Day Care" as a permitted accessory use will enable Public Schools to operate day cares without requiring additional approval from the Committee of Adjustment, as these facilities typically occupy only a small portion of the school</p> <p>Adding line 12.0 will specify that the regulations for the Public School applies to the accessory Day Care use.</p>
9	2.1.9.2 Private School	Amend line 3.11 of Table 2.1.9.2 Private School, to delete the words “: from established grade to highest ridge of a”	This deletion will remove duplication of instructions, as the calculation criteria for sloped roof height is already described in Part 1, Section 1.2. Further, it will provide consistency with how the regulation for flat roof height is written in the same Table 2.1.9.2.
10	2.1.9.5 Essential Emergency Service	<p>Add line 2.4 to Table 2.1.9.5 “For an Essential Emergency Service located in a Residential zone, minimum setback for all buildings, structures, parking areas and swimming pools to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required yard/setback.”</p> <p>Add line 2.5 to Table 2.1.9.5 “Notwithstanding Line 2.0 above, an essential emergency service located in a Residential zone shall not be subject to Part 4.1: General Provisions for Residential Zones.</p>	<p>This amendment is necessary to ensure the Greenlands Setback provisions are captured for those Essential Emergency Services located in Residential zones.</p> <p>Providing clarification for Line 2.0 of Table 2.1.9.5 Essential Emergency Services, to ensure the original intent is clearly communicated i.e. that the General Provisions for Residential zones</p>

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			(Part 4) would not be applicable, only the Residential Base zone would apply.
11	2.1.9.17 Transitional Housing	Add Article 2.1.9.17 Transitional Housing and regulation Table for the following: permit the use in the same zones as the Overnight Accommodation use is permitted and in the Apartment (RA1 to RA5) zones and Minor Office O1 zone, require the use to be located within a building, structure or part thereof, require the use to comply with the zone in which it is located and Parts 1 to 3 of the By-law.	The Zoning By-law is silent as it pertains to where Transitional Housing is permitted. Adding this table will provide clear direction on where Transitional Housing is allowed, i.e. aligning it with the zones where the overnight accommodation use is currently permitted. It will also permit the Transitional Housing use in the Apartment (RA1 to RA5) zones and Minor Office O1 zone which aligns with the city's goals of fostering complete communities and ensuring essential services are accessible. The proposed table will also establish requirements for the use to be located within a building and compliance with the relevant zoning and By-law sections.
12	2.1.9.18 Ancillary Crisis Shelter	Add Article 2.1.9.18 Ancillary Crisis Shelter and a regulation Table for the following: permit the use as an accessory use in a Community Centre and/or Library use, in a Place of Religious Assembly, permit the use in buildings with a Gross Floor Area (GFA) equal to or greater than 500 square metres, require the use to be located within a building, structure or part thereof.	This amendment aims to enhance the City's ability to provide emergency shelter during severe weather events and natural emergencies by allowing certain buildings to operate as crisis shelters while ensuring that they meet necessary criteria for safety and effectiveness. The proposed regulation will outline permitted locations for Ancillary Crisis Shelters and operational requirements, including a minimum GFA to ensure adequate space for effective emergency operations and compliance with safety standards.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
13	2.1.21 Temporary Buildings and Structures	Amend Subsection 2.1.21 to remove the term "sales trailer,".	Removal of the term "sales trailer" addresses industry trends. Currently the sales trailers terminology is outdated and no longer used as originally intended.
Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
14	3.1.1 Parking Regulations	Amend Sentence 3.1.1.1.6 to add the words "Unless otherwise permitted" to the beginning of the sentence.	Adding these words will allow the operation of uses such as Seasonal Outdoor Patios and Seasonal Outdoor Retail Sales and Displays.
15	3.1.6.6 Required Number of Bicycle Parking Spaces for Non-Residential Uses	<p>Add line 16.0 to Table 3.1.6.6 as follows: "Overnight Accommodation: space per guest room; Bicycle Parking - Class A: 0.1 spaces per 100 m² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation</p> <p>Bicycle Parking - Class B: 0.4 spaces per 100 m² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation"</p>	This addition clarifies that the exclusions for Overnight Accommodation parking also apply to bicycle parking by specifying the GFA non-residential calculation criteria for Bicycle Parking Space requirements.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 4: General Provisions for Residential Zones			
16	4.1.3.1 Play Equipment	<p>Amend Article 4.1.3.1 to delete the words “detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse” and replace them with “residential building”</p> <p>Amend Line 3.0 as follows: “Play equipment for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse dwellings shall be located in the rear yard only”</p>	<p>This will allow for play equipment to be permitted not only for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse built forms but also for residential built forms such as townhouse, back to back or stacked townhouse, or an apartment building.</p> <p>It was determined that the specific locational regulation pertaining to play equipment should only be stipulated for detached, semi-detached, linked, duplex, triplex, fourplex and street townhouse dwellings – as it is the Planning preference to have amenity areas such as play equipment centrally located rather than in the rear yard.</p>
Part 5: Office Zones			
17	5.2.2.8: Exception O1-8	Delete Table 5.2.2.8 and accompanying Exception schedule	OLT Case No. OLT-22-004548 did not remove the exception zone and text from the by-law, so the original exception Table for O1-8 remains, though it is no longer relevant due to the OLT decision.
Part 6: General Provisions for Commercial Zones			
18	6.1.5 Retail Store - Seating for Food Sales	Amend Article 6.1.5.1 to increase the number of seats permitted for the consumption of food within a retail store whose principal use is the sale of food from six seats to 25 seats.	Increasing the seating capacity in retail stores where food is sold and consumed on-site is necessary to meet growing consumer demand, align with modern retail trends, and support local business growth.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 10: Greenlands Zones			
19	10.2.2.2: Exception G1-2	Delete Table 10.2.2.2 and accompanying Exception schedule	The Greenlands "G1-2" Exception zone was changed to "H-RA4-56" via By-law 0157-2023 however this by-law failed to delete the G1-2 Exception table and Exception schedule which is now no longer relevant.

Site Specific Zoning By-law Amendment 1:

Site Location:

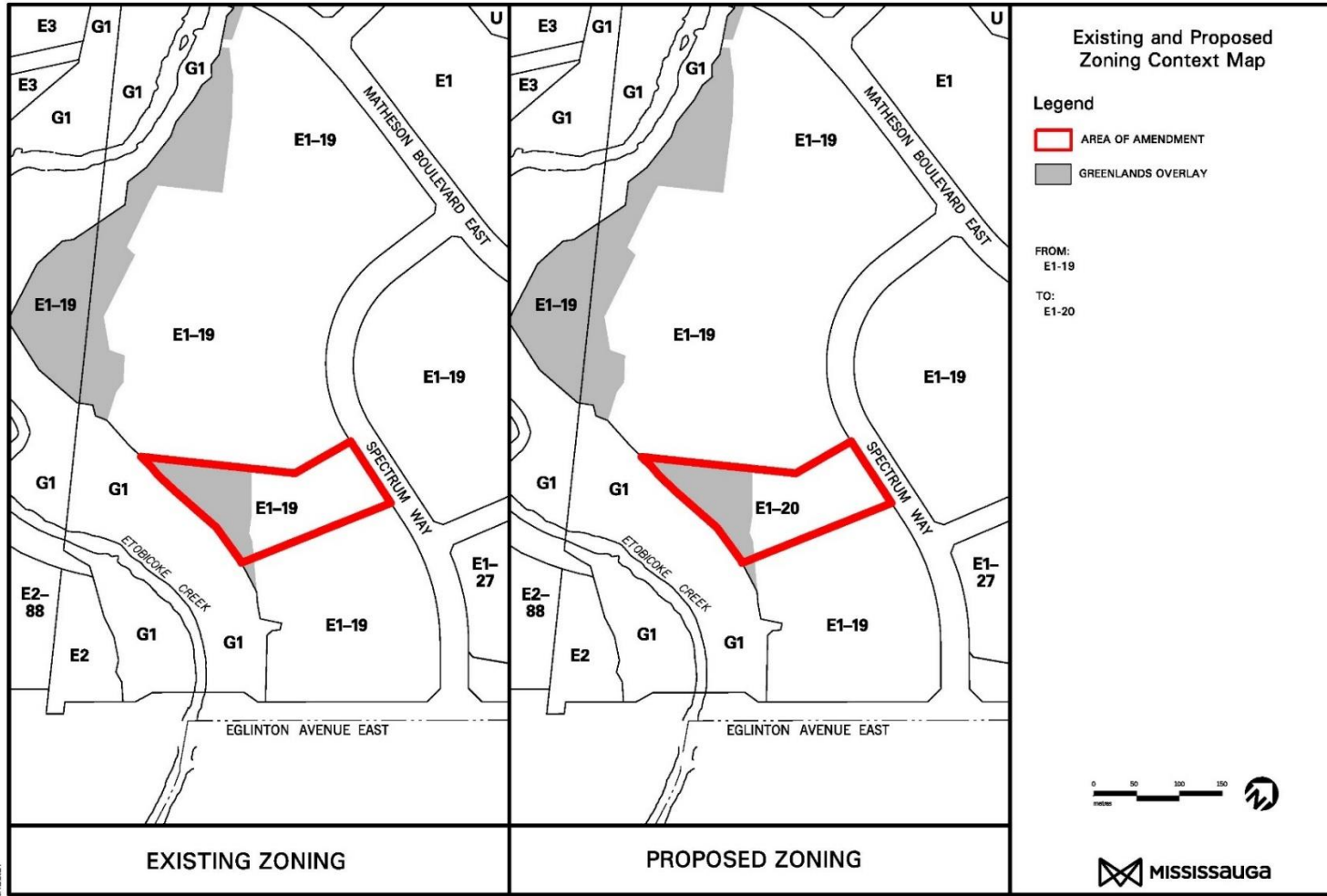
Municipally known as: 5100 Spectrum Way
Part of Lot 1, Concession 5, East of Hurontario Street
 West side of Spectrum Way, north of Eglinton Avenue East

Existing Zoning

The subject property is currently zoned Employment in Nodes Exception (**E1-19**), which permits a variety of uses including Medical Office, Office, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, Medicinal Product Manufacturing Facility, Medicinal Product Manufacturing Facility – Restricted, Plant-Based Manufacturing Facility, Commercial School, Financial Institution, Veterinary Clinic, Banquet Hall/Conference Centre/ Convention Centre, Overnight Accommodation, Active Recreational Uses, Entertainment Establishment, Recreational Establishment, University/College, and Courier/Messenger Service.

Proposed Zoning

The City is proposing to change the zone of the subject lands located on Map34W from Employment in Nodes Exception (**E1-19**) to Employment in Nodes Exception (**E1-20**). The regulations of the E1-19 Exception zone will be carried over to the **E1-20** Exception zone with a minor adjustment to permit an existing drive aisle width of 6.4 metres (21 feet), whereas 7.0 metres (23 feet) is required.



Site Specific Zoning By-law Amendment 1

Site Specific Zoning By-law Amendment 2:

Site Location:

Municipally known as: 5320 Ninth Line

Part of Lot 2, Concession 9, New Survey

West side of Ninth Line, north of Eglinton Avenue West

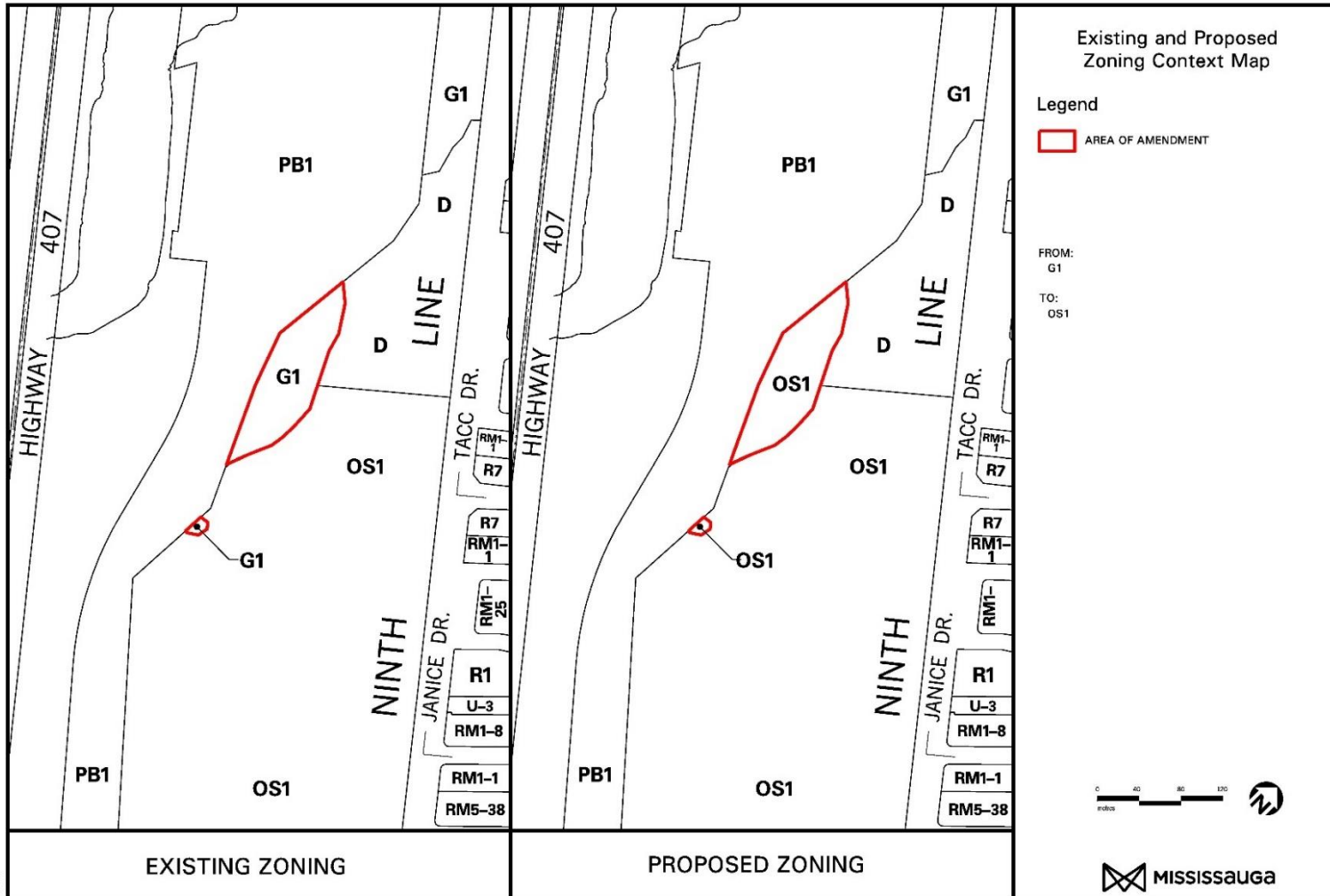
Existing Zoning

The subject property is currently zoned **G1** (Greenlands - Natural Hazards), which permits Flood Control, Stormwater Management, Erosion Management and Natural Heritage Features and Areas Conservation.

Proposed Zoning

The City is proposing to change the zone of (the City owned) lands to **OS1** (Open Space - Community Park) which permits Passive Recreational Use, Active Recreational Use and Stormwater Management Facility. The change of the zone to **OS1** will permit recreational uses that would not otherwise be permitted in lands designated **G1**.

The proposed zone change corresponds with the Committee of Adjustment Decision A303.24, which approved a minor variance to permit a proposed cricket pitch in the G1 Zone for Phase 2 of the at Mattamy Sports Park. By way of Halton Conservation Permit 8741 the G1 Zone Natural hazards were confirmed as mitigated through the construction of a stormwater management pond and grading during Phase 1. This amendment will update zoning map 57 to align with the approved use of the lands per the CoA decision, as requested by Parks and Culture Planning.



Site Specific Zoning By-law Amendment 2

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2. Summary of Applicable Policies, Regulations and Proposed Official Plan Amendments

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

should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the subsection that follows, the relevant policies of Mississauga Official Plan are summarized. The amendments will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Provincial Planning Statement (PPS)</p>	<p>The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.</p> <p>Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. (PPS Chapter 1)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS Chapter 1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS Chapter 1)</p> <p>On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement, 2024 (2024 PPS), introducing significant changes to provincial growth planning. The 2024 PPS will take effect on October 20, 2024, and will apply to all relevant decisions made on or after that date. At the time of writing this Information report, the new Provincial Planning Statement is not in force and effect.</p>	<p>Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, <i>strategic growth areas</i>, including <i>major transit station areas</i>. (PPS 2.3.1.1.)</p> <p>Land use patterns within <i>settlement areas</i> should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned <i>infrastructure and public service facilities</i>. (PPS 2.3.1.2.a-b)</p> <p>Planning authorities shall support general intensification and <i>redevelopment</i> to support the achievement of <i>complete communities</i>, including by planning for a range and mix of <i>housing options</i> and prioritizing planning and investment in the necessary <i>infrastructure and public service facilities</i>. (PPS 2.3.1.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of <i>housing options and densities to meet projected needs of current and future residents of the regional market area</i> by</p> <ul style="list-style-type: none"> b. permitting and facilitating all types of residential intensification, including the <i>development and redevelopment</i> of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new <i>housing options</i> within previously developed areas and <i>redevelopment</i> which results in a net increase in residential units in accordance with policy 2.3.1.3 <p>Planning authorities should prioritize planning and investment for <i>infrastructure and public service facilities</i> in <i>strategic growth areas</i> (PPS 2.4.1.3.a)</p> <p>Complete communities means places such as mixed-use neighbourhoods or</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>other areas within cities, town and <i>settlement areas</i> that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, <i>public service facilities</i>, local stores and services. <i>Complete communities</i> area inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.</p> <p>Planning authorities should permit <i>development</i> and <i>intensification</i> in <i>strategic growth areas</i> to support the achievement of <i>complete communities</i> and a <i>compact built form</i> (2.4.1.3.c)</p>
<p>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</p>	<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>The Provincial Planning Statement, 2024 will take effect on October 20, 2024, on the same day the Growth Plan for the Greater Golden Horseshoe will be repealed. As of this Information report, the new Provincial Planning Statement has not yet come into force.</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<p>Parkway Belt West Plan (PBWP)</p>	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p> <p>The portions of the lands that contain the valleylands associated with the Credit River are designated Public Open Space and Buffer Area in the PBWP.</p>	<p>It is the intent of this plan to:</p> <ul style="list-style-type: none"> • provide for public open spaces located along the Credit River; and, • acquire the Credit River (Meadowvale) lands to establish a Public Open Space Area. (PBWP 6.4.2 & 6.4.3) <p>No changes are proposed to the portion of the lands zoned PB1 (Parkway Belt)</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 and Greenbelt Plan. An update to MOP is currently underway to ensure MOP is consistent with, and conforms to, changes resulting in the recently released Growth Plan, 2020. As of July 1, 2024, the Region of Peel's Official Plan is deemed to be part of an official plan of Mississauga.

Summary of Proposed Official Plan Amendment

The following are proposed amendments to the Mississauga Official Plan:

Proposed MOP Amendment 1:

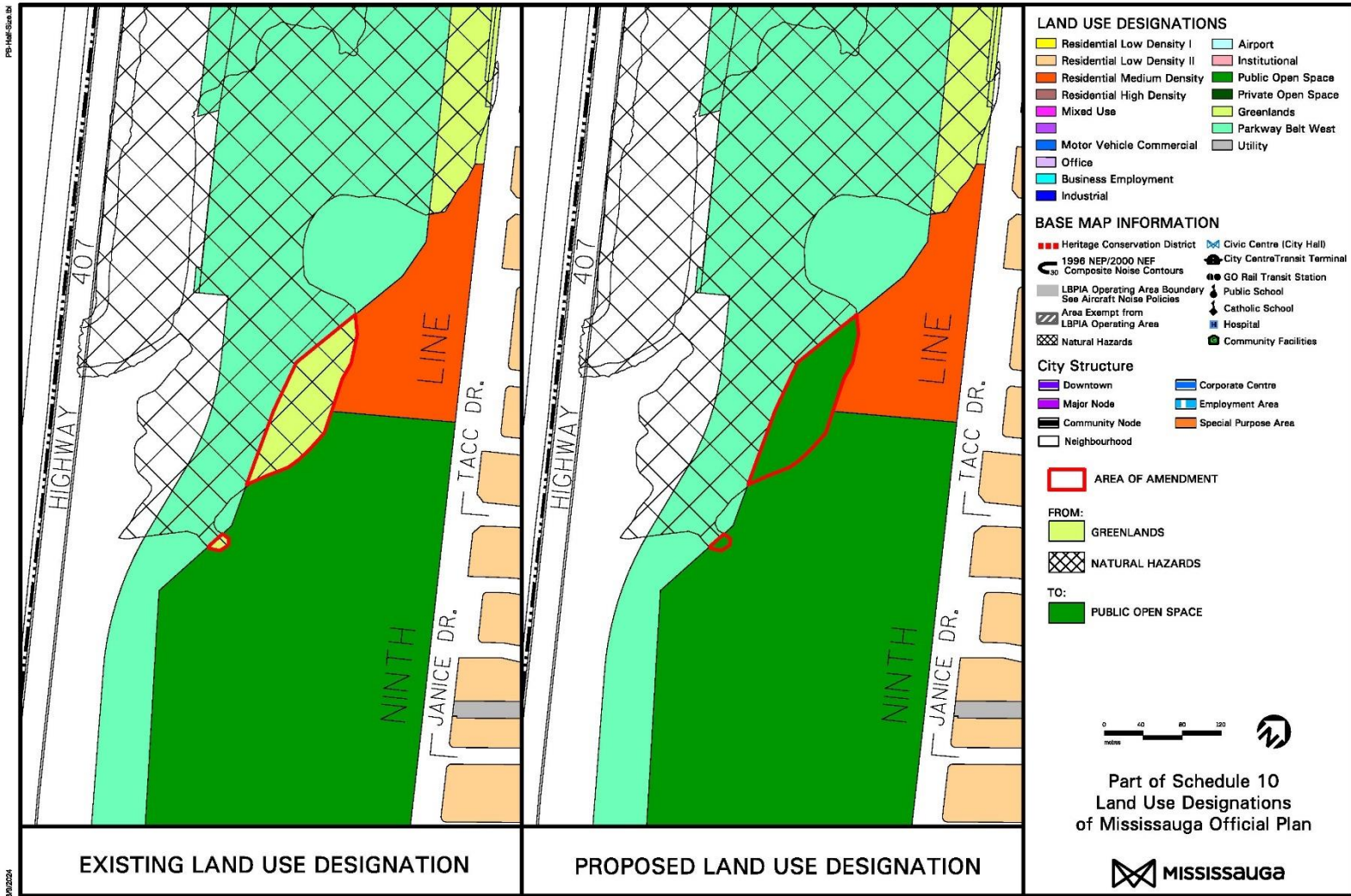
Existing Designation

The City-owned lands municipally known as 5320 Ninth Line, are located within the Ninth Line Neighbourhood Character Area. The area of amendment within the subject lands is designated **Greenlands** in Schedule 10 of the Mississauga Official Plan (MOP). The **Greenlands** designation permits: conservation; electric power distribution and transmission facility; facilities that by their nature must locate near water or traverse watercourses; flood control and/or erosion management; passive recreational activity; parkland; piped services and related facilities for water, wastewater and stormwater; and accessory uses.

Proposed Designation

The City is proposing to change the designation of the lands designated **Greenlands** to **Public Open Space** to permit recreational uses that would not otherwise be permitted in lands designated **Greenlands** which are associated with natural hazards. **Public Open Space** designation permits: agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP).

Further, this Official Plan land designation change aligns with the Committee of Adjustment Decision A303.24 and Halton Conservation Permit 8741 confirming approval of the proposed land use.



Amendment 1: Proposed Land Use Designation

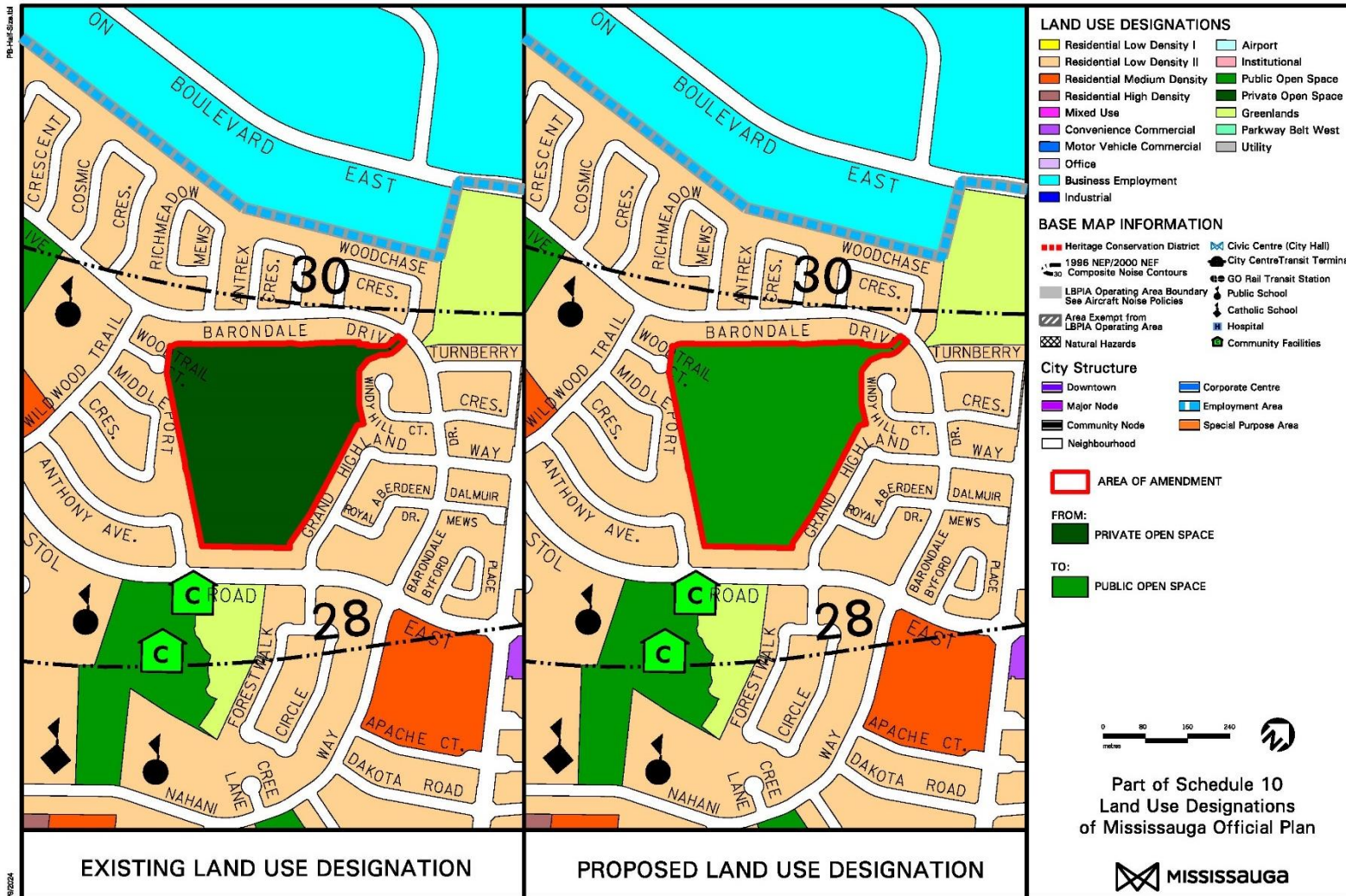
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Proposed MOP Amendment 2:**Existing Designation**

The City-owned lands municipally known as 376 Barondale Dr, are located within the Hurontario Neighbourhood Character Area and is designated **Private Open Space** in Schedule 10 of the Mississauga Official Plan (MOP). The **Private Open Space** designation permits: cemetery, conservation; golf course; and accessory uses, Crematoria, columbaria, and mausolea in cemeteries and Stormwater retention and stormwater quality ponds where deemed appropriate.

Proposed Designation

The City is proposing to change the designation of the lands designated **Private Open Space** to **Public Open Space** to permit redevelopment of the lands to parkland. **Public Open Space** designation permits: agriculture demonstration site; cemetery; conservation; golf course; nursery gardening; recreational facility; stormwater retention and stormwater quality pond; accessory uses and parkland (among other uses permitted in all designations as per 11.2.1 MOP).



Amendment 2: Proposed Land Use Designation

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Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of the proposed zoning by-law amendment. In some cases, the description of the general intent summarizes multiple policies.

MOP Chapter	General Intent
Chapter 4 Vision	<p>Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6)</p> <p>Mississauga will complete communities by: (Section 4.5)</p> <ul style="list-style-type: none"> ● promoting an urban form and development that supports public health and active living; ● ensuring that communities include or provide easy access to a range of uses and services required to meet all or most of the daily needs of residents through all stages of their lives; e.g., housing, transportation, employment, recreation, social interaction and education; <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;
Chapter 5 Direct Growth	<p>Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure. (Section 5.1.3b) Build strong, livable, universally accessible communities (5.1.3e)</p>
Chapter 6 Value The Environment	<p>Mississauga will encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System (6.1.1b)</p> <p>Mississauga will own, lease, operate, maintain, and administer public parkland and facilities to meet the recreational, cultural, educational, and social needs of residents. (Section 6.3.65)</p> <p>Public parkland may incorporate components of the Natural Heritage System to provide opportunities for enjoyment, appreciation and protection of nature. (Section 6.3.76)</p> <p>The potential for Public Open Space areas to expand or connect the Natural Heritage System will be encouraged to ensure that sensitive areas, particularly woodlands, are maintained and enhanced.(Section 6.3.79)</p>
Chapter 7 Complete Communities	<p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga. (Section 7.1.1)</p>

MOP Chapter	General Intent
	<p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <p>d. encourage land use planning practices conducive to good public health. (Section 7.1.3)</p> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</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:</p> <p>a. the development of a range of housing choices in terms of type, tenure and price;</p> <p>c. 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>Chapter 8 Create a Multi-Modal City</p>	<p>Mississauga will require that access, and parking facilities and other destination amenities, such as shower facilities and clothing lockers for cyclists, are incorporated into the design of all buildings and Major Transit Station Areas, as appropriate. (Section 8.2.4.4)</p>
<p>Chapter 9 Build A Desirable Urban Form</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>Chapter 11 General Land Use Designations</p>	<p>Permitted uses on Greenlands include conservation related uses, including flood control and/or erosion management, passive recreational uses are also permitted. (Section 11.2.3.2)</p>
<p>Former Region of Peel Official Plan Policies</p>	<p>It is the policy of this plan to:</p> <p>To create healthy, resilient, equitable and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic and social wellbeing; crime prevention, minimizing hunger and homelessness; a recognition and preservation of the Region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community.(ROP 1.71.)</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 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,</p>

MOP Chapter	General Intent
	<p>and the characteristics of existing communities in Peel.</p> <p>General objectives of ROP, as outlined in Section 5.6, include establishing healthy complete communities; achieving intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services; promoting crime prevention and improvement in the quality of life; providing for a wide range of goods and services to meet the needs of those living and working in the Urban System.</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>

3. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee (or Council) meeting. It is at this meeting that the members of the Committee (or Council) will make a decision on the proposed amendments.