

City of Mississauga

Corporate Report



<p>Date: May 7, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 25-4 W8</p> <hr/> <p>Meeting date: May 26, 2025</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 8)

Official Plan Amendment and Rezoning applications to permit 32 townhomes and 4 semi-detached dwellings on a common element condominium road

4601 Mississauga Road (Polaris Way), south of Eglinton Avenue West, east side of Mississauga Road

Owner: Mississauga Road Properties Inc.

File: OZ/OPA 25-4 W8

Recommendation

1. That the applications under File OZ/OPA 25-4 W8, Mississauga Road Properties Inc., 4601 Mississauga Road (Polaris Way) to amend Mississauga Official Plan to **Medium Density**; to change the zoning to **RM6-42** (Townhouses on a CEC-Road – Exception) to permit 32 townhomes and 4 semi-detached dwellings on a common element condominium road, be approved in conformity with the provisions outlined in the staff report dated May 7, 2025 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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 18 months of the Council decision.

Executive Summary

- An Official Plan Amendment and Rezoning application has been submitted to permit 32 townhomes and 4 semi-detached dwellings on a common element condominium (CEC) road
- The applications contribute to adding additional housing options within an established neighbourhood
- There is adequate existing infrastructure and servicing to support the proposed development
- The applications propose a sufficient setback to the adjacent Greenlands zone
- Based on staff's evaluation, the development conforms to relevant planning policies and is supportable from a planning perspective
- Staff recommend approval of the proposed infill development application which will facilitate 36 new residential homes

Background

Official plan amendment and rezoning applications were deemed complete on February 3, 2025 and subsequently circulated for technical comments. The purpose of this report is to provide information on the applications and to provide 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 at 4601 Mississauga Road (Polaris Way), in the Central Erin Mills Neighbourhood Character Area. The site is irregular in shape and is adjacent to a woodlot which is zoned as Greenlands. The site is vacant and contains mature vegetation lining the northerly and easterly property lines.



Aerial Photo of 4601 Mississauga Road (Polaris Way)

Property Size and Use	
Frontages:	70 m (229.66 ft.)
Depth:	144 m (472.44 ft.)
Gross Lot Area:	7 950.56 m ² (85,579.12 ft ²)



Photo of Subject Site (Looking east)

(b) Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force and the subject lands were zoned **R1** (Detached Dwellings – Typical Lots)
- 2012 – Plan of Subdivision application, 21-T-M 09002 and rezoning application, OZ 9/4, approved for 11 detached dwellings on a CEC road
- November 14, 2012 – Mississauga Official Plan came into force which designated the lands **Residential Low Density I**
- September 16, 2020 – Site Plan application (SP 16-20) was approved

- 2022 – Property is sold to Mississauga Road Properties Inc.
- November 9, 2024 – Official Plan and Zoning By-law Amendment applications received and were deemed complete on February 3, 2025

(c) Site Context

The Central Erin Mills Neighbourhood Character Area, is predominantly residential, containing a mix of detached dwellings on the west side of Mississauga Road and south of the subject site. Further south of the site are townhomes, and a retirement home located on the west side of Mississauga Road. Immediately north of the subject site is the Croation Martyrs Parish, and detached dwellings further north. Abutting the subject site to the east is a park belonging to the Croation Parish.

The greater neighbourhood is largely characterized by detached dwellings and more townhomes located on the south side of Eglinton Avenue West. There are also commercial, and service uses located along Eglinton Avenue West. Credit Valley Hospital and Erin Mills Town Centre are also located near the subject site.

The surrounding land uses are:

North: Croation Parish and detached dwellings
 East: Croatian Parish Park - Father Kamber and the Credit River
 South: detached dwellings
 West: detached dwellings

2. Surrounding Development Applications

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

3. Official Plan

The lands are located within the Central Erin Mills Neighbourhood Character Area and are designated **Residential Low Density I**. The **Residential Low Density I** designation permits detached, semi-detached and duplex dwellings.

The subject site is not located within a Major Transit Station Area (MTSA) and is not identified as an Intensification Area in Mississauga Official Plan. However, the Official Plan contains policies to guide intensification within neighbourhoods while still respecting the existing and planned context of the neighbourhood. Refer to Appendix 1 for the existing Official Plan map.

4. Zoning

The subject property is currently zoned **R16-9** (Detached Dwellings on a CEC-Road – Exception) with a minor portion also zoned **G2-4(17)** (Greenlands – Natural Features – Exception). The **R16-9** zoning permits 11 detached dwellings with exception regulations related to lot frontage and lot area, setbacks, coverage, etc. The **G2-4(17)** zone does not permit development. Refer to Appendix 1 for the existing and proposed Zoning Map.

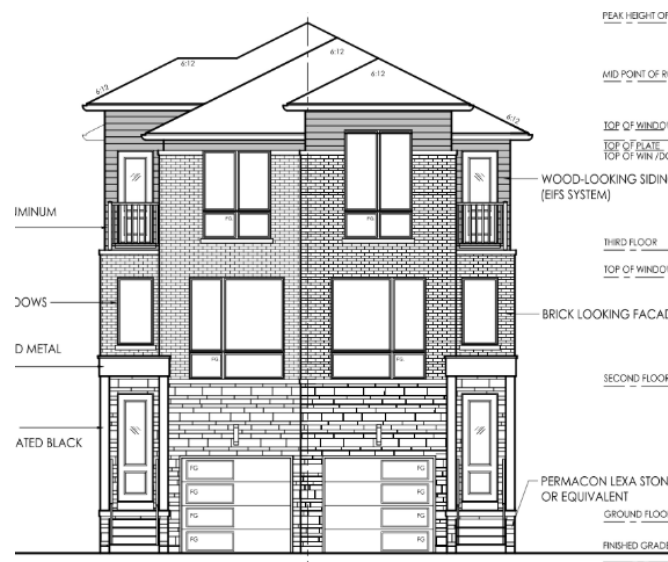
5. Proposed Development

(a) Description

The applicant proposes to develop the property with 32 townhomes and 4 semi-detached dwellings on a CEC road. Official plan amendment and rezoning applications are required to permit the proposed development. Refer to Appendix 1 for details of the proposed development.



Rendering of townhomes



Elevation of semi-detached dwellings

(b) Supporting Studies

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://www.mississauga.ca/services-and-programs/planning-and-development/development-applications/active-development-applications/development-application-oz-opa-25-4-w8/>

(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

An Official Plan Amendment is required to implement the proposal and redesignate the site to **Medium Density** which permits townhouses and to add a Special Site Policy to include the use of semi-detached dwellings. The **Residential Low Density I** designation does not permit townhomes.

An amendment to Zoning By-law 0225-2007 is required to implement the proposal as the current **R16-9** zoning only permits detached dwellings. An **RM6 – 42** (Townhouses on a CEC – Road – Exception) is required to implement the current proposal.

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

The *Provincial Policy Statement* (PPS) provides 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.

The PPS recognizes 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, 2024

Section 2.2 (1) of the PPS requires development to reflect densities and a mix of land uses which efficiently use land, resources and infrastructure. Additionally, the PPS promotes appropriate development standards that facilitate intensification, redevelopment and compact built forms while maintaining appropriate levels of public health and safety.

Section 2.3.1 (3) of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including a range of housing options.

The proposed development conforms to the PPS as the application efficiently intensifies an underutilized site while applying appropriate development standards to produce a built form that maintains the planned function and character of the neighbourhood.

(b) Regional Official Plan

General objectives of ROP, as outlined in Section 5.6, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and 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, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The proposed development does not require an amendment to the ROP. The site is located within the Urban System and conforms to the policies of ROP. The proposal efficiently uses land and achieves a compact built form that promotes intensification within an established neighbourhood, while maintaining the character of the existing low-rise context.

(c) Mississauga Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Central Erin Mills Neighbourhood Character Area, to permit 32 townhomes and 4 semi-detached dwellings. 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:

(i) Directing Growth

The subject site is located in the Central Erin Mills Neighbourhood Character Area and is designated **Residential Low Density I** which permits detached, semi-detached and duplex dwellings. The greater neighbourhood contains a mix of townhomes, detached dwellings and a retirement home.

While neighbourhoods are not intended to accommodate significant intensification, the policies within MOP state that neighbourhoods aren't meant to remain static and do not have to imitate previous development patterns, however, when development does occur, it should be sensitive to the existing and planned character of the neighbourhood. The proposed use of semi-detached dwellings and townhomes maintains the existing low-rise context of the neighbourhood.

The proposed development is compatible in built form and scale to surrounding uses and enhances the existing and planned context of the neighbourhood. The design of the semi-detached dwellings and townhomes ensure that there is an appropriate transition in height and built form, while maintaining adequate setbacks to adjacent properties. As such, the proposed development conforms to the directive of the policies regarding intensification within the Central Erin Mills Neighbourhood Character Area.

(ii) Compatibility

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context.

MOP guides development within Non-Intensification Areas such as neighbourhoods to ensure that developments can coexist. Chapter 9, Section 9.2.2.3 states, while new development need not mirror existing development, new development in Neighbourhoods will:

- respect existing lotting patterns;
- respect the continuity of front, rear and side yard setbacks;
- respect the scale and character of the surrounding area;
- minimize overshadowing and overlook on adjacent neighbours;
- incorporate stormwater best management practices;

- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

The proposed development is designed in a manner that co-exists with the existing character of the surrounding neighbourhood. The development incorporates sufficient rear yard setbacks and design standards that provides for a transition between the semi-detached dwellings and townhomes to the adjacent detached dwelling. The subject site is also located on the east side of Mississauga Road which provides an additional buffer to the existing subdivision, west of the subject site.

MOP defines compatibility as, "development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area". While the townhomes are a different built form and represent a higher density than the previous approved detached dwellings, the overall design enhances and is compatible with the neighbourhood. As such, the proposed applications meet the directives of MOP regarding compatibility with the Central Erin Mills Neighbourhood Character Area.

(iii) Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

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

- Vic Johnson Community Centre
- Erin Meadows Community Centre
- Hewick Meadows
- Forest Hill Park
- Credit Valley Hospital

The following major MiWay bus routes currently service the site:

- Route 44 – Mississauga Road
- Route 9 – Rathburn
- Route 35 – Eglinton

There is a transit stop on Mississauga Road within 190 m (623.36 ft.) of the site.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, and the PPS.

(d) Zoning By-law

The proposed **RM6 – 42 exception** zone is appropriate to accommodate this development.

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

3. Other Relevant Documents and Guidelines

Mississauga Official Plan 2051 (MOP 2051) will replace the current MOP. As of writing this report, the new MOP 2051 has been adopted by Council but has not been approved by the Ministry of Municipal Affairs and Housing. Therefore, the policies are not yet in effect.

The recommendations made in this report are based on the current MOP, however, it is important to note that the draft MOP 2051 policies are also supportive of the proposal for 32 townhomes and 4 semi-detached dwellings. In MOP 2051, the lands would be designated **Residential Low-Rise I**, which permits all low-rise, street facing, dwellings up to 3 storeys. Since the application is proposing a CEC road to accommodate the proposal, an official plan amendment would still be required to redesignate the site to **Residential Low-Rise II**, which permits all types of townhouse dwellings and apartment buildings, up to 4 storeys.

4. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on February 3, 2025. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(a) Region of Peel

Comments dated March 10, 2025 state that the Region of Peel has no concerns regarding the rezoning application. Prior to site plan approval, the applicant will be required to provide a waste management plan with the requested dimensions and address comments related to servicing.

(b) City Transportation and Works Department

Comments dated April 17, 2025, state that technical reports and drawings have been reviewed and concerns have been met relating to noise, grading/servicing, stormwater management, traffic and environmental compliance. There are minor outstanding revisions required to the noise report to show the full extent of the noise fence which is to be shown on all drawings and a written document is required prior to site plan approval that includes a plan to decommission the wells or proof of decommissioning.

(c) City Community Services Department

Comments dated April 22, 2025, state that it is recommended the identified Greenlands located on the eastern boundary, P-539 (Not Yet Named), be preserved and protected for conservation purposes. Hoarding and fencing will be required along the boundary of the

Greenlands for long term protection. Additionally, securities will be required for Greenlands clean-up, restoration, hoarding, and fencing.

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

Comments dated March 3, 2025, state that the Dufferin-Peel Catholic District School Board is requesting that warning clauses be entered into the Development Agreement, stating sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood.

Comments dated February 19, 2025 from the Peel District School Board state that sufficient accommodation may not be available for all anticipated students from the area and students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood. Peel District School Board is requesting that warning clauses be placed in the Development Agreement.

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

5. 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.

As the application proposes 36 units, the contribution rate for affordable housing is not applicable.

6. Next Steps

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 an updated grading and site plan showing the noise wall and additional fencing, location of utilities and all access road works. Through the site plan process, further refinements are anticipated for the design of the exterior side wall of the units fronting Mississauga Road and the enhancement of the Mississauga Road frontage which will include the planting of trees and shrubs.

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.

Engagement and Consultation

1. Community Feedback

A community meeting was held by Ward 8 Councillor, Matt Mahoney, on December 5, 2023. Approximately 10 people were in attendance at the community meeting and 2 pieces of written correspondence have been received. The following summarizes comments received on the applications:

Comment

Concern regarding the traffic that will be generated by this development and the amount of on site parking.

Response

The applicant has submitted a traffic impact study prepared by UrbanTrans Engineering Solutions Inc. which was reviewed by the Transportation and Works Department. It has been determined that the additional trips generated by this development will not significantly impact the operations of the existing road network. The applicant is proposing to provide the required 2 parking spaces per residential unit.

Additionally, the zoning by-law requires 9 visitor parking spaces on-site. The applicant is proposing 5 visitor parking spaces and has submitted a parking justification letter which was reviewed by Parking Section staff. Through a review of the application, staff is satisfied that the proposed visitor parking is sufficient to accommodate the development.

Comment

Concerns with emergency vehicles accessing the site.

Response

The application was circulated to the City of Mississauga's Fire Department and Trillium Health Partners. There were no concerns with the proposed development with respect to emergency vehicles accessing the site. Additionally, the Fire Department does not have concerns with the on site circulation proposed.

Comment

The parcels for the townhomes are too narrow and the development is too dense.

Response

The proposed development conforms to the PPS and municipal policies. The proposal is sensitive to and compatible with the surrounding area and maintains appropriate urban design standards, limiting the impact on the adjacent detached dwellings and subdivision on the west side of Mississauga Road.

Conclusion

In conclusion, City staff has evaluated the applications to permit 32 townhomes and 4 semi-detached dwellings on a CEC road, against the *Provincial Policy Statement*, Region of Peel Official Plan and Mississauga Official Plan.

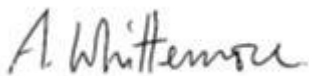
The proposed townhomes modestly intensify the site while maintaining appropriate design standards such as adequate setbacks as well as the positioning of the townhomes in relation to the adjacent residential dwellings. The proposal provides for an appropriate transition to the surrounding land uses and is compatible with the Central Erin Mills Neighbourhood Character Area.

The proposed development represents sensitive intensification that conforms to and maintains the goals and general objectives of the PPS and MOP.

Should the applications be approved by the Planning and Development Committee, the implementing Official Plan policies and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Lucas Petricca, Development Planner