

Amendment No. 183

to

Mississauga Official Plan

By-law No. 0227-2024

A by-law to Adopt Mississauga Official Plan Amendment No. 183

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;


AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding adding a Special Site to increase the permitted floor space index within the Applewood Neighbourhood Character Area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 183 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 11th day of December, 2024.

Signed 
MAYOR

Signed 
CLERK

Amendment No. 183
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 183.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated August 28, 2024, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add a Special Site to the Applewood Neighbourhood Character Area to increase the permitted floor space index (FSI) to a maximum of 1.5 for the subject lands.

LOCATION

The lands affected by this Amendment are located at the northwest corner of Williamsport Drive and Havenwood Drive. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential High Density which permits apartment buildings with a floor space index (FSI) of 0.5-1.2.

An official plan amendment is required to increase the FSI of the subject lands from 0.5-1.2 to a maximum floor space index (FSI) of 1.5.

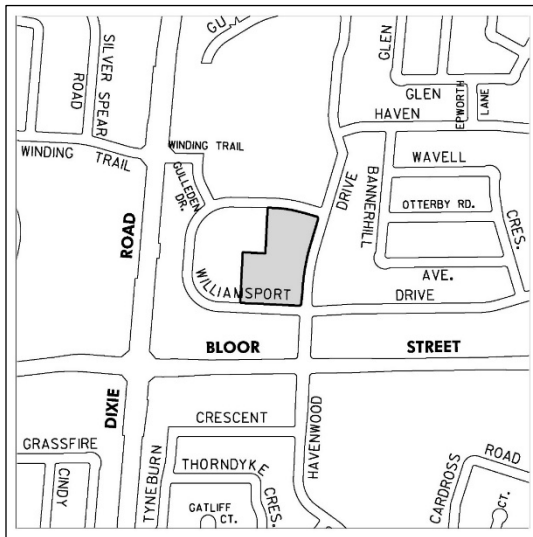
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area.
2. The proposal conforms to Mississauga's growth objectives by facilitating infill development compatible with the surrounding neighbourhood.
3. The increased floor space index enables additional rental housing, contributing to the city's goal of expanding housing supply and variety.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.2, Applewood, of Mississauga Official Plan, is hereby amended by adding Special Site 13 to Map 16-2: Applewood Neighbourhood Character Area, in accordance with the Special Site Policies and by deleting the **floor space index (FSI)** range from the subject site on Map 16-2: Applewood Neighbourhood Character Area.
2. Section 16.2.4, Special Site Policies, Applewood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.2.4.13 Site 13



16.2.4.13.1 The lands identified as Special Site 13 are located at the northwest corner of Williamsport Drive and Havenwood Drive.

16.2.4.13.2 Notwithstanding the policies of this Plan, a maximum **floor space index (FSI)** of 1.5 will be permitted for the subject lands.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 7, 2024.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on March 4, 2019 and September 16, 2024 in connection with this proposed Amendment.

Comments from the public were generally directed towards the appropriateness and compatibility of the proposed apartment building as it relates to the surrounding neighbourhood. These concerns were addressed at the meetings and in the Planning and Building Department report dated August 28, 2024 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: August 28, 2024</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 18-14 W3</p>
	<p>Meeting date: September 16, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a ten storey rental apartment building containing of 154 units

1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive

Owner: Starlight Group Property Holdings Inc.

Files: OZ/OPA 18-14 W3

Recommendation

1. That City Council amend Mississauga Official Plan to increase the permitted Floor Space Index (FSI) to a maximum of 1.5 for 1485 Williamsport Drive and 3480 Havenwood Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA3-Exception (Apartments)** for 1485 Williamsport Drive and 3480 Havenwood Drive, in accordance with the provisions contained in the staff report dated August 28, 2024, from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. That City Council 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

- Official plan amendment and rezoning applications have been submitted to permit one new ten storey rental apartment building containing 154 units at 3480 Havenwood Drive and 1485 Williamsport Drive. The two existing apartment buildings are to be retained.
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
 - Revising the proposal from two, eight storey, rental apartment buildings (202 units) with an FSI of 2.1 to one, ten storey, rental apartment building (154 units) with an FSI of 1.5
 - Creating a centralized outdoor amenity area
 - Consolidating the garbage collection area for both the existing and proposed residential buildings
 - Increasing the parking ratio from 0.55 parking spaces per unit and 0.1 visitor parking spaces per unit to 0.87 parking spaces per unit and 0.1 visitor parking spaces per unit
 - Revising the pedestrian pathways and crossings to ensure safe and convenient movement throughout the site
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on March 4, 2019, at which time an Information Report

(https://www7.mississauga.ca/documents/committees/pdc/2019/2019_03_04_PDC_Agenda.pdf) was received for information. Recommendation PDC-0017-2019 was then adopted by Council on March 27, 2019.

1. That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, be received for information.
2. That four oral submissions be received.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1485 Williamsport Drive and 3480 Havenwood Drive

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- Revising the proposal from two, eight storey, rental apartment buildings (202 units) with an FSI of 2.1 to one, ten storey, rental apartment building (154 units) with an FSI of 1.5
- Reoriented the proposed apartment building northwest of the existing apartment at 1485 Williamsport Drive
- Reorganized the site layout to increase amenity area and greenspace, providing above-grade parking while expanding the underground parking garage at 1485 Williamsport to add 50 additional spaces
- Introduced a new access point on the south side of the site from Williamsport Drive to facilitate a fire route to the new apartment building
- Consolidated the garbage collection area for both existing and proposed residential buildings at 1485 Williamsport Drive to minimize vehicular and pedestrian conflicts

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on August 1, 2018. A community meeting was held by Ward 3 Councillor Chris Fonseca on February 20, 2018. Ten written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on February 8, 2019. Four members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS 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 Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. The proposal maintains the **Residential High Density** designation but proposes to amend Map 16-2 Applewood Neighbourhood Character Area to increase the permitted FSI from 1.2 to 1.5. A zoning by-law amendment is required to change the zoning for the split-zoned property, where 3480 Havenwood Drive is currently zoned **RA2-1** (Apartment) and 1485 Williamsport Drive is zoned **RA3-1** (Apartment), to a new **RA3-Exception** (Apartment) zone for the entire site.

Financial Impact

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

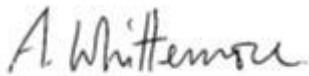
Conclusion

In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and introduces gentle intensification to the area. The reduction in density from the original proposal, along with the increase in parking ratio, and enhanced on-site amenities, ensures that the development will integrate well with the surrounding community. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Jaspreet Sidhu, Development Planner

City of Mississauga
Corporate Report



Date: February 8, 2019

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
 OZ 18/014 W3

Meeting date:
 2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit two new 8 storey rental apartment buildings consisting of 202 residential units

1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive

Owner: Starlight Group Property Holdings Inc.

File: OZ 18/014 W3

Bill 139

Recommendation

That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, be received for information.

Background

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

PROPOSAL

The official plan amendment and rezoning applications are required to permit two new 8 storey rental apartment buildings consisting of 202 residential units. The two existing buildings will remain. The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted. The zoning by-law will also need to be amended from **RA2-1** and **RA3-1** (Apartments) to **RA3-Exception** (Apartments) to implement this development proposal.

Applicant's rendering of proposed two 8 storey rental apartment buildings



During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive



LAND USE POLICIES AND REGULATIONS

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

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

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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

Planning and Development Committee	2019/02/08	4
------------------------------------	------------	---

Originator's file: OZ 18/014 W3

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of the reduced parking standards, and ensuring compatibility of the new buildings.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Starlight Group Property Holdings Inc.

Table of Contents

1. Site History.....	2
2. Site Context	2
3. Neighbourhood Context	4
Other Development Applications	5
Community Services	5
4. Project Details.....	6
Concept Plan and Elevations	7
5. Community Comments.....	10
6. Land Use Policies and Regulations	11
Excerpt of Applewood Neighbourhood Character Area	11
Existing Zoning and General Context	12
Proposed Zoning and General Context	12
Summary of Applicable Policies	13
Existing and Proposed Mississauga Official Plan Designation for the Subject Site.....	13
Existing Designation	13
Proposed Designation	13
<i>Provincial Policy Statement (PPS) and Growth Plan Analysis</i>	13
Consistency with <i>Provincial Policy Statement 2014</i>	13
Conformity with <i>Growth Plan 2017</i>	16
Region of Peel Official Plan.....	23
Relevant Mississauga Official Plan Policies	24
Existing and Proposed Zoning.....	27
7. Section 37 Community Benefits (Bonus Zoning)	27
8. School Accommodation.....	28
9. Development Issues.....	29
Development Requirements.....	31
Other Information	31

1. Site History

- 1967 – the two existing 9 storey apartment buildings were constructed
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA2-1** and **RA3-1** (Apartments) which permits apartment dwellings
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Residential High Density in the Applewood Neighbourhood Character Area

2. Site Context

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping. There are shared amenity areas located to the rear of the two buildings.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive



Property Size and Use	
Frontage:	
Williamsport Drive	121.3 m (398 ft.)
Havenwood Drive	178 m (584 ft.)
Depth:	199 m (652.8 ft.)
Gross Lot Area:	2.22 ha (5.5 ac.)
Existing Uses:	There are two existing 9 storey rental apartment buildings on the site

The surrounding land uses are:

North: Townhomes, St Sofia Separate School and Gulleden Park

East: Townhomes and detached homes

South: Apartment buildings

West: Townhomes and High Point Mall which contains several retail stores, personal services and restaurants

Image of existing conditions facing south:



3. Neighbourhood Context

The surrounding area was mostly developed in the late 1960s. The neighbourhood contains a range of housing types with apartments located along Bloor Street to the south and detached homes and townhomes located directly east and west of the site. St Sofia Separate School and Gulleden Park are located north of the subject lands, while High Point Mall is located on Dixie Road just west of the property. The mall is less than a ten minute walk from the site which provides a range of services including a grocery store, drug store and laundromat.

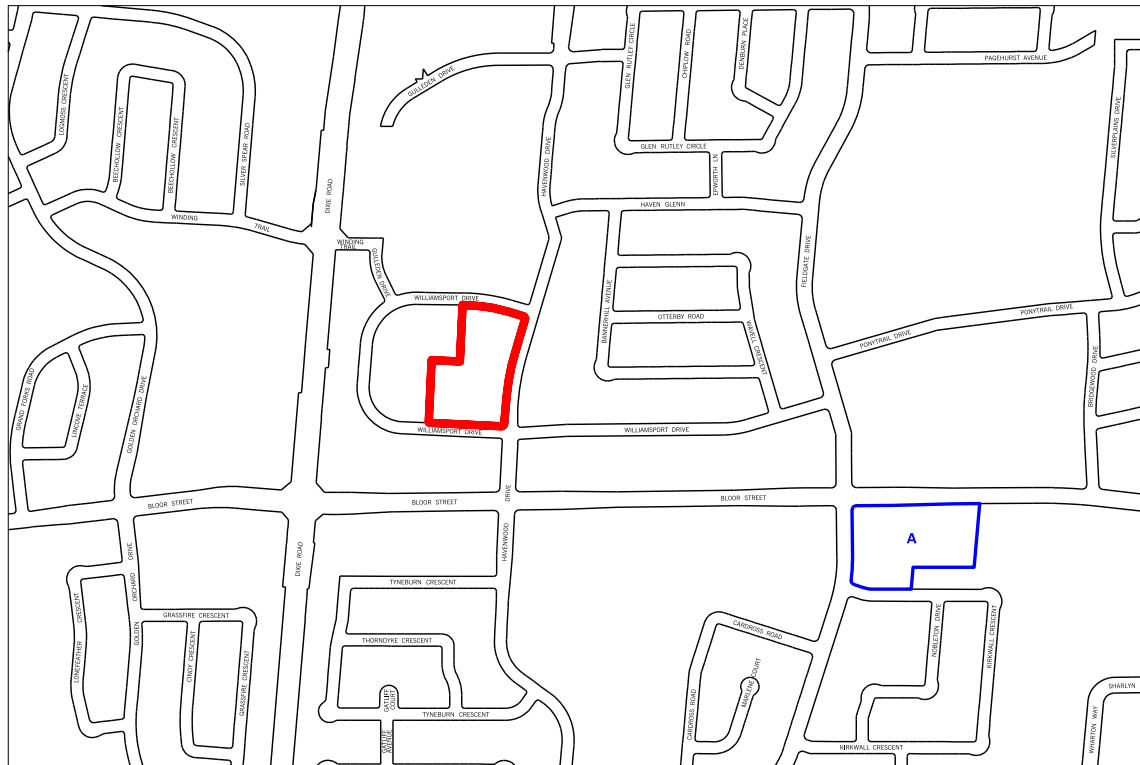
The property is located in an area that is undergoing steady growth. Based on the 2011 census, the existing population of the Applewood Neighbourhood Character Area is 37,305 with a population density of 54.17 people/ha and a total of 2,353 jobs for a density of 57.59 people plus jobs/ha. Sixty-six percent of the character area population are working age (15 to 64 years of age), with 17.7% children (0-14 years) and 15.5% seniors (65 years and over). The overall age breakdown of the population within the Applewood Neighbourhood Character Area is slightly older than that of the entire city. By 2031 and 2041, the population for this area is forecasted to be 40,600 and 41,800, respectively. On average, the total number of persons within a household in the Applewood Neighbourhood is 3, with 44% of the population living in apartments of five storeys or higher (almost double the City's average of 25%). The mix of housing tenure for the character area is 7,660 units (56.3%) owned and 5,930 units (43.6%) rented with a vacancy rate of approximately 0.8%.

There is bus service via routes 3 and 307 on Bloor Street providing access directly to the Downtown Transit Terminal and Islington (TTC) station. Bus route 5 on Dixie Road connects to the Mississauga Transitway and Dixie GO station.

Other Development Applications

The City is currently processing an official plan amendment and rezoning applications for a 15 storey apartment building and 6 storey apartment building located at 1750 Bloor Street and 3315 Fieldgate Drive (site A on the below map).

Map of Other Development Applications in the Area



Community Services

The applications are anticipated to have minimal impact on existing services in the community. The site is adjacent to Gulleden Park (located north of Williamsport Drive, east of Gulleden Drive) which contains an outdoor ice rink, softball diamond, two tennis courts and two soccer fields. The property is located 800 metres (0.5 mi) from Burnhamthorpe Community Centre and 1 kilometer (0.6 mi) from Burnhamthorpe Library. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

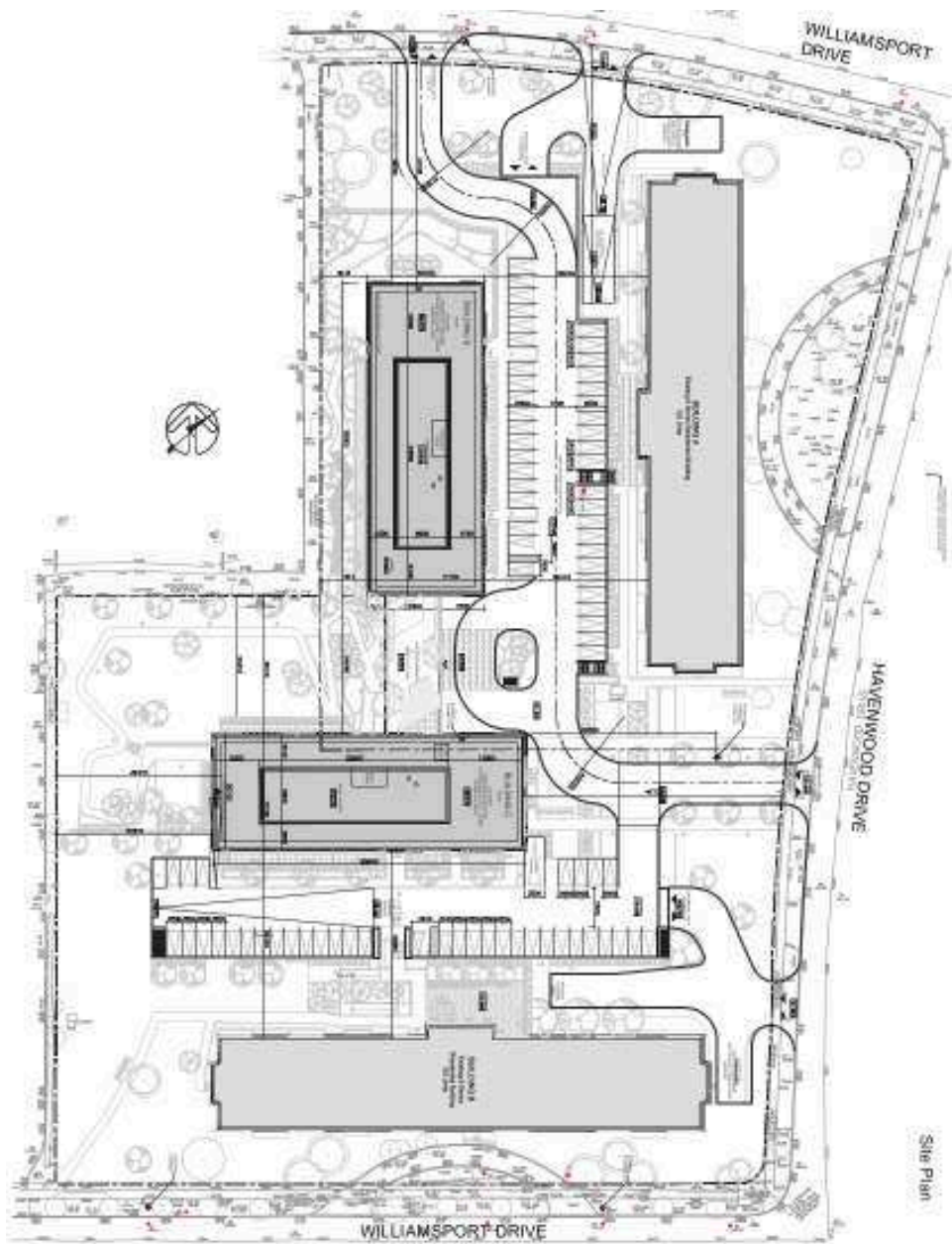
4. Project Details

The applications are to permit two 8 storey rental apartment buildings consisting of 202 residential units. The two existing 9 storey rental apartment buildings will remain. The proposed buildings will be located to the interior of the subject property, behind the existing buildings which front on to Williamsport Drive and Havenwood Drive, respectively.

Development Proposal		
Applications submitted:	Received: June 21, 2018 Deemed complete: July 17, 2018	
Developer/ Owner:	Starlight Group Property Holdings Inc.	
Applicant:	Urban Strategies	
Number of units:	202	
Existing Gross Floor Area:	26 180 m ² (281,799 ft ²)	
Proposed Gross Floor Area:	19 500 m ² (209,896 ft ²)	
Height:	8 storeys	
Lot Coverage:	88%	
Floor Space Index:	2.1	
Landscaped Area:	53.5%	
Anticipated Population:	442 * *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	602	257
visitor spaces	93	46
Total	695	303

Concept Plan and Elevations

Site Plan



Elevations





Applicant's rendering of proposed apartment buildings



5. Community Comments

A community meeting is scheduled to be held by Ward 3 Councillor, Chris Fonseca on February 20, 2019.

The following comments made by the community as well as any others raised at the community meeting and public meeting will be addressed in the Recommendation Report, which will come at a later date.

- There is too much traffic currently and the proposed development will make it worse
- There is a concern with overcrowding of local schools
- Insufficient number of resident and visitor parking spaces
- The development will create shadow impacts
- There is a concern that it will increase pollution and negatively impact air quality

Summary of Applicable Policies

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

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP conform with the Growth Plan.	The proposed development is generally in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed applications are exempt from Regional approval
Mississauga Official Plan	The lands are located within the Applewood Neighbourhood Character Area and are designated Residential High Density which permits apartment dwellings. Neighbourhood policies are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.	The applicant is proposing to maintain the Residential High Density designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted.
Zoning By-law 225-2007	The lands are currently zoned RA2-1 and RA3-1 (Apartments)	A rezoning is proposed from RA2-1 and RA3-1 (Apartments) to RA3 - Exception (Apartments) to permit the proposal with exceptions for FSI and parking standards

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 1.2

Proposed Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 2.1

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

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

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies as outlined in the "Mississauga Official Plan Policies" column. In addition, the table provides a preliminary assessment as to how the proposed development is consistent

with PPS and MOP policies as shown in the "OZ 18/014 Consistency" column. Only key policies relevant to the applications have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.</p>	<p>The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.</p>	<p>The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in 	<p>The Applewood Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.</p>	<p>The area contains a mix of detached homes, townhomes and apartment buildings. New rental apartment buildings would contribute to the range of housing types available to residents. The built form is similar to the existing neighbourhood and will be evaluated within the context of MOP policies.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
accordance with criteria in 1.1.3.3		
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.	The Applewood Neighbourhood Character Area is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications will have to demonstrate consistency with MOP policies with respect to compatibility with and transition to the surrounding area.
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).	The proposed development is being reviewed for consistency with the MOP built form transitional and compatibility policies.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications propose rental apartment units which are required to meet a range and mix of housing that is affordable. The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated under MOP policies with respect to development limits and built form.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>		

Conformity with Growth Plan 2017

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

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies as outlined in the "Mississauga Official Plan Policies" column. In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies as shown in the "OZ 18/014 Conformity" column. Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and healthy urban lifestyle options (section 4.3)	The proposed development would contribute to the neighbourhood fabric by infilling on an existing apartment site. The applications will have to demonstrate compatibility with the policies of MOP with respect to the Character Area.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater	The Vision for Mississauga is that it will be a beautiful sustainable city that protects	The development proposal provides a tenure of housing that is needed in the city as identified

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5).	in the Housing Strategy.
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage 	<p>Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	<p>The proposed development is intensification that adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
i. Integrate climate change considerations		
1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	The proposal generally conforms to the <i>Growth Plan</i> .
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications will be reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	Complete communities should meet the day-to-day needs of people throughout all stages of their life.	The applications propose an infill development with housing that is generally compatible with the existing neighbourhood. The applications would provide rental housing, which would assist in improving the City's low rental vacancy rates.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience	The development proposal has a similar density and compatible housing form as the surrounding neighbourhood. The applications generally seek to intensify in an appropriate location.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
	the benefits of city living. (Chapter 7)	
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented 	<p>Applewood Neighbourhood Character Area is an existing stable neighbourhood, which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The applications under File OZ 18/014 W3 will be evaluated against the applicable official plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
<p>through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>The applications represent an infill development. The proposed built form and site layout will be evaluated against the MOP policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
2.2.5 Employment		
<p>General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.</p>	<p>The Applewood Neighbourhood Character Area policies encourage a mix of uses.</p>	<p>The proposal does not remove any employment lands.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>A diverse range of housing options is encouraged by MOP (section 7.2.2)</p>	<p>The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies.</p>
3.2.2 Transportation - General		
<p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> a. provide connectivity among transportation modes for moving people and for moving 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel.</p> <p>In addition, policies look to encourage redevelopment to</p>	<p>The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
<p>goods;</p> <p>b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;</p> <p>c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</p> <p>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</p> <p>e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users.</p>	<p>support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p>	
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan,</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.		

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this Appendix.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, 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 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.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Section 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
Section 5.3 – Neighbour- hoods	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.3 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along <i>Corridors</i> or in conjunction with existing apartment sites or commercial centres.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p>
Section 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6	The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.

	Specific Policies	General Intent
	Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9	<p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p>
Section 9 Building a Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.3.5.6 Section 9.4.1 Section 9.5.1 Section 9.5.2.7	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p> <p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Site and building design will improve connections and accessibility for transit users and promote pedestrians and cycling transportation modes. Mississauga will consider the convenience, comfort and safety of pedestrians and cyclists through urban design.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape</p>

	Specific Policies	General Intent
		<p>of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
Section 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Existing and Proposed Zoning

Existing Zone – RA2-1 and RA3-1 (Apartments) which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Zoning Regulations – RA3-Exception (Apartments)

Zone Regulations	RA2-1 and RA3-1 Zone Regulations	Proposed RA3-Exception Zone Regulations
Maximum Floor Space Index – Apartment Zone	1.2	2.1
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m (3.3 ft.)	1.2 m (3.9 ft.)
Minimum Off-Street Parking Regulations – Rental Apartment	1.00 space per studio 1.18 spaces per 1 bedroom 1.36 spaces per 2 bedroom 1.50 spaces per 3 bedroom 0.20 visitor spaces per unit	0.55 space per studio 0.55 spaces per 1 bedroom 0.55 spaces per 2 bedroom 0.55 spaces per 3 bedroom 0.099 visitor spaces per unit
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

7. Section 37 Community Benefits (Bonus Zoning)

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

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 26 Kindergarten to Grade 5 11 Grade 6 to Grade 8 22 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Brian W. Fleming P.S. <ul style="list-style-type: none"> Enrolment: 504 Capacity: 813 Portables: 0 Glenhaven Sr. P.S. <ul style="list-style-type: none"> Enrolment: 478 Capacity: 559 Portables: 0 Glenforest S.S. <ul style="list-style-type: none"> Enrolment: 1,115 Capacity: 1,023 Portables: 3 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables. 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 4 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St Alfred <ul style="list-style-type: none"> Enrolment: 420 Capacity: 444 Portables: 0 Philip Pocock <ul style="list-style-type: none"> Enrolment: 1024 Capacity: 1257 Portables: 0

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (October 26, 2018)	<p>Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Havenwood Drive and a 250 mm (9.8 in.) sewer located on Williamsport Drive. Municipal water infrastructure consists of a 300 mm (11.8 in.) water main located on Havenwood and a 300 mm (11.8 in.) water main located on Williamsport Drive.</p> <p>A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.</p>
Dufferin-Peel Catholic District School Board (August 20, 2018) and the Peel District School Board (August 8, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (September 13, 2018)	<p>Future residents on this property will be served by Gulleden Park (P-055), zoned OS2, located on the north side of Williamsport Drive, east of Gulleden Drive, which is less than 210 metres (689 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains an outdoor ice rink, softball diamond, two tennis courts, and two 5X5 soccer fields.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p>
City Transportation and Works Department (January 9, 2019)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted applications and the owner has been requested to provide additional technical details and revisions in support of the applications, as follows:</p> <p>Noise Study The report is to be revised to include all calculations in the Appendix.</p>

Agency / Comment Date	Comment
	<p>Grading Plan The Grading Plan is to provide additional clarification regarding benchmark/datum, proposed retaining walls and drainage pattern.</p> <p>Stormwater Management Report The report is to provide additional clarification regarding storage volume requirements and is to conform to the latest City's stormwater quantity control criteria.</p> <p>Environmental The owner is to submit a Letter of Reliance for the supporting Phase I Environmental Site Assessment as well as a dewatering plan.</p> <p>Traffic The Traffic Impact Study is to be revised to consider the development proposed at 1750 Bloor Street & 3315 Fieldgate Drive and to clarify the trip generation numbers. Clearance from the Region of Peel will be required. Additionally, the owner is to provide bicycle parking and storage facilities to the satisfaction of the City.</p> <p>The above aspects are to be addressed prior to the Recommendation Meeting.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post Rogers Cable Greater Toronto Airport Authority Enersource Enbridge Fire Prevention Forestry, Community Services Department Heritage Planning, Community Services Department</p>

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- What are the expected impacts from the proposed reduced parking requirements?

- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

Development Requirements

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

Other Information

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

- Land Survey
- Site Plan
- Floor Plans
- Elevations
- Site Grading and Servicing Plans
- Landscape Plans
- Planning Justification Report
- Environmental Noise Assessment
- Servicing and Stormwater Management Brief
- Transportation Impact Study
- Phase One Environmental Site Assessment
- Arborist Report
- Shadow Study
- Pedestrian Wind Assessment
- Draft Official Plan Amendment
- Draft Zoning By-law

Recommendation Report Detailed Planning Analysis

Owner: Starlight Group Property Holdings Inc.

1485 Williamsport Drive and 3480 Havenwood Drive

Table of Contents

1.	Community Comments.....	2
2.	Updated Agency and City Department Comments	4
3.	<i>Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)</i>	6
4.	Consistency with PPS	6
5.	Conformity with Growth Plan	7
6.	Region of Peel Official Plan.....	7
7.	Mississauga Official Plan (MOP).....	8
8.	Revised Site Plan and Elevations.....	10
9.	Zoning.....	13
10.	Bonus Zoning.....	13
11.	Site Plan	14
12.	Green Development Initiatives	14
13.	Conclusions	14

1. Community Comments

Comments from the public were generally directed towards concerns about increased traffic congestion, overcrowding of local schools and neighborhoods, insufficient resident and visitor parking, potential shadow impacts, increased pollution and negative effects on air quality, issues related to higher density, pedestrian safety, waste management, snow removal, and the potential rise in crime rates. Below is a summary and response to the specific comments heard.

Comment

This development will increase the amount of traffic on the existing road network in the area and pose risks to pedestrian safety.

Response

The Transportation Impact Study (TIS), prepared by LEA Consulting Ltd. and dated November 2022, was submitted in support of the proposed development. The initial proposal has been revised, reducing the number of units from 202 to 154. LEA Consulting Ltd. provided an updated letter dated August 15, 2024, confirming that the impact on the surrounding road network will be minimal. This study and conclusion has been deemed satisfactory by the City's Transportation and Works Department. An updated TIS will be required, to the satisfaction of the City's Transportation and Works Department, prior to implementation of the site specific zoning by-law.

Comment

Increased enrollment from the proposed development will lead to overcrowding of local schools.

Response

Comments are provided from the Peel District School Board and the Dufferin-Peel Catholic District School Board, both dated August 12, 2024, confirming there is adequate capacity to accommodate for the increase in student yield resulting from the proposed development.

Comment

The proposed development will create negative shadow impacts on nearby properties.

Response

A Shadow Study, prepared by Urban Strategies Inc. and Architecture Unfolded, dated May 24, 2024, was submitted in support of the proposed development. The study confirms that while the development will cast some additional shadows on adjacent properties, these impacts are minimal and within the acceptable limits set by the City's Sun and Shadow Guidelines. The design adjustments ensure adequate sunlight access is maintained in key areas, with only minor additional shading impacts.

Comment

There is insufficient existing parking on site that has led to overflow parking in the surrounding area. This development will further exacerbate the problem.

Response

The Transportation Addendum Letter, prepared by LEA Consulting Ltd. dated May 23, 2024, was submitted in support of the proposed development. The results of the study indicate that the proposed parking supply will be able to accommodate predicted parking demand associated with the proposed building while maintaining an appropriate supply to serve the two existing apartment buildings on-site. The City's Transportation and Works Department have reviewed the study and support the proposed parking ratios.

Comment

The development will contribute to higher pollution levels and affect air quality.

Response

The proposed development incorporates strategies to mitigate pollution and protect air quality. The Low Impact Design (LID) Features, prepared by Urban Strategies Inc. dated June 2018, include permeable paving, grass swales, and native vegetation to manage stormwater and enhance local air quality. Additionally, the Environmental Noise Assessment prepared by SLR Consulting (Canada) Ltd., dated September 15, 2023, confirms that noise levels will be within acceptable limits, ensuring minimal impact on the surrounding environment.

Comment

The proposed increase in density will lead to overcrowding in the community.

Response

The initial proposal included two eight storey rental apartment buildings. The applicant has since reduced the density by modifying the development to a single ten storey rental apartment building. This reduction ensures that the increased density aligns with the existing infrastructure and amenities, preventing any significant overcrowding. The design continues to incorporate ample open spaces and on-site amenity facilities, giving tenants recreational opportunities on-site.

Comment

The increase in traffic will pose risks to pedestrian safety.

Response

The development includes well-designed pedestrian pathways and crossings, ensuring safe and convenient movement throughout the site. Additionally, traffic calming measures and clear signage will be implemented to minimize the risk of accidents, creating a safer environment for pedestrians.

Comment

The proposed development may place additional demands on waste management and snow removal services.

Response

The proposed development has consolidated the garbage collection area for both existing and new residential buildings at 1485 Williamsport Drive within the proposed rental apartment. This consolidation maintains the same number of garbage pick-up stops, ensuring no additional burden on waste collection services. The Region of Peel has reviewed the garbage

collection area and find it acceptable. Snow removal responsibilities remain with the property owner, who have committed to securing adequate private services. While on-site snow storage is planned, heavy snowfalls may necessitate off-site removal, with all associated costs covered by the property owner.

Comment

The proposal will cause disruption when construction occurs.

Response

It is anticipated that there will be some level of disruption to the area resulting from construction activity occurring on the subject property. Mud tracking will be managed through the City's Lot Grading and Municipal Services Protection By-law and construction will also be subject to the City's Noise Control By-law which regulates the period of time when construction equipment can operate in residential areas.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on October 17, 2018. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Based on a review of the materials submitted to date, staff are satisfied with the information provided in the reports, plans or studies in order to confirm the engineering feasibility of the development proposal.

Additional technical details and revisions are required to comply with City requirements from an engineering standpoint, which will be dealt with through the detailed design phase during the Site Plan application. Below are detailed comments.

Traffic:

A Transportation Addendum Letter prepared by LEA Consulting Ltd. dated May 23, 2024, was provided in support of the proposed development. Based on the submission, staff are generally satisfied from a feasibility perspective. The letter concluded that the proposed development is anticipated to generate 46 (12 in, 34 out) and 40 (26 in, 14 out) net two-way site trips for the weekday AM and PM peak hours in 2028, respectively.

With the estimated traffic generated by the proposed development, the study area intersections and proposed

vehicular accesses are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Stormwater:

The Functional Servicing and Stormwater Management Report prepared LEA Consulting Ltd. dated June 1, 2018, indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

In general, the applicant has demonstrated a satisfactory stormwater servicing concept. Stormwater will be collected by the storm sewers within the site's private roads and stored in stormwater management tanks before being discharged to Williamsport Drive and Havenwood Drive. Irrigation has been proposed as a Low Impact Development (LID) feature. Further technical information is required to address staff comments related to discharge rates, which will be provided during the Site Plan application process.

Environmental Compliance:

The Phase One Environmental Site Assessment (ESA), dated September 16, 2022, along with the reliance letter, dated September 25, 2023, both prepared by Pinchin, were submitted in support of the proposed development. The report indicated that the site is suitable for the proposed use and no further investigation is required at this time.

Noise:

An Environmental Noise Assessment prepared by SLR Consulting Ltd., dated December 8, 2022, and revised September 15, 2023, evaluated the potential impact to and from the development, and recommended mitigation measures to reduce any negative impacts.

Noise sources that may have an impact on this development include road traffic from Dixie Road, Bloor Street, and Havenwood Drive. The submitted noise assessment confirms that noise mitigation will be required, including ventilation requirements such as provisions for central air conditioning, the details of which will be confirmed through Site Plan and building permit processes. Purchasers/tenants are to be advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants.

Engineering Plans/Drawings:

The applicant has submitted a number of technical plans and drawings, and staff are generally satisfied with the details provided to confirm feasibility of the development proposal from an engineering standpoint.

School Accommodation

In comments dated August 12, 2024, the Peel District School Board and the Dufferin-Peel Catholic District School Board indicated that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of

Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.

The below updated accommodation numbers were provided by the Dufferin-Peel Catholic District School Board.

Student Yield	School Accommodation	
3 JK to Grade 8 3 Grade 9 to 12	St. Alfred Catholic Elementary School	Philip Pocock Catholic Secondary School
	Enrolment: 372 Capacity: 444 Portables: 0	Enrolment: 1,024 Capacity: 1,257 Portables: 0

The below updated accommodation numbers were provided by the Peel District School Board.

Student Yield	School Accommodation		
22 K to Grade 5 9 Grade 6 to 8 19 Grade 9 to 12	Brian W. Flemming P.S	Glenhaven Sr. P.S	Glenforest S.S
	Enrolment: 372 Capacity: 444 Portables: 0	Enrolment: 1,024 Capacity: 1,257 Portables: 0	Enrolment: 1,115 Capacity: 1,023 Portables: 3

3. Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy

direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

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

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

4. Consistency with PPS

The Public Meeting Report dated February 8, 2019 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

Section 1.1.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive.

Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.

Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

Section 1.4.1 of the PPS states that the need for municipalities to provide a range of housing types and densities to meet projected requirements of current and future residents. This policy encourages the development of affordable housing and the efficient use of land and resources.

The proposed development supports the general intent of the policies of the PPS by promoting efficient land use through gentle intensification, ensuring that the density is appropriate for the existing infrastructure and community. It contributes to the supply of housing by offering a mix of options to accommodate various needs, supporting the goal of creating complete communities. Additionally, the development integrates sustainable practices, making effective use of existing public services and amenities, thereby aligning with the overall objectives of sustainable growth and community well-being.

5. Conformity with Growth Plan

The Growth Plan was updated August 28, 2020, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

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

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

The proposed development conforms to the Growth Plan as it is intensifying an underutilized high density site and utilizing existing municipal infrastructure.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

6. Region of Peel Official Plan

As summarized in the public meeting report dated February 8, 2019 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.3.1 and

General Policies in Section 5.2.3 direct development and redevelopment to the Urban System to achieve complete communities and manage resources efficiently.

The proposed development conforms to the ROP as it is an appropriate development that efficiently uses land to contribute to housing choices in the neighbourhood.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Applewood Neighbourhood Character Area, to permit a Floor Space Index (FSI) of 1.5. 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 the PPS, Growth Plan and MOP, including those found in Section 19.5.1 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 Applewood Neighbourhood Character Area, a well-established residential area characterized by a mix of housing types and proximity to essential amenities and public transit.

The subject site is designated **Residential High Density**, which permits apartment buildings, retirement homes, long-term care facilities, supportive housing, and secondary uses such as daycare facilities and small-scale commercial spaces. The applicant is proposing a new ten storey rental apartment building on a site occupied by two existing nine storey rental apartment buildings.

MOP's policies regarding growth direct infill development and intensification within Neighbourhoods to sites with existing apartment buildings, provided the redevelopment creates an appropriate transition and is compatible with the surrounding context. The following policies are applicable:

5.3.5.3 Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.

5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

5.3.5.7 Transportation planning within Neighbourhoods will give priority to active transportation modes.

The proposed development is consistent with the policies of MOP in that it will intensify an existing apartment site. While the new building will exceed the height of existing apartment buildings on site, appropriate setbacks and the general building massing and layout are such that an appropriate transition in built form and scale is achieved. Based on this, staff are of the opinion that the subject site is appropriate for residential intensification and higher density uses, which is achieved through the proposed development.

Compatibility

Intensification within Neighbourhoods must be compatible in built form and scale with surrounding development and sensitive to the existing and planned context. The Applewood Neighbourhood Character Area permits a variety of uses, including residential, commercial, and institutional. In the vicinity of the site, the area is characterized by predominantly mid-rise residential buildings, typically ranging from 8 to 12 storeys.

The proposed development seeks to increase the FSI from the current maximum of 1.2 to 1.5, enabling the introduction of a new ten-storey rental apartment building. Mississauga Official Plan (Section 9.1.3) allows for infill and redevelopment within Neighbourhoods, as long as it respects the existing and planned character. The proposed FSI increase is intended to accommodate additional density while ensuring that the development remains compatible with the surrounding context. Although the new building is slightly taller than existing residential buildings on the site, the Official Plan (Section 9.2.2.3(c)) acknowledges that new development need not replicate existing structures but should respect the scale and character of the area.

This proposal aligns with the Mississauga Official Plan's policies by balancing the need for intensification with the preservation of the neighborhood's character. Staff are of the opinion that the proposed increase in FSI to 1.5 (from 1.2) is both suitable and enhances the character of the area.

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 site is currently serviced by the following MiWay Transit routes:

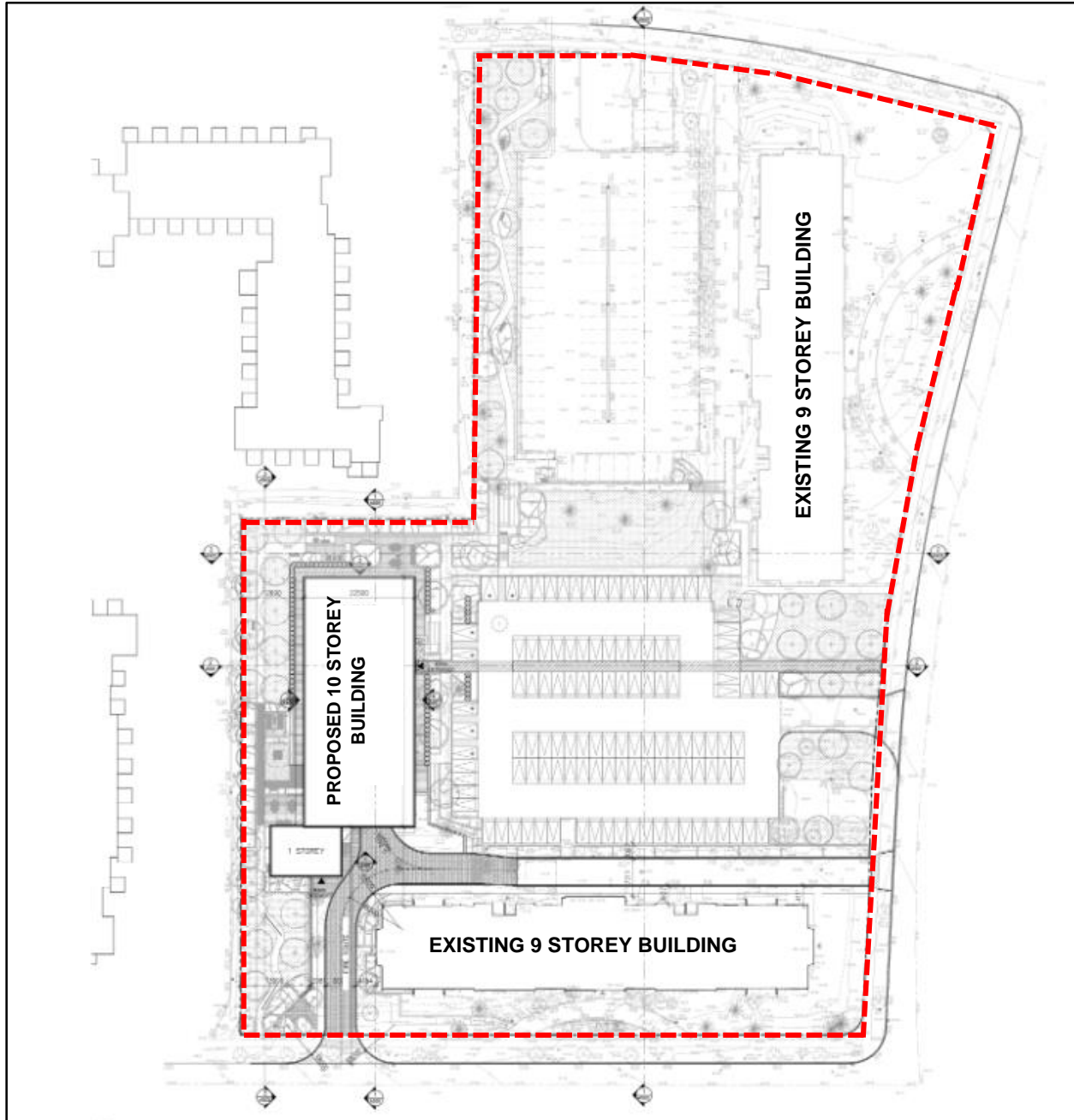
- Route 3 – Bloor
- Route 5 – Dixie

The site at 3480 Havenwood Drive and 1485 Williamsport Drive is located near Applewood Hills Plaza, offering a variety of retail stores, service commercial uses and restaurants. Additionally, residents have access to amenities such as the Burnhamthorpe Library, and nearby parks including Garnetwood Park, Jaycee Park, Forest Glen Park, and Applewood Heights Park, which feature walking trails, soccer fields, baseball diamond, tennis courts and playgrounds.

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

8. Revised Site Plan and Elevations

The applicant has provided a revised site plan and perspectives as follows:





9. Zoning

The site currently is split-zoned, where 3480 Havenwood Drive is zoned **RA2-1** (Apartment) and 1485 Williamsport Drive is zoned **RA3-1** (Apartment), the zoning by-law amendment proposes to zone the entire site as **RA3-Exception** (Apartment).

The proposed **RA3 – Exception** (Apartment) is appropriate to accommodate the proposed development with a building height of ten storeys and an FSI of 1.5.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

Zone Regulations	Existing RA2/RA3 Zone Regulations	Existing RA3-1 Exception Zone Regulations	Proposed RA3-Exception Zone Regulations
Maximum Floor Space Index (FSI)	1.0	1.2	1.5
Minimum rear yard for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	11.0 m (36.1 ft.)
Maximum encroachment of a balcony located above the first storey , sunroom, window,	1.0 m (3.3 ft.)	1.0 m (3.3 ft.)	1.5 m (4.9 ft.)

Zone Regulations	Existing RA2/RA3 Zone Regulations	Existing RA3-1 Exception Zone Regulations	Proposed RA3-Exception Zone Regulations
chimney , pilaster, cornice, balustrade or roof eaves into a required yard			
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m (3.3 ft.)	1.0 m (3.3 ft.)	1.5 m (4.9 ft.)
Minimum number of resident parking spaces per unit	1.0	1.0	0.87
Minimum number of visitor parking spaces per unit	0.2	0.2	0.1
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.			

10. Bonus Zoning

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the Planning Act. The Section 37

Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which is administered by the Corporate Services Department, Finance Division. The by-law specifies which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case. As the subject proposal is more than five storeys and contains 10 or more residential units in total, the CBC will be applicable and will be payable at the time of first building permit.

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

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 wind mitigation measures, soil depths, location of ramps and exterior stairs. Through the site plan

process, further refinements are anticipated for the design of the amenity area and greenspace.

12. Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Low Impact Design features for stormwater management such as permeable paving and grass swales
- Use of native vegetation in landscaping
- Pedestrian walkway within the site is continuous, universally accessible, and barrier-free
- Shade trees will be placed along pedestrian pathways and amenity areas to provide solar protection for residents
- All exterior light fixtures will be properly shielded to prevent glare and light to trespass onto neighbouring properties

13. Conclusions

In conclusion, City staff has evaluated the applications to permit one new ten storey rental apartment building containing 154 units, against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposal aligns with the relevant planning policies at the provincial, regional, and municipal levels. It conforms to the PPS's objectives for efficient land use and sustainable development, supports the Growth Plan's focus on intensification within built-up areas, and adheres to the Region of Peel and Mississauga Official Plans by promoting responsible growth within the Urban System. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.