
PLANNING JUSTIFICATION REPORT

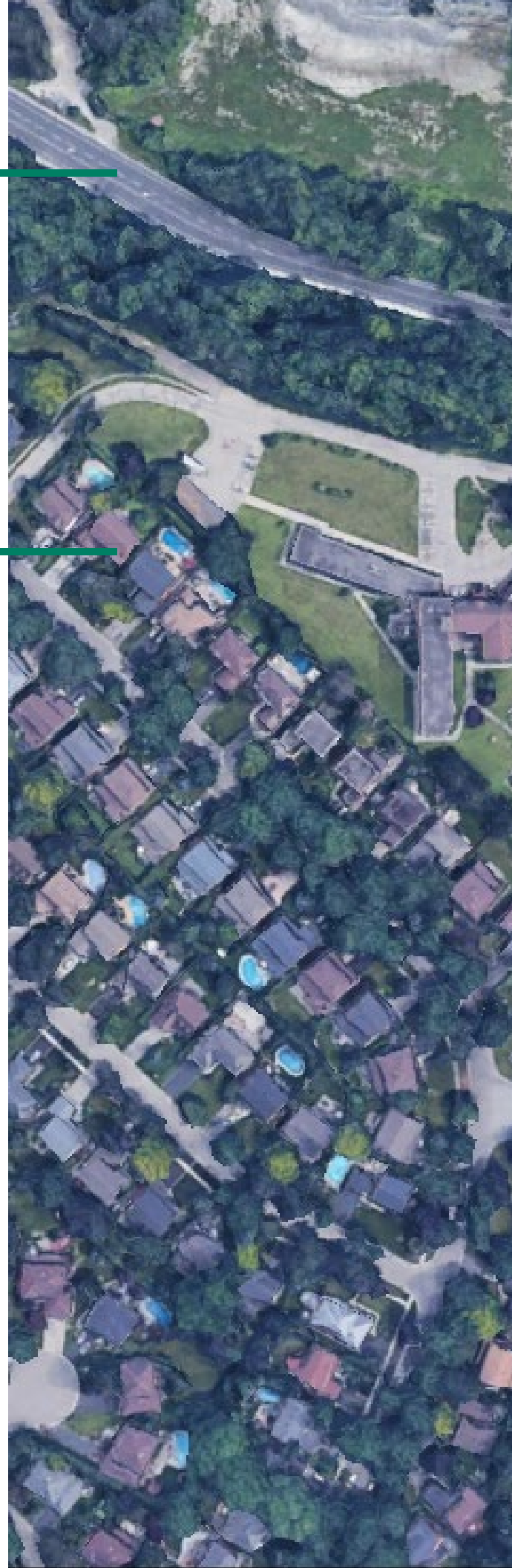
IN SUPPORT OF

DRAFT PLAN OF
SUBDIVISION & ZONING
BY-LAW AMENDMENT
APPLICATIONS

PREPARED FOR
Sherwood Forrest Limited
Partnership

1720 Sherwood Forrest Circle
City of Mississauga
Regional Municipality of Peel

May 2024
GSAI File # 792 – 027



LIST OF CONTENTS

1 / Introduction	1
1.1 / Proposed Draft Plan	2
1.2 / Proposed Zoning By-law Amendment.....	3
2 / Process & Engagement	3
3 / Site & Context.....	4
3.1 / Site Context	4
3.2 / Area Context	6
3.3 / Surrounding Destinations.....	6
3.4 / Transit Context.....	6
3.5 / Surrounding Developments.....	10
4 / Proposal.....	11
4.1 / The Proposal	11
4.2 / Supporting Studies.....	14
5 / Policy Context.....	15
5.1 / Provincial Policy Statement, 2020.....	15
5.2 / A Place to Grow, 2020.....	21
5.3 / Region of Peel Official Plan, 2022.....	23
5.4 / Mississauga Official Plan, 2023	29
5.5 / Zoning.....	39
6 / Summary & Conclusion.....	41

APPENDICES

Appendix I / Draft Zoning By-law Table

Appendix II / Housing Report

LIST OF FIGURES

Figure 1 / Aerial Context
Figure 2 / Surrounding Destinations
Figure 3 / Transit Context
Figure 4 / Draft Plan of Subdivision
Figure 5 / Conceptual Site Plan
Figure 6 / Region of Peel Official Plan, Schedule E-1, Regional Structure
Figure 7 / Mississauga Official Plan, Schedule 10 – Land Use Designations
Figure 8 / Mississauga Official Plan, Map 16-23 – Sheridan Neighbourhood Character Area
Figure 9 / City of Mississauga Zoning By-law 0225 – 2007

Planning Justification Report
Sherwood Forrest Limited Partnership
Draft Plan of Subdivision & Zoning By-law Amendment
1720 Sherwood Forrest Circle
City of Mississauga

1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Sherwood Forrest Limited Partnership (the 'Owner') to assist with planning approvals to implement redevelopment of the lands municipally known as 1720 Sherwood Forrest Circle, in the City of Mississauga (the 'Subject Lands' or 'Site'). The Subject Lands are located on the east side of Sherwood Forrest Circle, south of Dundas Street West, west of Mississauga Road and is legally described as:

PT LT 3, RANGE 1 SDS TT; City of Mississauga

The Site is currently vacant. Surface parking areas and a forested area along the Site's Mississauga Road and Dundas Street West frontages are also present.

This Planning Justification Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of a Draft Plan of Subdivision ('Draft Plan') and Zoning By-law Amendment ('ZBA', or the 'Amendment') application to facilitate redevelopment of the Subject Lands. More specifically, the proposed development is to facilitate a high-quality, compact, residential development that sensitively integrates with the surrounding context. The proposed Draft Plan and Amendment have been prepared to implement contextually appropriate development, in an appropriate location, than the current local policy permissions allow.

This Report demonstrates that the proposal, corresponding Draft Plan and corresponding Amendment serve to implement the Provincial, Regional and local policy directions which support compact development in proximity to transit services, amenities and services. This Report also demonstrates that the in-effect permissions provided by the City of Mississauga Zoning By-law 0225 – 2007 are outdated with respect to the Subject Lands. Finally, this Report outlines the nature of the proposed development and presents a comprehensive assessment and justification for the proposed changes to the City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007') in relation to the current policy and regulatory framework and existing physical conditions.

1.1 / PROPOSED DRAFT PLAN

To facilitate the proposed development, approval of a Draft Plan of Subdivision ('Draft Plan') is required. The proposed Draft Plan is being provided to implement the proposed configuration of a development block that will facilitate the proposal. **Table 1** below provides a land use summary of the Draft Plan components.

As described throughout this Report, the Subject Lands have been planned and designed to implement a compact, refined residential development on the developable component of the Site, which will support the creation of the Sheridan community as a vibrant, complete community.

Table 1 / Summary of Draft Plan Components

LAND USE	LOTS / BLOCKS	AREA (HA)	AREA (AC)
Condominium Detached Residential	1	2.08	5.14
Open Space	1	0.12	0.30
Natural Heritage System (NHS)	1	1.71	4.23
NHS Buffer	1	0.63	1.56
Road Widening	1	0.09	0.22
Total	5	4.63	11.44

This Report presents an analysis of the proposed Draft Plan and demonstrates its consistency and conformity with the Provincial Policy Statement (2020), A Place to Grow (2020), the Region of Peel Official Plan (2022) and the Mississauga Official Plan (2023).

The Draft Plan has been structured to facilitate development, while also providing for a road widening and the long-term protection and retention of natural features. An Open Space Block is also being provided to enable a logical, natural extension of the surrounding natural features. As further described throughout this Report, the proposed Draft Plan will enable the on-site natural features to be conveyed to the City of Mississauga, while also supporting the long-term health and function of the feature. A restrictive zoning category will also be assigned to these lands.

2 / PROCESS & ENGAGEMENT

1.2 / PROPOSED ZONING BY-LAW AMENDMENT

The Subject Lands are subject to the City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007'), as amended, and are currently zoned as 'Residential Detached, Exception 48 (R1 – 48)' and 'Greenlands (G1)'. The current zoning reflects existing conditions, but not the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is required.

The proposed ZBA seeks to re-zone the natural areas to a restrictive 'Greenlands (G1)' zone category and to re-zone the balance of the Subject Lands to the 'Detached Dwellings on a CEC Road (R16)' Zone category and implement modified site-specific permissions. More specifically, the ZBA seeks to introduce the following site-specific permissions:

- To rezone a segment of the Site from 'R1 – 48' to 'G1';
- To rezone a segment of the Site from 'R1 – 48' to 'R16 – XX'; and,
- To permit site-specific building envelope standards.

A summary of the in-effect and requested R16 zone provisions has been prepared. A copy of this summary, referred to as the 'Zoning By-law Table', has been prepared and a copy is provided in **Appendix I** of this Report.

This Report presents an analysis of the proposed ZBA and demonstrates its consistency and conformity with the Provincial Policy Statement (2020), A Place to Grow (2020), the Region of Peel Official Plan (2022) and the Mississauga Official Plan (2023).

The proposed strategy for consulting with the public with respect to the Application will follow the requirements of the *Planning Act*, as amended, for statutory meetings as well as the City of Mississauga's Draft Plan of Subdivision and Zoning By-law Amendment process. It is anticipated that the Owner, in collaboration with the City, will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed development. This communication program will assist in better informing local stakeholders and manage the implementation of the planning and redevelopment of the Subject Lands.

We note that a Development Application Review Committee ('DARC') meeting was held on July 5, 2023 to present a preliminary concept for the Subject Lands and to determine submission requirements. These submission requirements have been prepared and are provided under separate cover. See **Section 4.2** of this Report for further detail.

We further note that a Community Meeting was held, in collaboration with Councillor Mahoney, on July 26, 2023. This Community Meeting enabled the Project Team to share a preliminary concept for the Subject Lands with community members and receive preliminary feedback, including areas of concern. The feedback received from this Community Meeting was considered by the Project Team and has informed the proposed development, as currently contemplated.

3 / SITE & CONTEXT

This Section of the Report provides an analysis of the Subject Lands in relation to the surrounding Sheridan community.

3.1 / SITE CONTEXT

As demonstrated in **Figure 1** on the next page, the Subject Lands are located on the east side of Sherwood Forrest Circle, south of Dundas Street West.

The Subject Lands have an area of approximately 4.63 hectares (11.44 acres), with a frontage of 447.4 metres along Sherwood Forrest Circle, a frontage of 159.4 metres along Dundas Street West and a frontage of 501.7 metres along Mississauga Road.

The Site has rolling topography, due to the presence of a forested area along the Site's Dundas Street West and Mississauga Road frontages. It is currently vacant.

Historically, the Site was occupied by an estate residence prior to 1952. Then, beginning in the 1960s while the surrounding area was evolving, the Site was improved with a 3-storey seniors residence and convent, a 1-storey detached garage structure and surface parking areas. The seniors residence and convent was operational between its opening in the early 1960s to its closure in 2019. The seniors residence and convent structure (as shown in the image above) were demolished in early 2024.



View of the former Carmelite Sisters or the Divine Heart of Jesus Seniors Residence and Convent, September 2023

Access was provided via a driveway off of Sherwood Forrest Circle and drive aisles internal to the Site. A secondary, emergency access is also present off of Dundas Street West, extending through the natural feature. There are also existing sidewalks along Mississauga Road and the driveway.

I:\192-027\4. Drawings\2024 05 May\PR Figures May 6 23.dwg

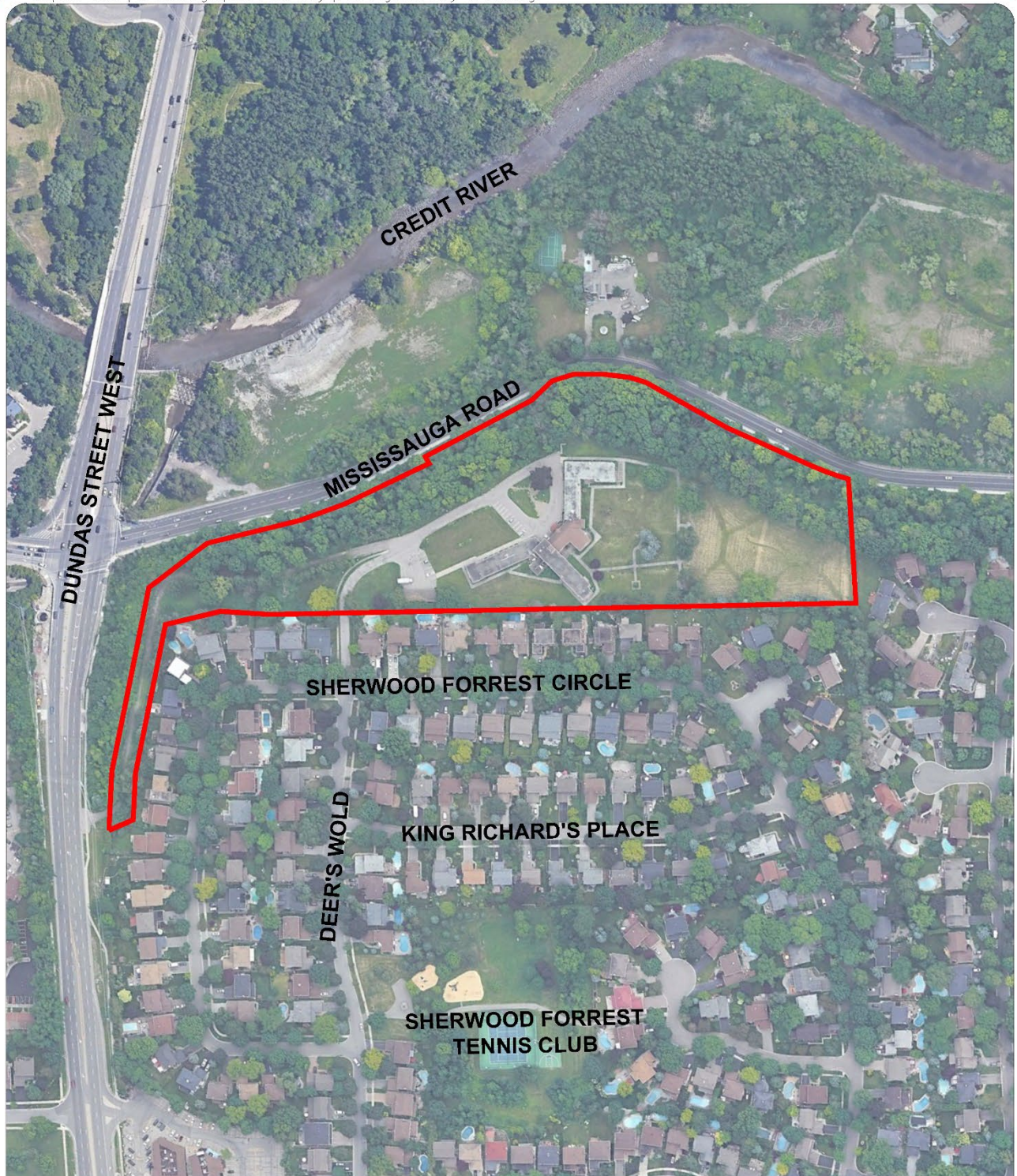


FIGURE 1
AERIAL CONTEXT
DUNDAS STREET WEST & MISSISSAUGA ROAD

LEGEND

 Subject Lands

1720 SHERWOOD FORREST CIRCLE,
PART OF LOT 3, RANGE 1 S.D.S TT,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
MAY 6, 2024

3.2 / AREA CONTEXT

The Subject Lands are located within the Sheridan community of the City. Surrounding land uses are as follows:

NORTH A continuation of the forested area and Dundas Street West are immediately north. Further north is a segment of the established Sheridan Neighbourhood comprised of low-rise residential dwellings, including a townhouse community and detached dwellings, as well as greenspaces, schools and tall apartment structures. The University of Toronto Mississauga campus is located to the northeast.

SOUTH Low-rise, detached dwellings are immediately south. Further south is a continuation of the established Sheridan Neighbourhood comprised of low-rise residential dwellings and the forested area.

WEST Detached dwellings, fronting on Sherwood Forrest Circle, are immediately west. Further west is a continuation of the established Sheridan Neighbourhood comprised of various low-rise residential dwellings, parks, green spaces and the Sherwood Forrest Tennis Club facility. Two (2) local retail plazas, both comprised of multi-tenant structures and surface parking areas, are located to the northwest.

EAST Mississauga Road is immediately east. Further east are forested areas, the Credit River, a detached dwelling and a segment of the Sheridan Neighbourhood comprised of low-rise residential dwellings.

3.3 / SURROUNDING DESTINATIONS

As demonstrated on **Figure 2** on the next page, the Subject Lands are well-served by a multitude of recreational and commercial amenities. There are several parks and greenspaces located within a comfortable walking distance of the Subject Lands, including Dean Henderson Memorial Park, Sherwood Green, Erindale Park and the Credit River. The Site is also located within a 500 metre radius of retail areas along the Dundas Street West corridor. This retail area includes a diversity of uses which support the day-to-day needs of residents.

3.4 / TRANSIT CONTEXT

As demonstrated in **Figure 3** on page 8, the Subject Lands are well-served by transit services. A summary of these transit services is provided below.

LOCAL PUBLIC TRANSIT

The Subject Lands are serviced by an existing bus route (Route 1) operated by Mississauga Transit ('MiWay'). Route 1 (Dundas) has an existing bus stop in front of the Subject Lands, near the intersection of Dundas Street West and Mississauga Road. Route 1 has a service frequency of approximately 20 minutes and operates between the South Common Centre bus terminal and the Kipling GO Station.

P:\192-02\4. Drawings\2024 05 May\192 Figures May 6 23.dwg

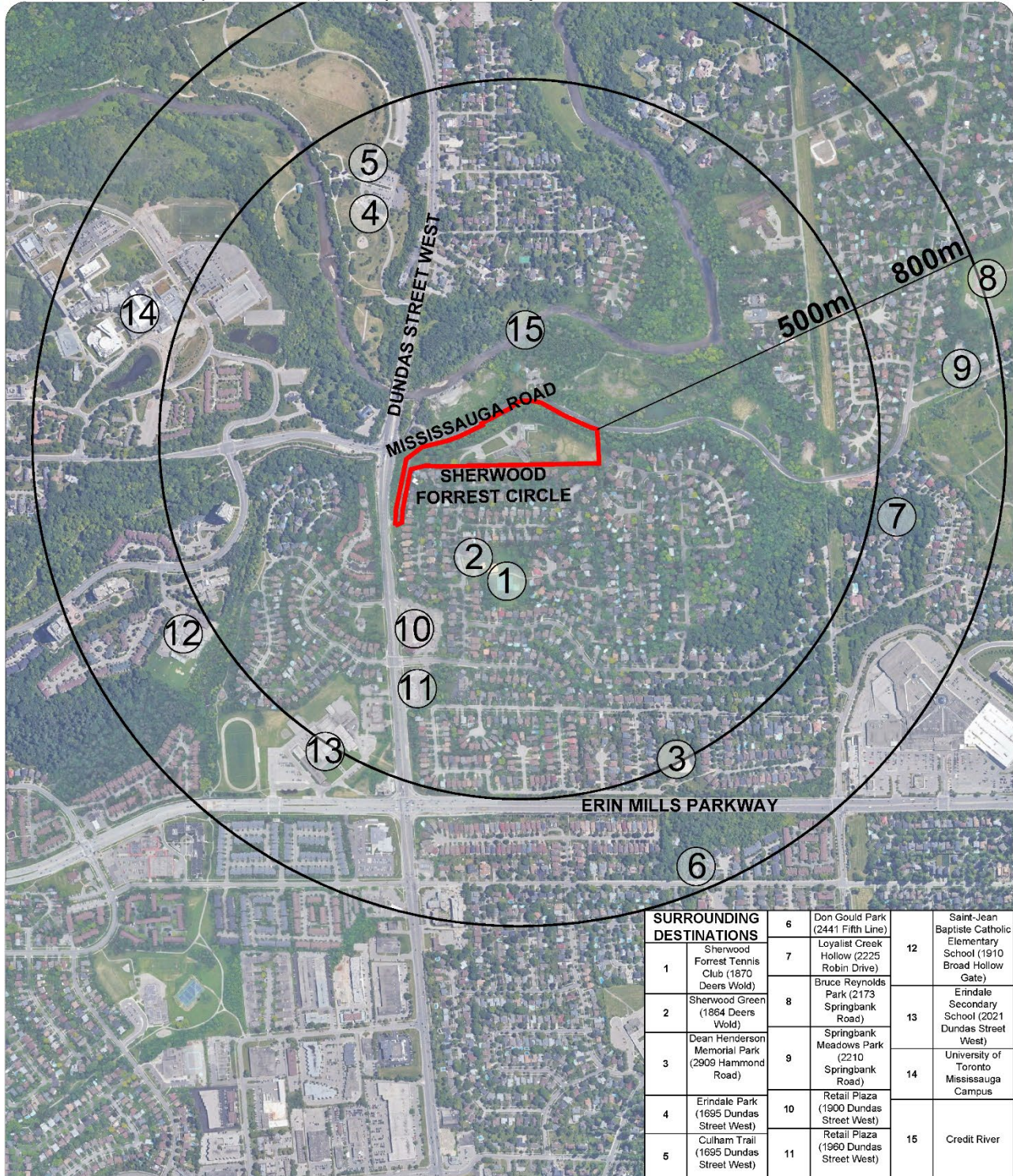


FIGURE 2 SURROUNDING DESTINATIONS
 CITY OF MISSISSAUGA

LEGEND

 Subject Lands

SURROUNDING DESTINATIONS		6	Don Gould Park (2441 Fifth Line)	12	Saint-Jean Baptiste Catholic Elementary School (1910 Broad Hollow Gate)
1	Sherwood Forrest Tennis Club (1870 Deers Wold)	7	Loyalist Creek Hollow (2225 Robin Drive)	13	Erindale Secondary School (2021 Dundas Street West)
2	Sherwood Green (1864 Deers Wold)	8	Bruce Reynolds Park (2173 Springbank Road)	14	University of Toronto Mississauga Campus
3	Dean Henderson Memorial Park (2909 Hammond Road)	9	Springbank Meadows Park (2210 Springbank Road)	15	Credit River
4	Erindale Park (1695 Dundas Street West)	10	Retail Plaza (1900 Dundas Street West)		
5	Culham Trail (1695 Dundas Street West)	11	Retail Plaza (1980 Dundas Street West)		

1720 SHERWOOD FORREST CIRCLE
 PART OF LOT 3, RANGE 1 S.D.S TT,
 CITY OF MISSISSAUGA,
 REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
 MAY 6, 2024

P:\192-02\4. Drawings\2024 05 May\1JR Figures May 6 23.dwg

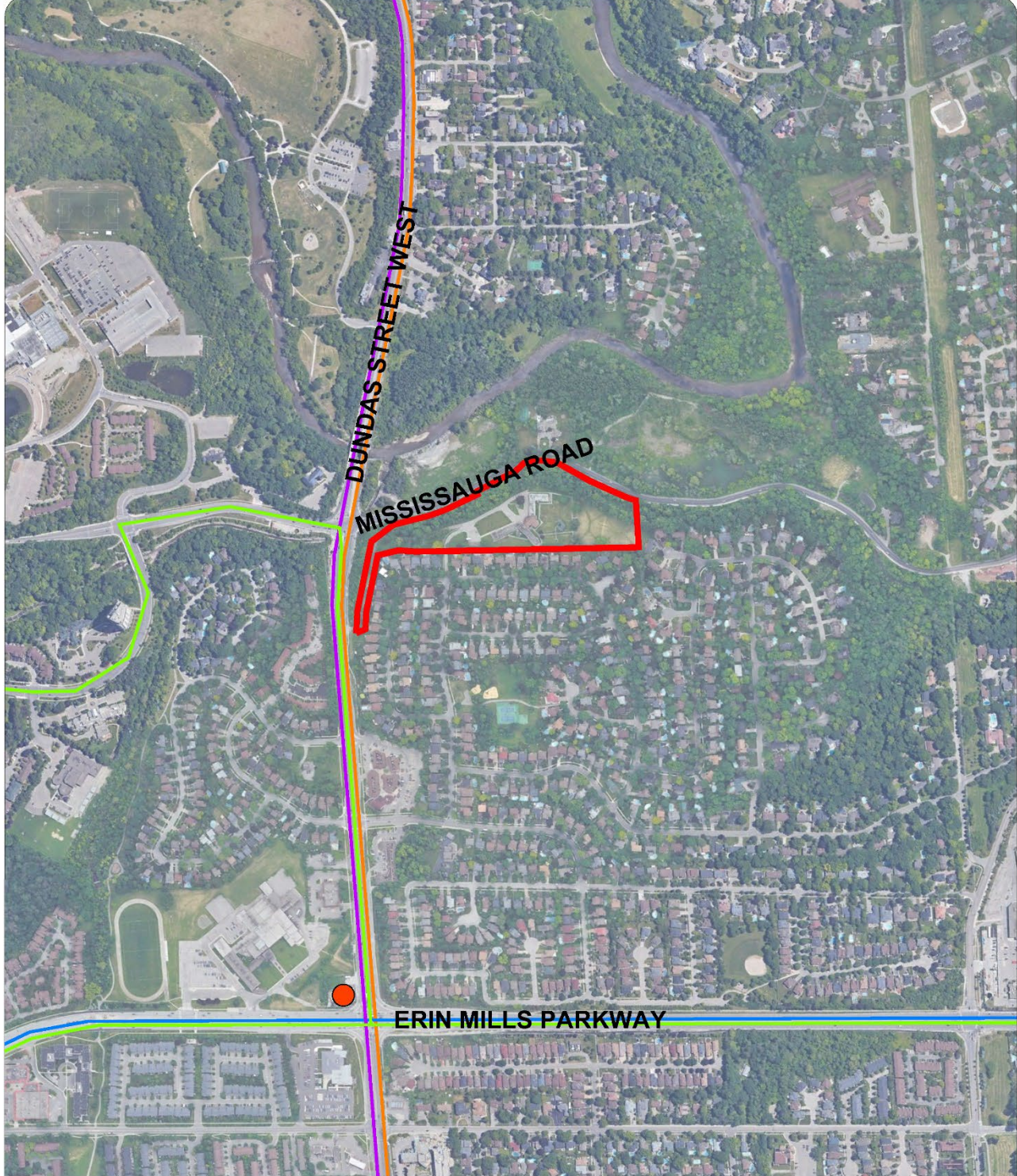


FIGURE 3
TRANSIT CONTEXT
CITY OF MISSISSAUGA

1720 SHERWOOD FORREST CIRCLE,
PART OF LOT 3, RANGE 1 S.D.S TT,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
MAY 6, 2024

LEGEND

- Subject Lands
- MiWay Route 1
- MiWay Route 110
- MiWay Route 13
- MiWay Route 101
- Planned BRT Station

Additional existing bus routes operate in the surrounding area. Collectively, the Subject Lands are located within a comfortable walking distance of various existing bus routes. Residents are able to easily access street-level transit services.

As such, residents are able to easily transfer to a variety of routes, providing residents with easy, convenient access to various destinations and areas of Mississauga and beyond.

In addition to the above-noted existing transit services, the Subject Lands are approximately 1,000 metres south of the planned Dundas Bus Rapid Transit ('BRT') network. Once complete, the Dundas BRT network will provide connectivity across Mississauga and beyond.

REGIONAL PUBLIC TRANSIT

The Clarkson GO Station, located approximately 3.2 kilometres southwest of the Subject Lands, is on the Lakeshore West GO Transit Line (Route 18) with service to Downtown Toronto. Route 18, operated by Metrolinx, has a service frequency of approximately 20 minutes during the a.m. and p.m. peak periods, and a service frequency of approximately 60 minutes during the off-peak periods, daily.

Based on the above, the Subject Lands are connected by existing regional transit networks. This will be further enhanced by the planned Dundas Bus Rapid Transit ('BRT') network that is situated approximately 45 metres north of the Subject Lands. When complete, the Dundas BRT network will further enhance the ability for residents to easily transfer to a variety of inter-regional areas and destinations.

ROAD NETWORK

Sherwood Forrest Circle is classified as a 'Local Road', no an ultimate Right-of-Way ('ROW') width not specified by the in-effect Mississauga Official Plan ('MOP'). Dundas Street West is classified as an 'Arterial' with an ultimate ROW of 40 metres, while Mississauga Road is classified as a 'Major Collector' with an ultimate ROW width of 26 metres. The Subject Lands are surrounded by and have frontage on Sherwood Forrest Circle, Dundas Street West and Mississauga Road. The current approximate widths of these are 16.5 metres, 42.7 metres and 18.1 metres, respectively.

Additionally, Dundas Street West is identified as an 'Intensification Corridor' and 'Higher Order Transit Corridor' by the in-effect MOP. These classifications recognize that Dundas Street West is to incorporate upcoming transit connections, including the planned Dundas BRT network.

3.5 / SURROUNDING DEVELOPMENTS

Ward 8 has several active development applications that are supporting reinvestment and revitalization of Sheridan community and its surrounding areas, **Table 2** below summarizes active development applications in the surrounding area.

Table 2 \ Surrounding Developments

<i>ADDRESS</i>	<i>APPLICANT OR OWNER</i>	<i>CITY FILE NO.</i>	<i>NO. OF UNITS</i>	<i>DENSITY</i>	<i>HEIGHT</i>	<i>NOTES</i>
2935, 2955 Mississauga Road	A. Frank Merulla and 590816 Ontario Inc.	OZ/ OPA 22-6 W8	216	1.75 FSI	3, 12 storeys	Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') application is under review. The proposed development is comprised of a 12-storey apartment structure and one (1) development block comprised of 20, 3-storey stacked townhouse dwellings

4 / PROPOSAL

This Section of the Report provides a summary of the proposed development and the supporting studies.

4.1 / THE PROPOSAL

The proposed development is the result of careful planning and design undertaken by the Project Team, including consideration of the Provincial, Regional and local policy frameworks for managing and directing growth, and the evolving physical landscape of Mississauga and the Sheridan community context.

The proposed development contemplates partial redevelopment of the Subject Lands for a high-quality, compact residential development comprised of fifty-six (56) detached dwellings, organized around a private road network, the public realm and streetscape enhancements. The proposal has also been planned and designed around the retention and long-term protection of the adjacent natural feature and a vegetative buffer. A 10 metre vegetative buffer is to be provided from the agreed upon staked limit of the natural features. Collectively, the natural feature and the vegetative buffer will facilitate the ecological functions and features of the natural area to be preserved for the long-term, while facilitating development to be appropriately situated on the Subject Lands.

The proposed Draft Plan of Subdivision (see **Figure 4** on the next page) serves to implement the development vision for the Site, as demonstrated on the accompanying Concept Plan (see **Figure 5** on page 13). Overall, the proposed development will provide for contextually appropriate infill development to occur, while also providing for the long-term health and retention of the nearby natural area.

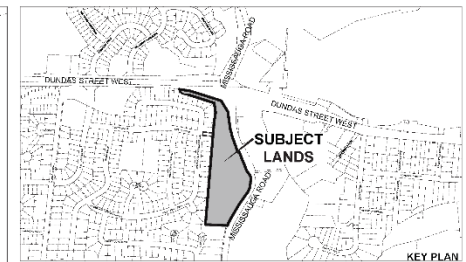
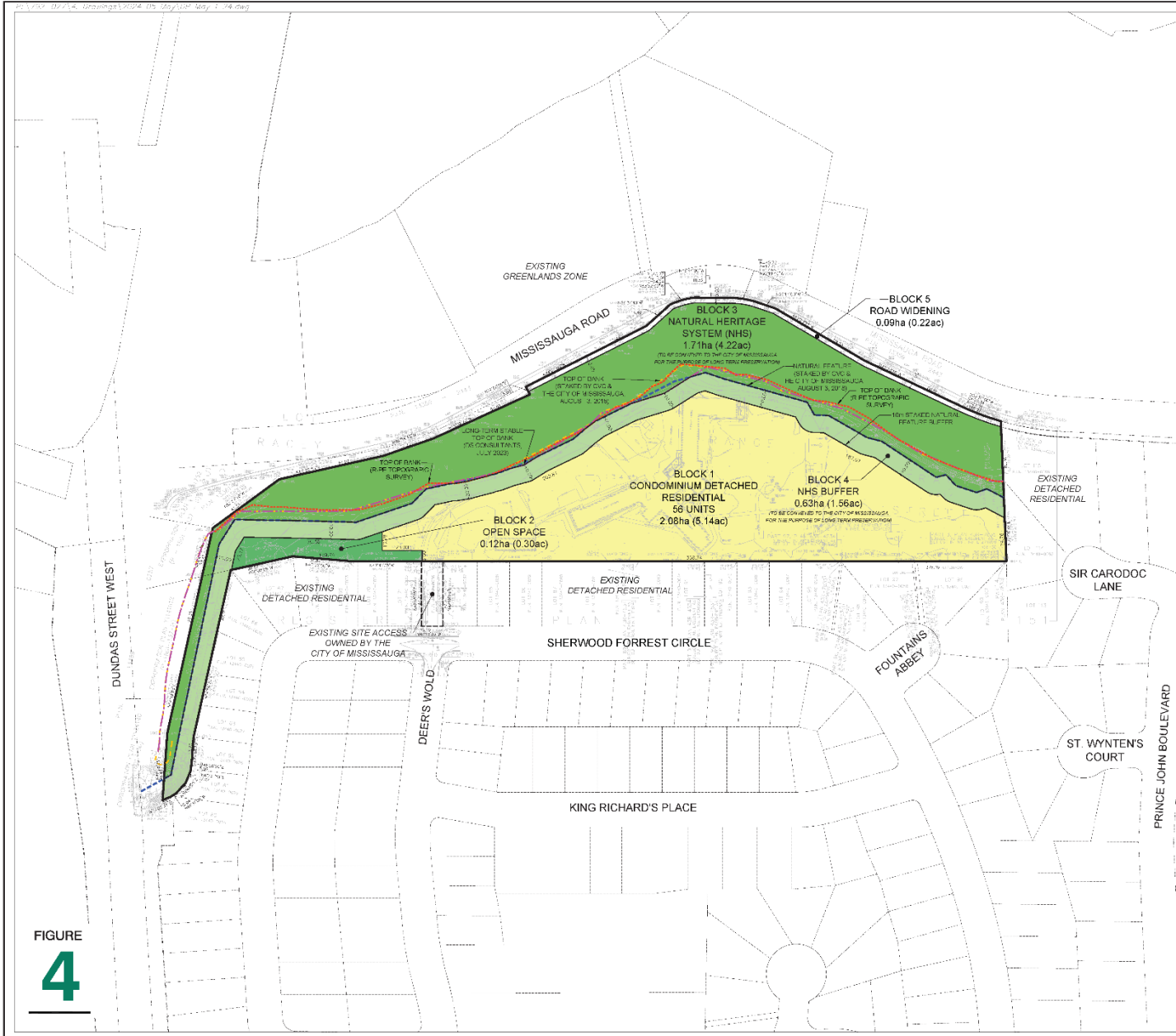
As demonstrated in **Figure 5**, the proposed detached dwellings are situated along a new private road network. Each dwelling has a private driveway off of the proposed private road network. Streetscape enhancements are to be provided in order to provide for a safe, comfortable and attractive public realm that is complimentary to the surrounding context and neighbourhood character.

Each dwelling is to feature a high-quality, refined 3-storey built form and integral private garage area. Three (3) visitor parking areas are to be provided along the planned private road network. Landscaped open spaces are also to be provided.

As further demonstrated on the Concept Plan, the proposed development is organized around landscaped open spaces and public realm enhancements. A variety of landscaped open spaces are to be provided. Landscaping and streetscape enhancements are also to be provided. This includes streetscape treatments along the Site's frontages and new fine-grain road network so that a high-quality, inviting, pedestrian environment is provided.

A network of public sidewalks and pedestrian pathways are to be provided in order to facilitate safe, comfortable and convenient access across the Site and beyond.

126 parking spaces are to be provided including two (2) resident spaces per dwelling unit. 14 visitor parking spaces, located across three (3) surface parking areas, are also to be provided. Access is to be provided via a new fine grain private road network, extending off of Sherwood Forrest Circle.




DRAFT PLAN OF SUBDIVISION
ARGO SHERWOOD FORREST LIMITED
FILE # _____

1720 SHERWOOD FORREST CIRCLE
LOT 3, RANGE 1, S.D.S., RACEY TRACT
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED:  DATE: SEPT. 12, 2023
SCOTT BLAIN, A.S.O.
ARGO SHERWOOD FORREST LIMITED

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  DATE: AUGUST 9, 2023
ROSS DEHNENOECKER, O.L.S.
R-16 SURVEYING LTD.

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS
CONDOMINIUM DETACHED RESIDENTIAL	1	2.08	5.14	56
OPEN SPACE	2	0.12	0.30	
NATURAL HERITAGE SYSTEM (NHS)	3	1.71	4.23	
NHS BUFFER	4	0.63	1.56	
ROAD WIDENING	5	0.59	0.23	
TOTAL	6	4.63	11.44	56

NOTES
- EXISTING STRUCTURES TO BE REMOVED
- BLOCKS 3 & 4 TO BE CONVEYED TO THE CITY OF MISSISSAUGA FOR THE PURPOSE OF LONG TERM PRESERVATION

SCALE: 1:1000
(24x36)
MAY 1, 2024



FIGURE
5

LAND USE SUMMARY

1720 Sherwood Forrest Circle	4.62 ha	11.44 ac.	
Block F (to be acquired from City of Mississauga)	0.02 ha	0.13 ac.	
Total Site Area	4.64 ha	11.56 ac.	
NON-DEVELOPABLE			
RAES	2.34 ha	5.78 ac.	
Road Widening	0.05 ha	0.27 ac.	
Total Area	2.39 ha	5.96 ac.	50.0%
DEVELOPABLE (see UNIT SUMMARY)			
Close Space	1.42 ha	3.58 ac.	64.4%
Condo Roads	0.24 ha	0.58 ac.	9.8%
TOTAL UNIT DEVELOPABLE	2.28 ha	5.66 ac.	100.0%

UNIT SUMMARY

	Unit Type	Unit Depth	Unit Count	Lot Mix	Proportion (%)	Area (sq. m)	% Net Res.	
Condo Block	Detached Homes	(C7)	10.00 x 23.0	10	100%	500.0	1.22 ha, 3.01 ac.	84.4%
	Detached Homes (Executive)	(C7)	12.00 x 23.0	1	2%	100	0.23 ha, 0.56 ac.	2.4%
	Custom Homes (approximately)	(C7)	12.00 x 23.0	1	2%	128	0.29 ha, 0.68 ac.	2.4%
	Custom Homes (approximately)	(C7)	17.31 x N/A	1	1%	571	0.82 ha, 0.31 ac.	94%
	Custom Homes (approximately)	(C7)	17.31 x N/A	1	2%	174	0.23 ha, 0.56 ac.	2.4%
TOTAL			26	100%	1882	1.85 ha, 3.67 ac.	100.0%	

ROW SCHEDULE

	(m)	(ft)	(m ²)	(sq. ft)
Condo Road	8.4	27.6	511.2	0.0
Existing driveway to Sherwood Forrest Circle (Block F)	7.4	24.3	201.0	0.0
Condo Road	8.4	27.6	221.0	0.0
TOTAL			933.2	0.0

PARKING

	Required	Provided
Resident - 2 spaces per unit	112	112
Visitor - 0.25 spaces per unit	14	14
TOTAL PARKING	126	126

DRAFT

1720 SHERWOOD FORREST CIRCLE | Mississauga, Ontario
PRELIMINARY DEVELOPMENT CONCEPT

• All Units in Yellow Unless Otherwise Noted
 • Blue Units are Staked from Top of Bank Survey, N/C to Approve
 • Green Units - The Information is Provided for Reference Purposes Only and is Not to be Relied Upon
 • All Plans: Single Lot, Approx. Spring 2024

APR 29, 2024
REVISED 2018
REV. 1/20

CP-22

4.2 / SUPPORTING STUDIES

Overall, the proposed development has been designed to integrate with the planned evolution of the Subject Lands and with the surrounding community. This includes consideration being given to the existing and future uses both on the Subject Lands and in the surrounding area as well as the creation of Sheridan as a complete community. The proposed development has, to the greatest extent possible, provided an appropriate interface with and transition to the surrounding area. The components of the proposed development are identified in **Table 3** below.

In order to ensure the proposed development fully addresses all policy and technical requirements, a number of required supporting studies have been completed and are provided under separate cover. These include the following:

Table 3 / Summary of Proposed Development Statistics

<i>DEVELOPMENT CHARACTERISTIC</i>	<i>DESCRIPTION</i>
Total Site Area	4.63 hectares (11.44 acres)
<i>Natural Area</i>	1.71 hectares (4.23 acres)
<i>Natural Area Buffer</i>	0.63 hectares (1.56 acres)
<i>Open Space</i>	0.12 hectares (0.30 acres)
Net Developable Area	2.08 hectares (5.14 acres)
No. of Proposed Dwellings	56 detached units
Proposed Parking Spaces	126 spaces
<i>Residential Spaces</i>	112 spaces
<i>Visitor Spaces</i>	14 spaces

- An Arborist Report, prepared by Palmer Environmental;
- An Environmental Impact Study ('EIS'), prepared by Palmer Environmental;
- An Environmental Noise Assessment, prepared by YCA Engineering Limited;
- A Functional Servicing and Stormwater Management Report, prepared by Urbantech;
- A Geotechnical Investigation and Slope Stability Assessment, prepared by DS Consultants Ltd;
- A Housing Report, prepared by GSAI, dated May 2024 and provided in *Appendix II* of this Report;
- A Phase One Environmental Site Assessment, prepared by DS Consultants Ltd;
- A Phase Two Environmental Site Assessment, prepared by DS Consultants Ltd; and,
- A Transportation Impact Assessment, prepared by CGH Transportation.

5 / POLICY CONTEXT

This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local policies and regulations that apply to the Subject Lands. This Section also provides a rationale for how the proposed development and proposed Amendments align with and serve to better implement the in-effect policy and regulatory framework.

5.1 / PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 was issued under Section 3 of the *Planning Act*, as amended, and came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The *Planning Act*, as amended, requires that decisions affecting a planning matter be 'consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to Building Strong Healthy Communities (Section 1.0), the Wise Use and Management of Resources (Section 2.0) and Protecting Public Health and Safety (Section 3.0). When considered together, the PPS strongly encourages developments that provide for long-term prosperity, environmental health and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Lands and how the proposed development, together with the corresponding Amendment, are consistent with these policies is provided below.

1.0 / Building Strong Healthy Communities

Section 1 of the PPS establishes the Provincial policy framework on how growth and development is to be managed. Accordingly, the policies outline the need for efficient land use and development patterns so that strong, livable, healthy and resilient communities that protect the environment and public health are attained. This is to be achieved by directing growth and development to appropriate locations. The following policies apply to redevelopment of the Subject Lands.

'1.1.1. Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;*
- b) accommodating an appropriate and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional ... recreation, park and open space and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health or safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.'*

The Subject Lands are located within a Settlement Area, as defined by the PPS, and are on full municipal services. The proposal supports the Provincial objectives for healthy, liveable and safe communities in the following ways:

- by proposing higher density development on lands that are currently underutilized;
- by locating residential uses within the City of Mississauga, on a site designated for redevelopment and intensification by both the Region of Peel Official Plan and the Mississauga Official Plan;
- by introducing 56 residential dwelling units of varying size and configurations in an area well-served by surrounding uses and transit networks;

- by introducing a development form that will integrate with the surrounding environment, and will serve to implement the development vision established by local policies for Sheridan as a vibrant, compact, complete community;
- by introducing a development form that supports public health and safety through active public frontages and public landscaped open spaces;
- by making better, higher use of land and existing infrastructure networks; and,
- by incorporating contextually appropriate sustainable design strategies, including additional plantings and landscaped open spaces in order to respond to a changing climate and to promote biodiversity.

1.1.3 Settlement Areas

As stated above and in accordance with the PPS, the Subject Lands are located within a Settlement Area. As such, the following policies apply.

'1.1.3.1. Settlement areas shall be the focus of growth and development.'

'1.1.3.2. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion;*

- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
[...]

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.'

'1.1.3.4. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.'

The Subject Lands are located within a Settlement Area. As such, the proposed development has been planned and designed to facilitate a high-quality, compact built form that makes efficient use of land, infrastructure and public service facilities. It will provide for development that provides for residential intensification at an appropriate location, at an appropriate density, to support the achievement of Sheridan as a complete community and surrounding active transportation networks.

Additionally, the provision of various landscaped areas will advance climate change goals. Finally, as further described in the accompanying Functional Servicing & Stormwater Management ('FS – SWM') Report, the proposal can be accommodated by municipal infrastructure networks.

1.5 Public Spaces, Recreation, Parks, Trails & Open Space

'1.5.1. Healthy, active communities should be promoted by:

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources [...]*

The proposed development has been carefully planned and designed to provide for a series of landscape and public realm enhancements. This includes the provision of landscaped open spaces across the Site.

Overall, the landscaped areas have been planned and designed to provide safe, comfortable and convenient access for residents, visitors and the public to enjoy. As demonstrated on the accompanying Conceptual Site Plan, landscaped areas have been strategically located to facilitate space for the use and enjoyment of residents and visitors and to foster social interaction. Furthermore, the proposed development is to provide for a network of sidewalks and pedestrian pathways that offer safe, comfortable and convenient access across the Site and beyond. Finally, active streetscapes are to be provided. This will enable direct pedestrian connections and front doors that face the street and other public realm enhancements to be provided. It will also facilitate connections with the surrounding components of the Subject Lands and active transportation network in the surrounding area.

Overall, the Site has been planned and designed to implement vibrant and inviting, pedestrian-oriented streetscapes, capable of accommodating pedestrian activity and the daily needs of residents, visitors and community members.

1.6.6. Sewage, Water & Stormwater

'1.6.6.1. Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

- 1. municipal sewage services and municipal water services [...].'*

'1.6.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services.'

As further demonstrated in the accompanying FS – SWM Report, the proposed development will make better use of existing municipal infrastructure services. Furthermore, the proposal can be serviced by the existing municipal sewage and water systems.

1.6.7. Transportation Systems

'1.6.7.2. Efficient use should be made of existing and planned infrastructure...'

'1.6.7.4. A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.'

The Subject Lands are well-served by transit services and active transportation networks. More specifically, there are existing street-level transit services in the surrounding area. This includes various bus routes operating within walking distance of the Site. Furthermore, there is an existing network of sidewalks along the Site's frontages and within the surrounding area, providing safe, easy, convenient access for residents and visitors. Finally, the Site is situated within a comfortable walking distance of the Erin Mills Parkway and Dundas Street West corridors which feature a broad range of uses, services and facilities to meet the daily needs of residents.

Based on the above, the proposal for a high-density development will support current and future transit ridership, the provision of local housing opportunities and the use of active transportation and enable residents and visitors alike to walk to destinations.

1.8. Energy Conservation, Air Quality & Climate Change

'1.8.1. Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form ...;*
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas [...];*
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure. [...]'*

As stated above, the Subject Lands are well-served by transit services and active transportation networks. Furthermore, the proposal will facilitate a compact development, at an appropriate location and at an appropriate density. Based on the Site's locational characteristics, the proposed development will support compact development in proximity to transit, active transportation and energy conservation objectives. Opportunities to provide a variety of sustainable design features in efforts to maximize conservation efforts will be further explored during the detailed design stage.

2.0 / \Wise Use and Management of Resources

Section 2 of the PPS establishes the Provincial policy framework on natural and cultural heritage resources are to be managed. Accordingly, the policies outline the need for natural areas and resources to be protected and retained for the long-term. This is to be achieved by directing growth and development to appropriate locations. The following policies apply

2.1. Natural Heritage

'2.1.1. Natural features and areas shall be protected for the long-term.

'2.1.2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.'

'2.1.3. Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas...'

'2.1.5. Development and site alteration shall not be permitted in:

- b) significant woodlands in Ecoregions 6E and 7E...;*
- d) significant wildlife habitat; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.'*

'2.1.8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there are no negative impacts on the natural features or on their ecological functions.'

In accordance with the PPS, the Subject Lands are identified as being located within Ecoregion 6E and 7E. Furthermore, the Site contains a segment of the Credit River – a woodland feature that is situated in the eastern quadrant of the Site. As demonstrated in the accompanying Environmental Impact Study ('EIS'), the Credit River is a component of the Provincial, Regional and local Natural Heritage Systems ('NHS') and contains significant habitat for a variety of species. Based on this, the proposal supports the Provincial objectives for natural heritage by situating development outside of the staked limits of the natural features and by implementing a buffer of sufficient width to provide for the long-term protection of the on-site feature. The EIS concludes that the proposed development will not negatively impact the diversity, connectivity, or ecological integrity of the feature.

SUMMARY / CONFORMITY STATEMENT

The Provincial Policy Statement ('PPS'), 2020 outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by transit and infrastructure while not adversely affecting protection of the natural environment.

The above analysis demonstrates that the proposed development conforms to the PPS by facilitating development, at an appropriate location, that will make better use of existing land, resources and infrastructure. It will also support retention and protection of a natural feature and addressing impacts from a changing climate. It is our opinion that the proposal, corresponding Draft Plan and corresponding Amendment are consistent with the policies of the PPS.

5.2 / A PLACE TO GROW, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') was prepared and approved under the *Places to Grow Act, 2005* and updated on August 28, 2020. A Place to Grow builds on the policy foundations of the PPS, 2020 in order to respond to key challenges faced in the Greater Golden Horseshoe ('GGH') region. As such, it establishes a long-term framework for managing growth and development across the GGH up to the year 2051.

Overall, A Place to Grow encourages the efficient use of land through the development of complete communities that are compact, transit supportive and provide a range of housing opportunities. An analysis of the policies applicable to the proposed development and how they have been addressed is provided below.

Section 2 / Where and How to Grow

Section 2 of A Place to Grow establishes the policy framework for how forecasted growth is to be managed. Overall, growth is to be directed to settlement areas which can support the achievement of complete communities. Limited growth is also expected to occur within rural areas. The following policies apply to redevelopment of the Subject Lands.

'2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:

 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities;*
[...]*
- c) within settlement areas, growth will be focused in:

 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned.*
[...]*

In accordance with Schedule 2 of A Place to Grow, the Subject Lands are located within the delineated Built-Up Area of the City of Mississauga. Built-Up Area lands are areas where growth and development are forecasted to occur. Redevelopment of the Subject Lands, as contemplated, is supported as the proposal will provide for reinvestment of the Site and will facilitate development that is in an appropriate location, is serviced by existing municipal water and wastewater infrastructure and transit services and will support the achievement of Sheridan as a complete community.

'2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities and incomes;*
- c) provide a diverse range and mix of housing options... to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails and other recreational facilities;**
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) integrate green infrastructure and appropriate low impact development.'*

The proposed development supports the achievement of complete communities by providing for a compact development that includes a range and mixture of residential built forms, located in proximity to transit, services and amenities to meet daily needs. It will also further support the availability of local stores and services to meet the daily needs of residents, visitors and community members within a comfortable walking distance.

Additionally, the proposal will provide for 56 new residential dwelling units of varying size and configurations in order to support housing choice for households of varying size, incomes, life stages and lifestyle preferences. The provision of ground-related housing units will support housing choice and facilitate the ability for residents to remain in their community of choice.

Finally, the proposed development contemplates a high-quality, compact built form that will foster a vibrant public realm through architectural and urban design elements as well as active street frontages. A series of landscaped open spaces and a network of pedestrian pathways are to be provided, further enhancing the pedestrian experience and access to publicly-accessible open spaces.

5.3 / REGION OF PEEL OFFICIAL PLAN, 2022

SUMMARY / CONFORMITY STATEMENT

A Place to Grow, 2020 guides land use planning and development across Ontario. The above analysis demonstrates that the proposed development, corresponding Draft Plan and corresponding Amendment conform to and serve to further implement the policies of A Place to Grow by facilitating contextually appropriate redevelopment on lands that are served by transit and active transportation networks. It will also provide for residential uses which are well-served by existing community services, parks and local businesses. Furthermore, the proposal, corresponding Draft Plan and corresponding Amendment will provide for better utilization of land, resources and infrastructure in a manner that advances complete community objectives and Provincial policy objectives. It is our opinion that the proposal, corresponding Draft Plan and corresponding Amendment serve to implement the applicable policies of A Place to Grow.

The Region of Peel Official Plan ('ROP'), as amended, serves as Peel's long-term guiding document for how land use planning and growth is to be managed across the three (3) member municipalities (Town of Caledon, City of Brampton and City of Mississauga).

Overall, the ROP outlines strategies for managing growth and development across Peel up to the year 2051 in accordance with a Regional Structure (Schedule E-1. Schedule E-1 designates the Subject Lands as 'Urban System' (see **Figure 6** on the next page).

'Urban System' is a high-level designation intended to accommodate the majority of growth in a manner that supports the ROP's Urban System goals. The Subject Lands' appropriate and desirable location for redevelopment is reaffirmed by its location in within the Built-Up Area and in proximity to Dundas Street West, a 'BRT Rapid Transit Corridor' (Schedule F-1, Rapid Transit Corridor).

For the purpose of this Report, the recently approved November 2022 Region of Peel Official Plan was reviewed and assessed. The following is a summary of the in-effect Regional policies applicable to the proposed development. The following analysis also demonstrates how the proposed Draft Plan and Zoning By-law Amendment work to implement the ROP.

I:\192-02\4. Drawings\2024 05 May\PR Figures May 6 23.dwg



FIGURE 6 **REGION OF PEEL OFFICIAL PLAN**
SCHEDULE E-1 - REGIONAL STRUCTURE

1720 SHERWOOD FORREST CIRCLE,
PART OF LOT 3, RANGE 1 S.D.S TT,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
MAY 6, 2024

LEGEND
[Red Outline] Subject Lands

2/ The Natural Environment

Chapter 2 of the ROP establishes the policy framework for how the natural environment, and more specifically, the Greenlands system, is to be managed. Specifically, growth is to be directed to strategic locations across Peel and the Core Areas of the Greenlands System are to be protected for the long-term. In accordance with Schedule C-2 of the ROP, the eastern quadrant of the Subject Lands are identified as being within 'Core Areas of the Greenlands System'. As such, the following apply to redevelopment of the Site.

The Regional objectives are:

- '2.14.1. To identify, protect, restore and enhance the long-term ecological function and biodiversity of the Greenlands System.'*
- '2.14.2. To maintain, restore or, where possible, improve the linkages between and among natural heritage features and areas, hydrologic functions, ground water features and surface water features including shorelines.'*
- '2.14.4. To maintain and enhance ecosystem services and the long-term ecological integrity of the Greenlands System and its resilience and ability to adapt to a changing climate.'*

It is the policy of Regional Council to:

- '2.14.6 Identify the Greenlands System as an overlay designation on Schedule C-1.'*
- '2.14.8. Maintain, restore and improve the diversity and connectivity of natural heritage features and areas within the Greenlands System's components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages*

between and among natural heritage features and areas, surface water features and ground water features.'

'2.14.15. Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel ...'

'2.14.17. Ensure that the Core Areas of the Greenlands System, as described in Policies 2.14.12 and 2.14.13 and as further detailed in the local municipal official plans and related planning documents, are not damaged or destroyed. ...'

In accordance with Schedule C-1 and C-2 of the ROP, the Subject Lands are identified as containing segments of the Region's Greenlands System. More specifically, the natural areas along the eastern property line are identified as being 'Core Areas of the Greenlands System'. As further demonstrated on the accompanying Concept Plan, the proposal does not contemplate development or site alteration on Greenland System lands. In fact, a 10 metre natural vegetative buffer is to be provided to ensure the long-term health, protection and ecological function of the natural area. As further discussed in the accompanying Environmental Impact Statement ('EIS'), the proposed 10 metre buffer from the agreed upon, stake limit of the feature is of sufficient width to ensure the long-term protection and ecological function of the feature. The EIS concludes that the proposal is appropriate and will not adversely impact the natural area lands. Furthermore, the accompanying Zoning By-law Amendment seeks to place the entirety of the natural area and associated buffer lands within a restrictive zoning category to further ensure the long-term protection and health of these lands.

5.4 Growth Management

The ROP directs that development and redevelopment is to occur in strategic locations through intensification. As lands within the Region's Built-Up Area, the following apply.

It is Regional objectives to:

- '5.4.1. To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the Delineated Built-Up Areas through intensification...'*
- '5.4.6. To optimize the use of the existing and planned infrastructure and services.'*
- '5.4.18.1. To achieve efficient and compact built forms.'*
- '5.4.18.2. To optimize the use of existing infrastructure and services.'*
- '5.4.18.4. To intensify development on underutilized lands.'*
- '5.4.18.8. To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.'*

It is the policy of Regional Council to:

- '5.4.10. Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services.'*

'5.4.11. Direct a significant portion of new growth to the Delineated Built-Up Areas of the community through intensification.'

'5.4.18.10. Facilitate and promote intensification.'

'5.4.18.11. Accommodate intensification within Urban Growth Centres, intensification corridors, nodes and Major Transit Station Areas and any other appropriate areas within the Delineated Built-Up Area.'

The proposal contemplates intensification of underutilized lands, at an appropriate location within the Region's Delineated Built-Up Area and in proximity to a Bus Rapid Transit ('BRT') Corridor.

Furthermore, the proposed development has been planned and designed to facilitate a high-quality, compact development at an appropriate density. Overall, the proposal supports the above-noted Growth Management objectives and policies by contemplating a compact, high-quality development in proximity to transit services. The proposal will contribute to the creation of Sheridan as a complete community where residents and visitors are provided safe, comfortable, convenient access to a range of travel modes, facilities and services to meet daily needs.

5.6 The Urban System

As demonstrated in **Figure 6**, the Subject Lands are located within the 'Urban System' component of the ROP. As such, the ROP directs that growth and development is permitted, and is to be directed to appropriate locations such as the Subject Lands. The following apply to redevelopment of the Subject Lands.

The Regional objectives are:

- '5.6.2 To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.'
- '5.6.3 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.'
- '5.6.4 To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.'
- '5.6.7 To provide for the needs of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age.'

It is the policy of Regional Council to:

- '5.6.10. Define the Urban System, as shown on Schedule E-1, to include: all lands within the Regional Urban Boundary ...'
- '5.6.11. Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.'
- '5.6.12. Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.'

The proposed development will contribute to achieving the above-noted Urban System objectives and policies by facilitating a compact, pedestrian-oriented development on underutilized lands in close proximity to existing and planned transit networks, active transportation infrastructure and nearby amenities that support daily living. Furthermore, the proposal will provide for new dwelling units in a compact form that supports the creation of Sheridan as a complete community. As further discussed in the accompanying Housing Report, the proposal will contribute to housing choice for current and future residents.

5.10 Transportation System in Peel

The ROP directs that development and redevelopment is to be focused in strategic locations to support the Regional Transportation System. The following apply.

'5.10.16 Optimize the use of existing and planned Regional transportation infrastructure, to support growth in a safe and efficient manner, and through compact built form ...'

'5.10.34.40 Encourage the intensification of residential and non-residential development at nodes, Major Transit Station Areas, transportation hubs and along rapid transit corridors, as shown on Schedule F-1, to support a higher level of transit service and other sustainable transportation modes, consistent with direction in the latest provincial plans.'

In accordance with Schedule F-1, Dundas Street West is classified as a 'BRT Rapid Transit Corridor'. As such, the proposal supports the above-noted policy objectives by directing residential intensification on lands in proximity to a rapid transit corridor and at an appropriate density to support transit services. As stated above, the Subject Lands are well-served by existing and planned transit services as well as by active transportation networks. The proposed development, corresponding Draft Plan and corresponding Amendment serve to realize the development potential of the Site by facilitating a compact development that is transit-supportive, pedestrian-oriented and appropriately situated. Additionally, the proposed mixture of residential units will complement and enhance the ability for community residents to access a range of services and destinations within a comfortable walking distance. The proposal, corresponding Draft Plan and corresponding Amendment affirm the Subject Lands are an appropriate and desirable location for gentle residential

intensification to occur and redevelopment as envisioned should be supported.

SUMMARY / CONFORMITY STATEMENT

The Region of Peel Official Plan ('ROP') guides land use planning and development across Peel. The above analysis demonstrates that the proposed development, corresponding Draft Plan and corresponding Amendment conform to the policies and objectives of the ROP by providing for a high-quality, compact, transit-supportive and pedestrian-oriented development that facilitates intensification at an appropriate location, at an appropriate density. Furthermore, the proposed development will result in a built form that is consistent and compatible with the envisioned evolution of the Sheridan community as outlined by the Growth Management, Urban System and Transportation System policies. In our opinion, the proposed development, corresponding Draft Plan and corresponding Amendment are in conformity with the applicable policies and objectives of the Region of Peel Official Plan.

5.4 / MISSISSAUGA OFFICIAL PLAN, 2023

The Mississauga Official Plan ('MOP'), as amended, was adopted by City Council in September 2010 and approved by the Region of Peel, with modifications, in September 2011. The MOP was appealed to the Ontario Municipal Board ('OMB', now Ontario Land Tribunal, 'OLT'), and was partially approved, save and except for those parts deferred or under appeal, in November 2012. Since this time, the MOP has been updated via a series of Tribunal Orders, approvals and Official Plan Amendments ('OPAs').

The in-effect MOP (July 2023) identifies where and how the City of Mississauga is to grow up to the year 2031 based on a City Structure (Schedule 1) comprised of seven (7) components, including Neighbourhoods. The Subject Lands are located within the Neighbourhood and Green System components of the City Structure, and within the Sheridan Neighbourhood Character Area (Schedule 9, Character Areas).

We note that the City of Mississauga is presently completing an Official Plan Review exercise, that will culminate in a City-initiated Official Plan Amendment ('OPA') to implement the 2051 Mississauga Official Plan and ensure the MOP conforms to the 2051 planning horizon of Provincial Plans, incorporates the outcomes of the recent Region of Peel Official Plan review initiative, and implements key policy recommendations arising from the completion of recent City initiatives and ongoing City initiatives.

The following is an analysis of the applicable in-effect MOP policies and an evaluation of how the proposed development, corresponding Draft Plan and corresponding Zoning By-law Amendment serve to implement these policies.

5 / Direct Growth

Chapter 5 of the MOP establishes the policy framework for how growth is to be managed. Specifically, growth is to be directed to key components of the City Structure. Collectively, these areas which are to receive the majority of Mississauga's future growth are referred to as Intensification Areas. In accordance with Schedule 2, Intensification Areas, the Subject Lands are identified as being located outside of an Intensification Area. As such, the following policies apply.

'5.1.5. Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.'

'5.1.6. Mississauga encourages compact, mixed-use development that is transit supportive, in appropriate locations, to provide a range of local live / work opportunities.'

'5.1.7. Mississauga will protect and conserve the character of stable residential Neighbourhoods.'

As a Site located within a Neighbourhood component of the City Structure, the Subject Lands are recognized as an appropriate location for contextually appropriate, sensitive growth to occur. The proposed development has been planned and designed to facilitate a compact development that provides for a range and mixture of residential uses to meet the needs of residents. This will contribute to the creation of Sheridan as a complete community where residents are able to live, work, play and shop within the community. The proposal has also been planned and designed to be a logical, natural extension of the surrounding established Sheridan Neighbourhood so that the neighbourhood character is protected and conserved.

5.2. Green System

As demonstrated on Schedule 3, the City's Green System is comprised of various natural components. In accordance with Schedule 3, the Subject Lands are identified as containing 'Significant Natural Areas and Natural Green Spaces' - a component of the City's Natural Heritage System ('NHS'). As such, the following policies apply.

- '5.2.1. Mississauga will establish strategies that protect, enhance and expand the Green System and will include a target for the lands within the city that will be included in the Green System. ...'*
- '5.2.2. Mississauga will promote and encourage the restoration of natural forms, functions and linkages.'*
- '5.2.3. Mississauga will seek to enhance opportunities for the appreciation and enjoyment of the Green System.'*

As stated throughout this Report, the Subject Lands contain a natural area. The corresponding Draft Plan has been structured in a manner that will place the entirety of the on-site natural area and its associated natural buffer into a block for future conveyance to the City. This will support the above-noted City policy objectives for the Green System by enabling the long-term protection and health of Green System lands, while providing for development to occur on adjacent lands that are sufficiently buffered from the natural area and its ecological functions.

5.3.5. Neighbourhoods

As demonstrated on Schedule 1, the City is comprised of various Neighbourhoods, each with its own identity. As a Site located with the Neighbourhood component of the City Structure, the following policies apply.

- '5.3.5.2. Residential intensification within Neighbourhoods will generally occur through infilling ...'*
- '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.'*

As stated throughout this Report, the Subject Lands are recognized as an appropriate location for gentle density and infill development to occur. The proposed development has been planned and designed to facilitate a compact, refined development that provides for sophisticated built forms that will facilitate development that is complimentary to and compatible with the established character of the Sheridan community. Furthermore, the proposed mass, scale and built form provides for a sensitive development that respects the prevailing built form and character of the surrounding community.

6 / Value the Environment

Chapter 6 of the MOP establishes the policy framework for how the natural environment is to be managed and protected. Specifically, growth is to be directed away from Natural Heritage System ('NHS') features. These NHS features are identified on Schedule 3 of the MOP. In accordance with Schedule 3, the eastern segment of the Subject Lands contains NHS feature lands. As such, the following policies apply.

'6.3.1. Mississauga will give priority to actions that protect, enhance, restore and expand the Green System for the benefit of existing and future generations.'

'6.3.6. The City will seek to enhance the connectivity of lands in the Green System by linking features in the Natural Heritage System through management initiatives on public lands and encouragement of stewardship on private lands.'

'6.3.7. Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands, will be provided ...'

'6.3.9. Mississauga's Natural Heritage System is composed of the following:

- Significant Natural Areas...'*

'6.3.24. The Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

:

- a. ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their*

ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping, and parking and amenity area locations;

- b. placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible;'*

'6.3.26. Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. Uses will be limited to conservation, flood and / or erosion control, essential infrastructure and passive recreation.'

'6.3.35. The expansion and connection of the Natural Heritage System will be encouraged. Where appropriate, Significant Natural Areas, Natural Green Spaces, Linkages, Special Management Areas and buffers will be incorporated with public parkland and will be managed in accordance with Natural Heritage System policies.'

In accordance with Schedule 3, Natural System, the Subject Lands are identified as containing a Significant Natural Area component of the City's Natural Heritage System. For clarity, the feature is present along the Site's eastern property line and on that portion of the Subject Lands designated 'Greenlands'.

As demonstrated on the accompanying Draft Plan and Conceptual Site Plan, the proposal does not contemplate development within the feature nor on natural buffer lands.

As further described in the accompanying Environmental Impact Study (EIS), a 10 metre buffer is to be provided from the agreed upon limit of natural feature. This proposed buffer is of sufficient width to provide long-term protection of the natural feature and its ecological functions. The EIS concludes that the proposal, including the proposed buffer, which is to remain in a naturalized state, is appropriate and will not adversely impact the adjacent natural feature. Furthermore, the natural area and associated natural buffer will be placed in public ownership to ensure the long-term protection of the lands.

7/ Complete Communities

Chapter 7 of the MOP establishes the policy framework with regards to complete communities, housing, community infrastructure, cultural heritage and community character. The following apply.

'7.1.1. Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.'

'7.1.6. Mississauga will encourage that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.'

As further described in the accompanying Housing Report, the proposal supports the above-noted policy objectives through the provision of new dwelling units of varying sizes and configurations which will facilitate housing choice.

As further described below, MOP policy objectives make reference to compatible development. We note that in accordance with Section 1.1.4.r of the MOP, 'compatible' is defined as follows:

'means 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.'

As discussed below, it is our opinion that the proposed development and corresponding Amendments will facilitate compatible development and can in fact seamlessly coexist with the surrounding community, without causing unacceptable adverse impact.

7.7. Distinct Identities

In terms of community character, the following apply.

'7.7.1.1. Mississauga will strive to protect and enhance the desirable character of areas with distinct character of areas with distinct identities and encourage the development of distinct identities for other areas'

'7.7.1.3. A distinct identity will be maintained for each Character Area by encouraging common design themes and compatibility in scale and character of the built environment.'

'7.7.1.5. New development will be compatible with the physical, social and environmental attributes of the existing community.'

The Subject Lands are located within the Sheridan community. The proposed development has been planned and designed to provide for a high-quality, refined built form that integrates with and is complimentary to the established and evolving character of the Sheridan community. As further described throughout this Report, the proposal provides for development that is appropriate, desirable and maintains compatibility with the surrounding community.

9/ Build a Desirable Urban Form

Chapter 9 of the MOP establishes the City's built form policy framework. It is understood that the City's built form policies pertain to the physical layout and design of lands across the City. The following policies apply to redevelopment of the Subject Lands.

'9.1.3. Infill and redevelopment within Neighbourhoods will respect the existing and planned character.'

'9.1.6. The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.'

'9.1.11. A distinct character for each community will be created or enhanced through the road pattern, building massing and height, streetscape elements, preservation and incorporation of heritage resources and prominent placement of institutions and open spaces.'

'9.1.13. Development will have positive, restorative, ecological benefits on a site through the practice of sustainable building and site design.'

The proposed development has been planned and designed to further implement the City's urban form policy objectives. More specifically, the proposal implements the above-noted policy objectives through the introduction of a compact, refined residential development. Furthermore, the proposal has been planned to facilitate high-quality, sophisticated built forms that are complimentary to and compatible with the character of the Sheridan community. It will also support the protection of the City's Green System given the natural areas are to be protected and will be placed in public ownership. Additionally, a range of sustainable building strategies are to be implemented as further described in the accompanying Low Impact Development ('LID') Features Letter.

9.2.2. Non-Intensification Areas

In terms of urban form considerations, the following policies apply.

'9.2.2.3. While new development need not minor existing development, new development in Neighbourhoods will:

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

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

The proposed development will facilitate a high-quality, refined, compact built forms that provide for appropriate transition to the surrounding community. Furthermore, the proposed development is situated at the periphery of the established community and is visually screened by existing, mature vegetation along the western property line. The presence of this vegetation, combined with the placement of the proposed dwellings, will effectively mitigate overshadowing and overlook concerns from the adjacent neighbouring properties. Finally, the proposal will facilitate the creation of built forms that have a complimentary mass, scale and built form features as built forms found in the surrounding community and will facilitate a consistent pattern of front, rear and side yard setbacks. Overall, the proposed development is appropriately designed and planned to be a sensitive, contextually appropriate infill development within an established, evolving community.

9.2.3. Green System

In terms of Green System considerations, the following policies apply.

- '9.2.3.1. *Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored.'*
- '9.2.3.4. *Open space areas will be high-quality, usable and physically and visually linked to streets, parks and pedestrian routes.'*

As demonstrated on the accompanying Draft Plan and Conceptual Site Plan, the proposal does not contemplate development within the adjacent natural feature nor on natural buffer lands. This ensures that the proposed development is sensitive to the Site's characteristics and ensures that the City's Natural Heritage System is protected.

A network of landscaped open spaces, public sidewalks and pedestrian walkways are to be provided. Collectively, these features are to be provided in a manner that facilitates safe, comfortable, convenient movements across the Site and beyond. These features are also to be visible from the public realm.

9.3. Public Realm

Section 9.3 of the MOP contains the City's public realm policy directions. The following policies apply.

9.3.1.4. Development will be designed to:

- a) *respect the natural heritage features, such as forests, ridges, valleys, hills, lakes, rivers, streams and creeks;*
- c) *accentuate the significant identity of each Character Area, its open spaces, landmarks and cultural heritage resources;*
- d) *achieve a street network that connects to adjacent streets and neighbourhoods at regular intervals, wherever possible;*
- e) *meet universal design principles;*
- f) *address new development and open spaces;*
- g) *be pedestrian oriented and scaled and support transit use;*
- h) *be attractive, safe and walkable.'*

'9.3.5.4. Open spaces will be designed as places where people can socialize, recreate and appreciate the environment.'

'9.3.5.5. Private open space and / or amenity areas will be required for all development.'

'9.4.1.3. Development will support transit and active transportation by:

- a) locating buildings at the street edge, where appropriate;*
- b) requiring front doors that open to the public street;*
- c) ensuring active / animated building facades and high-quality architecture;*
- d) ensuring buildings respect the scale of the street;*
- e) ensuring appropriate massing for the context;*
- f) providing pedestrian safety and comfort; and*
- g) providing bicycle destination amenities such as bicycle parking, shower facilities and clothing lockers, where appropriate.'*

The proposed development supports the above-noted City's public realm policy objectives by providing for a high-quality, compact, transit-supportive and pedestrian-oriented built form. Furthermore, the proposal complies with the City's public realm policy objectives through the provision of a built form that addresses the public realm, provides direct pedestrian connections and facilitates a pedestrian-scaled development. Additionally, the development has also been planned and organized around landscaped open spaces and a fine-grain road network.

We note that the City's Public Realm policy directions are further implemented by site development and building-related policy directions outlined in Section 9.5 of the MOP. Collectively, Policies 9.5.1.1 through 9.5.1.15 require developments to be compatible and integrate with the surrounding area. The proposal, corresponding Draft Plan and corresponding Amendment will facilitate a high-quality, refined development that is compatible and integrates with the surrounding area.

11 / Land Use Designations

Chapter 11 of the MOP establishes the policy framework for how lands are to be used. More specifically, the MOP establishes policies based on nineteen (19) land use designations. As demonstrated in **Figure 7** on the next page, the Subject Lands are currently designated 'Greenlands' and 'Residential Low Density II'. In our opinion, these current designations are the most appropriate and will facilitate the proposal. The following policies apply.

11.2.3. Greenlands

'11.2.3.1. Lands designated Greenlands are generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System.'

As described throughout this Report, the proposal complies with the above-noted policy objective as the development contemplates the retention and protection of the natural area. Furthermore, the long-term health and protection of the natural area is to be

I:\192-02\4. Drawings\2024 05 May\JR Figures May 6 23.dwg

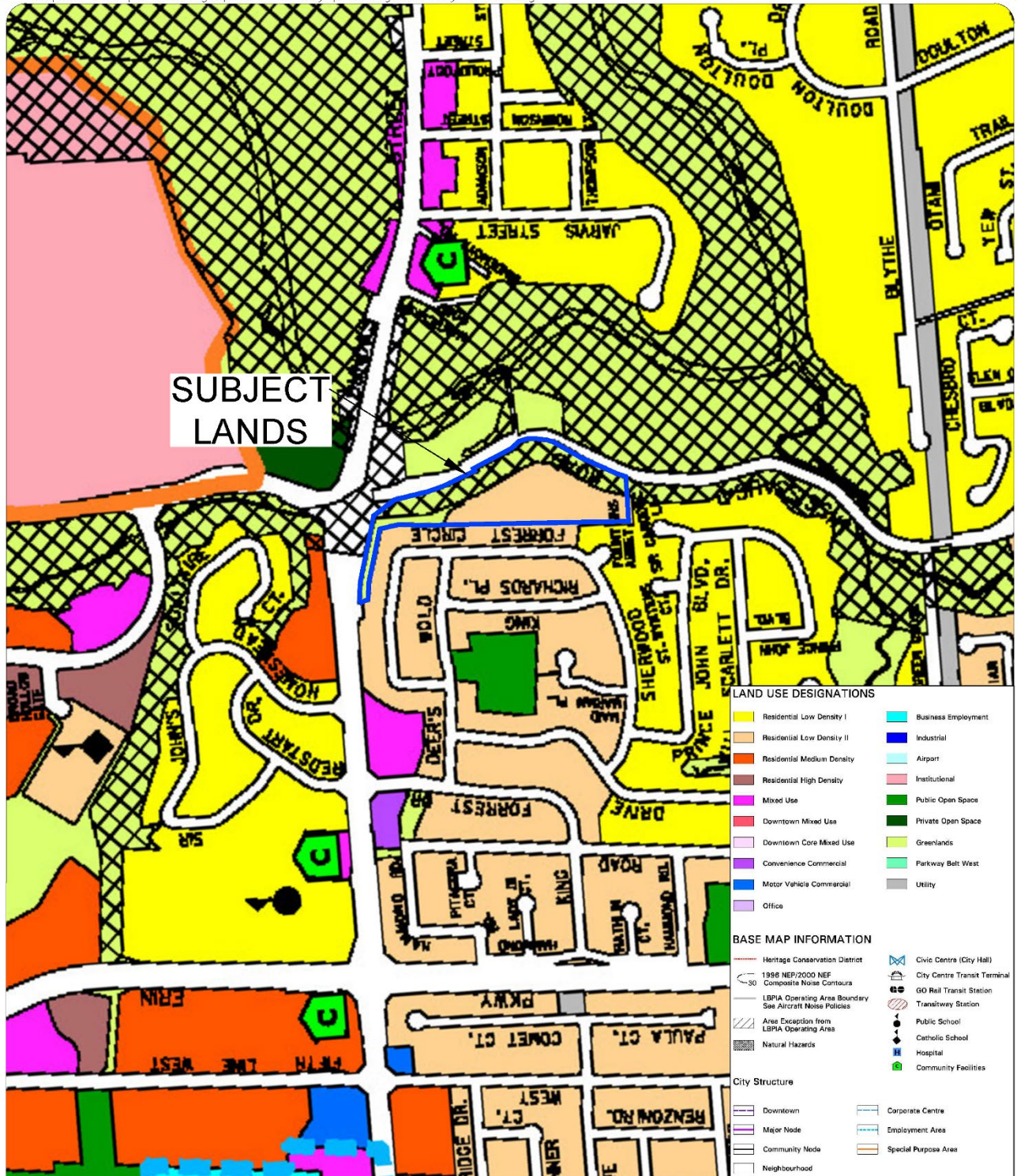


FIGURE 7 **MISSISSAUGA OFFICIAL PLAN**
SCHEDULE 10 - LAND USE DESIGNATIONS

LEGEND
Subject Lands

1720 SHERWOOD FORREST CIRCLE,
PART OF LOT 3, RANGE 1 S.D.S TT,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEELE



SCALE NTS
MAY 6, 2024

provided through the usage of a 10 metre natural buffer zone from the staked limit of the feature.

Given that the natural feature and the associated buffer lands are to be placed in public ownership, the current 'Greenlands' designation is appropriate and should be maintained.

11.2.5. Residential

'11.2.5.4. Lands designated Residential Low Density II will permit the following uses:

- a. detached dwelling;*

As demonstrated on the accompanying Conceptual Site Plan, the proposal contemplates the introduction of new compact detached dwellings, in a location where gentle density and infill residential development ought to occur. The proposal also represents an appropriate form and advances the City's development objectives. Maintenance of the Site's 'Low Density Residential II' designation is appropriate, particularly given the form of development is a permitted use. For the reasons outlined above, the proposed development conforms to the in-effect Residential and Residential Low Density II policy objectives.

16 / Neighbourhoods

Chapter 16 of the MOP establishes the policy framework for how growth and development is to be managed in the City's Neighbourhood components of the City Structure. This is achieved through policies that are focused on individual Neighbourhood Character Areas across the City, given each Neighbourhood is unique. As stated, the Subject Lands are located within the Neighbourhood component of the City Structure and are located within the Sheridan Neighbourhood Character Area (see **Figure 8** on the next page). As such, the following policies apply.

'16.23.1.3. Lands designated Residential Low Density II will not permit the following uses:

- a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.'*

As described above, the proposal contemplates the introduction of compact, refined detached dwellings. As such, the proposal complies with not only the in-effect Land Use Designation policies but the Sheridan Neighbourhood Character Area policies as well. The proposal, corresponding Draft Plan and corresponding Zoning By-law Amendment are necessary to implement an appropriate built form for the Subject Lands that is permitted. Based on the above, it is our opinion that the proposal, corresponding Draft Plan and corresponding Amendment are appropriate, respect the City Structure hierarchy, conform to the policy objectives of the MOP and will allow for development that is appropriately located, of appropriate density and of appropriate built form to occur.

P:\792-027\4. Drawings\2024_05_May\PJR Figures May 6 23.dwg

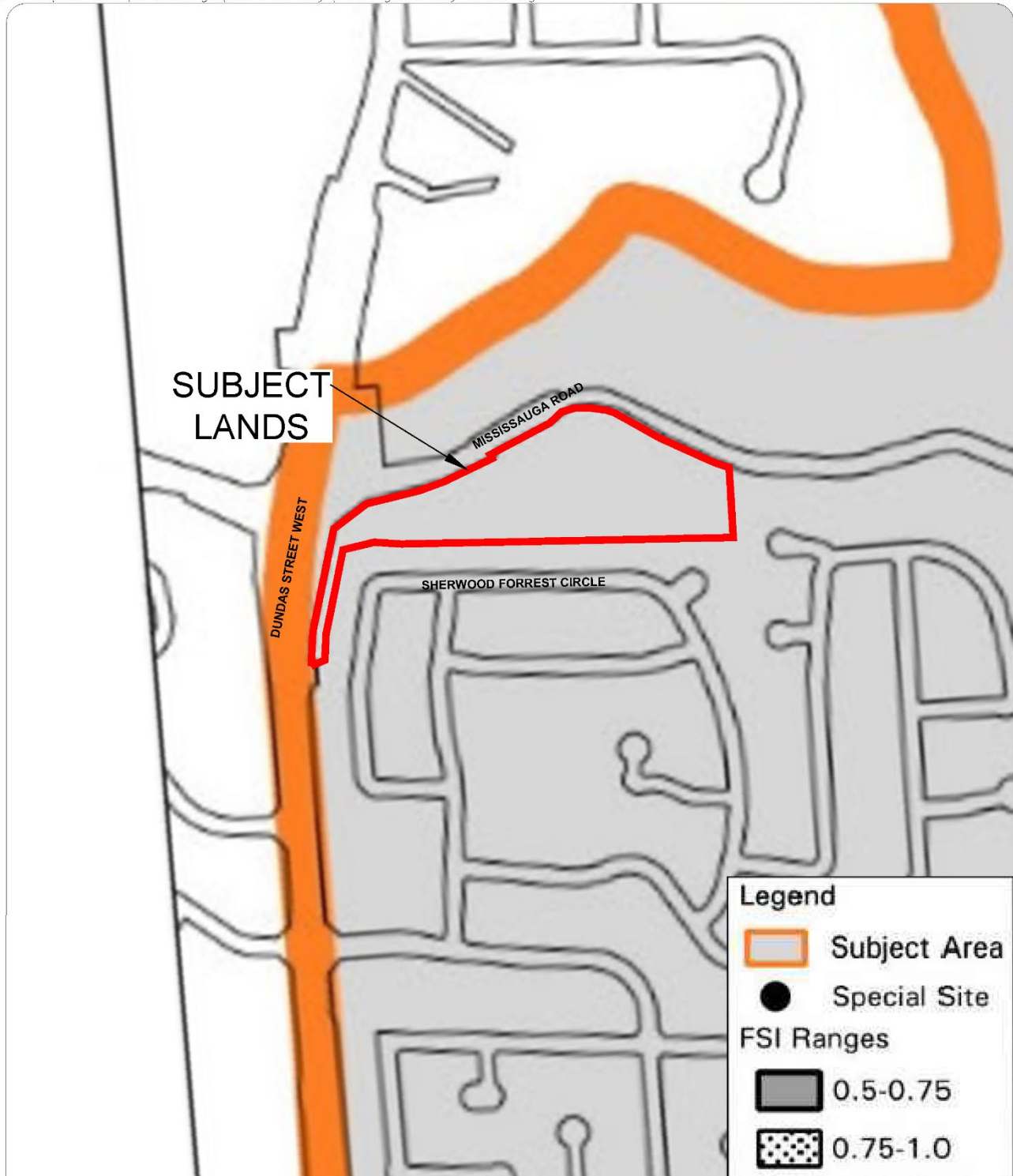


FIGURE
8

MISSISSAUGA OFFICIAL PLAN
MAP 16-23 - SHERIDAN NEIGHBOURHOOD CHARACTER AREA

1720 SHERWOOD FORREST CIRCLE
PART OF LOT 3, RANGE 1 S.D.S.TT,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
MAY 6, 2024

LEGEND
Subject Lands

5.5 / ZONING

SUMMARY / CONFORMITY STATEMENT

The Mississauga Official Plan ('MOP'), as amended, guides land use planning and development across the City. The above analysis demonstrates that the proposed development conforms to the policies and objectives of the MOP, as amended, by providing for a high-quality, compact, pedestrian-oriented and transit-supportive development that facilitates a range and mixture of detached dwellings at an appropriate location and density. The proposal also directs better utilization of land, resources and infrastructure to facilitate a development that will contribute to Sheridan as a complete community and that is in proximity to transit networks, services and facilities. Furthermore, the proposed development will result in a built form that is consistent and compatible with the envisioned evolution of the Sheridan Neighbourhood Character Area. Therefore, the proposed development, corresponding Draft Plan and corresponding Amendment serve to better implement the applicable policies and objectives for lands designated 'Greenlands' and 'Residential Low Density II' and within the Sheridan Neighbourhood Character Area of the Mississauga Official Plan.

The City of Mississauga Zoning By-law 0225 – 2007 ('By-law 0225 – 2007') currently zones the Subject Lands as 'Detached Dwellings, Exception 48 (R1 – 48)' and 'Greenlands (G1)' (see **Figure 9** on the next page). The current zoning permits the current conditions, but not the proposal. A site-specific Zoning By-law Amendment ('ZBA') is requested to re-zone a segment of the Subject Lands to 'Detached Dwellings on a Common Element Condominium Road (R16)' with site-specific provisions and to re-zone a further segment of the Site to 'Greenlands (G1)' to complete the Greenlands corridor.

A draft Zoning By-law Table with the requested site-specific provisions has been prepared and a copy is provided in **Appendix I** of this Report. More specifically, the ZBA seeks to introduce the site-specific building envelope permissions to the proposed R16 Zone.

Table 3 below summarizes the proposed site-specific exceptions to the R16 Zone and the rationale for these exceptions.

Table 3 / Summary of Requested R16 Exceptions & Rationale

<i>REQUESTED EXCEPTION</i>	<i>RATIONALE</i>
<i>Modified Building Envelope</i>	To implement the desired built form, while maintaining appropriate compatibility and transition to the surrounding Sheridan community and balance of the Subject Lands

P:\792-027\4. Drawings\2023 09 September\PJR Figures Sept 20 23.dwg

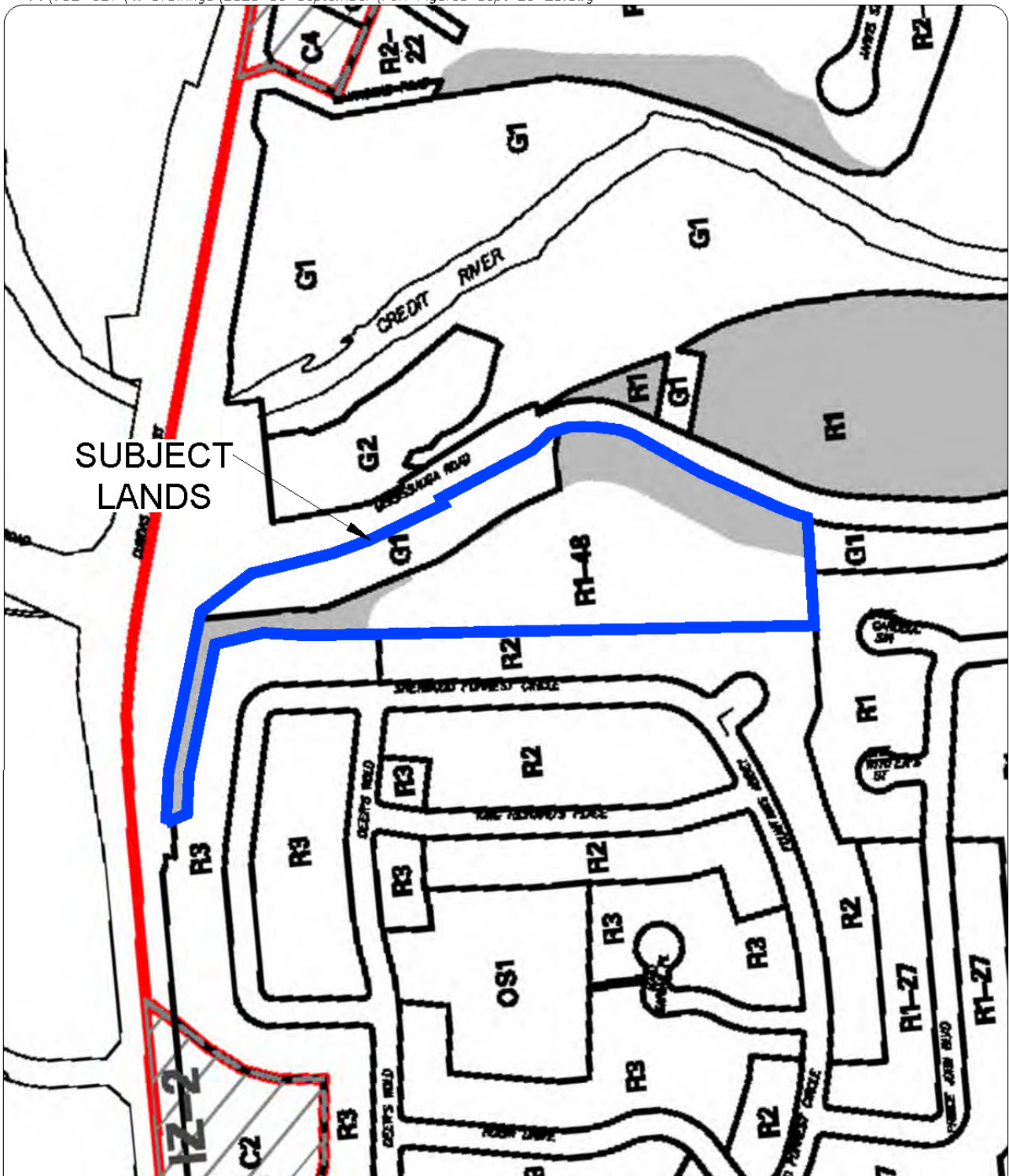


FIGURE 9 **MISSISSAUGA OFFICIAL PLAN**
MAP 16-23 - SHERIDAN NEIGHBOURHOOD CHARACTER AREA

1720 SHERWOOD FORREST CIRCLE
PART OF LOT 3, RANGE 1 S.D.S.T.T.,
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
SEPTEMBER 20, 2023

LEGEND

Subject Lands

6 / SUMMARY & CONCLUSION

As outlined above, together with the supporting studies, the proposed development, associated Draft Plan of Subdivision ('Draft Plan') and associated Zoning By-law Amendment ('ZBA', or the 'Amendment'), represent an appropriate development for the Subject Lands that is in keeping with the policies and intent of the Region of Peel Official Plan and the Mississauga Official Plan. Furthermore, based on the existing physical context and surrounding Sheridan community, a technical assessment of the proposal as well as an analysis of the proposal within the current policy and regulatory context of the Province, Region and City, we conclude the following:

1. The proposed Draft Plan and Zoning By-law Amendment represents appropriate development on the Subject Lands given the existing use of the Site, planned evolution of the Subject Lands and surrounding context;
2. The proposal provides an appropriately designed and compatible infill development for the Sheridan community that will contribute to the provision of new housing options and the achievement of a complete community;
3. The proposed Draft Plan and Amendment are consistent with the Provincial Policy Statement, 2020;
4. The proposal conforms to A Place to Grow: A Growth Plan for the Greater Golden Horseshoe, 2020;
5. The proposal conforms to the policy directions of the Region of Peel Official Plan, 2022;
6. The proposal conforms to the policy directions of the Mississauga Official Plan, 2023;
7. The proposal can be adequately serviced by existing municipal services;
8. The proposed development will not create adverse impacts to existing uses or the surrounding area;
9. The proposal is in keeping with the character and planned context of the Sheridan community, and it provides an opportunity for contextually appropriate gentle density and infill residential development within the City's Built-Up Area; and,
10. The proposal upholds the overall City Structure and further implements the development objectives as identified by the Mississauga Official Plan.

Accordingly, we conclude that the proposed Draft Plan and Amendment are appropriate, represent good planning and implement the City, Regional and Provincial vision for the Subject Lands.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner

Stephanie Matveeva, MCIP, RPP
Associate

APPENDIX I / Draft Zoning By-law Table

1720 Sherwood Forrest Circle

City File: DARC 23-97

Type of Application: Zoning By-law Amendment

NOTE: Nothing in this document precludes our ability to add and / or change provisions throughout the planning process. We reserve the right to review any final By-law(s) prior to approval.

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

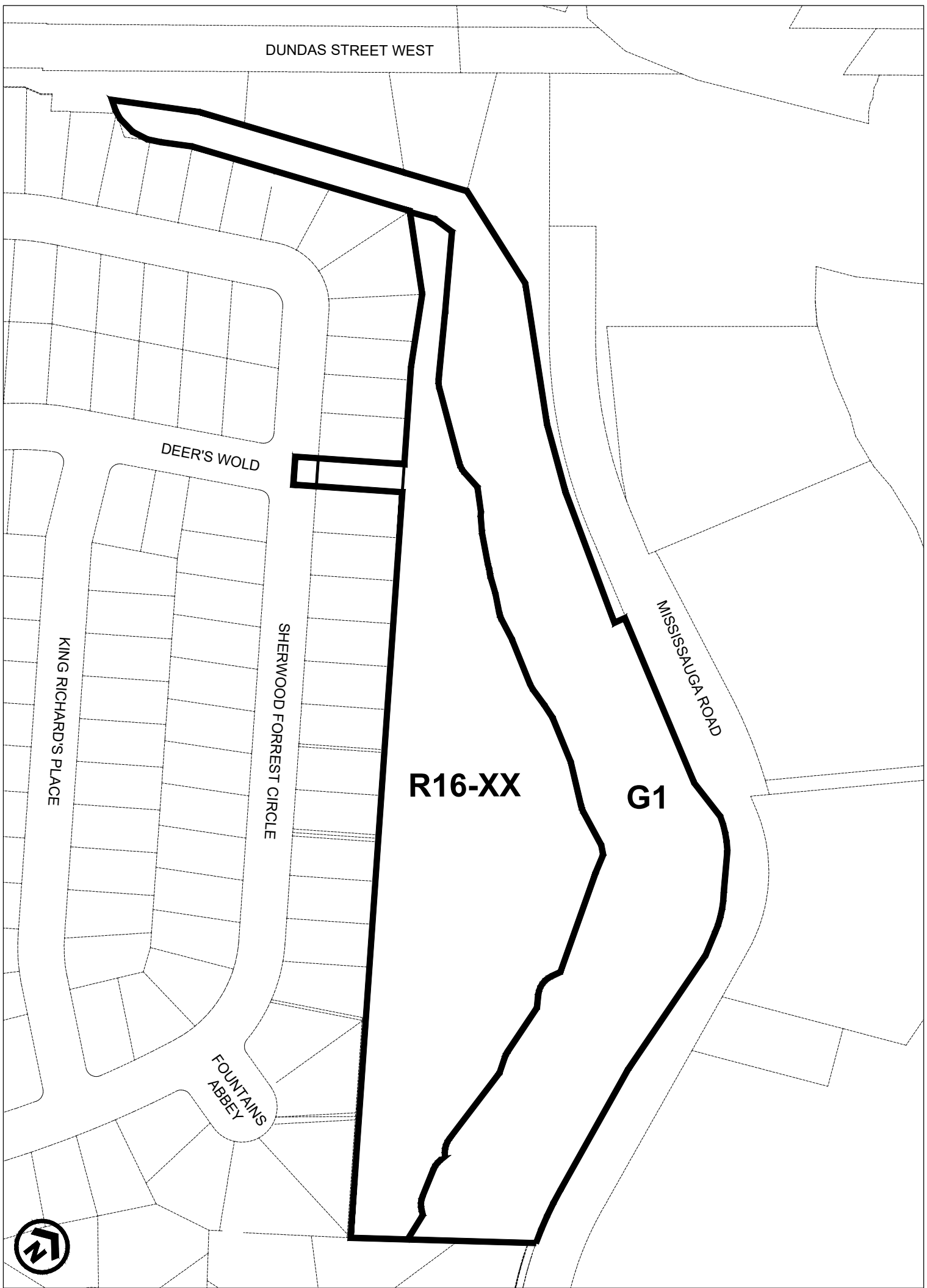
BY – LAW SECTION	REGULATION	REQUIRED (R16 Zone) STANDARD	REQUESTED (R16-XX) STANDARD
2.1.14	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this Subsection, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 – Centreline Setbacks Line 16.0 [26 m ROW – 13.0 m + required yard / setback (16.0 m + required yard within 90.0 m of the intersecting centreline of a major intersection)]	Delete provision – setbacks shall be in accordance with those specified in this By-law
3.1.2.1	Required Number of Parking Spaces for Residential Uses	Precinct 4 Condominium Detached Dwelling: 2.0 resident spaces per unit 0.25 visitor spaces per unit	Provision met
3.1.3.1.B.	Required Number of Accessible Parking Spaces	4% of the total visitor parking spaces required	Provision met
4.1.1.	Dwelling Unit	A maximum of one dwelling unit permitted on a lot in a R1 o R16, RM1 to RM3, RM5 and RM6 zone	Provision met
4.1.1.3	Dwelling Unit	A dwelling unit shall be located within a storey, but not below the first storey	Provision met
4.1.5.9	Building Projection	A building projection, with windows that cover a minimum of 50% of the total projection, may encroach a maximum of 0.61 m into a required front, exterior	Provision met

BY – LAW SECTION	REGULATION	REQUIRED (R16 Zone) STANDARD	REQUESTED (R16-XX) STANDARD
		and/or rear yard, provided that the building projection is not more than 3.0 m wide	
4.1.9.12	Driveways	A maximum of one (1) driveway shall be permitted per lot in R1 to R1'6, RM1 o RM3 and RM6 zones	Provision met
4.1.9.4	Driveways and Parking	The nearest part of a driveway or any other parking area for a detached, semi-detached, linked, duplex, triplex and end unit of a street townhouse shall be a minimum distance of 0.6 m from any side lot line other than the common side lot line separating an attached semi-detached, an attached street townhouse or a detached garage with a joint party wall	Provision met
4.1.13	Minimum Gross Floor Area – Residential	All dwelling units in R1 to R16 and RM1 to RM6 zones shall have a minimum gross floor area – residential of 60 sq m	Provision met
4.1.14.1	Common Element Condominium (CEC)	CEC-visitor parking spaces shall be provided within a common element area	Provision met
4.1.14.2	Common Element Condominium (CEC)	The width of the paved portion of a CEC-road shall be the perpendicular distance measured between the inside faces of opposing curbs. At the point where a CEC-visitor parallel parking space abuts a CEC-road, the width of the paved portion of the CEC-road shall be the perpendicular distance measured between the CEC-visitor parallel parking space and the inside face of the opposing curb	Provision met
4.7.1	R16 – Permitted Uses	Detached dwelling on a CEC – Road	Provision met
4.7.1	R16 – Zone Regulations	Minimum Lot Area – Interior Lot –550 sq m	Delete provision – a minimum lot area of 230 square metres is requested
4.7.1	R16 – Zone Regulations	Minimum Lot Area – CEC – Corner Lot – 720 sq m	Delete provision – a minimum lot area of 260 square metres is requested
4.7.1	R16 – Zone Regulations	Minimum Lot Frontage – Interior Lot – 15.0 m	Delete provision – a minimum lot frontage of 10.0 m is requested

BY – LAW SECTION	REGULATION	REQUIRED (R16 Zone) STANDARD	REQUESTED (R16-XX) STANDARD
4.7.1	R16 – Zone Regulations	Minimum Lot Frontage – CEC - Corner Lot – 19.5 m	Delete provision – a minimum lot frontage of 10.0 m is requested
4.7.1	R16 – Zone Regulations	Maximum Lot Coverage – 35%	Delete provision – a maximum lot coverage of 53% is requested
4.7.1	R16 – Zone Regulations	<i>Minimum Front Yard</i>	
4.7.1	R16 – Zone Regulations	Interior Lot / CEC – corner lot – 7.5 m	Delete provision – a minimum front yard of 6.0 m is requested. For the purposes of zoning, the private road is deemed to be the front lot line
4.7.1	R16 – Zone Regulations	Minimum setback from a garage face to a street, CEC – road or CEC-sidewalk – 7.5 m	Delete provision – a minimum setback from a garage face of 6.0 m is requested
4.7.1	R16 – Zone Regulations	<i>Minimum Exterior Side Yard</i>	
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a street –6.0 m	Not Applicable
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a CEC – road – 6.0 m	Delete provision – a reduced exterior side yard to a CEC-road is requested on Lot 31, Lot 30, Lot 35, Lot 41 and Lot 3. These setbacks shall be in accordance with those specified by this By-law
4.7.1	R16 – Zone Regulations	Lot with an exterior side lot line abutting a CEC – sidewalk – 3.3 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum setback from a garage face to a street, CEC- road or CEC – sidewalk – 6.0 m	Not Applicable
4.7.1	R16 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.7.1	R16 – Zone Regulations	Interior lot/corner lot – 1.2 m plus 0.61 m for each additional storey or portion thereof above one storey	Delete provision – an interior side yard setback of 0.6 metres where an attached

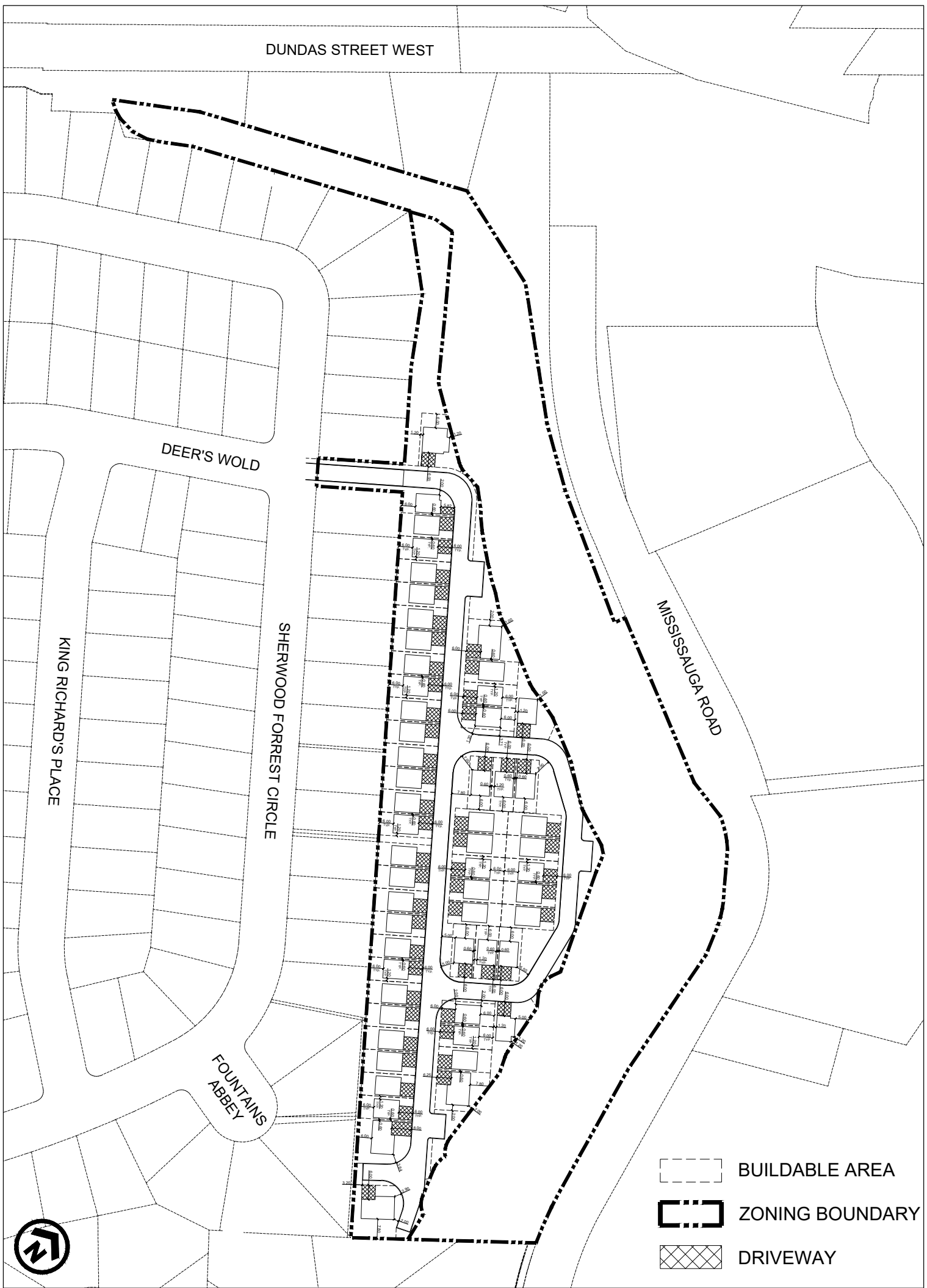
BY – LAW SECTION	REGULATION	REQUIRED (R16 Zone) STANDARD	REQUESTED (R16-XX) STANDARD
			private garage is provided, and 1.2 metres where an attached private garage is not provided is requested
4.7.1	R16 – Zone Regulations	Where interior side lot line is the rear lot line of an abutting parcel – 2.5 m	Delete provision – an interior side yard of 1.2 m is requested where an interior side lot line is the rear lot line of an abutting parcel
4.7.1	R16 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.7.1	R16 – Zone Regulations	Interior lot / CEC-corner lot – 7.5 m	Delete provision – a 6.0 m rear yard setback is requested
4.7.1	R16 – Zone Regulations	Maximum height – 10.7 m	Delete provision – a maximum height of 12.6 m is requested
4.7.1	R16 – Zone Regulations	<i>Encroachments, Projections and Setbacks</i>	
4.7.1	R16 – Zone Regulations	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards – 1.5 m	Delete provision – a maximum encroachment of 1.5 m of a porch or deck, exclusive of stairs located at and accessible from the first storey into the required front yard is requested
4.7.1	R16 – Zone Regulations	Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards – 0.6 m	Provision met
4.7.1	R16 – Zone Regulations	Maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey, or awning into the required rear yard – 5.0 m	Provision met
4.7.1	R16 – Zone Regulations	Maximum encroachment of a balcony, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required rear yard – 1.0 m	Provision met

BY – LAW SECTION	REGULATION	REQUIRED (R16 Zone) STANDARD	REQUESTED (R16-XX) STANDARD
4.7.1	R16 – Zone Regulations	Minimum setback of a detached dwelling to a CEC-visitor parking space – 3.3 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum setback of a detached dwelling to a CEC-amenity area – 1.5 m	Not applicable
4.7.1	R16 – Zone Regulations	<i>Attached Garage, Parking and Driveway</i>	
4.7.1	R16 – Zone Regulations	Attached garage – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum parking spaces – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum visitor parking spaces – required	Provision met
4.7.1	R16 – Zone Regulations	Maximum driveway width – Lesser of 8.5 m or 50% of the lot frontage	Provision met
4.7.1	R16 – Zone Regulations	<i>CEC – Road, Aisles and Sidewalks</i>	
4.7.1	R16 – Zone Regulations	Minimum width of a CEC-road – 7.0 m	Provision met
4.7.1	R16 – Zone Regulations	Minimum width of a CEC-road with an abutting parallel visitor parking space – 6.0 m	Not Applicable
4.7.1	R16 – Zone Regulations	CEC-road and aisles are permitted to be shared with abutting lands with the same R16 Base Zone and/or R16 Exception Zone – required	Provision met
4.7.1	R16 – Zone Regulations	Minimum width of a sidewalk – 2.0 m	Provision met



1720 SHERWOOD FORREST CIRCLE
LOT 3, RANGE 1, S.D.S., RACEY TRACT
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED BY COUNCIL



1720 SHERWOOD FORREST CIRCLE
 LOT 3, RANGE 1, S.D.S., RACEY TRACT
 (GEOGRAPHIC TOWNSHIP OF TORONTO)
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE 'B' TO
 BY-LAW _____
 PASSED BY COUNCIL

APPENDIX II / Housing Report

HOUSING REPORT

IN SUPPORT OF

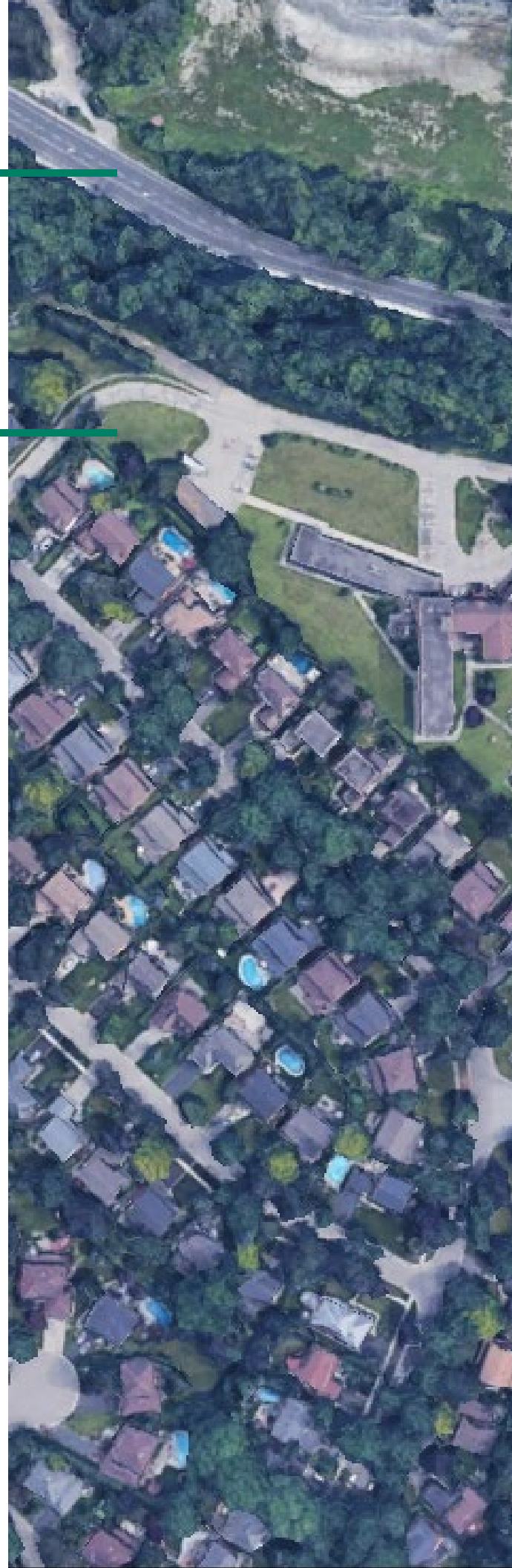
DRAFT PLAN OF
SUBDIVISION & ZONING
BY-LAW AMENDMENT
APPLICATIONS

PREPARED FOR

Sherwood Forrest Limited
Partnership

1720 Sherwood Forrest Circle
City of Mississauga
Regional Municipality of Peel

May 2024
GSAI File # 792 – 027



LIST OF CONTENTS

1 / Introduction	1
2 / Background.....	1
3 / Site & Context.....	2
4 / Proposal.....	3
5 / Policy Context.....	1
5.1 / Provincial Policy Statement, 2020.....	1
5.2 / A Place to Grow, 2020.....	2
5.3 / Region of Peel Official Plan, 2022.....	3
5.4 / Peel Housing & Homelessness Plan.....	4
5.5 / Peel Affordable Housing Incentive	5
5.6 / Mississauga Official Plan, 2023	6
5.7 / Mississauga Housing Strategy	7
5.8 / Inclusionary Zoning Study	8
6 / Analysis & Opinion	9
7 / Summary & Conclusions	10

APPENDICES

Appendix I / City of Mississauga Housing Report
Terms of Reference

Appendix II / Housing Report Table

Housing Report
Sherwood Forrest Limited Partnership
Draft Plan of Subdivision & Zoning By-law Amendment
1720 Sherwood Forrest Circle
City of Mississauga

1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Sherwood Forrest Limited Partnership (the 'Owner') in support of the planned partial redevelopment of the lands municipally addressed as 1720 Sherwood Forrest Circle, in Sheridan, in the City of Mississauga (the 'Subject Lands' or 'Site'). This Report was identified and requested as a submission requirement as part of the pre-submission Development Application Review Committee ('DARC') meeting process held on July 5, 2023. Subsequent to this meeting, the Housing Report Terms of Reference were provided as were housing-related comments by the City's Housing Coordinator. The Housing Report Terms of Reference are provided in **Appendix I** of this Report.

2 / BACKGROUND

The Owner is planning to partially redevelop the Subject Lands – a parcel with an area of approximately 4.63 hectares (11.44 acres). As further described in **Section 4** of this Report, the Owner is seeking permission to redevelop a segment of the Subject Lands for a compact, pedestrian-oriented residential development containing approximately 56 dwelling units. To achieve this objective, the Owner is advancing a Draft Plan of Subdivision ('Draft Plan') and Zoning By-law Amendment ('ZBA') Application (the 'Application'). The City of Mississauga (the 'City') requires a Housing Report to be provided in support of an Application where 50 or more units are being proposed in a medium- or high-density built form. Based on the above, a Housing Report is required in support of the proposed development.

The City has further requested that all new development applications containing 50 or more ownership or purpose-built rental units that are located in communities outside of designated mall-based Community Nodes provide at least ten percent (10%) of units as affordable 'middle income' housing units. Where a development is located within a designated mall-based Community Node area, the City requests that twenty percent (20%) of units be provided as affordable units. We note that the City has clarified that the requested affordable unit provision rates exempt the first 50 units, but applies to the balance of the proposed units beyond the first 50 units. Additionally, the City of Mississauga Housing Strategy defines an affordable 'middle income' housing unit as one that can be purchased for \$420,000 or less.

3 / SITE & CONTEXT

We note that establishment of municipal affordable housing targets, and this issue is further discussed in **Section 5** of this Report, is a subject that can be raised in a municipal Housing Strategy Report and promoted within a municipality's Official Plan policies that encourage the municipality to partner with builders, participate in programs with other levels of government or provide economic incentives towards building affordable housing. The establishment of affordable housing 'quotas' is a separate matter and requires a municipality to have the necessary legal instruments in place in accordance with Provincial legislation, that allows a municipality to implement Inclusionary Zoning to reach established quotas. As further discussed in **Section 5.6** of this Report, the City of Mississauga recently completed an Inclusionary Zoning Study and as such, has the legal instruments to allow the City to achieve specific affordable housing quotas.

As demonstrated in the Aerial Context image on the next page, the Subject Lands are located on the east side of Sherwood Forrest Circle, south of Dundas Street West.

Section 3 of the Planning Justification Report ("PJR"), prepared by GSAI, dated May 2024, provides further information on the Site and the surrounding context. The Site is currently vacant. A forested area along the northern and eastern property lines is also present.

Surrounding land uses are as follows:

NORTH

A continuation of the forested area and Dundas Street West are immediately north. Further north is a segment of the established Sheridan Neighbourhood comprised of low-rise residential dwellings, including a townhouse community and detached dwellings, as well as greenspaces, schools and tall apartment structures. The University of Toronto Mississauga campus is located to the northeast.

SOUTH

Low-rise, detached dwellings are immediately south. Further south is a continuation of the established Sheridan Neighbourhood comprised of low-rise residential dwellings and the forested area.

WEST

Detached dwellings, fronting on Sherwood Forrest Circle, are immediately west. Further west is a continuation of the established Sheridan Neighbourhood comprised of various low-rise residential dwellings, parks, green spaces and the Sherwood Forrest Tennis Club facility. Two (2) local retail plazas, both comprised of multi-tenant structures and surface parking areas, are located to the northwest.



4 / PROPOSAL

EAST

Mississauga Road is immediately east. Further east are forested areas, the Credit River, a detached dwelling and a segment of the Sheridan Neighbourhood comprised of low-rise residential dwellings.

The Owner is seeking permission to partially redevelop the Subject Lands for a high-quality, compact residential development comprised of fifty-six (56) detached dwellings, organized around a private road network, the public realm and streetscape enhancements.

The proposal has also been planned and designed around the retention and long-term protection of the adjacent natural feature and a vegetative buffer. A 10 metre vegetative buffer is to be provided from the agreed upon staked limit of the natural features.

Overall, the proposed detached dwellings are situated along a new private road network. Each dwelling has a private driveway off of the proposed private road network. Streetscape enhancements are to be provided in order to provide for a safe, comfortable and attractive public realm that is complimentary to the surrounding context and neighbourhood character.

Each dwelling is to feature a high-quality, refined 3-storey built form and integral private garage area. Three (3) visitor parking areas are to be provided along the planned private road network. A variety of landscaped open spaces are also to be provided. Landscaping and streetscape enhancements are to be provided, including streetscape treatments along the Site's frontages and new fine-grain road network so that a high-quality, inviting, pedestrian environment is provided.

A network of public sidewalks and pedestrian pathways are to be provided in order to facilitate safe, comfortable and convenient access across the Site and beyond.

A total of 56 dwelling units of varying size, configuration and architectural style are to be provided. The mixture of unit sizes is not known at this time, but it is anticipated that each dwelling will be comprised of family-sized units. This will provide greater housing choice for households of varying size, income levels, life stage and lifestyle preferences.

In response to a price sensitive and diverse local market, and in the interest of advancing housing options for buyers seeking proximity and ease of access to transit services, amenities and services as well as the needs of families, the proposed unit distribution and unit sizes have been carefully considered. It is currently anticipated that units are to be ownership units, sold at market prices. See the Housing Report Table in **Appendix II** of this Report for further detail.

At this juncture, neither a Site Plan Approval ("SPA") application nor a Draft Plan of Condominium application have been submitted. Rather, it is anticipated that these future applications will be advanced and provided once there is a level of comfort received from Staff that the proposed development is supported through the Draft Plan and ZBA process.

5 / POLICY CONTEXT

The Housing Report Terms of Reference (see **Appendix I** of this Report) requires an analysis of how the proposed development addresses the relevant Provincial, Regional and local policy framework related to housing. This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local housing-related policies that apply to redevelopment of the Subject Lands.

5.1 / PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 provides policy direction on matters of Provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The following policies apply.

'1.1.1. *Healthy, liveable and safe communities are sustained by:*

- a) *accommodating an appropriate and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...*'

'1.4.3. *Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected market-based and affordable housing needs of current and future residents of the regional market by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and*

moderate income households and which aligns with the applicable housing and homelessness plans. However, where planning is conducted by an upper tier municipality, the upper tier municipality in consultation with the lower tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;

b) *permitting and facilitating:*

1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements arising from demographic changes and employment opportunities; and*
2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public services facilities and support the use of active transportation and transit in areas where it exists or is to be developed;*

e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.'*

The proposal will facilitate gentle density and infill residential development on the Subject Lands through compact built forms that will introduce 56 new ground-oriented residential dwelling units of varying size and configurations. As stated above, a mixture of family-sized units are to be provided. This will support housing choice for current and future residents of the Sheridan community of varying household size, income levels, life stages and lifestyle preferences. Additionally, the proposal will facilitate development that is supported by existing infrastructure networks, active transportation, transit service networks and by a variety of facilities and local retailers – many within a comfortable walking distance. It will also further enhance the ability for daily needs of residents to be met within a comfortable walking distance. For the reasons outlined above, it is our opinion that the proposed development is consistent with the PPS housing policies.

5.2 / A PLACE TO GROW, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') was updated on August 28, 2020. A Place to Grow, 2020 builds on the policy foundations of the PPS, 2020 and establishes a long-term framework for managing growth and development across the Greater Golden Horseshoe ('GGH') region up to the year 2051. Overall, A Place to Grow encourages the efficient use of land through the development of complete communities that are compact, transit-supportive and provide a range of housing and employment opportunities. The following policies apply.

'2.2.1.4. Applying the policies of the Growth Plan will support the achievement of complete communities that:

- b) provide a range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all households sizes and incomes.'*

'2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- c) considering the range and mix of housing options and densities of the existing housing stock; and*
- d) planning to diversify their overall housing stock across the municipality.'*

'2.2.6.3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.'

The proposed development will contribute to achieving complete communities by facilitating a compact development on underutilized lands in close proximity to existing and planned transit networks, active transportation and nearby amenities that support daily living. Furthermore, the proposal will provide for ground-oriented dwelling units of varying unit size and configurations. This will contribute to housing diversification and offer greater housing choice for current and future Sheridan households of differing sizes, incomes, life stages and lifestyle preferences.

Overall, it is our opinion that the proposed development conforms to the applicable policies of A Place to Grow by facilitating contextually appropriate redevelopment to occur in an appropriate location.

'5.9.7. Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.'

5.3 / REGION OF PEEL OFFICIAL PLAN, 2022

The Region of Peel Official Plan ('ROP') serves as Peel's long-term guiding document for how land use planning is to occur and how growth is to be managed. Overall, the ROP (November 2022) outlines strategies for managing growth and development across Peel to the year 2051 in accordance with a Regional Structure (Schedule E-1). In accordance with the Regional Structure, the Subject Lands are identified as an appropriate and desirable location for redevelopment to occur. The following policies apply.

'5.6.19.5. Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate.'

'5.9.1. To promote the development of compact, complete communities by supporting intensification and higher density forms of housing.'

'5.9.2. To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.'

'Table 4 – Peel-Wide New Housing Unit Targets

<i>Target Area</i>	<i>Targets</i>
<i>Affordability</i>	<i>That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households</i>
<i>Rental</i>	<i>That 25% of all new housing units are rental tenure</i>
<i>Density</i>	<i>That 50% of all new housing units are in forms other than detached and semi-detached houses</i>

'5.9.21. Collaborate with the local municipalities to explore offering incentives to support affordable and purpose-built rental housing to achieve the Peel-wide new housing unit targets shown in Table 4.'

'5.9.27. Collaborate with the local municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment, and intensification in support of Regional and local municipal official plan policies promoting compact built forms of development and residential intensification.'

5.4 / PEEL HOUSING & HOMELESSNESS PLAN

'5.9.36. Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock.'

'5.9.51. Collaborate with the local municipalities to develop options to provide opportunities to meet the housing needs of diverse populations.'

In accordance with Schedule E – 1, Regional Structure, the Subject Lands are located within the Region's Urban Area. As such, the Subject Lands are an appropriate and desirable location for compact development to occur.

The proposed development, through the introduction of 56 ground-oriented, compact dwelling units of varying size and configurations, will contribute to the provision of a range and mix of housing opportunities. Furthermore, the proposal achieves the above-noted Regional policies by supporting the provision of greater housing choice for current and future residents of varying household size, income level, life stage and lifestyle preference. The proposal will also enable residents to remain in their community.

Home For All – Peel Housing and Homelessness Plan, 2018 – 2028 ('Home For All') was adopted in April 2018. Home For All, while not an operative part of the ROP, serves to further implement the ROP's housing policies. Overall, a Home For All establishes a series of objectives for the period between 2018 and 2028 to improve housing outcomes. This is to be achieved by focusing efforts and funds to advance five (5) strategies. These strategies are as follows:

Strategy 1: Transform Service – create new service delivery model to improve access to subsidies, divert people from shelters, improve successful tenancies and prevent homelessness.

Strategy 2: Build More Affordable Housing – shift to a more planned approach to affordable housing development, guided by targets and a long-term Housing Master Plan.

Strategy 3: Incent Building Affordable Housing – encourage non-profit and private developers to build rental stock that meet the affordable housing needs within Peel.

Strategy 4: Optimize Existing Stock – develop new strategies to leverage existing private stock to create more and different affordable housing options.

Strategy 5: Increase Supportive Housing – work with housing providers and other partners to expand the supply of supportive housing and supports provided to existing tenants.

5.5 / PEEL AFFORDABLE HOUSING INCENTIVE

Based on the above, a series of actions are identified. A Home For All also provides a comprehensive analysis of household income trends. Based on this analysis, low-, middle-income and middle-income or higher affordable housing targets have been established.

Overall, a Home For All identifies that 50% of all new housing is encouraged to be located in medium or high-density development. Given the proposed development is for ground-related, low-density housing forms, the housing targets identified in a Home For All are best satisfied through other development projects.

We note that a Home For All does not provide any economic incentive(s) to encourage the creation of new affordable housing units, rather it is stated that other levels of government are to put forward the necessary incentives to solve the housing affordability challenge.

In May 2020, the Region of Peel introduced the Affordable Housing Incentives Pilot Program ('Program'). The objective of the Program was to provide Regional incentives for the development of sustainable affordable purpose-built rental housing units.

In accordance with the Program, an eligible development would receive a capital grant toward the provision of affordable, purpose-built rental units. In total, \$7,500,000 in total funding was available. Eligibility to receive a proportion of this funding was determined based on evaluation criterion and an applicant's ability to prepare and provide an application. More specifically, the following eligibility criterion must be met:

- Applicants must propose a minimum of 5 affordable units;
- 'Affordable' refers to the pilot program definition, which is 135% of median market rent by local municipality;
- The affordable units must be primarily 2 and 3+ bedroom units. More specifically, approximately 50% of units are to be 2-bedroom units and a further 35% of units are to be 3+-bedroom units. This is based on Peel's middle-income housing needs;
- Units receiving incentives must be maintained as affordable for a minimum of 25 years;
- The entire building must operate as rental for the duration of the agreement;
- Applicants must have experience developing housing and managing rental housing or retain the services of an organization with that expertise.

5.6 / MISSISSAUGA OFFICIAL PLAN, 2023

In November 2021, following a review of eligible Pilot Program applications, Regional Council selected three (3) applicants to receive funding. Based on this, Regional Council will provide funding to create 130 affordable rental housing units across Peel and these new units are to have an affordable rental rate for a period of 26 to 41 years. We note that awarding of funding for the 2021 Pilot Program is complete.

In July 2022, the Region of Peel announced that the Program was to be rebranded as the 'Peel Affordable Rental Incentives Program' and would become an annual Program. The objective of the Program is to support private and non-profit developers to construct affordable rental housing. A total of \$2.5 million in funding was available in 2022 for eligible projects. This was increased to \$10 million in available funding for 2023. Between July 2022 and December 2023, three (3) projects received funding under the Peel Affordable Rental Incentives Program. Further detail on whether the Program will be renewed for 2024 is not yet available.

Based on the above, the proposed development does not qualify as an eligible project for the following reasons:

- The proposal, as contemplated, does not include the provision of purpose-built affordable rental units;
- The proposal does not contemplate the provision of the desired range of bedroom units given current market trends and pricing constraints; and,
- An experienced rental housing developer or organization has not been retained.

The Mississauga Official Plan ('MOP'), as amended, identifies the long-term framework for managing growth and development across Mississauga. The following polices apply.

'7.1.6. Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.'

'7.2.2. Mississauga will provide opportunities for:

- a) the development of a range of housing choice in terms of type, tenure and price;*
- b) the production of a variety of affordable dwelling types for both the ownership and rental markets.'*

'7.2.3. When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.'

'7.2.4. Mississauga will ensure that the quality and quantity of the existing housing stock is maintained.'

'7.2.5. The onus will be placed on the applicant / developer to address Provincial and Regional housing requirements.'

The proposed development will provide for 56 new ground-oriented, compact dwelling units of varying size. These units will facilitate housing choice for current and future Sheridan residents, including young families, young adults, older adults and those households wishing to stay within their community.

Overall, the proposal will contribute to the achievement of local policy objectives by accommodating new housing in a well-designed, refined built form, at an appropriate location that is in proximity to infrastructure, existing and planned transit, active transportation networks, services and facilities.

Based on the above, it is our opinion that the proposal is consistent with Mississauga Official Plan policies.

5.7 / MISSISSAUGA HOUSING STRATEGY

Making Room for the Middle: A Housing Strategy for Mississauga ('Housing Strategy') was adopted by City Council in October 2017. The Housing Strategy identifies a series of actions that are to guide the development of housing that is affordable for various households. Overall, it addresses the issue of housing affordability and emphasizes the need to address the 'missing middle' who are understood to be those middle income earners who have been priced out of the market for vertically divided ground-related housing forms.

The Housing Strategy makes the following observations:

Housing is considered affordable when:

- *It costs less than 30% of annual gross household income;*
- *Prospective homeowners can afford to pay from approximately \$270,000 to \$400,000, but in Mississauga this can only buy a condominium apartment or a limited selection of townhouses;*
- *For rental housing, it is a monthly rental rate of approximately \$1,200.*

Middle income households are:

- *Those that earn between \$55,000 and \$100,000 per year*
- *For those that rent, they can pay market prices but have difficulty finding units that suit their needs*
- *The competition for housing in this price range is higher than the supply*

As stated above, the proposed development is anticipated to be ownership in tenure. In an effort to respond to the local market, the proposal contemplates high-quality, refined built forms and ground-oriented housing forms with larger unit sizes. Furthermore, given the built form and unit sizes contemplated as well as local market considerations, the proposal does not contemplate units that can be considered to be generally affordable to middle income households. However, the surrounding Sheridan community includes a diversity of housing types which provide units that have unit sizes that are understood to be more affordable to middle income earners and housing with locational attributes allowing residents to be in proximity to transit services and near a variety of services and amenities. Based on the above, the proposed development is not an ideal location for the Mississauga Housing Strategy objectives to be achieved.

5.8 / INCLUSIONARY ZONING STUDY

The City of Mississauga recently completed an Inclusionary Zoning Study ('Study'). The Study culminated in a City-initiated Official Plan Amendment ('OPA') to implement Inclusionary Zoning policies and a City-initiated Inclusionary Zoning By-law. The policy framework, adopted by City Council on August 10, 2022, requires that any development which meets eligibility requirements is to provide a percentage of new housing as long-term affordable housing units.

In accordance with Ontario Regulation 282/18, it is understood that Inclusionary Zoning is one planning tool available to municipalities to require the provision of new affordable housing units. Based on the City of Mississauga Inclusionary Zoning Study's policy framework, it is understood that only developments which meet the following eligibility criteria would be subject to Inclusionary Zoning:

- A development has 50 or more ownership units or has 3,600 square metres or more gross floor area for residential purposes; and,
- A development is located within an Inclusionary Zoning Area.

Should a development satisfy the above-noted eligibility requirement, a percentage of a development's total gross floor area ('GFA') will be required to be provided as affordable ownership or affordable rental housing units. The amount of GFA required to be provided as affordable dwelling units is to be based on a site's location – more specifically, the City has been organized into Inclusionary Zoning Areas ('IZ Areas').

Each IZ Area has an identified 'set aside' rate – being the amount of a project's GFA to be provided as affordable housing units. We understand that a range and mix of affordable units are to be provided. Furthermore, affordable ownership and affordable rental units provided are to remain affordable for the long-term. Finally, a range of incentives, including reduced parking standards, may be considered.

In the case of the Subject Lands, the Site is located outside of a Protected Major Transit Station Area and outside of an IZ Area. **As such, the Subject Lands are not subject to Inclusionary Zoning.** Given this, the proposal is only subject to compliance with the in-effect Provincial, Regional and local housing-related policy provisions.

6 / ANALYSIS & OPINION

We understand that City Staff have requested that 10% of the proposed units, beyond the first 50 units proposed, be sized and priced to meet the middle income threshold of \$420,000. In the case of the Subject Lands, this would require that the Owner provide approximately 1 (rounded to the nearest whole number) affordable unit. As stated above, the proposed development contemplates a range of compact, ground-oriented housing units of varying size and configurations. Based on market trends and the proposed development, it is unreasonable to assume that the proposed units would be considered as affordable units to middle income households. Given the City's request for the Owner to provide 1 affordable housing unit, it is our opinion that the provision of this affordable housing unit is not viable nor efficient. Furthermore, given the current market trends, it is unreasonable to assume that the proposed units would be made available at slightly below, at or slightly above the middle income price threshold of \$420,000. The provision of affordable units to middle income households is best accommodated off-site.

We note that based on the in-effect policy and regulatory framework as outlined in Section 5 does not legally require the provision of affordable housing units on the Subject Lands. We further note that the City of Mississauga is establishing regulations that would require qualified purchasers within the middle income range to complete a signed legal Declaration (see image on the right) confirming that their income does not exceed the middle income threshold and that any unit purchased will be their principal residence.

As stated throughout this Report, the Subject Lands are to be redeveloped for market-based ownership housing that is being targeted to families, commuters, young professionals and empty nesters. The proposal does not contravene or offend any Provincial, Regional or local policies. More specifically, it represents a proposal for residential intensification on underutilized lands in a manner that better positions development in an appropriate location, at an appropriate density, in proximity to transit services, destinations and amenities. Furthermore, it is our opinion that the proposal complies with the in-effect Provincial, Regional and local policy framework.

Declaration of Household Income and Principal Residence Form

The [City's Housing Strategy](#) is focused on increasing the supply of affordable housing to middle-income families in Mississauga. To support this objective, developers are providing affordable units - for \$420,000 or less - within their housing developments.

To qualify for this type of unit, potential buyers must complete this form to prove they have a total household income of less than \$108,000 a year, and that the unit shall be their principal residence.

A Commissioner of Oaths, notary or lawyer, must witness your form.

Submit your completed form to the developer of the unit, who'll then send it to the City.

Your completed form is part of public record and will be available for viewing by any member of the public, upon request.

If you've any questions, please contact Catherine Parsons at 905-615-3200 ext. 8409, or email catherine.parsons@mississauga.ca.

7 / SUMMARY & CONCLUSIONS

As outlined above, the proposed development represents an appropriate development for the Subject Lands that is in keeping with Provincial, Regional and local policies. Furthermore, the proposed development will provide for contextually appropriate redevelopment of lands that are well served by transit and existing infrastructure and makes better use of land, resources and infrastructure. The proposal, as contemplated, will provide for a range of compact, refined, ground-oriented housing options for households of varying size, incomes, life stages and lifestyle preferences. It will also provide market-based housing options that are well-served by existing community services, parks, local businesses and destinations.

Based on the above analysis, we conclude that the proposal conforms to the applicable Provincial, Regional and local policies and represents good planning.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner

Stephanie Matveeva, MCIP, RPP
Associate

APPENDIX I / *Housing Report Terms of
Reference*

Preamble

Housing is unaffordable for almost 1 in 3 Mississauga households. Mississauga's middle income households – who are a critical part of the city's workforce and community – are increasingly challenged to find housing that meets their needs and income levels. To ensure the long term health and viability for our city, meaningful action to address housing affordability is required.

In 2017, City Council approved *Making Room for the Middle – a Housing Strategy for Mississauga*. The Housing Strategy outlines the City's action plan to address housing affordability, including encouraging new development that is affordable to middle income households. Mississauga Official Plan also provides direction on housing priorities. Policy 7.1.6 stipulates that Mississauga will ensure the housing mix can accommodate people with diverse housing preferences and socio-economic characteristics and needs. Policy 7.2.3 directs that Mississauga will ensure housing is provided in a manner that fully implements the intent of Provincial and Regional policies. Policy 7.2.5 stipulates that the onus will be placed on the applicant/developer to address Provincial and Regional housing requirements.

To create complete, inclusive communities, planning applications and decisions need to address housing affordability. The City will work with the development community to fulfill housing objectives.

Purpose

The purpose of the Housing Report is to demonstrate how larger and / or phased developments meet Provincial, Regional, and City housing objectives, including the provision of housing that is affordable to middle income households. The Housing Report will provide information about the proposed development including tenure, number of units by bedroom type, proposed prices / rents, and planning rationale, which includes housing affordability. Appendix 1 outlines required contents of the Housing Report.

Application Type

A Housing Report shall be submitted in support of a complete application for all official plan amendment, rezoning, and plan of subdivision applications proposing 50 or more ownership residential units. In some cases, these developments will also trigger a request for the provision of affordable middle income housing. Please refer to Table 1 for clarification on when the provision of affordable middle income housing will be requested.

Table 1 – When will the City Request Affordable Middle Income Housing?	
Request for Affordable Middle Income Housing	No Request
<ul style="list-style-type: none"> Official plan amendments, rezonings, and plan of subdivisions involving 50 or more residential units Ownership development proposals only 	<ul style="list-style-type: none"> Purpose-built rental developments Seniors / retirement developments Developments of less than 50 residential units Non-residential developments Lifting of "H" Provision

Provision of Affordable Middle Income Housing

The City is requesting the provision of affordable middle income housing units at a **minimum rate** of 10%. The 10% contribution rate is not applied to the first 50 units of a building. For example, if a development is 100 units in total, the contribution request is 5 units [(100 units – 50 units) x 10%]. If the development is 53 units in total, the contribution request is rounded up to 1 unit [(53 units – 50 units) x 10%]. In mid-rise and high-rise development, the rate is applied to each building, whereas in low-rise developments, the rate is applied to the site.

Two exceptions to the contribution rate identified above should be noted:

- 20% of units proposed on [Reimagining the Mall](#) sites should be affordable (Council Resolution 0150-2019).
- The number of affordable units requested can be lowered for developments proposing deeply affordable units.

The City will consider alternatives to on-site unit contributions, including off-site unit contributions, land dedication, or financial contributions for affordable middle income housing elsewhere. If off-site units or land are dedicated, the location should be similar to the primary development site in terms of access to amenities, services, and transit.

What is affordable to middle income households?

For the purposes of this Housing Report Terms of Reference, affordable middle income housing costs no more than 30% of gross annual household income for middle income households, who earn approximately \$55,000 to \$100,000. Affordability thresholds for ownership and rental housing are outlined in Table 2 below.

Table 2 – Affordability Thresholds		
Affordable Ownership Price Threshold		
\$420,000 or less		
Affordable Rent Threshold –1.5 x Average Market Rent (AMR)*		
Unit Type	2018 AMR*	1.5 x AMR or less
Bachelor	\$922	\$1,383
1 Bedroom	\$1,233	\$1,850
2 Bedroom	\$1,396	\$2,094
3+ Bedroom	\$1,590	\$2,385

*Source - Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey, October 2018. AMR will be annually updated.

Note – While the request for an affordable contribution will only occur where ownership tenure is proposed, the affordable units provided can be rental or ownership tenure.

Duration and Administration

Affordable units should remain affordable for at least ten years after occupancy. It may be beneficial for the proponent to consider partnerships with non-profit organizations for the construction / administration of the affordable units, or to consider transferring units to a non-profit housing provider. Innovative forms of ownership are also possible.

How will the Housing Report be used by the City?

The Housing Report will assist the City in understanding how the proposed development will advance the housing mix, targets and affordability objectives of the City of Mississauga and Region of Peel. Recognizing that in some cases incentives or partnerships may be available, the report will also enable staff and development proponents to engage early in the development process and advance discussions regarding access to provincial and federal funding, and possible municipal incentives offered through a Community Improvement Plan.

How will the Housing Report affect my application?

Proposed developments must first and foremost meet the tests of good planning. Demonstrating progress towards the achievement of Provincial, Regional, and City housing objectives also falls within that scope. More information about the Housing Report can be obtained from Catherine Parsons, Planner, City Planning Strategies Division, Planning and Building Department at 905-615-3200 ext. 8409 or catherine.parsons@mississauga.ca.

Appendix 1 – Contents of Housing Report

Part A – Please provide the following information:

1. Description of the Proposal (Including File #)

- Include number of units by unit type and proposed prices / rents. **Please see table on next page.** This table should form part of your Housing Report submission and simplify the preparation of the Housing Report.

2. Relevant Planning Process and Other Related Applications

- OPA, ZBL, Plan of Subdivision, Plan of Condominium, etc.

3. Identification of any Additional Considerations

- inclusion of supportive housing
- financial or land contributions towards affordable housing
- innovative rent-to-own models
- site constraints
- proposed demolition or conversion of existing rental units

4. Planning Rationale

- How does the proposed development address the relevant housing policies and objectives of the Provincial Policy Statement 2014, Growth Plan 2019, Region of Peel Official Plan, Peel Housing and Homelessness Plan 2018-2028, Mississauga Official Plan, and Mississauga Housing Strategy?

5. Analysis and Opinion

- How does the housing proposal represent good planning and address the housing targets and objectives of the City of Mississauga and Region of Peel?

6. Summary and Conclusions

The submission should also identify the outcomes of any pre-application discussions with any civic officials and discussions held in the community.

Part B – Please complete the following table.

Include the full range of units provided, whether they are market units, or units forming part of the affordable middle income housing contribution. Where exact values / quantities are not yet known, please provide estimates. For a separate word document version of this table that can be pasted into your Housing Report, please click here: https://www7.mississauga.ca/documents/Business/Housing_Report_Table.docx

Proposed Development – Housing Breakdown (All Units)		
Purpose Built Rental Units *		
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
Bachelor	Less than \$922/month rent	
	Between \$922 and \$1153/month rent	
	Between \$1153 and \$1383/month rent	
	Between \$1383 and \$1614/month rent	
	More than \$1614/month rent	
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
1 bedroom	Less than \$1233/month rent	
	Between \$1233 and \$1541/month rent	
	Between \$1541 and \$1850/month rent	
	Between \$1850 and \$2158/month rent	
	More than \$2158/month rent	
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
2 bedroom	Less than \$1396/month rent	
	Between \$1396 and \$1745/month rent	
	Between \$1745 and \$2094/month rent	
	Between \$2094 and \$2443/month rent	
	More than \$2443/month rent	
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
3+ bedroom	Less than \$1590/month rent	
	Between \$1590 and \$1988/month rent	
	Between \$1988 and \$2385/month rent	
	Between \$2385 and \$2783/month rent	
	More than \$2783/month rent	
Ownership Units		
Ownership Units to be Sold at Market Prices		Qty. of Units
Bachelor		
1 bedroom		
2 bedroom		
3+ bedroom		
Ownership Units to be Sold as Affordable	Proposed Affordable Sale Price of Unit	Qty. of Units
Bachelor	\$	
1 Bedroom	\$	
2 bedroom	\$	
3+ bedroom	\$	
Unit Transfer		
Ownership Units to be Dedicated to City/Region	Market Value of Unit	Qty. of Units
Bachelor	\$	
1 Bedroom	\$	
2 bedroom	\$	
3+ bedroom	\$	

Secondary Suites		
Private Ownership Secondary Suites		Qty. of Units
Bachelor		
1 bedroom		
2 bedroom		
3+ bedroom		
Land		
Land Dedicated to City/Region	Market Value of Land Per Acre	Acres
	\$	
Financial Contribution to Affordable Housing Offsite		
	Amount	
	\$	

*Proposed rent ranges to be updated annually, following the release of CMHC's Annual Rental Market Survey every October.

APPENDIX II / *Housing Report Table*

Part B – Please complete the following table.

Include the full range of units provided, whether they are market units, or units forming part of the affordable middle income housing contribution. Where exact values / quantities are not yet known, please provide estimates. For a separate word document version of this table that can be pasted into your Housing Report, please click here: https://www7.mississauga.ca/documents/Business/Housing_Report_Table.docx

Proposed Development – Housing Breakdown (All Units)		
Purpose Built Rental Units *		
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
Bachelor	Less than \$922/month rent	0
	Between \$922 and \$1153/month rent	0
	Between \$1153 and \$1383/month rent	0
	Between \$1383 and \$1614/month rent	0
	More than \$1614/month rent	0
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
1 bedroom	Less than \$1233/month rent	0
	Between \$1233 and \$1541/month rent	0
	Between \$1541 and \$1850/month rent	0
	Between \$1850 and \$2158/month rent	0
	More than \$2158/month rent	0
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
2 bedroom	Less than \$1396/month rent	0
	Between \$1396 and \$1745/month rent	0
	Between \$1745 and \$2094/month rent	0
	Between \$2094 and \$2443/month rent	0
	More than \$2443/month rent	0
	Proposed Rents in 2019 Dollars (excluding parking and utilities)	Qty. of Units
3+ bedroom	Less than \$1590/month rent	0
	Between \$1590 and \$1988/month rent	0
	Between \$1988 and \$2385/month rent	0
	Between \$2385 and \$2783/month rent	0
	More than \$2783/month rent	0
Ownership Units		
Ownership Units to be Sold at Market Prices		Qty. of Units
Bachelor		0
1 bedroom		0
2 bedroom		0
3+ bedroom		56
Ownership Units to be Sold as Affordable		Qty. of Units
Bachelor	Proposed Affordable Sale Price of Unit \$ 0	0
1 Bedroom	\$ 0	0
2 bedroom	\$ 0	0
3+ bedroom	\$ 0	0
Unit Transfer		
Ownership Units to be Dedicated to City/Region		Qty. of Units
Bachelor	Market Value of Unit \$ 0	0
1 Bedroom	\$ 0	0
2 bedroom	\$ 0	0
3+ bedroom	\$ 0	0

Secondary Suites		
Private Ownership Secondary Suites		Qty. of Units
Bachelor		0
1 bedroom		0
2 bedroom		0
3+ bedroom		0
Land		
Land Dedicated to City/Region	Market Value of Land Per Acre	Acres
	\$ 0	0
Financial Contribution to Affordable Housing Offsite		
	Amount	
	\$ 0	

*Proposed rent ranges to be updated annually, following the release of CMHC's Annual Rental Market Survey every October.

