



MISSISSAUGA

**NOTICE OF PASSING OF AN OFFICIAL PLAN AMENDMENT
Subsection 17(24) of the Planning Act**

DATE OF NOTICE	December 19, 2024	
OPA NUMBER	OPA 185 (By-law 0233-2024)	
DATE PASSED BY COUNCIL	December 11, 2024	
LAST DATE TO FILE APPEAL	January 8, 2025	
FILE NUMBER	OZ OPA 18-13 W5	Ward 5
APPLICANT	Weston Consulting	
PROPERTY LOCATION	The lands affected by this Amendment are located at the southwest corner of Goreway Drive and Etude Drive. The subject lands are located in the Malton Neighbourhood Character Area, as identified in Mississauga Official Plan, 7170 Goreway Drive	

A decision was made on the date noted above to approve Official Plan Amendment Number 185 to the **Mississauga Official Plan** for the City of Mississauga as adopted by **By-law 0233-2024**. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density to permit 15 townhouses. A copy of By-Law 0233-2024 adopting this Amendment is attached.

WHEN THE DECISION IS FINAL

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

IF YOU WISH TO APPEAL a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary–Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1 no later than **4:30pm on January 8, 2025**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca. An appeal will be processed once all fees are received.

WHO CAN FILE AN APPEAL

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council’s decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

1. set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the

City Clerk. (An appellant may [request a reduction of the filing fee](https://olt.gov.on.ca/appeals-process/fee-chart/) to \$400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)

3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$319.30 per application, payable by certified cheque to the City of Mississauga. **Effective January 1, 2025, the fee for each application will increase to \$328.88.** This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

MORE INFORMATION

A copy of this amendment in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from Emma Bunting of the City of Mississauga, Planning and Building Department at (905) 615-3200 ext. 5759.



Sacha Smith,
Manager/Deputy Clerk
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1

Amendment No. 185

to

Mississauga Official Plan

By-law No. 0233-2024

A by-law to Adopt Mississauga Official Plan Amendment No. 185

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

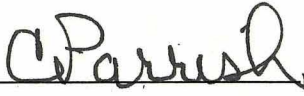
AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;


AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation from Residential Low Density I to Residential Medium Density within the Malton Neighbourhood Character Area.

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

1. The document attached hereto, constituting Amendment No. 185 to Mississauga Official Plan, is hereby adopted.

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

Signed 
MAYOR

Signed 
CLERK

Amendment No. 185
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 185.

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

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

Appendix II is a copy of the Planning and Building Department report dated June 5, 2023, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density to permit 15 townhouses.

LOCATION

The lands affected by this Amendment are located at the southwest corner of Goreway Drive and Etude Drive. The subject lands are located in the Malton Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

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

The subject lands are designated Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings.

An Official Plan Amendment is required to change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density to permit 15 townhouses.

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

1. The proposal represents a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area.
2. The proposal provides appropriate transition to the existing adjacent land uses and provides a compatible built form while continuing to respect the character of the Malton Neighbourhood Character Area.
3. The existing municipal infrastructure is adequate to support the proposed development, while the development adds to the variety of housing options, which aligns with the goals and objectives of Mississauga Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Residential Medium Density, as shown on Map "A" of this Amendment.

IMPLEMENTATION

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

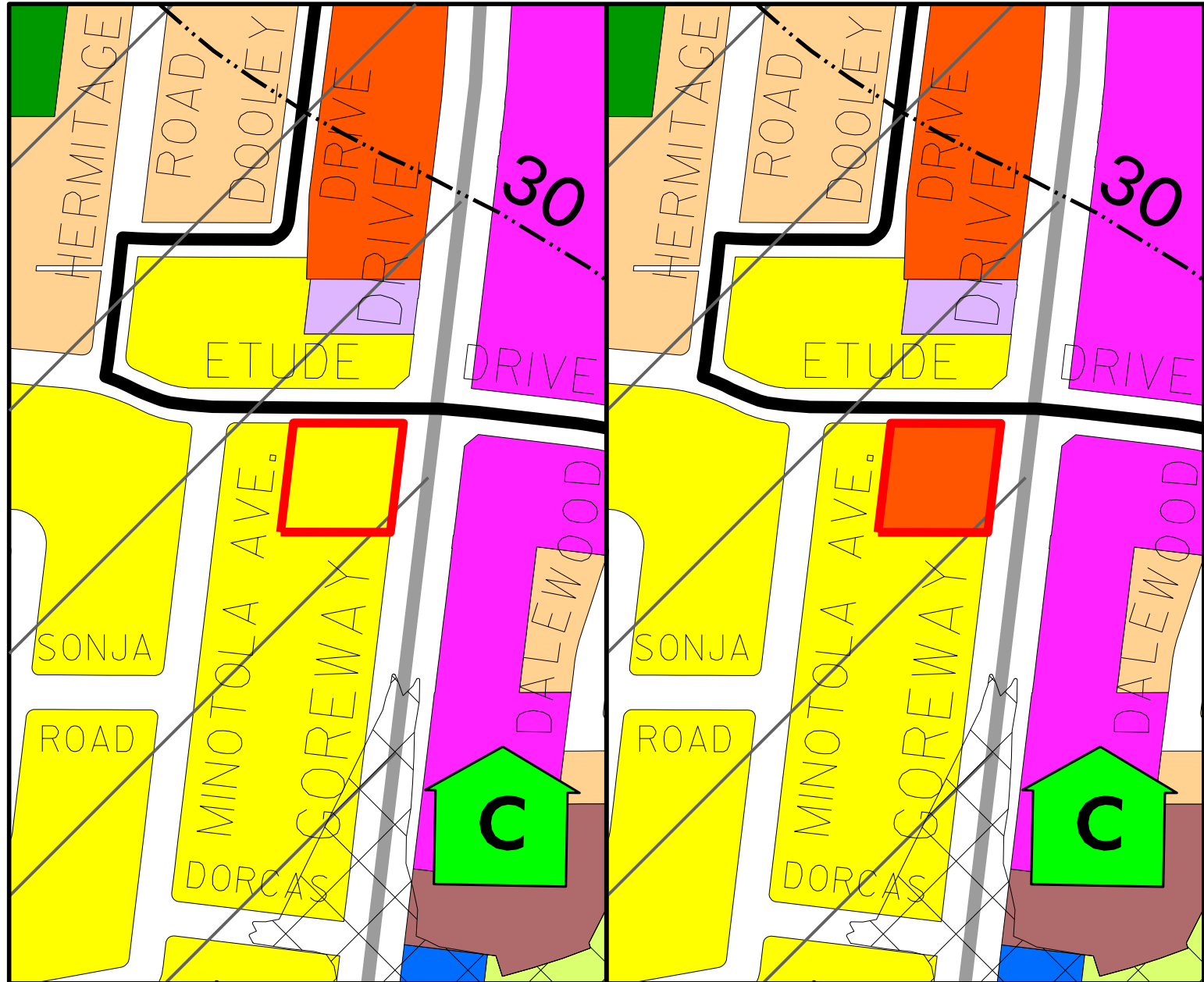
The lands will be rezoned to implement this Amendment.

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

INTERPRETATION

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

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



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Mixed Use
 - Downtown Mixed Use
 - Downtown Core Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenlands
 - Parkway Belt West
 - Utility

- ### BASE MAP INFORMATION
- Heritage Conservation District
 - 1996 NEP/2000 NEF Composite Noise Contours
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- ### CITY STRUCTURE
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

- AREA OF AMENDMENT
- FROM: RESIDENTIAL LOW DENSITY I
- TO: RESIDENTIAL MEDIUM DENSITY



MAP 'A'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend Public Meetings of Planning and Development Committee and Council held on December 10, 2018 and June 28, 2023 in connection with this proposed Amendment.

No deputations from the public were made at the public meeting and no written submissions were received.

City of Mississauga
Corporate Report



<p>Date: June 5, 2023</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: OZ 18-013 W5 & T-M18003 W5</p>
	<p>Meeting date: June 28, 2023</p>

Subject

RECOMMENDATION REPORT (WARD 5)

Official Plan Amendment, Rezoning and Subdivision applications to permit 15 condominium townhomes on a private condominium road

7170 Goreway Drive, southwest corner of Goreway Drive and Etude Drive

Owner: 2013512 Ontario Inc.

Files: OZ 18/013 W5 and T-M18003 W5

Pre-Bill 109

Recommendation

1. That the applications under Files OZ 18/013 W5, 2013512 Ontario Inc., 7170 Goreway Drive, to amend the Official Plan to **Residential Medium Density**, and to change the zoning to **RM6-exception** to permit 15 condominium townhomes on a private condominium road be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated June 5, 2023 from the Commissioner of Planning and Building.
2. That Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3 attached to the staff report dated June 5 2023 from the Commissioner of Planning and Building for the draft plan of subdivision under File T-M18003 W5.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

Executive Summary

- The applications are to amend the Official Plan and the zoning by-law and to permit a plan of subdivision to allow 15 condominium townhomes on a private condominium road
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including redesigning the internal road network to facilitate one additional townhome
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on December 10, 2018, at which time an Information Report (Item 4.5 [2018_12_10_PDC_Agenda.pdf](#) (mississauga.ca)) was received for information. Recommendation PDC-0071-2018 was then adopted by Council on December 12, 2018.

1. That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

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



Aerial Image of 7170 Goreway Drive

Comments

REVISED DEVELOPMENT PROPOSAL

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

- The number of townhomes has increased from 14 to 15 units
- The proposed condominium road has been redesigned to facilitate a more efficient layout
- The site layout has been revised to increase the amount of private amenity area, concentrate waste collection and add bicycle parking.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on July 27, 2018. Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on December 10, 2018. One member of the public made a deputation regarding the applications. Responses to the matters raised at the public meeting and from correspondence received can be found in Appendix 2.

No additional community meetings were held for the subject application.

PLANNING ANALYSIS SUMMARY

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

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

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

An official plan amendment is required to change the designation from **Residential Low Density I** to **Residential Medium Density**. A zoning by-law amendment is required to change the zoning from **R3-69** to **RM6-exception** to permit the proposal. A draft plan of subdivision application is required to create residential blocks for the townhomes and to create the Common Element Condominium (CEC) private road. A list of the City Conditions of Approval for the Draft Plan of Subdivision can be found in Appendix 3.

The official plan amendment, rezoning and draft plan of subdivision applications to permit 15 condominium townhomes on a private condominium road has been found acceptable based upon the following:

- The proposal represents intensification that is compatible with the neighbourhood context
- The proposal provides appropriate transition to the existing adjacent land uses, and provides a compatible built form while continuing to respect the character of the area

- The existing municipal infrastructure is adequate to support the proposed development

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

Financial Impact

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

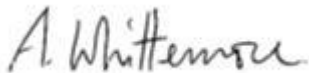
Conclusion

In summary, the proposed development represents an efficient use of vacant land in an established residential neighborhood. The proposal will not result in any adverse impacts to the community and is generally consistent with other infill developments in the City.

The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: City Conditions of Approval



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

Prepared by: Emma Bunting, Development Planner

City of Mississauga
Corporate Report



Date: November 20, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's files:
 OZ 18/013 W5 &
 T-M18003 W5

Meeting date:
 2018/12/10

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

**Applications to permit 14 condominium townhomes on a private condominium road
 7170 Goreway Drive, southwest corner of Goreway Drive and Etude Drive**

Owner: 2013512 Ontario Inc.

File: OZ 18/013 W5 and T-M18003 W5

Pre-Bill 139

Recommendation

That the report dated November 20, 2018 from the Commissioner of Planning and Building regarding the applications by 2013512 Ontario Inc. to permit 14 condominium townhomes, under Files OZ 18/013 W5 and T-M18003 W5, 7170 Goreway Drive, be received for information.

Background

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

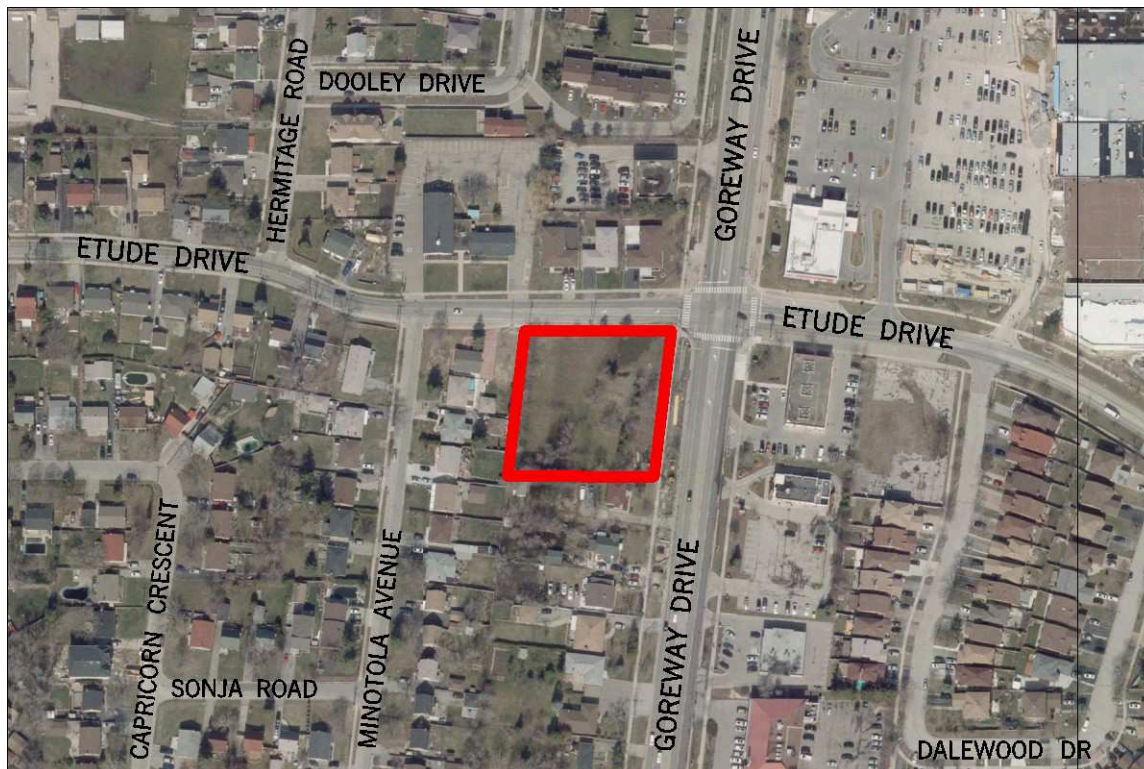
PROPOSAL

Official plan amendment, rezoning and draft plan of subdivision applications are required to permit 14 condominium townhomes on a private condominium road. The applicant is proposing to change the **Residential Low Density I** designation on the subject property to **Residential Medium Density**. The zoning will also need to be changed from **R3-69** (Detached Dwellings) to **RM6-Exception** (Townhouse Dwellings on a CEC – Private Road).

Comments

The property is located at the southwest corner of Goreway Drive and Etude Drive within the Malton Neighbourhood Character Area. The property is currently vacant. The surrounding neighbourhood contains detached, semi-detached and townhomes with commercial plazas located to the east and northeast of the subject property.

Aerial image of 7170 Goreway Drive



Applicant's rendering of proposed townhomes



LAND USE POLICIES AND REGULATIONS

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

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

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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

Conclusion

All agency and City department comments have been received. There are technical issues that need to be addressed, including the proposed setbacks, overall site design and storm water capacity. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the outstanding issues have been resolved.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

I

Detailed Information and Preliminary Planning Analysis

Owner: 2013512 Ontario Inc.

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1. Site History

- Applications for an official plan amendment and rezoning under File OZ 03/07 to permit a two storey mixed use commercial/residential development was refused by Council in 2004 because the proposal was not seen as compatible with the surrounding land uses.
- June 20, 2007 □ Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3-69** (Detached Dwelling) which permits detached homes.
- November 14, 2012, Mississauga Official Plan came into force except for those site/policies which were appealed. The subject lands are designated **Residential Low Density I** in the Malton Neighbourhood Character Area.

2. Site Context

The property is located on the southwest corner of Etude Drive and Goreway Drive, within the Malton Neighbourhood Character Area. The site is currently vacant and was previously used for a detached home that was demolished in 2010. Goreway Drive is a major collector road that is serviced by four MiWay public transit routes. The site is within easy walking distance of Westwood Mall, which is located on the northeast corner of Goreway Drive and Etude Drive. Westwood mall contains a number of commercial uses including a significant number of retail stores, personal services and restaurants.

Aerial Image of 7170 Goreway Drive



Property Size and Use	
Frontages:	
Goreway Drive	63.9 m (209.6 ft.)
Etude Drive	64.0 m (210.0 ft.)
Depth:	63.9 m (209.5 ft.)
Gross Lot Area:	0.4 ha (0.99 ac.)
Existing Uses:	Vacant

The surrounding land uses are:

- North: Detached homes and Malton Baptist Church are located directly across from the subject property. Further north is a small office and townhome development
- East: Commercial plaza which contains several retail stores, personal services, banks and restaurants
- South: Detached homes
- West: Detached homes

Image of existing property conditions facing west



3. Neighbourhood Context

The subject property is located in a neighbourhood that is not proposed to grow substantially. The surrounding subdivisions were developed in the 1950's and 1960's and the population is mostly middle aged and younger. On average, the total number of persons within a household in the area is 3, with 34% living in apartments fewer than five storeys and 23.6% in detached homes.

Other applications nearby

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

Community Services and Infrastructure

This application will have minimal impact on existing services in the community.

4. Project Details

The applications are to permit 14 condominium townhomes within 3 blocks. Blocks 1 and 2 face Goreway Drive and Etude Drive, while Block 3 is located internal to the site. Access to the site will be from Etude Drive. Each unit will have 1 parking space within the garage to the rear and 1 space in the driveway. 5 visitor parking spaces will be located next to the rear of homes on Minotola Avenue.

Development Proposal		
Applications submitted:	Received: June 18, 2018 Deemed complete: July 12, 2018	
Developer/ Owner:	2013512 Ontario Inc.	
Applicant:	Weston Consulting	
Number of units:	14	
Height:	3 storeys	
Landscaped Area:	32.7%	
Road type:	The townhomes will front onto a common element condominium road.	
Anticipated Population:	42* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	28	28
visitor spaces	4	5
Total	32	33

5. Community Comments

No community meetings were held and no written comments have been received by the Planning and Building Department.

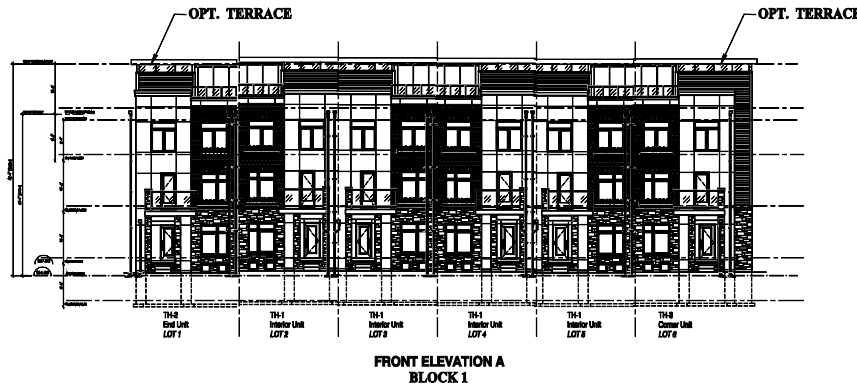
Concept Plan and Elevations

Site Plan

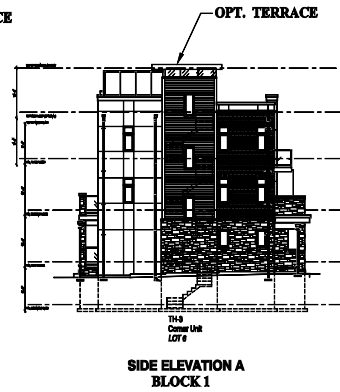


Elevations

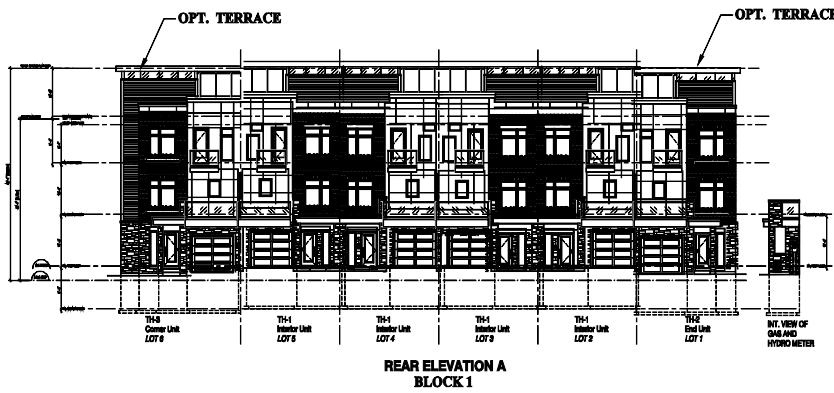
**GOREWAY DRIVE & ETUDE DRIVE
MISSISSAUGA
6.0m 3 STOREY STREET FACING TOWNHOUSE**



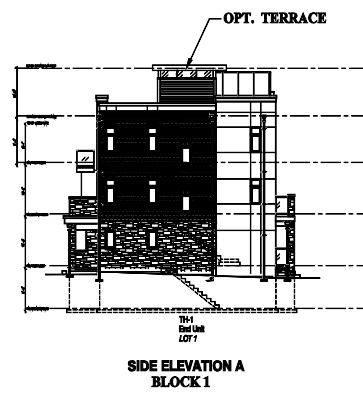
**FRONT ELEVATION A
BLOCK 1**



**SIDE ELEVATION A
BLOCK 1**

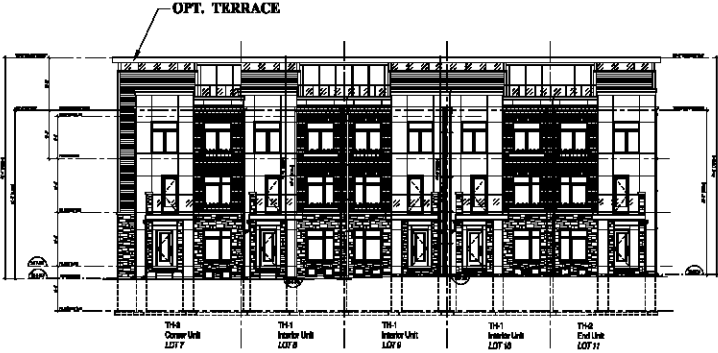


**REAR ELEVATION A
BLOCK 1**

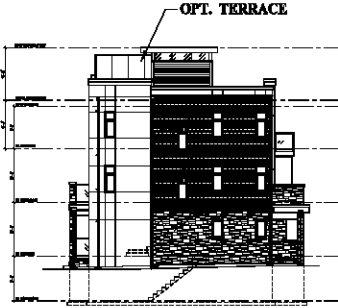


**SIDE ELEVATION B
BLOCK 1**

GOREWAY DRIVE & ETUDE DRIVE
MISSISSAUGA
6.0m 3 STOREY STREET FACING TOWNHOUSE



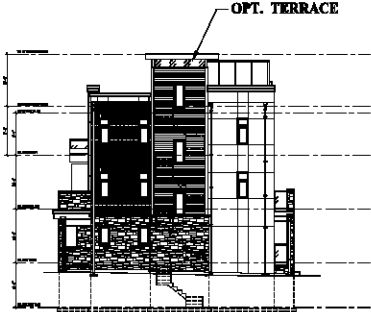
FRONT ELEVATION A
BLOCK 2



SIDE ELEVATION A
BLOCK 2

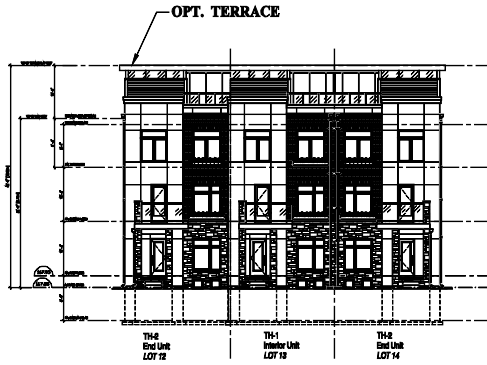


REAR ELEVATION A
BLOCK 2

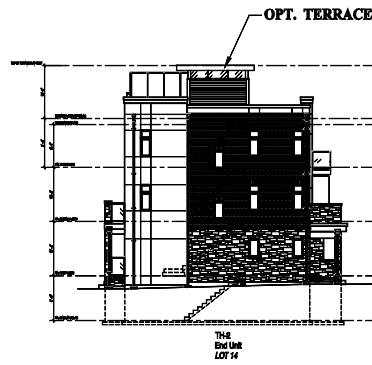


SIDE ELEVATION A
BLOCK 2

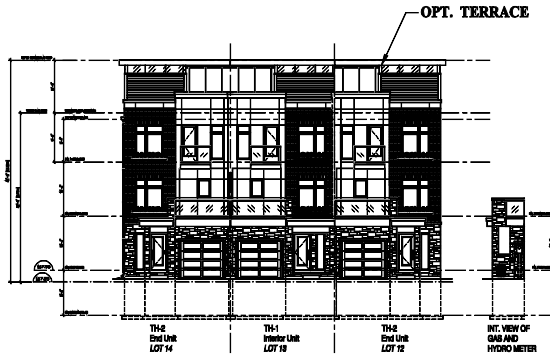
GOREWAY DRIVE & ETUDE DRIVE
MISSISSAUGA
6.0m 3 STOREY STREET FACING TOWNHOUSE



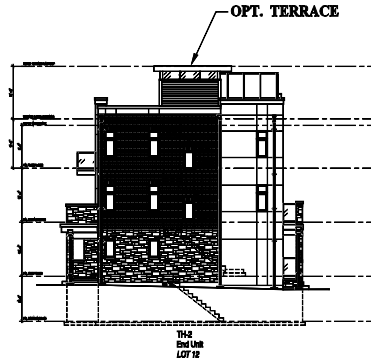
**FRONT ELEVATION A
BLOCK 3**



**SIDE ELEVATION A
BLOCK 3**



**REAR ELEVATION A
BLOCK 3**



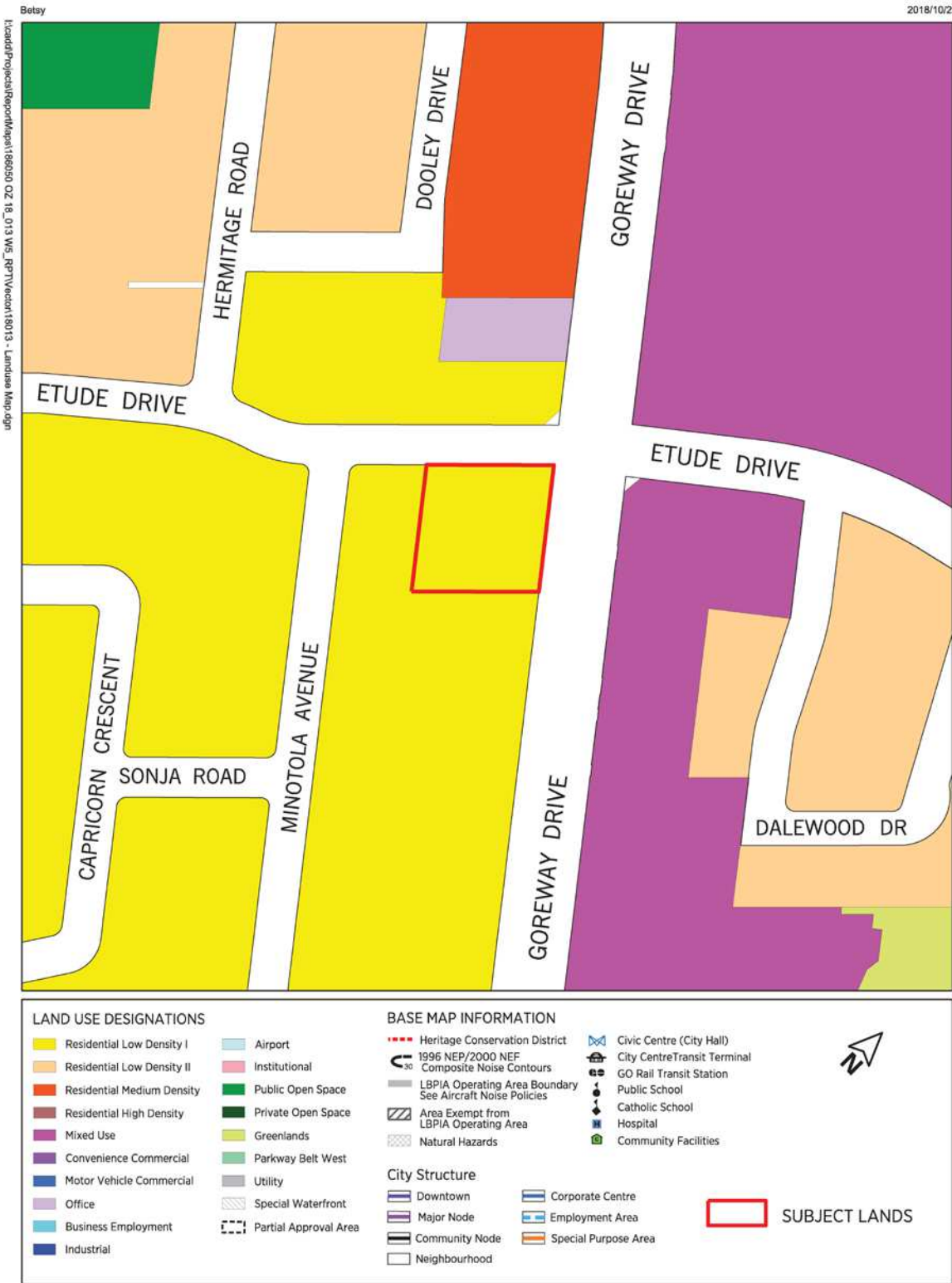
**SIDE ELEVATION A
BLOCK 3**

Applicant's rendering of proposed townhomes

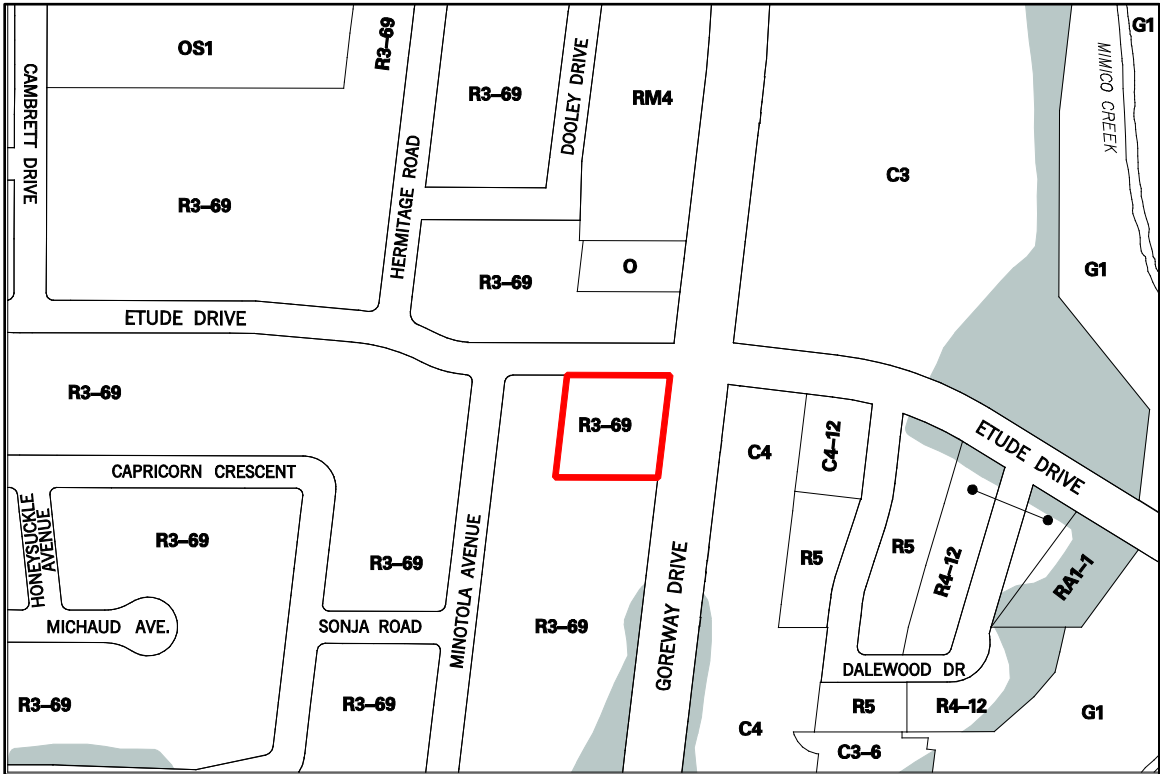


6. Land Use Policies and Regulations

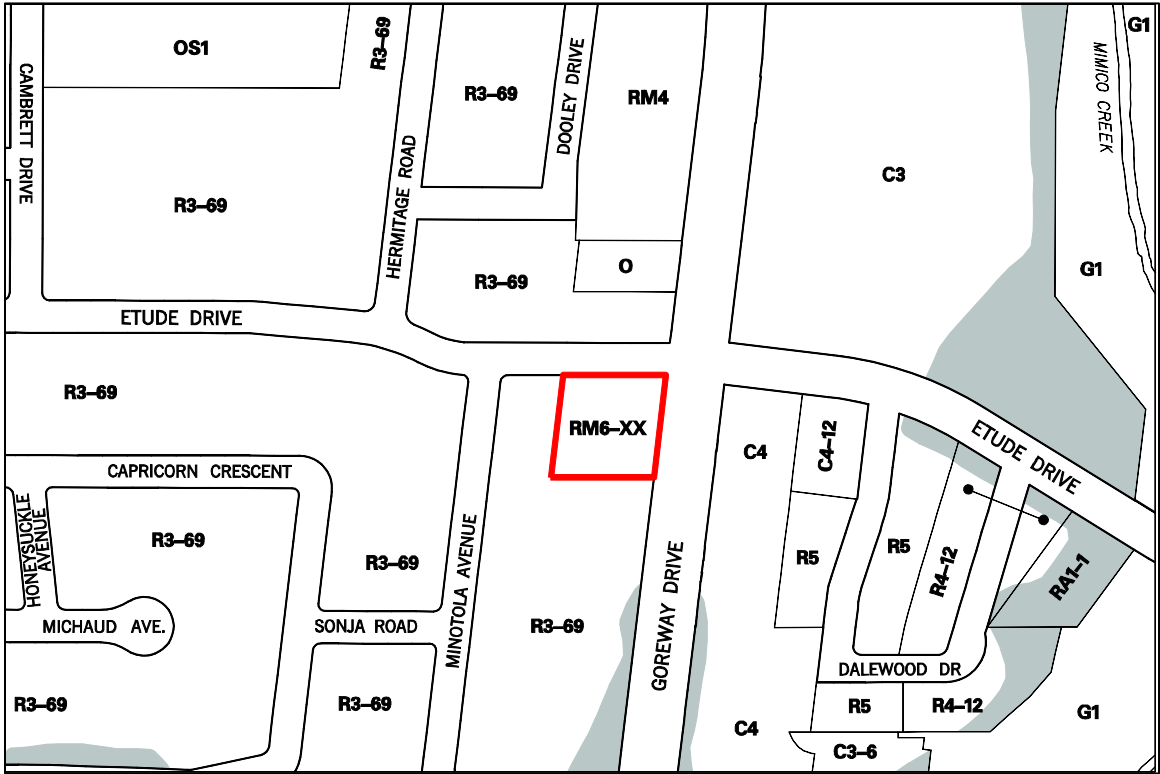
Excerpt of Malton Neighbourhood Character Area Land Use



Existing Zoning and General Context



Proposed Zoning and General Context



Summary of Applicable Policies

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

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP are in conformity with the <i>Growth Plan</i> . Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels.	The proposed development is in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Malton Neighbourhood Character Area and are designated Residential Low Density I which permits detached, semi-detached and duplex homes	The applicant is proposing to change the designation to Residential Medium Density to permit 14 condominium townhomes.
Zoning By-law 225-2007	The lands are currently zoned R3-69 (Detached Dwellings) which permits detached homes.	A rezoning is proposed from R3-69 (Residential) to RM6-Exception (Townhouse Dwellings on a CEC □ Private Road) to permit a 14 townhome development on a condominium road

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential Low Density I which permits detached, semi-detached and duplex homes.

Proposed Designation

Residential Medium Density which permits townhomes.

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

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

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/013 W5 and T-M18003 W5 Consistency" column). Only key policies relevant to the applications have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of neighbourhoods in Mississauga Official Plan (MOP) through the infilling of appropriate residential uses supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.	The applications propose an appropriate residential land use and development pattern.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older	The Malton Neighbourhood Character Area is identified in the City's urban structure. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form	The area contains a mix of detached, semi-detached and townhomes. Condominium townhomes are proposed to be located off the public road and the entire proposal is similar in scale to surrounding

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
<p>persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs</p>	<p>and scale to surrounding development.</p>	<p> dwellings.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>Neighbourhoods are non-intensification areas. This does not mean that they will remain static or that new development must imitate previous development patterns. New development should be sensitive to the existing and planned character of the neighbourhood. Section 5.3.5.5 states that, 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 MOP.</p>	<p>The surrounding area contains predominantly detached and semi-detached homes. Most of the proposed condominium townhomes are proposed to address public roads and will be serviced by an internal condominium road. The development generally respects the existing character of the neighbourhood.</p> <p>The site is serviced by four MiWay public transit routes and Westwood Mall is located within 50 metres (164 ft.) of the subject property.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account</p>	<p>The Malton Neighbourhood is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be</p>	<p>The applications propose to develop a large underutilized residential lot and provide a consistent and complete frontage along Goreway Drive and Etude Drive.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Consistency
building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs	preserved.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (Section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm.	The subject property is located within an established neighbourhood. The proposed development will be evaluated against the applicable official plan policies.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated by MOP policies.

Conformity with Growth Plan 2017

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

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (i.e. "OZ 18/013 W5 and T-M18003 W5 Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and health, urban lifestyle options (section 4.3)	The proposed development would complete the neighbourhood fabric through the infilling of a vacant residential lot and by completing the street frontage along Goreway Drive and Etude Drive.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City will plan for a strong, diversified economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities.	The proposed development will be evaluated against the applicable official plan policies.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>Neighbourhoods are not appropriate areas for significant intensification, however they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	<p>As illustrated through this table, MOP generally conforms to the Growth Plan.</p>	<p>The applications were submitted on June 18, 2018</p>
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan</p>	<p>MOP has been reviewed in respect of the <i>Growth Plan</i> and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed accordingly.</p>
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete</p>	<p>Complete communities should meet the day-to-day needs of the people throughout all stages of</p>	<p>These applications propose condominium townhomes which generally supports the housing needs of</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	their life.	people of all ages, abilities and income groups.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	<p>Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living (Chapter 7)</p>	<p>Infilling of a vacant residential lot within an existing neighbourhood with a similar density and compatible housing type is consistent with the <i>Growth Plan</i>.</p>
<p>Relevant Policies:</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <p>i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii)</p> <p>ii. That are delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service</p>	<p>The Malton Neighbourhood is an existing stable neighbourhood which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>facilities (2.2.1.2.c)</p> <p>iii. That is generally away from hazardous lands (2.2.1.2.e)</p> <p>b. Integrated planning to manage forecasted growth will be:</p> <p>i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.21.3.b)</p> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii Support the environment (2.2.1.3.d)</p> <p>iv Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <p>i. Features a diverse mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p> <p>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</p> <p>v. Ensures high quality compact built form,</p>		

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>attractive public realm, including open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing). (2.2.2.4)</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>This is an infill development that will be evaluated against applicable official plan policies.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The application proposed medium density residential development.</p>
<p>Relevant Policies:</p> <p>a. The Region is responsible for preparing a housing strategy (2.2.6.1)</p> <p>b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification</p>	<p>Policies provide opportunities for the development of a range of housing choices in terms of type, tenure and price.</p>	<p>This development proposal represents a modest intensification of the existing neighbourhood.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies	OZ 18/013 W5 and T-M18003 W5 Conformity
<p>targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) d. will be implemented through official plan policies and designations and zoning by-laws.</p>		
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this report.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles
Chapter 5 Direct Growth	Section 5.1.2 Section 5.1.3 (a) (c) Section 5.1.5 Section 5.1.7 Section 5.1.9	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth.</p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to: (a) project ecological functions, public health and safety; (c) minimize environmental and social impacts</p> <p>Mississauga will ensure that the City's natural, environmental, and cultural resources are maintained for present and future generations.</p>
Section 5.3 Neighbourhoods	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale</p>

	Specific Policies	General Intent
Chapter 7 Complete Communities	Section 7.1 Section 7.1.1 Section 7.1.6 Section 7.2 Section 7.2.1 Section 7.2.2	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide for opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
Chapter 9 Build a Desirable Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.1.6 Section 9.1.10 Section 9.2 Section 9.2.2 Section 9.2.2.3 Section 9.2.3.1 Section 9.3 Section 9.3.1.1 Section 9.3.1.4 Section 9.3.5 Section 9.3.5.3 Section 9.3.5.6 Section 9.4 Section 9.5 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.2 Section 9.5.2.7	<p>MOP will ensure that non-intensification areas (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and will generally not allow for tall buildings. New development in neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to represent the existing scale, massing, character and grades of the surrounding area.</p> <p>Appropriate infill in non-intensification areas will help to revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that the infill fits within the existing urban context and minimizes undue impacts on the adjacent properties.</p> <p>Site development should respect and maintain the existing grades on-site.</p>

	Specific Policies	General Intent
Chapter 11 General Land Use Designation	Section 11.2 Section 11.2.5	Residential uses are permitted within the Residential Medium Density designation.
Section 16 Neighbourhood	Section 16.1.1 Section 16.1.2 Section 16.17.1 Section 16.17.3.1 Section 16.17.3.2	Residential neighbourhoods will maintain their existing character. Infill development should be consistent with the density and scale of the existing developments within the area.
Section 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • The lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • There are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • A planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant

Existing and Proposed Zoning

Existing Zone - R3-69 (Detached Dwellings) which permits detached dwellings

Proposed Zone **RM6-Exception** (Townhouses)

Zone Regulations	RM6 (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations	Proposed RM6-Exception (Townhouse Dwellings on a CEC <input type="checkbox"/> Private Road) Zone Regulations
Minimum Lot Area CEC <input type="checkbox"/> Corner Lot	190 m ² (2,045 ft ²)	150 m ² (1,615 ft ²)
Minimum Lot Frontage CEC <input type="checkbox"/> Corner Lot	8.3 m (27.2 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard Interior lot/CEC <input type="checkbox"/> corner lot	4.5 m (14.7 ft.)	3.5 m (11.5 ft.)
Minimum Exterior Side Yard - Lot with an exterior side lot line abutting a CEC <input type="checkbox"/> private road	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard - Interior lot/CEC <input type="checkbox"/> corner lot	7.5 m (24.6 ft.)	6.0 m (19.6 ft.)
Maximum Height	10.7 m and 3 storeys (35.1 ft.)	13.0 m and 3 storeys (42.6 ft.)
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 (4.9 ft.)	1.5 m (4.9 ft.) maximum encroachment of a porch or deck exclusive of stairs
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

7. Section 37 Community Benefits (Bonus Zoning)

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

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 3 Kindergarten to Grade 5 2 Grade 6 to Grade 8 2 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Ridgewood PS <ul style="list-style-type: none"> Enrolment: 770 Capacity: 861 Portables: 1 Morning Star Middle PS <ul style="list-style-type: none"> Enrolment: 599 Capacity: 699 Portables: 0 Lincoln M. Alexander SS <ul style="list-style-type: none"> Enrolment: 916 Capacity: 1 470 Portables: 0 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables. 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St Raphael <ul style="list-style-type: none"> Enrolment: 250 Capacity: 340 Portables: 0 Ascension of Our Lord Secondary School <ul style="list-style-type: none"> Enrolment: 780 Capacity: 774 Portables: 8

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (September 20, 2018)	A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.
Dufferin-Peel Catholic District School Board (July 25, 2018) and the Peel District School Board (July 31, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreement.</p>
City Community Services Department □ Parks and Forestry Division/Park Planning Section (August 14, 2018)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>The Community Services Department indicates that future residents on this property will be served by Ridgewood Park (P-013), located on the west side of Cambrett Drive, north of Etude Drive, which is less than 570 metres (1870 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains a playground, spray pad, and a soccer field.</p> <p>Should this application be approved, a cash contribution for street tree planting along Etude Drive will be required. Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City policies and by-laws.</p>
City Community Services Department □ Culture Division (July 31, 2018)	An archaeological assessment was conducted recommending no further concerns.
City Community Services Department □ Fire and Emergency Services Division (July 20, 2018)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (August 27, 2018)	The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions, as follows:

Agency / Comment Date	Comment
	<p>Noise Study The report is to provide additional clarification regarding noise levels at the outdoor living areas (OLAs), due to the fact that the report labels some of these areas as optional and only predicted mitigated sound levels are shown. All calculations are to be provided in the report. If required, noise mitigation measures will be secured through the subdivision agreement.</p> <p>Functional Servicing Report The report is to provide additional clarification regarding the impact of the proposed development on the Goreway Drive storm sewer. We note that the storm sewer on Goreway Drive is at full capacity. The applicant was so informed at the Development Application Review Committee (DARC) meeting on February 1, 2018 (City File DARC 17-008). The FSR is also to provide additional information regarding the proposed storage tank.</p> <p>Grading/Servicing Plan The engineering drawings are to show that the necessary municipal services can be provided for the proposed development, in particular they are to address the connection to the storm sewer at Goreway Drive and to show additional grading information, including cross-sections. The site design is also to conform to the City's condominium/multi-family standards.</p> <p>Municipal Works Municipal works will be required and shall form part of the subdivision agreement. The extent of works required will be determined prior to the Recommendation Report.</p> <p>Traffic The Traffic Impact Study (TIS) is to be revised to provide more information in order to determine whether the full moves access on Etude Drive can be accommodated and clarification is to be provided with regards to the proposed daylight triangle.</p> <p>Environmental The owner is to submit a dewatering plan and a Letter of Reliance for the Phase I Environmental Site Assessment (ESA). If any lands will be dedicated to the City, additional information may be required.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City of Mississauga Public Art Coordinator Enbridge Gas Alectra Utilities Hydro One Network Canada Post Greater Toronto Airport Authority</p>
	<p>The following City departments and external agencies were circulated the applications but provided no comments:</p> <p>Bell Canada Mississauga Transit Trillium Health Peel Region Police French School Board City Realty Services</p>

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Are the proposed front yard setbacks and overall site design appropriate?
- Will the development and site access impact the local road network?
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

Development Requirements

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

Other Information

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

- Plan of Survey
- Site Plan
- Elevations
- Preliminary Site Grading Plan
- Pre-Development Drainage Plan
- Landscape Plans
- Functional Servicing and Stormwater Management Report
- Phase I Environmental Site Assessment
- Stage 1-2 Archaeological Assessment
- Planning Justification Report
- Draft Zoning By-law Amendment
- Context Plan
- Draft Plan of Subdivision
- Floor Plans
- Preliminary Site Servicing Plan
- Post-Development Drainage Plan
- Arborist Report/ Tree Inventory Plan
- Traffic Opinion Letter
- Acoustical Feasibility Study
- List of Low Impact Design Features
- Draft Official Plan Amendment

**Recommendation Report
Detailed Planning Analysis**

Owner: 2013512 Ontario Inc

7170 Goreway Drive

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1. Community Comments

The Information Report was presented the Planning and Development Committee (PDC) on December 10, 2018. One comment from the public was received regarding construction schedules and timing. Four additional queries were received by the Planning and Building Department via email, also regarding construction timing.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies first on July 18, 2018, with additional circulates of the applications on November 1 2019, August 17, 2021 and May 30 2022. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Region of Peel

Comments updated May 26, 2023, state that the Region has reviewed the Functional Servicing Report prepared by C.F. Crozier & Associates dated April 2022 and find it acceptable. Based on the domestic and fire demands proposed within the Functional Servicing Report, the Region has no objection to this development proposal.

Transportation and Works

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing,

stormwater management, traffic and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Stormwater:

A Functional Servicing Report (FSR), prepared by Crozier Consulting Engineers dated April 20, 2022, was submitted in support of the proposed development. The report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious areas from the proposed development and/or impact to the receiving municipal drainage system, on-site stormwater management control for the post-development discharge is required.

The applicant is proposing to construct a storm system to service the development lands with an outlet to Goreway Drive, and is further exploring options for onsite controls, including an increase in topsoil depth. Overall, the applicant has demonstrated a satisfactory stormwater servicing concept. The refinement of the stormwater management plan can be addressed through the site plan process.

Traffic:

Three Traffic Impact Study (TIS) submissions were provided by C.F. Crozier & Associates Inc. in support of the proposed development. The final submission, dated December 2022, complies with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 8 (2 in, 6 out) and

11 (7 in, 4 out) two-way site trips for the weekday AM and PM peak hours respectively.

With the estimated traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Environmental Compliance:

A Phase I Environmental Site Assessment (ESA) dated May 1, 2017, and Certification Letter dated February 16, 2023, both prepared by Orbit Engineering Limited, have been received in support of the proposed development. The documents indicate that the site is suitable for the proposed use and no further investigation is required at this time.

Noise:

A Noise Report prepared by HGC Engineering, dated April 11, 2022 was submitted in support of the proposed development. The Noise Report evaluates the potential acoustical impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road (Goreway Drive), air traffic, and adjacent commercial facilities. The report confirms that noise mitigation will be required, including sound barriers for outdoor living areas, ventilation requirements such as provisions for central air conditioning, and upgraded building materials, the details of which will be confirmed through the site plan and building permit processes.

Other Engineering Matters:

Transportation and Works is satisfied that the information reviewed to date is satisfactory, and in accordance with City requirements. Any outstanding items required in support of this development will be dealt with through Draft Plan of Subdivision Conditions, the subdivision agreement, and the site plan review process. Site-specific details will include, but not be limited to: grading; servicing; land dedications; and easements.

School Accommodation

Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.

Since the publication of the information report, the following City Departments and external agencies which previously did not provide comments, have offered no objections to these applications provided that all technical matters are addressed in a satisfactory manner:

- Transit Reviewer
- Rogers Cable

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

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

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

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

4. Consistency with PPS

The Public Meeting Report dated December 12, 2018 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

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

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

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

Section 1.1.3.6 of the PPS states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

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

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

The proposed development conforms to the Growth Plan as it provides for intensification within a delineated built-up area, in a manner which is consistent with the existing and planned character of the immediate area.

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

6. Region of Peel Official Plan

As summarized in the public meeting report dated December 12, 2018 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the

Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.5 direct development and redevelopment to the Urban System to achieve an intensified and compact form of development and provide 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 infrastructure.

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

7. Mississauga Official Plan (MOP)

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conforms to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

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

Existing Designation

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

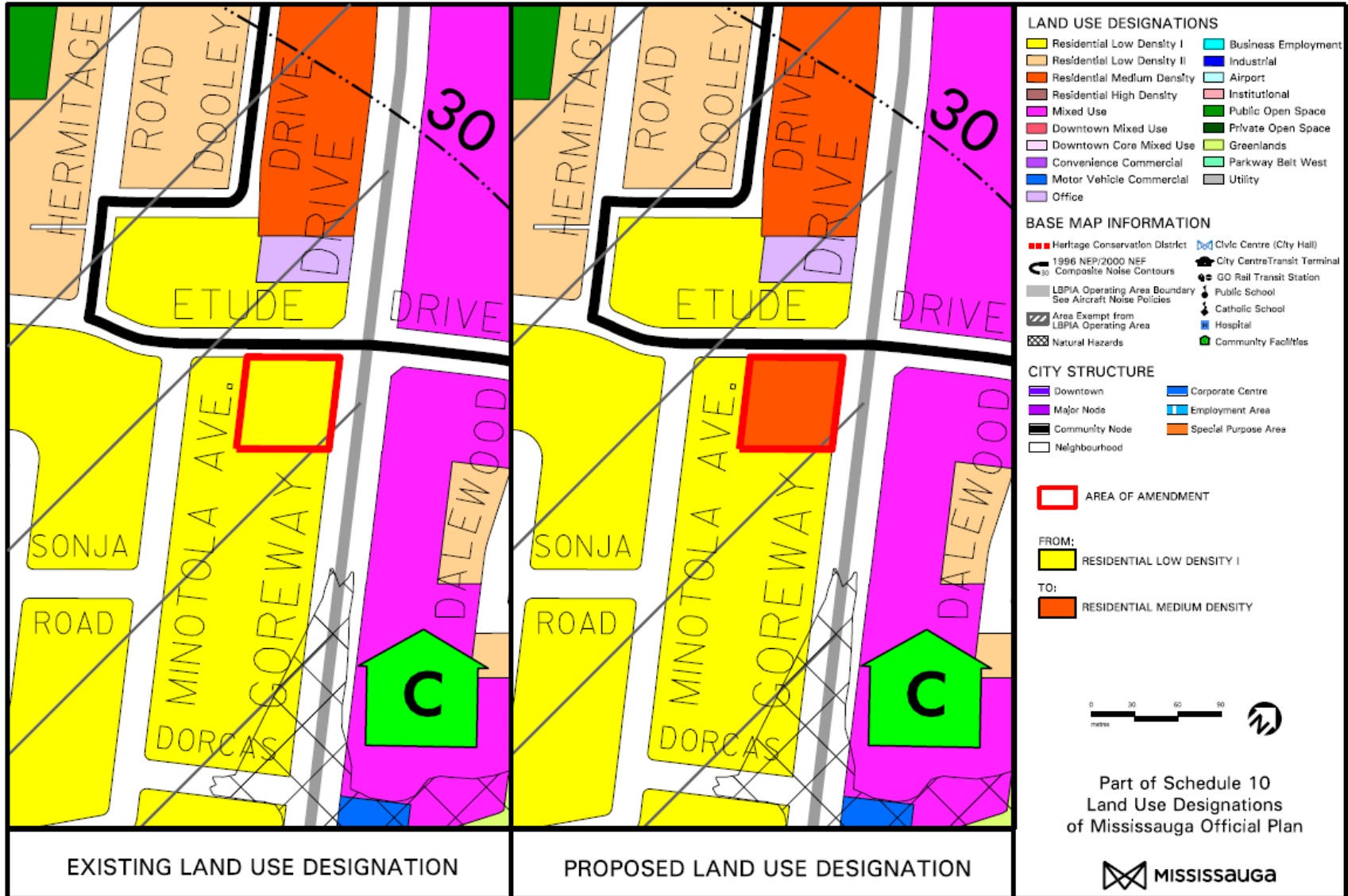
The proposal requires an amendment to the Mississauga Official Plan Policies for the Malton Neighbourhood Character Area to **Residential Medium Density** to permit 15 condominium townhomes.

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***

- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.



Excerpt of Malton Neighbourhood Character Area Land Use

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

Directing Growth

The subject site is located in the Malton Neighbourhood Character Area, on the southwest corner of Etude Drive and Goreway Drive. Neighbourhoods are to accommodate modest intensification and focus on residential uses and associated services. Residential intensification within Neighbourhoods will generally occur through infilling. The site is currently vacant and was previously used for a detached home that was demolished in 2010. Goreway Drive is a major collector road that is serviced by four MiWay public transit routes. The site is within easy walking distance of Westwood Mall, which is located on the northeast corner of Goreway Drive and Etude Drive. Westwood Mall contains a number of commercial uses including a grocery store, many retail stores, personal services and restaurants.

Chapter 5 of MOP (Direct Growth) indicates that intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, is sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale. Chapter 7 of MOP (Complete Communities) supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options. Chapter 9 of MOP (Build a Desirable Urban Form) addresses the need for appropriate infill in both Intensification Areas and Non-Intensification Areas in order to help revitalize existing communities by replacing aged buildings, developing vacant or

underutilized lots and by adding to the variety of building forms and tenures.

The subject site and proposal represents an opportunity to modestly intensify and increase the range of housing in the area. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

Although Neighbourhoods are identified in MOP as non-intensification areas, this does not mean they will remain static or that new development must imitate previous development patterns, but rather when development does occur it should be sensitive to the Neighbourhood's existing and planned character (MOP 5.3.5).

The proposed townhomes represent a low density residential use which, while not mirroring adjacent homes, is sufficiently similar to be considered consistent with the surrounding land uses. The appropriateness of the subject lands for the proposed infill and the sensitivity of the built form to the surrounding area are discussed in subsequent sections of this report.

MOP indicates that the City will provide opportunities for the development of a range of housing choices in terms of type, tenure and price (MOP 7.2.2). The proposed townhome development represents an opportunity to increase the variety of housing forms while maintaining compatibility in terms of built form and scale with the surrounding neighbourhood.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Malton Neighbourhood Character Area. Lands to the south and west of the subject site are designated **Residential Low Density**, while the lands to the north are designated for **Residential Low** and **Medium Density** and **Office**. Lands to the east, across Goreway Drive, are designated **Mixed Use**.

The proposed amendment to the **Residential Medium Density** designation would permit all forms of townhomes. This allows for an appropriate level of intensification within an area that already features a variety of residential densities.

The proposed intensification is predominately focused internally around the proposed common element condominium road, which allows a different built form to be accommodated while respecting existing character. The widths of Etude Drive and Goreway Drive also help mitigate any impacts associated with proposed scale and massing.

The Official Plan states that new developments in Neighbourhoods must minimize overshadowing and overlook on adjacent neighbours, and be designed to respect the scale, massing, character and grades of the surrounding area. The proposed development meets these policies through the provision of a consistent building setback along Etude Drive and Goreway Drive, as well as maintaining an interior side yard setback which is the standard requirement for the **RM6**

(Townhouses on a CEC – Road) zone. The proposed development meets the directives of MOP regarding compatibility with the Malton Neighbourhood Character Area.

Services and Infrastructure

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

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

The site is currently serviced by the following MiWay Transit routes:

- Number 107 on Goreway Drive having direct access to the City Centre Transit Terminal
- Number 24 on Etude Drive having direct access to the Toronto Pearson Airport

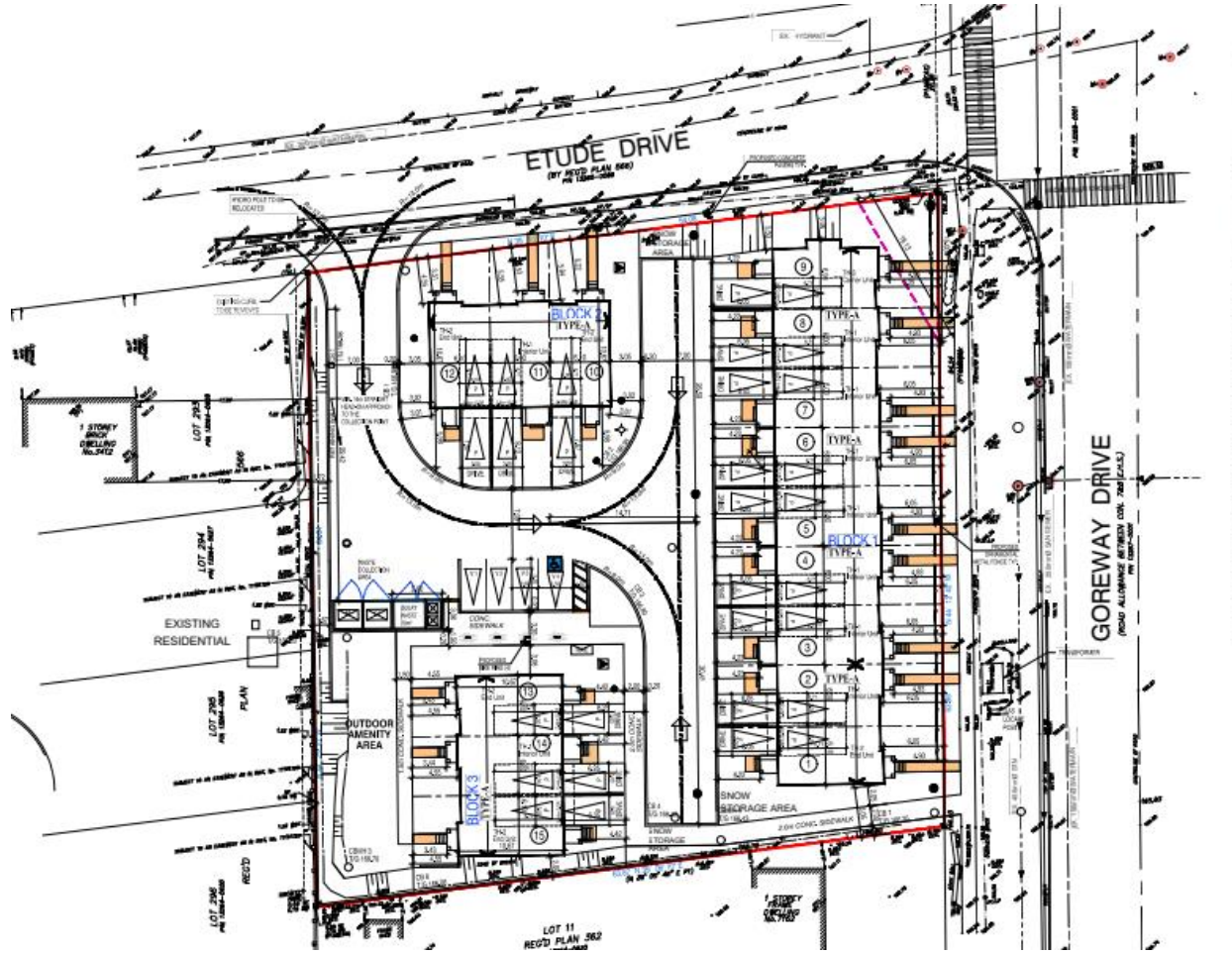
There are transit stops on Etude Drive and Goreway Drive both within 29 m (96 ft.) of the site.

To the west of the site, there are two commercial plazas with various retail, personal service and financial uses along with restaurants.

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

8. Revised Site Plan and Elevations

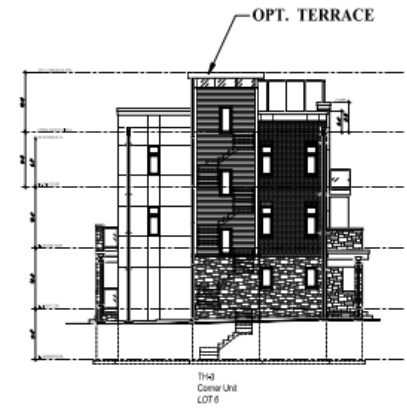
The applicant has provided a revised site plan and elevations as follows:



Site Plan



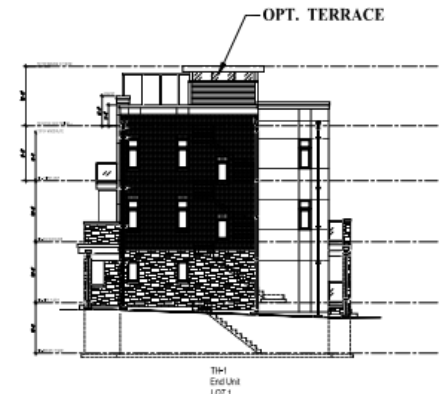
FRONT ELEVATION A
BLOCK 1



SIDE ELEVATION A
BLOCK 1

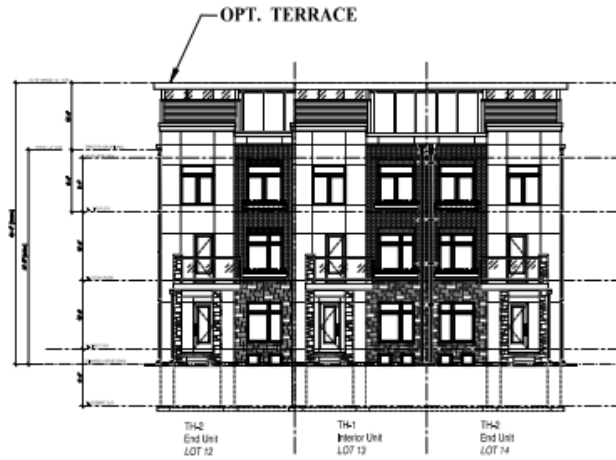


REAR ELEVATION A
BLOCK 1

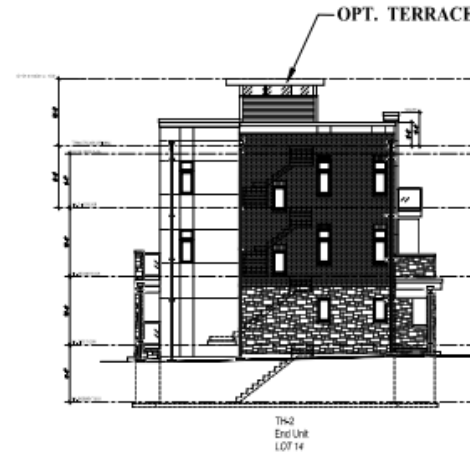


SIDE ELEVATION A
BLOCK 1

Block 1 Elevations



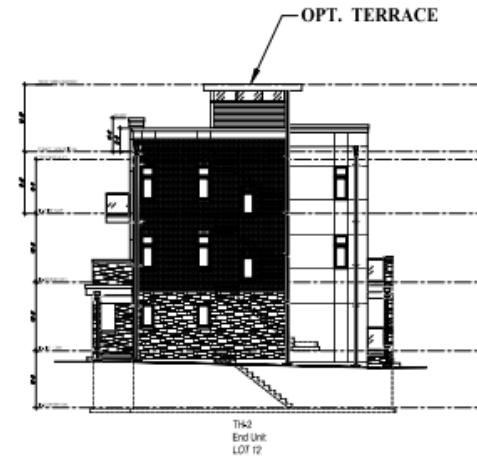
**FRONT ELEVATION A
BLOCK 3**



**SIDE ELEVATION A
BLOCK 3**



**REAR ELEVATION A
BLOCK 3**



**SIDE ELEVATION A
BLOCK 3**

Block 2 and 3 Elevations

9. Zoning

The proposed **RM6 – Exception** (Townhouses on a CEC -Road - Exception) is appropriate to accommodate the proposed townhomes.

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

Proposed Zoning Regulations

Zone Regulations	RM6 Base Zone Regulations	Proposed RM6 Exception Zone Regulations
Minimum exterior side yard for a lot with an exterior side lot line abutting a street	4.5 m (14.8 ft.)	3.1 m (10.2 ft.)
Minimum exterior side yard for a lot with an exterior side lot line abutting a CEC-road	4.5 m (14.8 ft.)	3 m (9.8 ft.)
Minimum exterior side yard for a lot with an exterior side lot line abutting a CEC-sidewalk	3.3 m (10.8 ft.)	3.1 m (10.2ft.)

Zone Regulations	RM6 Base Zone Regulations	Proposed RM6 Exception Zone Regulations
Minimum Rear Yard; Interior lot/CEC – corner lot	7.5 m (24.6 ft.)	5.8 m (19 ft.)
Maximum Height	10.7 m (35.1 ft.) and 3 storeys	Flat Roof: 13 m (42.7 ft.) and 4 storeys (including private roof top amenity area)
Maximum gross floor area – residential on the 4 th floor	N/A	11 m² (118.4 ft.²)
Minimum landscaped area	25% of lot area	30% of lot area
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 (4.9 ft.)	2.4 m (7.9 ft.)
Minimum width of sidewalk	2 m (6.6 ft.)	1.5 m (4.9 ft.)

Zone Regulations	RM6 Base Zone Regulations	Proposed RM6 Exception Zone Regulations
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

10. Bonus Zoning

Schedule 17 of Bill 197, COVID-19 Economic Recovery Act, 2020, amended the Planning Act. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the Planning Act now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of

the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

The subject proposal does not meet the minimum threshold of both 5 or more storeys and 10 or more residential units to qualify for CBC.

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application has been submitted to date for the proposed development (SP 21-146 W5). While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters pertaining to the City's various development engineering, landscaping and urban design standards.

12. Green Development Initiatives

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

- Energy efficient building design
- Sustainable building materials and construction practices
- Storm and waste water management

- Outdoor amenity space, pedestrian connections and bicycle parking

13. Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 3.

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

14. Conclusions

In conclusion, City staff has evaluated the applications to permit 15 townhomes against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed development modestly intensifies a vacant parcel of land and has been designed to address the existing context and character of the Malton Neighbourhood Character Area. The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Appendix 3



**SCHEDULE A
CONDITIONS OF APPROVAL**

NOTICE OF DECISION TO APPROVE:	TBD
FILE:	21T-M18003 W5
SUBJECT:	Draft Plan of Subdivision Part of Lot 11, Concession 7 7170 Goreway Drive Southwest of Etude Drive and Goreway Drive City of Mississauga 2013512 Ontario Inc.

In accordance with By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

- 1.0 Approval of the draft plan applies to the plan dated May 17, 2022.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 The applicant/owner shall enter into a Subdivision Agreement including Municipal Infrastructure Schedules, and any other necessary agreements, in a form satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, land dedications, public easements, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals; conservation and environmental matters; phasing and insurance. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION AS CONTAINED IN THE APPLICATION STATUS REPORT DATED JUNE 5, 2023 THAT CORRESPONDS WITH THE

RESUBMISSION DATED MAY 30, 2022 AND REMAIN APPLICABLE. THESE COMMENTS HAVE BEEN PROVIDED TO THE APPLICANT OR THEIR CONSULTANTS AND FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall pay in full, all assessments levies against the property, as well as the current years taxes and/or local improvement charges, prior to the registration of the plan.
- 6.0 Prior to the execution of the Subdivision Agreement, should there be any mortgagees, the City will require that the mortgagees execute in duplicate, a Consent and Postponement.
- 7.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 8.0 Prior to subdivision execution, the applicant/owner shall provide a draft Reference Plan for review in order to support the required public easements, which include but are not limited to:
 - a. Public Pedestrian Easement over sidewalk connecting the Goreway Drive municipal sidewalk to the internal private condominium road;
 - b. Public Vehicular Easement through the site to facilitate connectivity between Etude Drive and the abutting property to the south.
- 9.0 Prior to subdivision execution, the applicant/owner shall submit a Draft Reference Plan(s) for Region of Peel's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the developer. A clause shall be inserted into the Subdivision Agreement of same.
- 10.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 11.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 12.0 Provisions shall be made in the development agreement that satisfactory arrangements will be made with the Region of Peel Waste Collection Staff to provide Regional collection of material. A Warning Clause will be required in the Agreement of Purchase and Sale advising of the alternative waste collection method.
- 13.0 Any proposed streets shall be named to the satisfaction of the City and the Region. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding. Assignment of private street names will be required prior to Site Plan Approval.
- 14.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".

- 15.0 Prior to final approval, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 16.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 17.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Subdivision Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 17.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- 17.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 18.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Subdivision Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 18.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 18.2 The purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on the roads presently in existence or at another designated place convenient to the Board.
- 19.0 That the Subdivision Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 20.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 21.0 Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.

-
- 22.0 Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 23.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 24.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE: (*Cash-in-lieu*)

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.