



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: Weston Consulting

Municipality City of Mississauga

Our File: OPA 62

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 5, 2017 when By-law Number 0132-2017, was enacted and that notice as required by Section 17 of the Planning Act was given on July 13, 2017.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 2nd day of August, 2017.

Commissioner of Oaths

Declarant

**Sean Patrick Kenney, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 16, 2020.**



MISSISSAUGA

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

Table with 2 columns: Field Name and Value. Fields include DATE OF NOTICE, OPA NUMBER, ZONING BY-LAW NUMBER, DATE PASSED BY COUNCIL, LAST DATE TO FILE APPEAL, FILE NUMBER, APPLICANT, and PROPERTY LOCATION.

TAKE NOTICE that on July 05, 2017 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Section 17 or 21 and 34 and 36 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation for a portion of the subject lands from Mixed Use to Residential Low Density I, and to add a special site policy to permit the redevelopment of this parcel for semi-detached dwellings on lots with smaller than average frontages and areas, within the Airport Operating Area.

A key map showing the location of the lands to which it applies is attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 62 is in full force and effect.

IF YOU WISH TO APPEAL to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca An appeal must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than August 01, 2017.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
3) be accompanied by a fee of \$150.00, payable City of Mississauga.
4) Four (4) copies of the appeal package.

A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Gillian McGinnis of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5593, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

[Handwritten signature]

Diana Rusnov, Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 5421

Amendment No. 62
to
Mississauga Official Plan

By-law No. 0131-2017

A by-law to Adopt Mississauga Official Plan Amendment No. 62

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 or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 62, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in land use designation from Mixed Use to Residential Low Density I on a portion of the property 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. 62 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 5TH day of JULY, 2017.

Signed ORIGINAL SIGNED BY
BONNIE CROMBIE.
MAYOR

Signed ORIGINAL SIGNED BY
CRYSTAL GREER
CLERK

Amendment No. 62
to
Mississauga Official Plan

The following text and Map "A" attached constitutes Amendment No. 62.

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 May 5, 2017 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation for a portion of the subject lands from Mixed Use to Residential Low Density I, and to add a special site policy to permit the redevelopment of this parcel for semi-detached dwellings on lots with smaller than average frontages and areas, within the Airport Operating Area.

LOCATION

The lands affected by this Amendment are located north of Brandon Gate Drive and east of Netherwood Road. 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 Municipal Board.

The subject lands are designated Mixed Use which permits residential, retail stores, commercial parking facilities, conference centres, recreation facilities, financial institutions, funeral establishment, among other uses.

An Official Plan amendment is required to facilitate the redevelopment of a portion of the property for 26 semi-detached dwelling units.

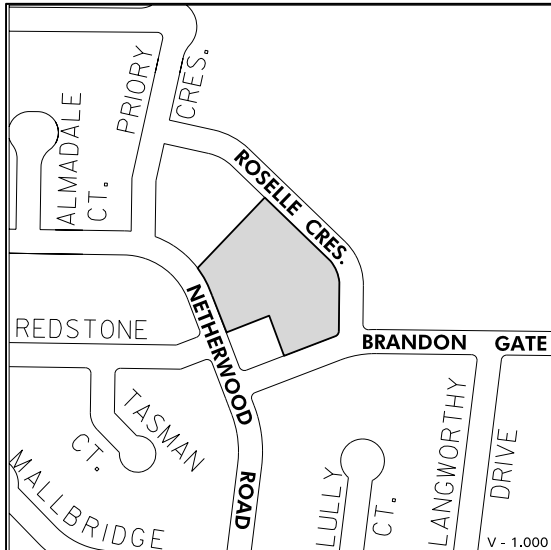
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is considered intensification through redevelopment of an underutilized property in an existing residential neighbourhood.
2. The proposal is of compatible density, size and scale with the adjacent land uses and developments.
3. The proposal is supported by a noise control study deeming the proposed development acceptable when some indoor noise control measures are applied.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.15.4, Special Site Policies, Malton Neighbourhood Character Area, is hereby amended by adding the following:

16.15.4.4 Site 4



16.15.4.4.1 The lands identified as Special Site 4 are located north of Brandon Gate Drive and east of Netherwood Road.

16.15.4.4.2 Notwithstanding the policies of this Plan, semi-detached dwelling units will be permitted.

2. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by deleting the Mixed Use designation on a portion of the subject lands from Mixed Use to Residential Low Density I, 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.

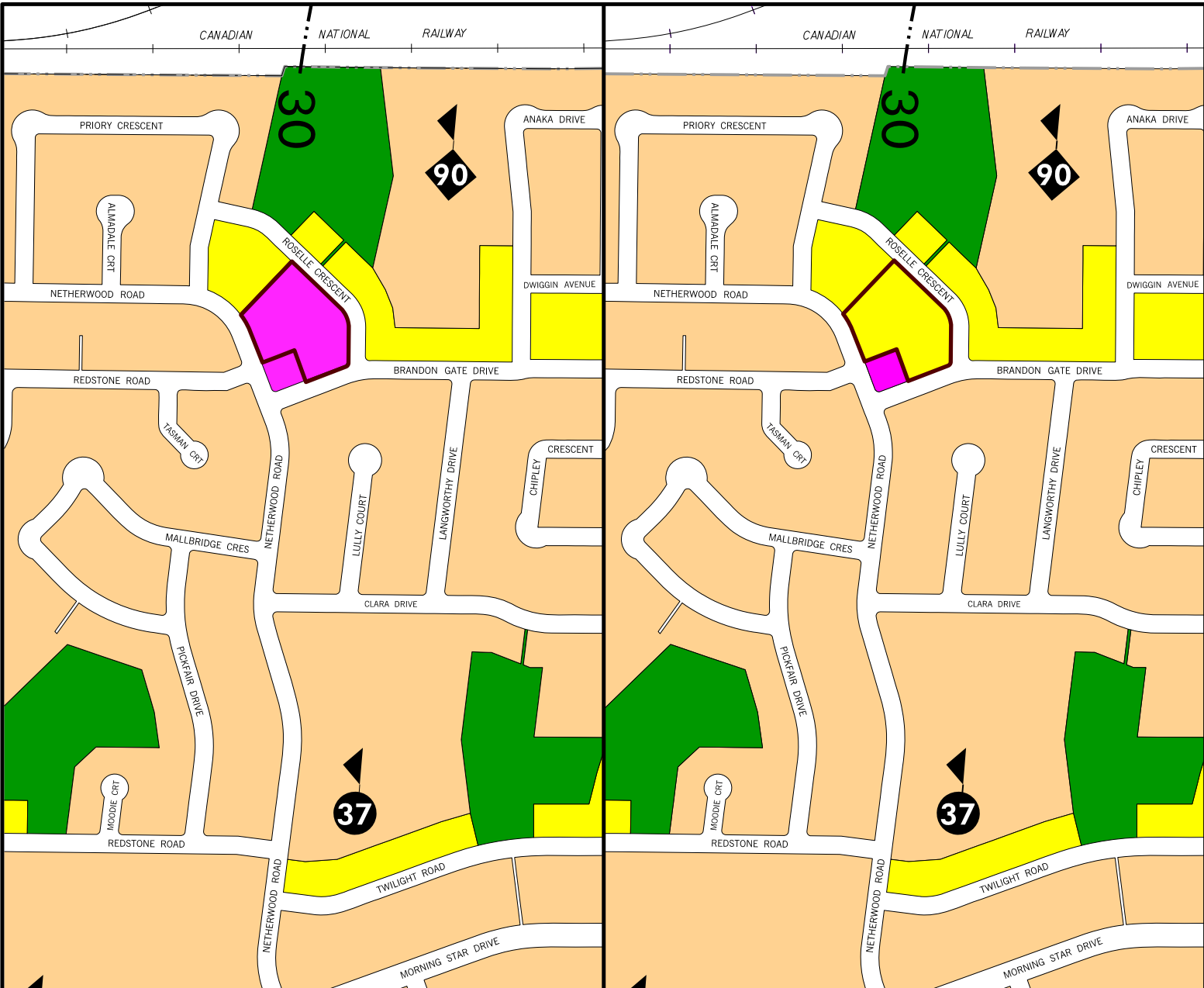
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 13, 2017.

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.

http://teamsites.mississauga.ca/sites/18/mopa/oz_15.008.mopa_62.gm.jmcc.docx



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
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

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:
 MIXED USE

TO:
 RESIDENTIAL LOW DENSITY I



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 a Public Meeting of the Planning and Development Committee held on May 16, 2016 in connection with this proposed Amendment.

At the public meeting, the primary concern expressed by residents was the loss of the commercial plaza that was located on the subject property.

The applicant has maintained a commercial component in the proposed redevelopment to address resident concerns that a commercial space remain in the neighbourhood.

City of Mississauga
Corporate Report



Date: May 5, 2017

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
 OZ 15/008 W5 and
 T-M15004 W5

Meeting date:
 2017/05/29

Subject

RECOMMENDATION REPORT (WARD 5)

Applications to permit 26 semi-detached homes and a three storey mixed use building

3233 Brandon Gate Drive

North of Brandon Gate Drive and East of Netherwood Road

Owner: Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M 15004 W5

Recommendation

1. That the application under File OZ 15/008 W5, 3233 Brandon Gate Drive, to amend Mississauga Official Plan to **Residential Low Density I - Special Site** on a portion of the property and, to change the zoning to **H-RM2 (Semi-Detached Dwellings with Holding Provision)** and **H-C4-Exception (Mainstreet Commercial with Holding Provision)**, to permit 26 semi-detached homes and a three storey mixed use building, in accordance with the proposed zoning standards described in Appendix 6 of this report and that the draft plan of subdivision under File T-M15004 W5, be approved subject to the conditions referenced in the staff report (Appendix 8).
2. That the applicant agree to satisfy all of the requirements of the City and any other external agency concerned with the development.
3. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the application is not to increase the total number of dwelling units or the proposed heights.
4. That the "H" Holding Symbol is to be removed from the **H-C4-Exception (Mainstreet Commercial-Exception)** and the **H-RM2 (Semi-Detached Dwellings)** zoning applicable to the subject lands, by further amendment, upon confirmation that the Record of Site Condition (RSC) has been posted to the Environmental Site Registry, the submission of all

supporting environmental reports, and the execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City.

5. 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.

Report Highlights

- The applicant has made revisions to the proposal including the retention of some retail commercial uses. There are fewer semi-detached homes proposed, and a small mixed use building is now included in the development.
- The revised proposal does not conform to the Official Plan or the Zoning By-law and still requires an Official Plan amendment and a Rezoning. The associated Draft Plan of Subdivision application has also been amended.
- An "H" Holding Symbol is now proposed on the subject property to require the submission of a satisfactory Record of Site Condition and a final clean up report confirming that the lands have been remediated and a Section 37 (Community Benefits) Agreement.
- 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 May 16, 2016, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-36-2016 was adopted by Council on May 25, 2016.

That the report dated April 26, 2016 from the Commissioner of Planning and Building regarding the applications by Your Home Developments (Brandon Gate) Inc. to permit 30 semi-detached homes under File OZ 15/008 W5 and T-M15004 W5 be received for information.

Given the amount of time since the public meeting, and as a result of the changes to the proposal, full notification has been provided in accordance with the *Planning Act*.

Comments

See Appendix 1 - Information Report prepared by the Planning and Building Department.

REVISED DEVELOPMENT PROPOSAL

The applications have been revised since the public meeting. The original proposal consisted of 30 semi-detached homes and the revised proposal consists of 26 semi-detached homes and a small mixed use building with two residential apartments. The mixed use building will be 486 m²

(5,231.3 sq. ft.) and will have 220 m² (2,368.1 sq. ft.) of gross floor area for retail commercial uses on the ground floor and two residential apartments on the second and third floors. The building will be on a 0.14 ha (0.35 ac) parcel and will have a maximum height of 3 storeys (11.0 m). There will be a total of 9 parking spaces with 5 spaces for the retail commercial uses and 4 spaces for the two apartments.

A Phase II Environmental Assessment and a Remedial Work Plan have been submitted to the City for review. The applicant has revised their proposal to include an "H" Holding Provision in order for the property to be remediated and the Record of Site Condition and final clean up report to be finalized prior to development.

COMMUNITY COMMENTS

Comments were provided by residents at the community meeting on May 16, 2016. The following is a summary of comments received.

Comment

Residents expressed concern with the removal of the existing commercial plaza from the neighbourhood.

Response

The applicant has modified their proposal to include a mixed use building containing 220 m² (2,368.1 sq. ft.) of retail commercial space and two residential apartments on the second and third storeys. The revised proposal addresses the City's Strategic Plan and Official Plan Policies to create complete and walkable communities and addresses resident concerns to retain a convenience store in the neighbourhood.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Greater Toronto Airport Authority

Comments updated February 28, 2017, advise that the GTAA has reviewed the revised proposal. While the GTAA acknowledges that redevelopment can include residential uses as per Mississauga Official Plan (2012) Policy 6.10.2.3, the proposed density should not exceed the density of the immediately surrounding developments. Appendix 1 contains the detailed comments from the GTAA. If Council approves these applications, the GTAA will work to finalize an Aircraft Noise Warning Agreement with the developer and the City of Mississauga.

Transportation and Works

Comments updated April 17, 2017, state that the applicant has been requested to provide additional technical details as part of the Draft Plan of Subdivision process, including:

- Engineering Certificate for an existing brick wall to remain on the property
- Grading and Site Plan details, including the confirmation of easements as part of the Draft Plan of Subdivision

- Revised Owner's Certificate on the Draft Plan of Subdivision

In the event the rezoning application is approved, the applicant will be required to:

- Implement the conditions of draft plan approval
- Enter into an Agreement with the City to complete municipal servicing and public road works
- Provide a final Detailed Noise Study, certification, and securities to ensure noise mitigation requirements are implemented
- Establish any necessary reserves and/or easements
- Enter into an Aircraft Noise Warning Agreement with the City and the GTAA
- File a Record of Site Condition, to be posted on the Environmental Site Registry, and to provide all supporting documentation to the City
- Provide insurance, securities and related fees

The outstanding environmental matters noted above are to form part of the conditions to lift the "H" Holding Symbol.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario. All planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and support public transit.

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate 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. These policies are implemented through Mississauga's Official Plan.

The proposed development takes into account the existing land use context and provides an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below.

Official Plan

This development proposal requires an amendment to the Mississauga Official Plan Policies for the Malton Neighbourhood Character Area to permit the semi-detached homes. The subject land is currently designated "**Mixed Use**" and requires an amendment to "**Residential Low**

Density I - Special Site" on the portion of the property to be used for the semi-detached homes.

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 these criteria with respect to these development applications. The approval of these applications will not adversely impact the overall, goals and objectives of Mississauga Official Plan (MOP).

Density

The subject property is designated "**Mixed Use**". While residential uses are permitted, detached and semi-detached homes are not permitted as stand-alone buildings. The Mississauga Official Plan states that residential intensification within Neighbourhoods should generally occur through infilling. The OP characterizes Neighbourhoods as stable residential areas where limited growth is anticipated. Any development proposed is required to be context sensitive and must respect the existing or planned character and scale of development. As outlined in the Information Report, Section 16.1.2.1 of Mississauga Official Plan speaks to the preservation of the character of low density residential areas by requiring the minimum frontage and area of any proposed new lots be compared with lots within 120 m (394 ft.) of the subject site or the requirements of the Zoning By-law, whichever is greater.

The proposed semi-detached lots will have an average frontage of 8.25 m (27.1 ft.) and an area of 356 m² (3,831.9 sq. ft.). The surrounding neighbourhood consists of both semi-detached and detached homes. The average lot frontage for the detached homes is 16.3 m (40.6 ft.) with an average lot area of 683.1 m² (7,331.3 sq. ft.), while the average lot frontage for the semi-detached homes is 9.2 m (30.2 ft.) and a lot area of 388.60 m² (4,182.8 sq. ft.). The surrounding neighbourhood has a density of approximately 15 units per hectare (37 units per acre). This development proposal will have a net density of 26 units per hectare (64 units per ac.).

Although this development proposal exceeds the surrounding density and proposes lots with frontage and areas less than the homes immediately abutting the property, the character of the area will be maintained based on the following:

- The existing public road network remains the same
- The proposed semi-detached lots respect and reinforce the lotting pattern in the immediate vicinity with relatively deep lots
- The proposed semi-detached dwellings are appropriate for this site as they are a similar built form to the single and semi-detached houses in the surrounding neighbourhood
- The proposed lots exceed the minimum lot area and frontage requirements of the base RM2 zone

The "**Residential Low Density I – Special Site**" policies will permit the proposed lots to have lesser lot frontages and areas than those lots within 120 m (394 ft.) of the subject property.

Aircraft Noise Policies

A site specific Official Plan amendment is also required because the property is located within the Lester B. Pearson International Airport (LBPIA) Operating Area and falls within the 30 and 35 NEF/NEP Noise Contours. Since the Information Report was presented on May 16, 2016, proposed amendments to the Official Plan Aircraft Noise Policies have been presented to Planning and Development Committee (PDC). On May 1, 2017 PDC adopted the recommendations to revise the Aircraft Noise policies in the Official Plan. The intent of the policy changes are to allow for infill development within portions of the Malton, Meadowvale Village and East Credit Neighbourhood Character Areas and to remove the restriction that limits development based on the existing number of dwellings units and existing zoning. The existing and proposed changes to the Mississauga Official Plan Aircraft Noise Policies, as they apply to these applications, is attached as Appendix 7.

A Regional Official Plan amendment (ROP) will be required to implement the new MOP Aircraft Noise Policies. As part of the Region's amendment process, Regional staff will consult with and seek approval from the Province on exceptions to the ROP policy.

The applicant has submitted a number of technical studies including a detailed Noise Control Study. The recommendations contained within the Noise Control Study will form part of the necessary approvals. The report contains the following recommendations in order to comply with Ministry of Environment and Climate Change noise guidelines:

- Mandatory air conditioning for all dwelling units, including those within the mixed use building
- Special building measures for all units including the mixed use building
- A sign posted at the commercial building entrance prohibiting truck idling
- Associated warning clauses to be included in the subdivision agreement

A tripartite Aircraft Noise Warning Agreement between the developer, the City, and the GTAA will include the following requirements:

- Posted aircraft noise warning notices for outdoor living areas and outdoor recreation areas above the 30 NEP/NEF composite noise contour
- Noise warning notices in enrolment documents for schools and daycares

In addition, the subdivision agreement, required through the Draft Conditions of Approval, is to include the following requirements:

- Requirement for a detailed noise impact study
- Securities to be posted during the subdivision agreement process at an amount sufficient to address any deficiencies in the detailed noise impact study's prescribed mitigation measures
- Post-construction certification be submitted by a licensed professional engineer with acoustical expertise to the satisfaction of the City
- That the mitigation measures and features prescribed in the detailed noise impact study have been implemented and satisfy the applicable Provincial Government environmental noise guidelines.

These requirements will ensure that the development will meet the intent of the new Aircraft Noise Policies when they come into effect. In the interim, a special site will be required to exempt the residential portion of this development from the current MOP aircraft noise policies. The Region of Peel has confirmed that this development proposal conforms to the general intent and purpose of the Regional Official Plan. The Residential Special Site Policy will permit the proposed development above the 30 NEP/NEF noise contour.

The applicant has provided a Planning Justification Report in support of the applications demonstrating that the proposal represents good planning and is consistent with the intent of MOP policies. Since the proposal contributes to the range of housing types and sizes while maintaining a commercial component, this Department is of the opinion that the revised proposal represents good planning and is compatible with the surrounding land uses.

Zoning

The proposed **H-RM2 (Semi-Detached Dwellings with Holding Provision)** and **H-C4-Exception (Mainstreet Commercial-Exception with Holding Provision)** zones are appropriate to accommodate the 26 semi-detached homes and mixed use building. The proposed **H-RM2** zone shall reflect the concept plans shown in Appendices 2 and 3. The semi-detached dwellings are proposed to have larger lot areas and frontages than the RM2 base zone standards. The uses that will be permitted in the **H-C4-Exception** zone will be limited to personal service establishment, retail store and office uses only. See Appendix 6 for the development standards and detailed zoning regulations that are proposed for this development.

Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official

Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

Should these applications be approved by Council, staff will hold discussions with the applicant to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount prior to the removal of the "H" holding symbol on the subject property.

"H" Holding Provision

Section 19.7 of Mississauga Official Plan (MOP) permits the enactment of an "H" Holding Provision to implement the policies of MOP for staging of development and specific requirements. In light of the outstanding development issues, the Zoning By-law will include an "H" Holding Provision until such time as the Record of Site Condition is posted to the Environmental Site Registry, the submission of all supporting environmental reports, and the execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City. Following this, the "H" Holding Provision will be removed by further amendment to the Zoning By-law.

Site Plan

Prior to development of the lands the applicant will be required to obtain Site Plan approval for the proposed mixed use building. No site plan application has been submitted to date for the proposed development.

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 8.

Since the lands are the subject of a Draft Plan of Subdivision under file T-M15004 W5, development will be subject to the completion of services and registration of the plan.

Prior to Registration of the Draft Plan of Subdivision, the applicant will be required to enter into the following Agreements:

- Subdivision Agreement
- Tripartite Aircraft Noise Warning Agreement
- Development Agreement with Aircraft Noise Warning Clauses

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

Conclusion

The proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved once all conditions have been met, for the following reasons:

1. The proposal is compatible with the surrounding low density residential homes, and the nature of the design of the buildings achieves an appropriate built form relationship within the neighbourhood.
2. The proposed official plan provisions and zoning standards are appropriate to accommodate the requested uses.
3. Appropriate conditions will be included to ensure that the development conforms with Provincial Noise Guidelines.
4. An "H" Holding Symbol will be applied to the lands and may be removed upon confirmation that the Record of Site Condition (RSC) has been posted to the Environmental Site Registry, the submission of all supporting environmental reports, and the execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City.

Attachments

- Appendix 1: Information Report
- Appendix 2: Revised Site Plan
- Appendix 3: Proposed Elevations
- Appendix 4: Proposed Land Use and Zoning Map
- Appendix 5: Revised Draft Plan of Subdivision
- Appendix 6: Proposed Zoning Standards
- Appendix 7: Existing and Proposed Noise Policies
- Appendix 8: Conditions of Draft Approval

Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Lauren Eramo-Russo, Development Planner

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City of Mississauga
Corporate Report



<p>Date: April 26, 2016</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Originator's files: OZ 15/008 W5 and T-M15004 W5</p>
	<p>Meeting date: 2016/05/16</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit 30 semi-detached homes at 3233 Brandon Gate Drive, north of Morning Star Drive, east of Airport Road, west of Goreway Drive

Owner: Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 and T-M 15004 W5

Recommendation

That the report dated April 26, 2016, from the Commissioner of Planning and Building regarding the applications by Your Home Developments (Brandon Gate) Inc. to permit 30 semi-detached homes under Files OZ 15/008 W5 and T-M 15004 W5, at 3233 Brandon Gate Drive, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community;
- The project does not conform with the Mixed Use designation or relevant noise policies and requires an official plan amendment, rezoning, and a draft plan of subdivision;
- Prior to the next report, matters to be addressed include the appropriateness of the proposed Zoning By-law, Official Plan, draft plan of subdivision, and the satisfactory resolution of other issues pertaining to noise attenuation.

Background

The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	Brandon Gate Drive - 90.18 m (295.86 ft.) Roselle Crescent - 136.69 m (448.45 ft.) Netherwood Road - 97.97 m (32.14 ft.)
Depth:	112.27 m (368.33 ft.)
Gross Lot Area:	1.07 ha (2.84 ac.)
Existing Use:	Commercial plaza

The one-storey commercial plaza was constructed in 1974 at the same time as the surrounding subdivision. Tenants include Malton Four Corner's Health, a convenience store, a restaurant and a centre for education and training. The subject property abuts three municipal roads: Roselle Crescent to the north, Brandon Gate Drive to the east and Netherwood Road to the south. The surrounding neighbourhood is well-established and consists of one and two storey detached and semi-detached homes.

The surrounding land uses are:

- North: Single-detached homes and a secondary school. A rail line is located further to the north
- East: Single and semi-detached homes
- South: Single and semi-detached homes
- West: Single and semi-detached homes

Information regarding the history of the site is found in Appendix 1.

DETAILS OF THE PROJECT

The applications are to permit 30 semi-detached homes, all with frontages on the existing streets.

Development Proposal	
Applications submitted:	Received: September 8, 2015 Deemed complete: October 1, 2015
Owner:	Your Home Developments (Brandon Gate) Inc.
Applicant:	Weston Consulting Group
Number of units:	30 semi-detached homes
Maximum Height:	10.7 m (35.1 ft.)

Development Proposal	
Net Density	27.9 units/hectare 11.3 units/acre
Anticipated Population:	108* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Provided:	2.0 spaces per semi-detached dwelling unit

Additional information is provided in Appendices 2 to 11.

LAND USE CONTROLS

The subject lands are located within the Malton Neighbourhood Character Area and are designated **Mixed Use**. The **Mixed Use** designation permits the following uses: residential, retail store, commercial parking facility, conference centre, recreation facility, financial institution, funeral establishment, among other uses. The applications are not in conformity with the land use designations. The applicant has requested that the land be redesignated to **Residential Low Density I** to permit semi-detached homes.

The property is located within the Lester B Pearson International Airport Operating Area (LBPIA). The site falls within the 30 and 35 NEF/NEP Noise Contours. Federal, Provincial, Regional and City policies prohibit new development, redevelopment or infilling that is greater than the density immediately surrounding existing development. Detailed information regarding the Provincial Policy Statement, Regional Official Plan, and Mississauga Official Plan policies as they relate to this property are included in Appendix 9.

The applicant has also requested a site specific exemption to the noise policies in Mississauga Official Plan as the density of the proposed development is greater than the density of the immediately adjacent residential development.

A rezoning is proposed from Neighbourhood Commercial (**C2**) to semi-detached dwellings (**RM2**) to permit 30 semi-detached dwellings in accordance with the proposed zone standards contained within Appendix 10.

A draft plan of subdivision is required in order to create the lots for the 30 semi-detached dwellings.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the Planning Act and policies contained in the Official

Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, or through the Ontario Municipal Board, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 5 Councillor, Carolyn Parrish, on February 1, 2016. The Councillor's office advised that the proposal was well-received and a few traffic related concerns were discussed.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7 and school accommodation information is contained in Appendix 8. 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?
- Is the proposal compatible with the character of the area?
- Are the proposed zoning standards appropriate?
- Have all of the technical requirements and studies related to the project been submitted and found to be acceptable?

OTHER INFORMATION

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

- Planning Justification Report
- Draft Official Plan Amendment
- Draft Concept Plan
- Draft Zoning By-law
- Draft Plan of Subdivision
- Tree Inventory and Preservation Plan and Arborist Report
- Record of Site Condition
- Phase I and Phase II Environmental Site Assessments
- Detailed Noise Control Study
- Functional Servicing Report
- Grading/Servicing Plans
- Parcel Registry and Easement Documents
- Sustainable features

Development Requirements

In conjunction with the proposed development, there are certain engineering matters with respect to servicing, grading, and noise attenuation, which will require the applicant to enter into

appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. The financial requirements of any other external commenting agency must be met.

Conclusion

Most agency and all City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved.

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of the Malton Neighbourhood Area Land Use Map
- Appendix 4: Existing Land Use and Proposed Zoning Map
- Appendix 5: Draft Plan of Subdivision
- Appendix 6: Concept Plan
- Appendix 7: Agency Comments
- Appendix 8: School Accommodation
- Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Regional and Provincial Policies
- Appendix 10: Summary of Existing and Proposed Zoning Provisions
- Appendix 11: General Context Map



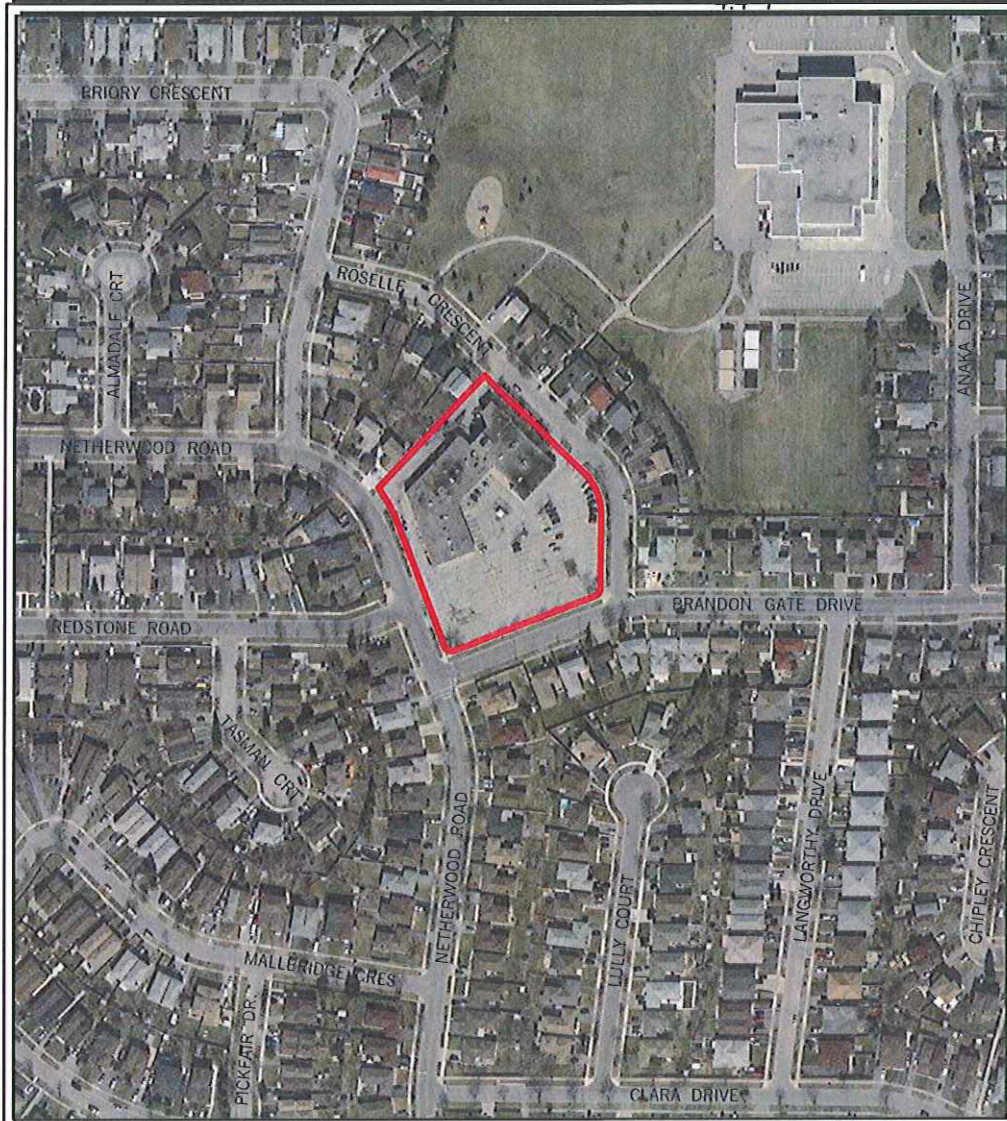
Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lauren Eramo-Russo, Development Planner

Your Home Developments (Brandon Gate) Inc. Files: OZ 15/008 W5 & T-M15004 W5


Site History

- October 1974 - A building permit is issued for the commercial plaza located at 3233 Brandon Gate Drive.
- September 5, 2001 - Rezoning and Official Plan Amendment applications were submitted to redesignate the property from **Retail and Service Commercial - Neighbourhood Commercial** to **Residential - Medium Density I** and **Retail and Service Commercial - Convenience Commercial** and to change the zoning from **DC - 249** to **RM5 - Special Section** and **DC - Special Section** to permit 40 townhouses and a one-storey commercial block. The Greater Toronto Airport Authority (GTAA) confirmed in their comments that they were unable to support the development.
- March 5, 2002 - A Site Plan application was submitted under File SP 02/110 W5 in support of the Rezoning and Official Plan Amendment applications.
- May 28, 2002 - The development applications were cancelled by the applicant and the files were closed.
- May 5, 2003 - Mississauga Plan comes into effect with Aircraft Noise policies restricting development, redevelopment and infilling that would increase the number of dwelling units in both the Airport Operating Area and the Malton District Plan area.
- June 20, 2007 - Zoning By-law 0225-2007 came into force and effect except for those sites which were appealed. The lands were zoned **C2** (Neighbourhood Commercial).
- November 14, 2012 - Mississauga Official Plan comes into force. Policy 6.9.2.1 is appealed and Policy 6.10.2.1 comes into effect on March 3, 2015. The revised policy states: development, redevelopment and infilling, which increases the number of dwelling units beyond that **permitted in the existing zoning** will not be permitted within the Airport Operating Area outlined on Map 6:1 - Airport Operating Area (not attached).
- November 14, 2012 - Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals were filed for this property, the policies of the new Mississauga Official Plan apply. The subject lands are designated **Mixed Use** in the Malton Neighbourhood Character Area.



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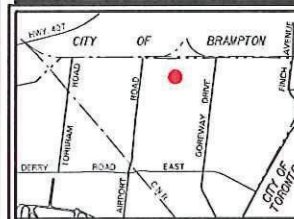
LEGEND:

 **SUBJECT LANDS**

NOTE: DATE OF AERIAL IS SPRING OF 2015



SUBJECT: WESTON CONSULTING

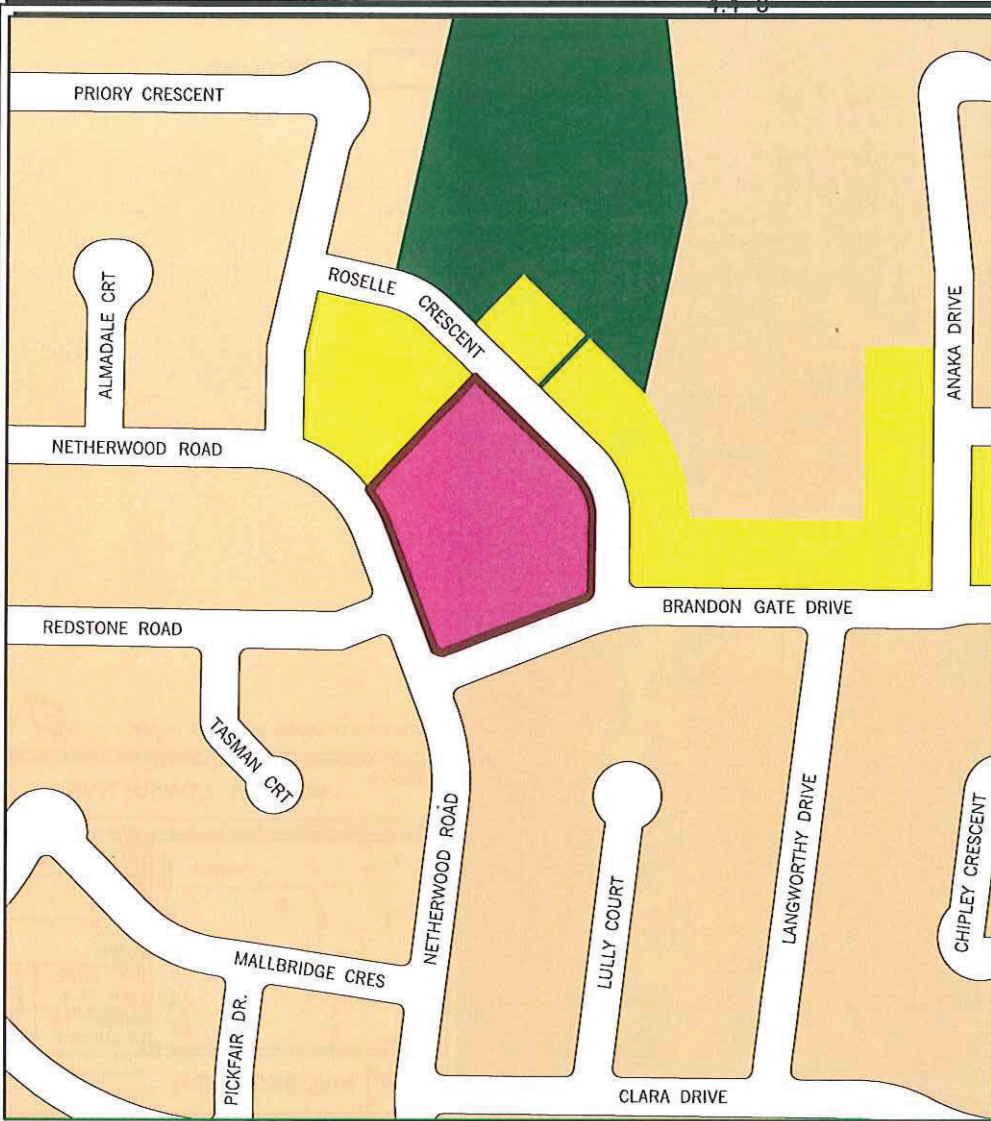


FILE NO:	OZ 15 008 W5
DWG. NO:	15008A
SCALE:	1:3000
PDC DATE:	2016 05 16
DRAWN BY:	B. KRUGER

Appendix 2



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PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN
LAND USE DESIGNATIONS

Residential Low Density I	Airport
Residential Low Density II	Institutional
Residential Medium Density	Public Open Space
Residential High Density	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	Special Waterfront
Business Employment	Partial Approval Area
Industrial	

BASE MAP INFORMATION

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

City Structure

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

SUBJECT LANDS

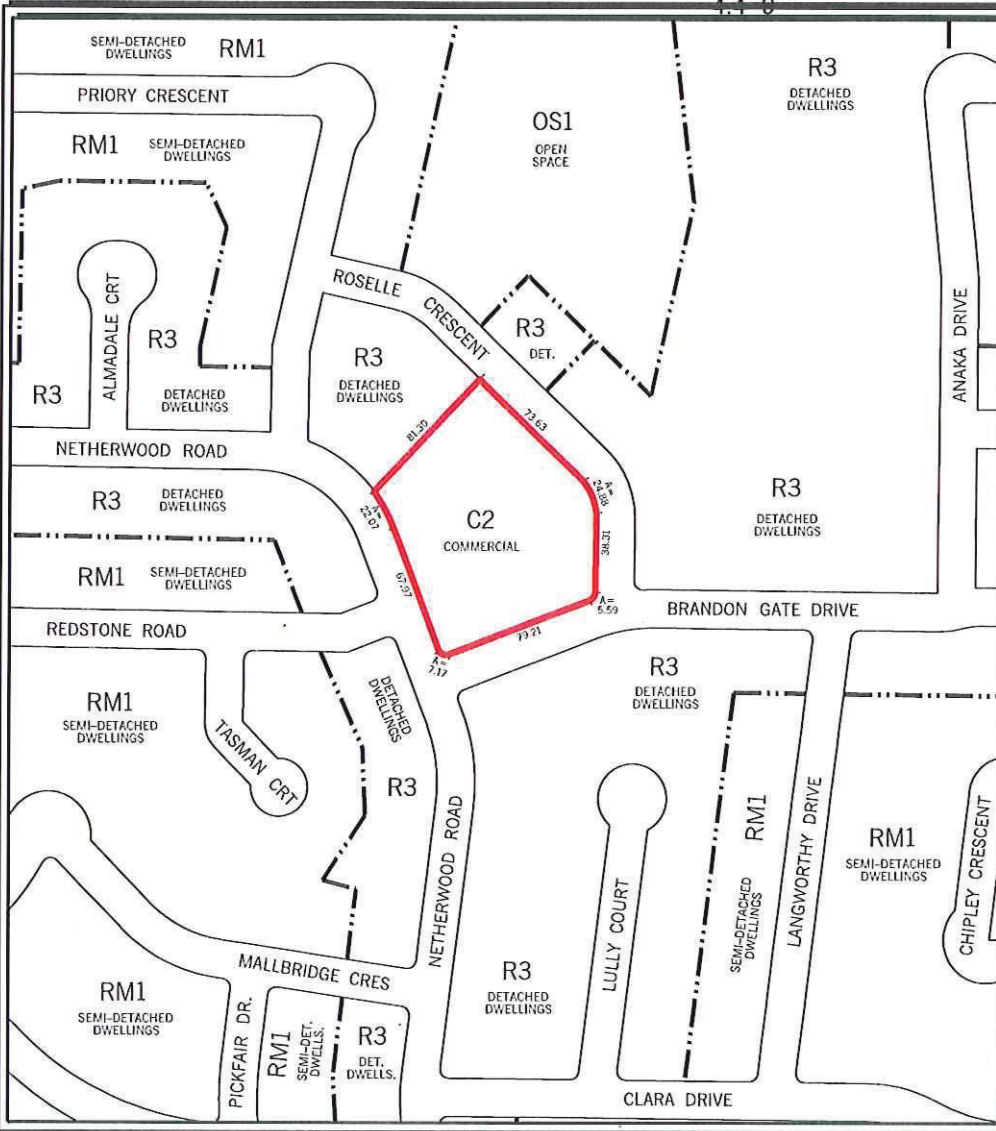
SUBJECT: WESTON CONSULTING

	FILE NO: OZ 15 008 W5	Appendix 3
	DWG. NO: 15008L	
SCALE: 1:3000		
PDC DATE: 2016 05 16		
DRAWN BY: B. KRUGER		

MISSISSAUGA Produced by T&W, Geomatics

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LEGEND:

PROPOSED OFFICAL PLAN AMENDMENT FROM 'MIXED USE' TO 'RESIDENTIAL LOW DENSITY' AND PROPOSED REZONING FROM 'C2' TO 'RM2-EXCEPTION' TO PERMIT 30 SEMI-DETACHED DWELLINGS.



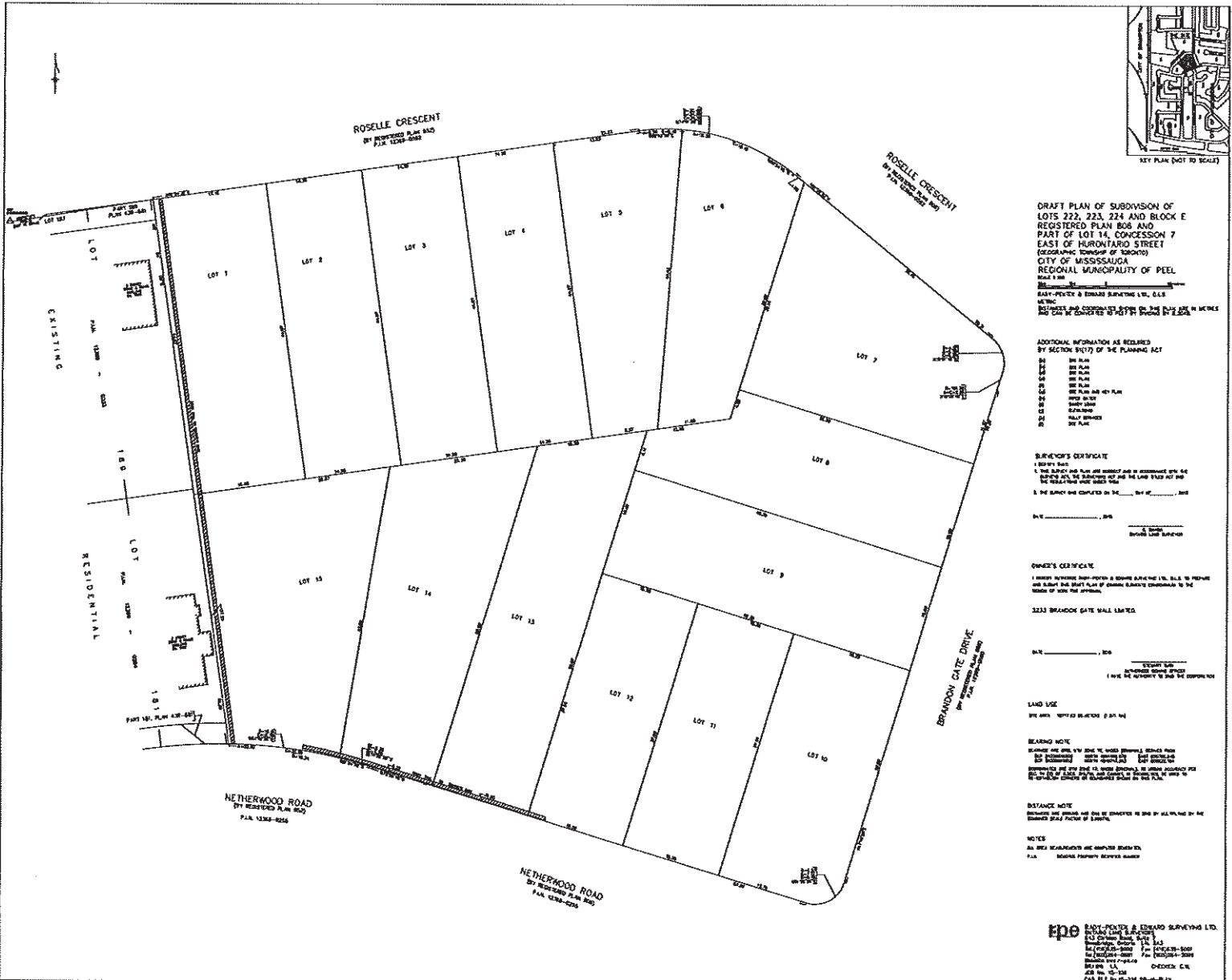
SUBJECT: WESTON CONSULTING

	FILE NO: OZ 15 008 W5	Appendix 4
	DWG. NO: 15008R	
	SCALE: 1:3000	
	PDC DATE: 2016 05 16	
DRAWN BY: B. KRUGER		

MISSISSAUGA Produced by T&W, Geomatics

2016/04/12

scott3



DRAFT PLAN OF SUBDIVISION OF
 LOTS 222, 223, 224 AND BLOCK E
 REGISTERED PLAN 806 AND
 PART OF LOT 14, CONCESSION 7
 EAST OF HURONTARIO STREET
 (Geographic Township of Toronto)
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEELE
 ROAD 5 RD
 1:1000
 RAY-PENNY & EDWARDS SURVEYING LTD., O.E.S.
 4575 MCNICOLL
 MISSISSAUGA, ONTARIO L4X 1L3
 DATE: 10/10/2011
 THIS PLAN IS SUBJECT TO THE ACTS AND REGULATIONS IN FORCE AND CAN BE CORRECTED BY THE REGISTRAR OF LANDS.

ADDITIONAL INFORMATION AS REQUIRED
 BY SECTION 9(17) OF THE PLANNING ACT

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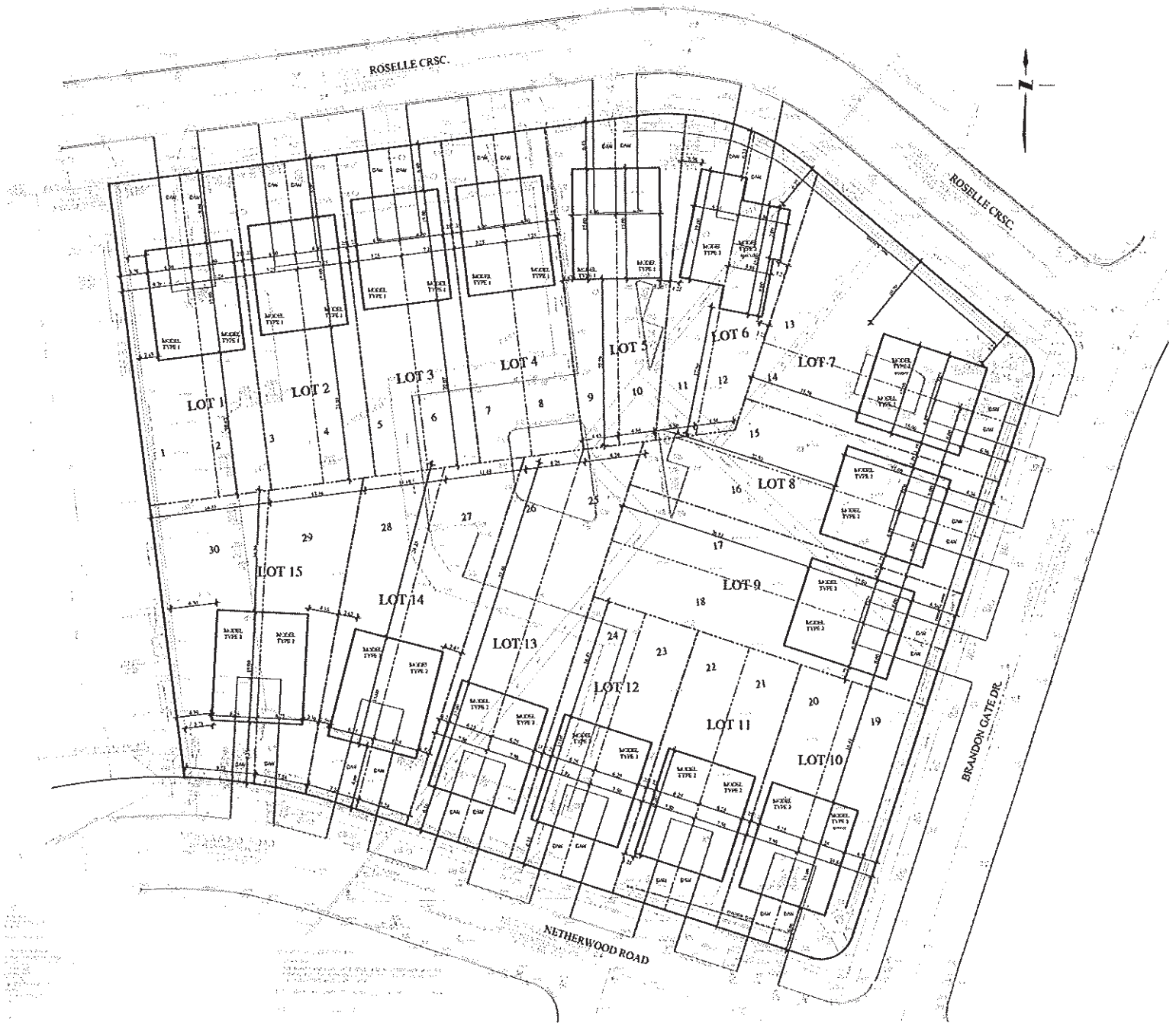
SURVEYOR'S CERTIFICATE
 I, SURVEYOR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN OF SUBDIVISION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A MEMBER OF THE PROFESSION OF SURVEYORS IN THE PROVINCE OF ONTARIO.

OWNER'S CERTIFICATE
 I, THE OWNER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN OF SUBDIVISION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM THE REGISTERED OWNER OF THE LAND SHOWN ON THIS PLAN.

LAND USE
 THE LAND IS ZONED RESIDENTIAL (R-10) AND IS SUBJECT TO THE ZONING BY-LAW OF THE CITY OF MISSISSAUGA.

NOTES
 ALL AREA MEASUREMENTS ARE APPROXIMATE UNLESS OTHERWISE SPECIFIED.

RAY-PENNY & EDWARDS SURVEYING LTD.
 4575 MCNICOLL
 MISSISSAUGA, ONTARIO L4X 1L3
 TEL: (905) 270-8888
 FAX: (905) 270-8889
 www.rpe.ca
 REG. NO. 12345
 O.C.E. No. 12345



Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (November 24, 2015)	In comments dated November 24, 2015, the Region advised that all waste collection requirements have been satisfied. The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste. There will be specific clauses and conditions that the applicant will be required to include in the Development and Servicing Agreements. The Region has confirmed that there are not any significant concerns with regards to water or sanitary sewer servicing for the proposed development, provided that the sanitary sewage discharge flows do not exceed the calculated flows of 1.24 liters per second provided by the applicant's consultant.
Peel District School Board (November 3, 2015) and Dufferin Peel District School Board (October 28, 2015)	<p>In comments dated October 28, 2015, the Peel District School Board and Dufferin Peel Catholic School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and Dufferin-Peel Catholic District School Boards require that certain warning clauses including temporary accommodation and transportation be included in any Development/Servicing Agreements and Agreements of Purchase and Sale.</p>
Greater Toronto Airport Authority (November 20, 2015)	In comments dated November 20, 2015, the GTAA notes that they would prefer a non-residential development on the site. The GTAA acknowledges that redevelopment could include residential uses as per Mississauga Official Plan (2012) policy 6.10.2.3, provided that it does not exceed the density of the immediately adjacent streets containing detached dwellings. Should the current proposal proceed, the GTAA recommends that all recommendations contained within the Noise Control Study prepared by SS Wilson Associates be implemented. In addition, an Aircraft Noise Warning Clause Agreement will also be required between the applicant, the City and the GTAA.

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 14, 2016)	<p>In comments dated January 14, 2016, this Department notes that residents of this development will be served by Anaka Park (P-94), which is located approximately 25 m (82 ft.) from the site and contains a play site. Woodgreen Park (P-63) is also situated 520 m (1,706 ft.) from the site and contains a play site.</p> <p>Should this application be approved, a cash contribution for street tree planting is required on all public roads.</p> <p>Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p>
Rogers Communications (December 2, 2015)	<p>In comments dated December 2, 2015, Rogers Communications Partnership has advised that there is a buried fibre and coaxial plant in the area and locates will be required to mark-out actual locations. A minimum of 0.6 m (1.96 ft.) is required when digging.</p>
City Community Services Department – Fire and Emergency Services Division (October 20, 2015)	<p>In comments dated October 20, 2015, this Department has advised that, from an emergency response and water supply perspective, there are no concerns with the proposal.</p>
City Transportation and Works Department (March 24, 2016)	<p>In comments dated March 24, 2016, this Department confirmed receipt of the Draft Plan of Subdivision, Functional Servicing Report, Site Grading/Servicing Plans, Traffic Impact Study, Environmental Noise Assessment, Phase 1 Environmental Site Assessment and Phase 2 Environmental Site Assessment circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to respond to comments on the proposed development and provide additional technical details. Development matters currently under review and consideration by the Department include:</p> <ul style="list-style-type: none"> • Updated Phase II Environmental Site Assessment • Record of Site Condition • Approval from GTAA • Updated Grading Plan and Parking Plan for on-site and visitor parking as identified in Council Resolution CPD-121-91. <p>These issues will be addressed in detail prior to the Recommendation Report.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Agency / Comment Date	Comment
Canada Post (October 18, 2015)	In comments dated October 18, 2015, Canada Post responded that they will require the applicant to provide an appropriately sized cement pad for the installation of Community Mailboxes to allow for centralized mail delivery. This must be identified on the concept plan.
CN Railway (October 30, 2015)	In comments dated October 30, 2015, this agency has identified a list of requirements for sensitive uses in proximity to railway operations. There are certain requirements and warning clauses that will form part of the Development Agreement.
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> <ul style="list-style-type: none"> • Enbridge Gas • Enersource • Mississauga Transit • Hydro One • Economic Development • Ministry of Transportation
External Agency	<p>The following external agency was circulated but provided no comment:</p> <ul style="list-style-type: none"> • Bell Canada

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

School Accommodation

Peel District School Board	Dufferin-Peel Catholic District School Board																														
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 12 Kindergarten to Grade 5 6 Grade 6 to Grade 8 5 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Marvin Heights <table border="0" style="width: 100%;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">452</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">513</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">2</td> </tr> </table> Morning Star M.S <table border="0" style="width: 100%;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">544</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">699</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> Lincoln Alexander S.S <table border="0" style="width: 100%;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">1,013</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,470</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">1</td> </tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	Enrolment:	452	Capacity:	513	Portables:	2	Enrolment:	544	Capacity:	699	Portables:	0	Enrolment:	1,013	Capacity:	1,470	Portables:	1	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 8 3 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Raphael <table border="0" style="width: 100%;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">242</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">429</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> Ascension of Our Lord <table border="0" style="width: 100%;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">849</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">774</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">8</td> </tr> </table> 	Enrolment:	242	Capacity:	429	Portables:	0	Enrolment:	849	Capacity:	774	Portables:	8
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Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Current Mississauga Official Plan Designation and Policies for Malton Neighbourhood Character Area

Mississauga Official Plan (2012) came into force on November 12, 2012 except for those policies which have been appealed. As no policies have been filed, the policies of MOP apply. The subject lands are designated **Mixed Use** in the Malton Neighbourhood Character Area which permits a wide range of commercial uses.

Proposed Official Plan Amendment Provisions:

The lands are proposed to be designated **Residential Low Density I** which permits the following uses: detached dwelling, semi-detached dwelling and duplex dwellings. Residential designations also permit accessory offices for health professional and home occupations.

Summary of Relevant Provincial, Regional and Mississauga Official Plan Policies

	Specific Policies	General Intent
Provincial Policy Statement- Airports, Rail and Marine Facilities	Section 1.6.9	<p>Airports shall be protected from incompatible land uses and development by:</p> <p>Prohibiting new residential development and other sensitive land uses in areas near airports above 30 Noise Exposure Forecast/ Noise Exposure Predication (NEF/NEP), and considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Regional Official Plan-Airports	<p>Section 5.9.6.2.3 5.9.6.2.4 5.9.6.2.5 5.9.6.2.6</p>	<p>The Greater Toronto Airports Authority and municipalities to identify ways to protect the long-term operational role of Toronto - Lester B. Pearson International Airport by ensuring that development and redevelopment adjacent to the airport is compatible with airport operations and the needs of residents and by discouraging land uses which may cause a potential aviation safety hazard.</p> <p>Prohibit the development, redevelopment and infill of new residential and sensitive land uses such as hospitals, nursing homes, daycare facilities and public and private schools in the Airport Operating Area.</p> <p>Since this property is located within Transport Canada's 30 and 35 NEF, Region of Peel staff have confirmed that a Regional official plan amendment is not required.</p>
Mississauga Official Plan- Section 5- Direct Growth	<p>Section 5.3 Section 5.4 Section 5.5</p>	<p>Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensifications within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Where higher density uses within Neighbourhoods are proposed, development will be required to provide appropriate transitions in height, built form and density to the surrounding lands. Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Mississauga Official Plan -Section 6.10--Aircraft Noise	<p>Mississauga Plan (2007) Section 3.11.2.1.3</p> <p>Mississauga Plan (2012) Section 6.10.2.3</p>	<p>At the time of this application, Policy 6.9.2.1 in Mississauga Official Plan (2012) was under appeal. For purposes of this application, policy 3.11.2.1.3 from Mississauga Plan (2003) will apply, unless the applicant agrees (in writing) to be subject to the new policies.</p> <p>New residential development, redevelopment and infilling which increases the number of dwelling units will not be permitted within the Lester B. Pearson International Airport (LBPIA) Operating Area outlined on Schedule 2. Airport Operating Area.</p> <p>Notwithstanding Policy 6.10.2.1, redevelopment of infilling, which does not significantly increase the number of dwelling units within Malton Character Area may be permitted, provided the site is below the 35 noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour and has a density not greater than the highest density of immediately adjacent existing residential development located within the Airport Operating Area.</p>
Mississauga Official Plan Section 8- Create a Multi- Modal City	Section 8.2	<p>Proponents of development applications will be required to demonstrate how pedestrian and cycling needs have been addressed.</p> <p>The transit network will be supported by compact, pedestrian oriented, mixed land use development in nodes where appropriate, in mobility hubs and along Corridors.</p>
Mississauga Official Plan- Section 11- General Land use Designations	Section 11.2.6	<p>The Mixed Use designation permits the following uses: residential, retail store, commercial parking facility, conference centre, recreation facility, financial institution, funeral establishment, motor vehicle rental, overnight accommodation, personal service establishment, post-secondary educational facility, restaurant and secondary office.</p> <p>Lands designated mixed use will be encouraged to contain a mixture of permitted uses. Mixed use development will be encouraged through infilling and residential uses will be combined on the same lot or same building with another permitted use.</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Mississauga Official Plan- Section 16-Neighbourhoods	Section 16.1.2.1 Section 16.1.2.2	<p>To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots created by land division or units or parcels of tied land (POTLs) created by condominium will generally represent the greater of:</p> <ul style="list-style-type: none"> a. The average frontage and area of residential lots, units or POTLs on both sides of the same street within 120 m of the subject property. In the case of corner development lots, units or POTLs on both streets within 120 m will be considered; or b. the requirements of the Zoning By-law. 16.1.2.2 <p>Notwithstanding 16.1.2.1, where the average lot frontage or lot area of residential lots determined pursuant to 16.1.2.1.a is less than the minimum requirements of the zoning by-law, consideration may be given to a minor variance.</p> <p>This development proposal does not conform with this policy since the proposed lots do not meet the average lot frontages in the surrounding area, which is 14.10 m (46.25 ft.) The site specific official plan amendment will allow for frontages of 8.25 m (27 ft.).</p>

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

	Specific Policies	General Intent
Mississauga Official Plan -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.

Your Home Developments (Brandon Gate) Inc.

Files: OZ 15/008 W5 & T-M15004 W5

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

C2 (Neighbourhood Commercial), which permits retail stores, motor vehicle sales, restaurant and take out restaurants, funeral establishment, veterinary clinic, animal care establishment.

The lands are proposed to be zoned **RM2 (Semi-detached dwellings)** to permit the 30 semi-detached homes with the following regulations.

	Required RM2 (Semi-detached dwellings) Zoning By-law Standards	Proposed RM2 (Semi-detached dwellings) Zoning By-law Standards
Minimum lot area - interior lot	200 m ² (2,152.9 ft ²)	275 m ² (2,960.2 ft ²)
Minimum lot area - corner lot	280 m ² (3,013 ft ²)	395 m ² (4251.9 ft ²)
Minimum lot frontage - interior lot	6.8 m (32.15 ft.)	10.5 m (34.4 ft.)
Minimum lot frontage - corner lot	9.80 m (32.2 ft.)	10.5 m (34.4 ft.)
Minimum front yard	4.5 m (14.8 ft.)	6.0 m (19.9 ft.)
Maximum driveway width	5.2 m (17 ft.)	3.0 m (9.8 ft.)

GENERAL CONTEXT MAP

4.4 - 22

OZ 15/008 W5

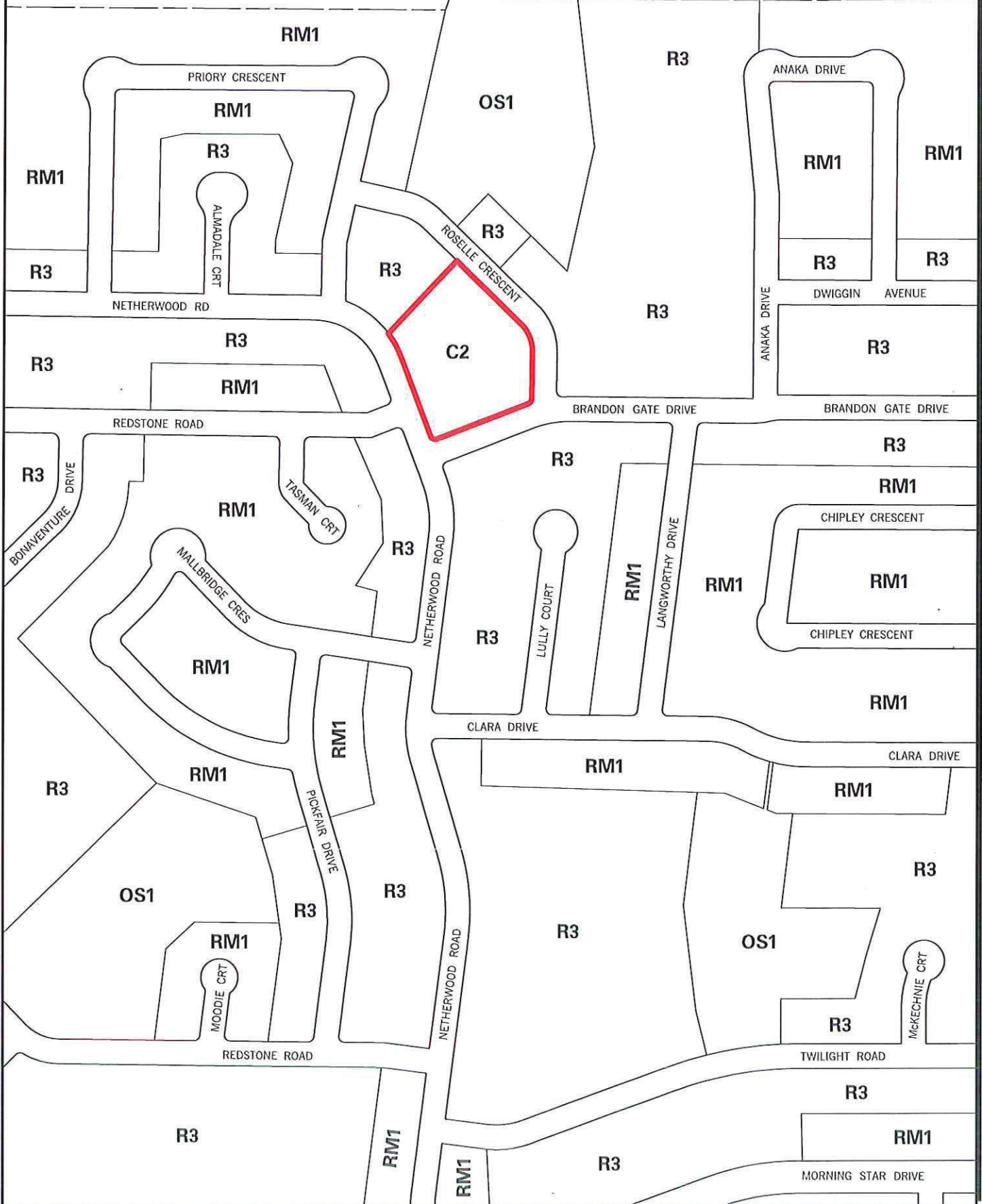
Appendix 11

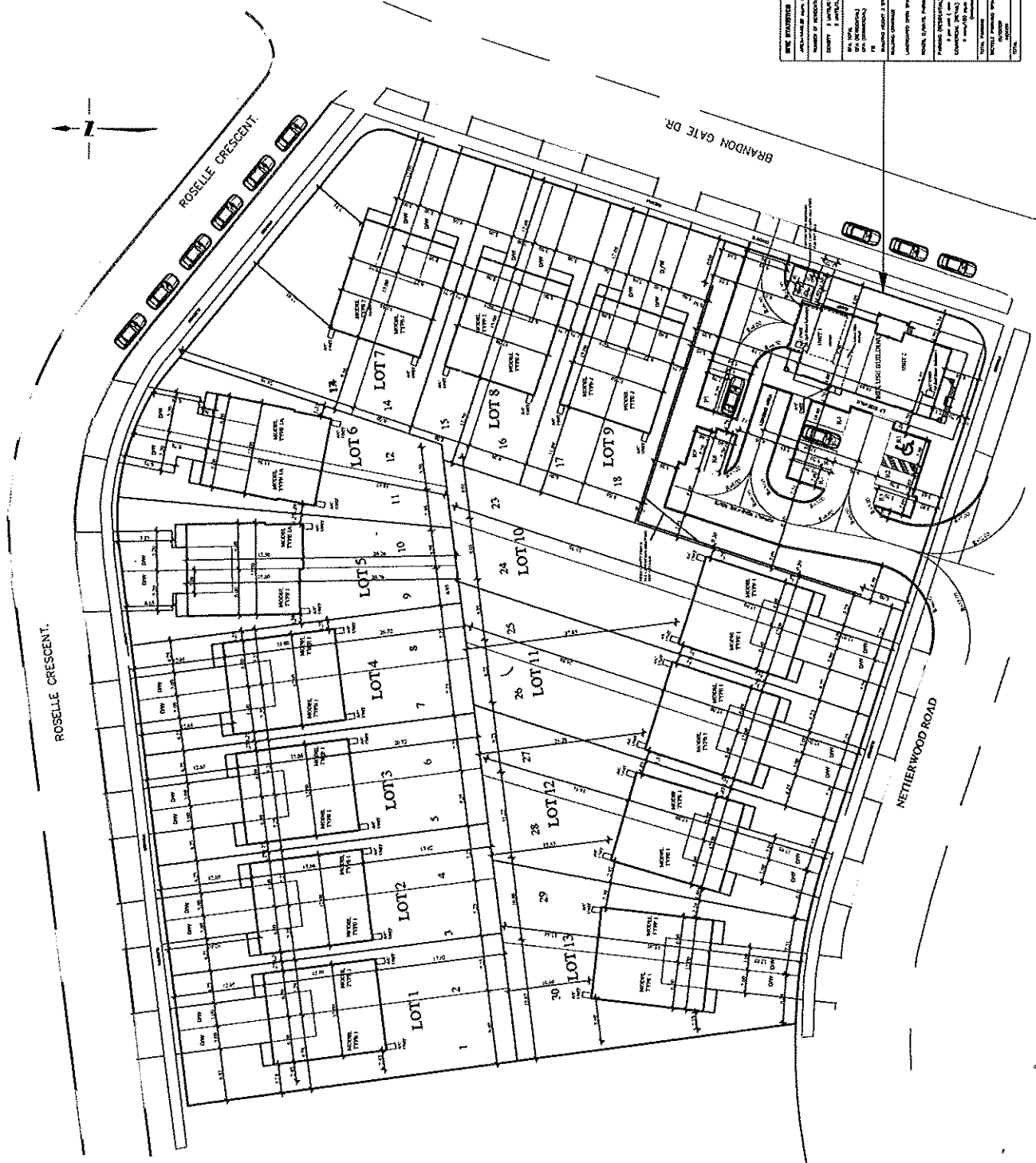
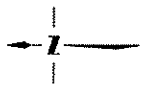
CITY OF BRAMPTON

CANADIAN

NATIONAL

RAILWAY





SITE CHARACTERISTICS	
PROPOSED HOUSES & DRIVEWAYS	2
NUMBER OF HOUSEHOLDS	2
NUMBER OF AUTOMOBILES	10 (2 per house)
NUMBER OF PARKING SPACES	10
NUMBER OF TREES	20
NUMBER OF TREES (MATURE)	10
NUMBER OF TREES (IMMATURE)	10
NUMBER OF TREES (PLANTED)	0
NUMBER OF TREES (TO BE REMOVED)	0
NUMBER OF TREES (TO BE PRESERVED)	0
NUMBER OF TREES (TO BE PLANTED)	0
NUMBER OF TREES (TO BE MAINTAINED)	0
NUMBER OF TREES (TO BE DESTROYED)	0
NUMBER OF TREES (TO BE TRANSPLANTED)	0



FRONT ELEVATION

**flanagan
beresford
& patteson architects**

79 Silton Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

YOUR HOME DEVELOPMENTS

Brandon Gate Dr.
Mississauga, ON

Mixed Use Building

00-606 3/16" = 1/0" June 2016



RIGHT SIDE ELEVATION

**flanagan
beresford
& patteson architects**

79 Silton Road, Unit 1, Woodbridge, Ont.
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YOUR HOME DEVELOPMENTS

Brandon Gate Dr.
Mississauga, ON

Mixed Use Building

00-606 3/16" = 1/0" June 2016



FRONT ELEVATION

LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'MIXED USE' TO 'RESIDENTIAL LOW DENSITY' AND PROPOSED REZONING FROM 'C2' TO 'H-RM2' AND 'H-C4 - EXCEPTION' TO PERMIT 26 SEMI-DETACHED DWELLINGS AND A COMMERCIAL PLAZA.



TITLE:

WESTON CONSULTING

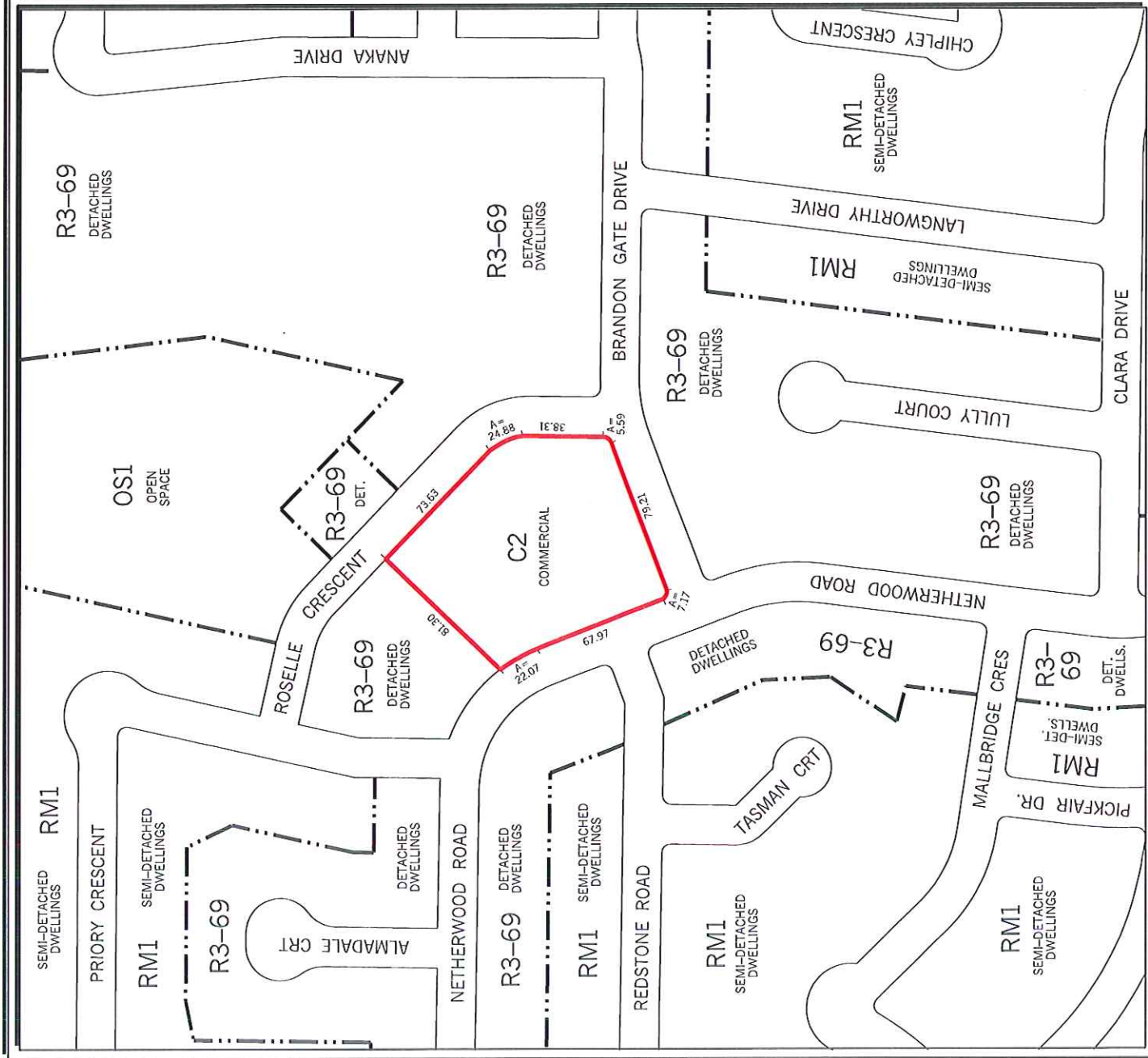
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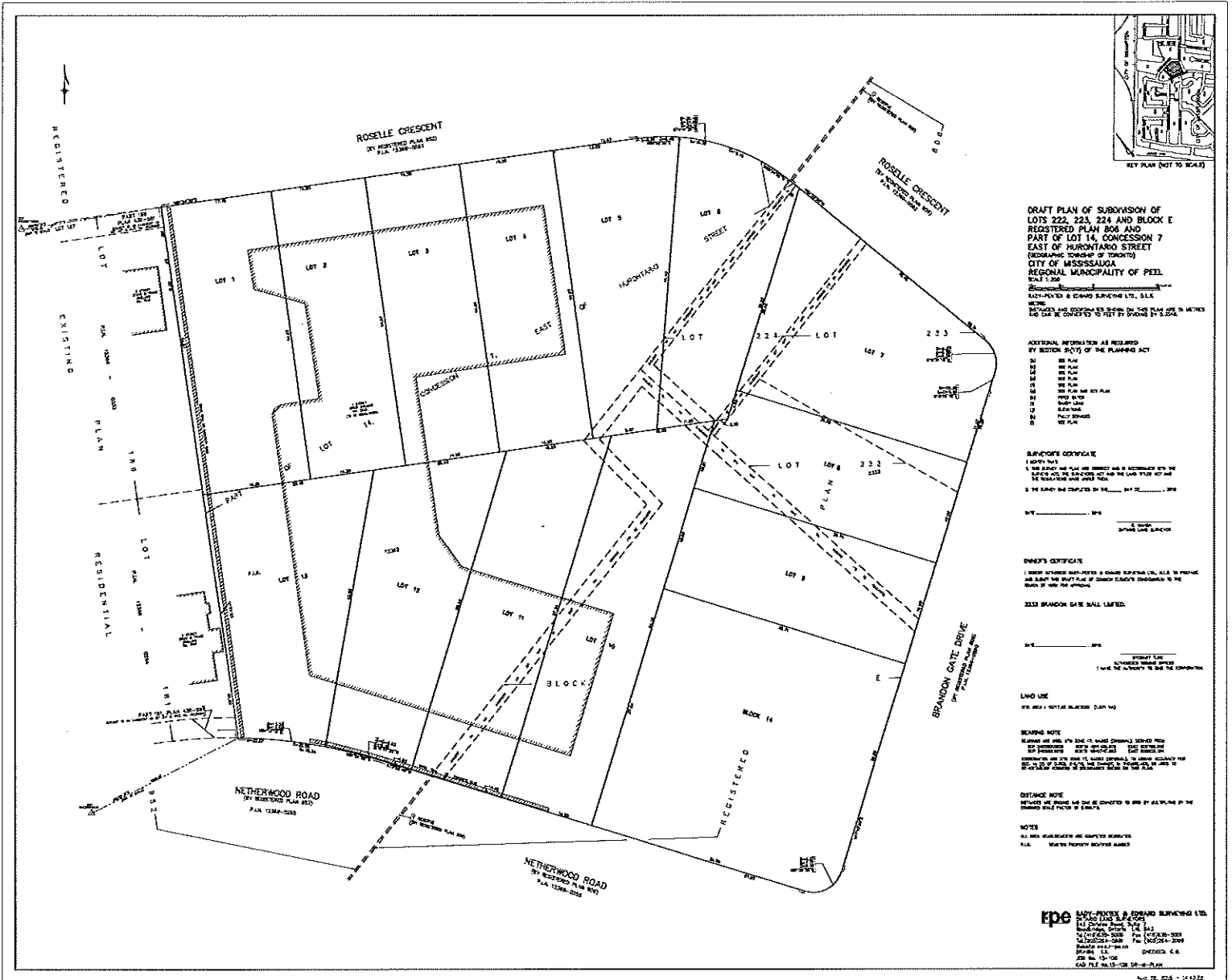
OZ 15/ 008 W5



MISSISSAUGA

Produced by
T&W Geomatics





DRAFT PLAN OF SUBDIVISION OF
LOTS 222, 223, 224 AND BLOCK E
REGISTERED PLAN 806 AND
PART OF LOT 14, CONCESSION 7
EAST OF HURONTARIO STREET
 (GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEI
 SCALE 1:250

ADDITIONAL INFORMATION AS REQUIRED
 BY SECTION 3(1) OF THE PLANNING ACT

30 SEE PLAN
 31 SEE PLAN
 32 SEE PLAN
 33 SEE PLAN
 34 SEE PLAN
 35 SEE PLAN
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 50 SEE PLAN

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAN AND CONVESSION ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT AND THE LAND SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.

I HAVE EXAMINED THE PLAN AND CONVESSION AND AM SATISFIED THAT THE PLAN AND CONVESSION ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT AND THE LAND SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.

DATED THIS _____ DAY OF _____ 2016

_____ SURVEYOR

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE THE SURVEYOR TO MAKE SUCH REVISIONS TO THE PLAN AND CONVESSION AS MAY BE NECESSARY TO BRING THEM INTO ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT AND THE LAND SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.

I HAVE READ AND UNDERSTAND THE PLAN AND CONVESSION AND I AGREE TO THE SAME.

DATED THIS _____ DAY OF _____ 2016

_____ OWNER

LAND USE
 THE LAND IS INTENDED TO BE USED FOR RESIDENTIAL PURPOSES.

WARNING NOTE
 THIS PLAN IS A DRAFT AND SHOULD NOT BE USED TO CONVEY ANY INTEREST IN THE LAND WITHOUT THE SIGNATURE OF THE SURVEYOR AND THE SIGNATURE OF THE OWNER.

OSTENSURE NOTE
 THE PLAN AND CONVESSION ARE SUBJECT TO THE REQUIREMENTS OF THE PLANNING ACT AND THE LAND SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.

NOTES
 ALL MEASUREMENTS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

ALL MEASUREMENTS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

epe SURVEYORS & ENGINEERS LTD.
 1000 SHEPPARD AVENUE EAST
 SUITE 200 MISSISSAUGA, ONTARIO L4X 1L3
 TEL: (905) 875-1100 FAX: (905) 875-1101
 www.epe.ca
 CAD FILE NO. 15-101-2016-001

Your Home Developments (Brandon Gate) Inc.

File: OZ 15/008 W5 & T-M15004 W5

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

C2 (Neighbourhood Commercial), which permits retail stores, motor vehicle sales, restaurant and take out restaurants, funeral establishment, veterinary clinic, animal care establishment

The lands are proposed to be zoned **H-RM2 (Semi-detached dwellings)** to permit the 26 semi detached homes and **H-C4-Exception (Mainstreet Commercial Exception)** to permit the mixed use building.

Zone Standards	Existing RM2 (Semi-Detached Dwellings) Zone	Proposed Development Standards
Minimum lot area - interior lot	200 m ² (2,152.9 ft ²)	295 m ² (3,175.4 ft ²)
Minimum lot area - corner lot	280 m ² (3,013.0 ft ²)	615 m ² (6,619.8 ft ²)
Minimum lot frontage - interior lot	6.8 m (22.3 ft.)	7.25 m (23.8 ft.)
Minimum lot frontage - corner lot	9.8 m (32.2 ft.)	12.0 m (39.0 ft.)
Minimum front yard	4.5 m (14.8 ft.)	6.0 m (19.9 ft.)

Zone Standards	Existing C4 (Mainstreet Commercial) Zone	Proposed C4-Exception (Mainstreet Commercial) Zone
Permitted uses	Permits a range of uses including Retail, Restaurants, Personal Service Establishments, Commercial School, Office and Medical Office.	Personal Service Establishment, Retail Store and Office uses only.
Maximum front yard	3.0 m (9.8 ft.)	4.0 m (13.1 ft.)
Maximum exterior side yard	3.0 m (9.8 ft.)	4.5 m (14.8 ft.)
Minimum depth of a landscaped buffer measured from any other lot line	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)

Your Home Developments (Brandon Gate) Inc.

File: OZ 15/008 W5

Current Official Policies for Noise Pertaining to this application:

6.10.2.1 New residential development and redevelopment and infilling, which increases the number of dwelling units beyond that permitted by the existing zoning, will not be permitted within the Airport Operating Area.

6.10.2.3 Notwithstanding Policy 6.10.2.1, redevelopment or infilling, which does not significantly increase the number of dwelling units within the Malton Community Node and Malton Neighbourhood Character Areas may be permitted, provided the site is below the 35 noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour and has a density not greater than the highest density of immediately adjacent existing residential development located within the Airport Operating Area.

Proposed Official Plan Policies for noise pertaining to this application:

6.10.2.1 Lands within the Airport Operating Area as identified on Map 6-1 are developed for a variety of uses including residential, industrial and office. Development in this area consists of redevelopment and infill.

6.10.2.3 Mississauga will require tenants and purchasers to be notified in accordance with the applicable Provincial Government environmental noise guideline when the proposed development is located at the noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contour of 25 and above, as determined by the Federal Government. A noise warning clause shall be included in agreements that are registered on title, including condominium disclosure statements and declarations. In addition, noise warning notices are required in enrollment documents for schools and daycares.

**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M15004 W5

SUBJECT: Draft Plan of Subdivision
PLAN 806 LOTS 222 TO 224 BLK E
3233 Brandongate Drive
City of Mississauga
Your Home Developments (Brandon Gate) Inc.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is 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 March 6, 2017.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, 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, construction and reconstruction, grading, signals, 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 and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS 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 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.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.

- 7.0 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.
- 8.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for the subject development.
- 9.0 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".
- 10.0 Prior to final approval or preservicing, 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.
- 11.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 12.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development 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:
 - 12.1 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.
 - 12.2 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.
- 13.0 That the Servicing Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic 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.
- 14.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
 - 14.1 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.

- 15.0 That the Servicing 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.
- 16.0 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.
- 17.0 That in consultation with Canada Post Corporation, the owner/applicant agrees to provide at their expense the following for the permanent mailbox locations:
 - 17.1 An appropriately sized sidewalk section on which Canada Post mailboxes will be placed, adjacent to the municipal sidewalk (where applicable), and any required footpaths across the boulevard from the curb to the sidewalk;
 - 17.2 Any required curb depressions and wheelchair access for mailbox sites where no sidewalk is planned.
- 18.0. Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 19.0 Prior to execution of the Servicing 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.
- 20.0 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.

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.