



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: HJA Brown Education Centre

Municipality City of Mississauga

Our File: OPA 79

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on April 11, 2018 when By-law Number 0059-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on April 19, 2018.
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 9th day of May, 2018.

Commissioner of Oaths

Declarant
Sacha Smith, Manager & Deputy Clerk

Caroline Louise Simmons, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires March 13, 2021.



MISSISSAUGA

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

File Number: OPA 79
Municipality: City of Mississauga
Subject Lands: Northwest corner of Hurontario St. and Bristol Rd. W.
Date of Decision: April 11, 2018
Date of Notice: April 19, 2018
Last Date of Appeal: **May 8, 2018**

A decision was made on the date noted above to approve Official Plan Amendment Number 79 to the **Mississauga Official Plan** for the City of Mississauga as adopted by **By-law 0059-2018**.

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to change the land use designation of the subject lands from Institutional to Mixed Use and to add Special Site 1 to the Hurontario Neighbourhood Character Area policies. A copy of By-Law **0059-2018** adopting this Amendment is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies.
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.
- (4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.

If you wish to appeal, a copy of an appeal form is available from the OMB website at www.omb.gov.ca

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga 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 made 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 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 Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. 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.

Getting Additional Information

Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from **Lorie Sterritt of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5403**.

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

Amendment No. 79

to

Mississauga Official Plan

By-law No. 0059-2018

A by-law to Adopt Mississauga Official Plan Amendment No. 79

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. 79, 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 policy changes and mapping modifications within the Hurontario 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. 79 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 11th day of April, 2018.

ORIGINAL SIGNED BY
BONNIE CROMBIE
Signed _____
MAYOR

ORIGINAL SIGNED BY
SACHA SMITH
Signed _____
CLERK

Amendment No. 79
to
Mississauga Official Plan

The following text and Maps "A", "B" and "C" attached constitutes Amendment No. 79.

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 March 19, 2018.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Institutional to Mixed Use and to add Special Site 1 to the Hurontario Neighbourhood Character Area policies.

LOCATION

The lands affected by this Amendment are located at the northwest corner of Hurontario Street and Bristol Road West. The subject lands are located in the Hurontario 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 Institutional which recognizes the Britannia Farm and permits development in accordance with the Britannia Farm Master Plan.

The Official Plan Amendment is required to designate a portion of the property Mixed Use to permit commercial and residential uses.

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

1. The proposal addresses the existing context and provides an appropriate transition of built form to adjacent areas.
2. The proposal conforms with the Neighbourhood policies by directing intensification to corridors, specifically lands within 200 – 300 metres of the centerline of Hurontario Street.
3. The proposal for a mix of commercial and residential uses with an increased density along Hurontario Street further support of the LRT along the Hurontario Street corridor.

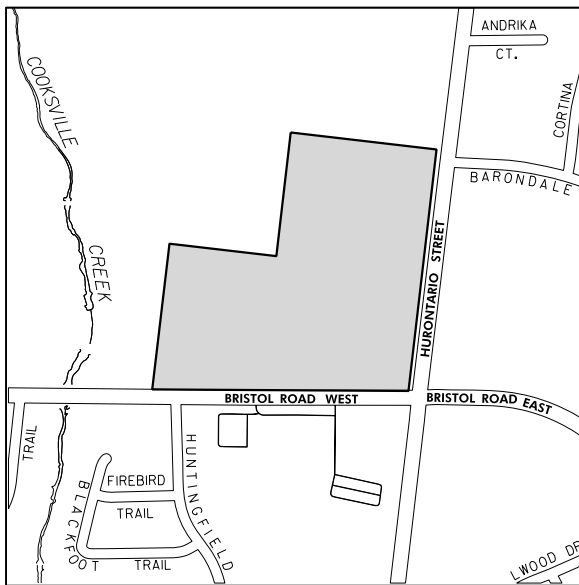
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Renumber 16.12.4 to 16.12.5 Exempt Site Policies.
2. Add Section 16.12.4, Special Site Policies.

There are sites within the Character Area that merit special attention and are subject to the following policies.

3. Section 16.12, Hurontario Neighbourhood of Mississauga Official Plan, is hereby amended by adding Special Site 1 on Map 16-12 Hurontario Neighbourhood Character Area, in accordance with the Special Site Policies.
4. Section 16.12.4, Hurontario Neighbourhood Character Area Special Site Policies of Mississauga Official Plan, is hereby amended by adding the following:

16.12.4.1 Site 1



16.12.4.1.1 The lands identified as Special Site 1 are located at the northwest corner of Hurontario Street and Bristol Road West.

16.12.4.1.2 Notwithstanding the policies of this Plan, the following will also be permitted:

- a. major office

16.12.4.1.3 Notwithstanding the policies of this Plan, the following uses will not be permitted:

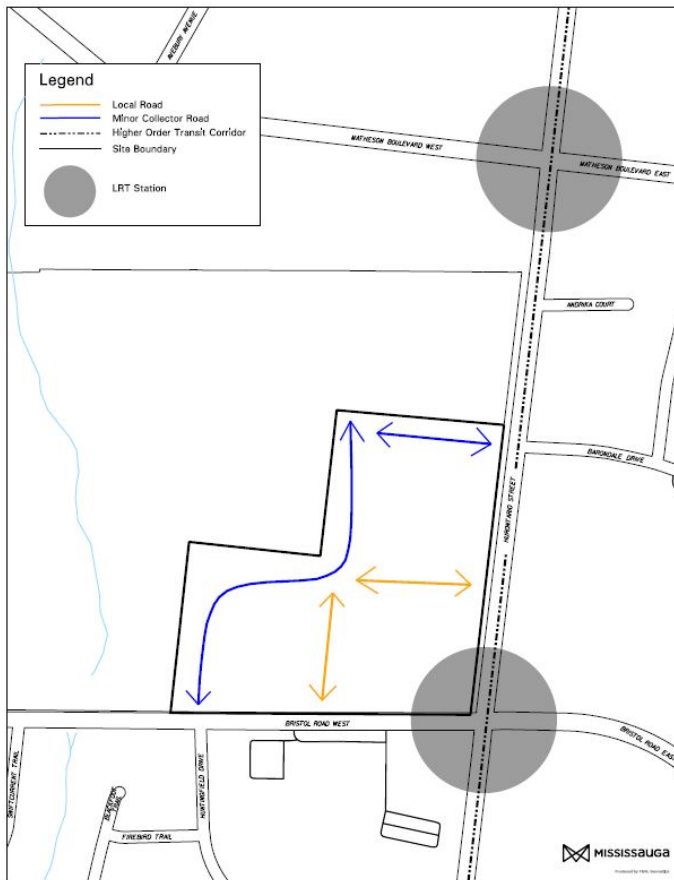
- a. motor vehicle rental;
- b. motor vehicle sales;

- c. along the Hurontario Street frontage, townhouses and ground floor residential uses;
- d. along the Bristol Road West frontage, townhouses within 250 m of Hurontario Street and residential uses within 50 m of Hurontario Street

16.12.4.1.4 Buildings with a maximum height of 20 storeys will be located in proximity to the Hurontario Street and Bristol Road West intersection.

16.12.4.1.5 Transportation

16.12.4.1.5.1 Future additions to the road network will be public roads. Minor collector roads and local roads are shown on Map 16-12.1. Location of the roads are shown conceptually and adjustment to the alignment may be made without further amendment to this plan. Additional local roads may be identified as part of the development master plan.



Map 16-12.1: Potential Opportunity for Road Connections

16.12.4.1.5.2 A north-south minor collector road illustrated in Map 16-12.1 will be designed and constructed to allow for a future connection to Matheson Boulevard West, should the lands immediately north of Special Site 1 be developed.

16.12.4.1.5.3 A public open space will be located on the site having frontage onto public roads.

16.12.4.1.5.4 The Public Open Space network and the road system will be designed to create view **corridors** and connections to Britannia Farm.

16.12.4.1.5.5 All roads will be designed to accommodate pedestrians and cyclists as appropriate.

16.12.4.1.6 Implementation

16.12.4.1.6.1 A development master plan will be required to address matters including, but not limited to, the following:

- a. consider the appropriate built form and a high standard of architectural and landscape design around the Light Rail Transit stop planned at the intersection of Hurontario Street and Bristol Road West;
- b. demonstrate appropriate transition in building heights;
- c. have regard for other City plans, policies and reports, such as the Hurontario/Main Street Corridor Master Plan (2010);
- d. include provisions for a finer grain road pattern;
- e. provide a range of housing types and affordable housing;
- f. provide a model for sustainability within Mississauga;
- g. include the size and location of public open space (e.g. parks);
- h. address environmental requirements (e.g. stormwater management, flood protection);
- i. include provisions for public art;
- j. outline how the envisioned population and employment will be achieved;
- k. address any relocation of the designated heritage buildings located within the development parcel;
- l. demonstrate how proposed built forms and landscaping adjacent to the Britannia Farm will respect the natural and heritage attributes and mitigate negative impacts on the Britannia Farm

16.12.4.1.6.2 In order to ensure the properly and orderly development in accordance with this Plan, development will occur by way of one or more plans of subdivision which will generally determine the detailed alignment of municipal roads, the location of parkland and conditions regarding development phasing.

16.12.4.1.6.3 In the event that there are multiple landowners, to ensure the appropriate and orderly development of the site and to ensure that the costs associated with development are equitably distributed among all landowners, the City will require that a cost sharing agreement and/or front end agreement has been executed to address distribution of costs and municipal and community

infrastructure, lands and facilities associated with development in a fair and equitable manner. Individual developments will generally not be approved until the subject landowner becomes party to the landowners' cost sharing agreement. The City will not be a party to any landowner cost sharing agreement but may be a party to a front end agreement. Where necessary for the purposes of facilitating a front end agreement, the City may utilize area specific development charge by-laws enacted pursuant to the *Development Charges Act, 1998*, as amended.

3. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by removing the 32 acre (12.9 acre) development parcel from the Green System, as shown on Map "A" of this Amendment.
4. Schedule 1a, Urban System – Green System, of Mississauga Official Plan, is hereby amended by removing the 32 acre (12.9 acre) development parcel from the Green System, as shown on Map "B" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Institutional to Mixed Use, as shown on Map "C" of this Amendment.

IMPLEMENTATION

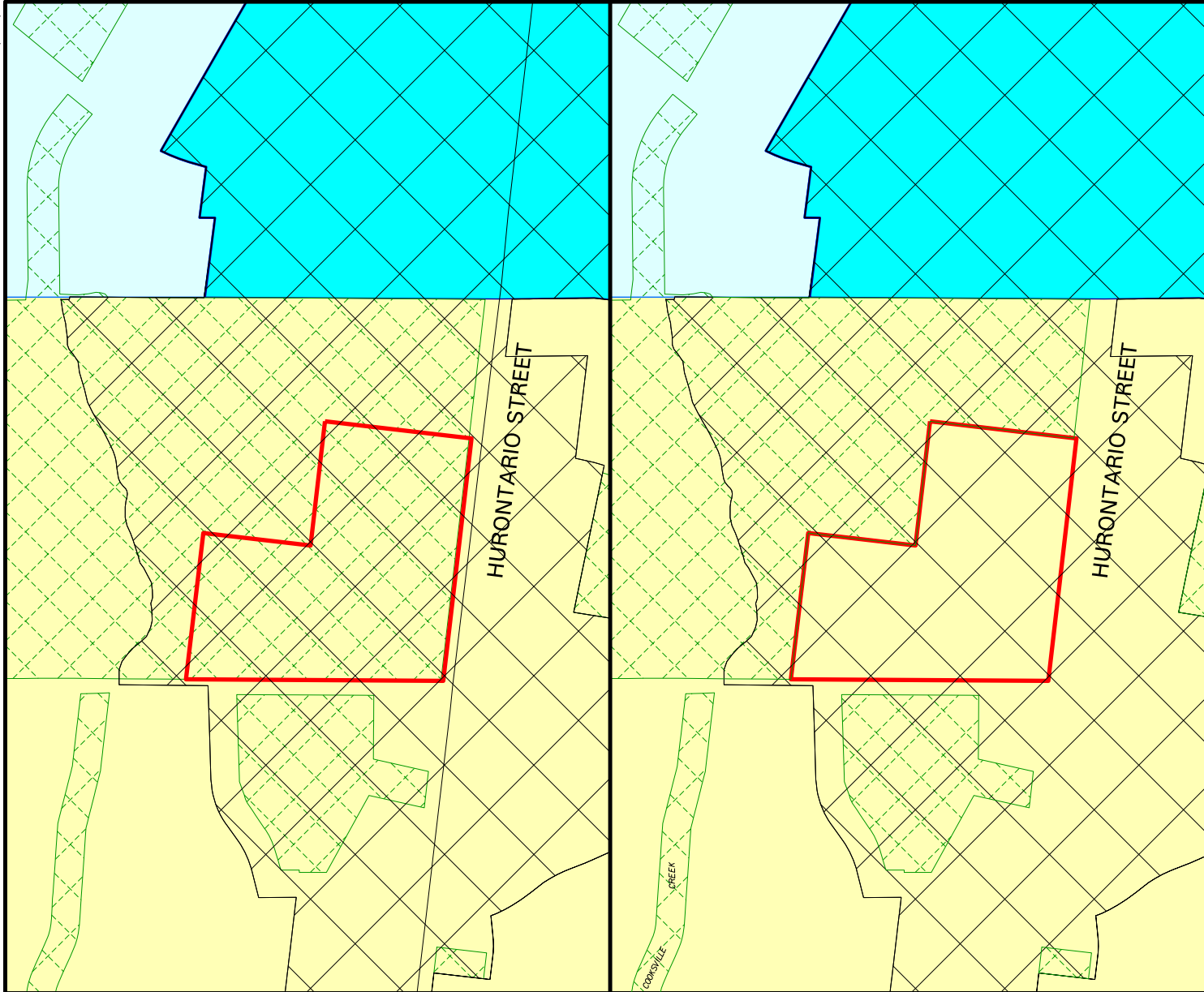
Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan January 10, 2018.

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

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

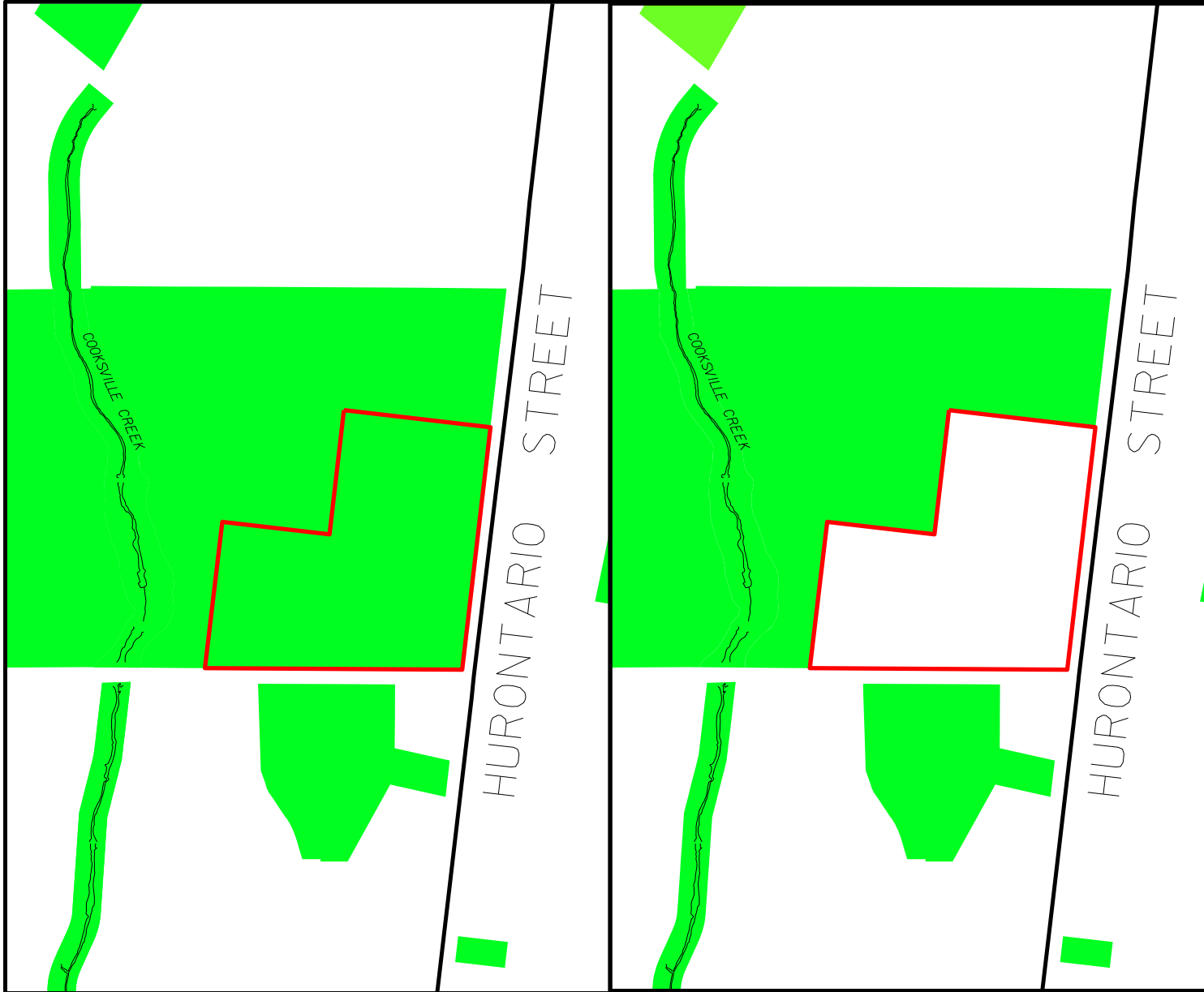
Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan





EXISTING

AMENDED

LEGEND:

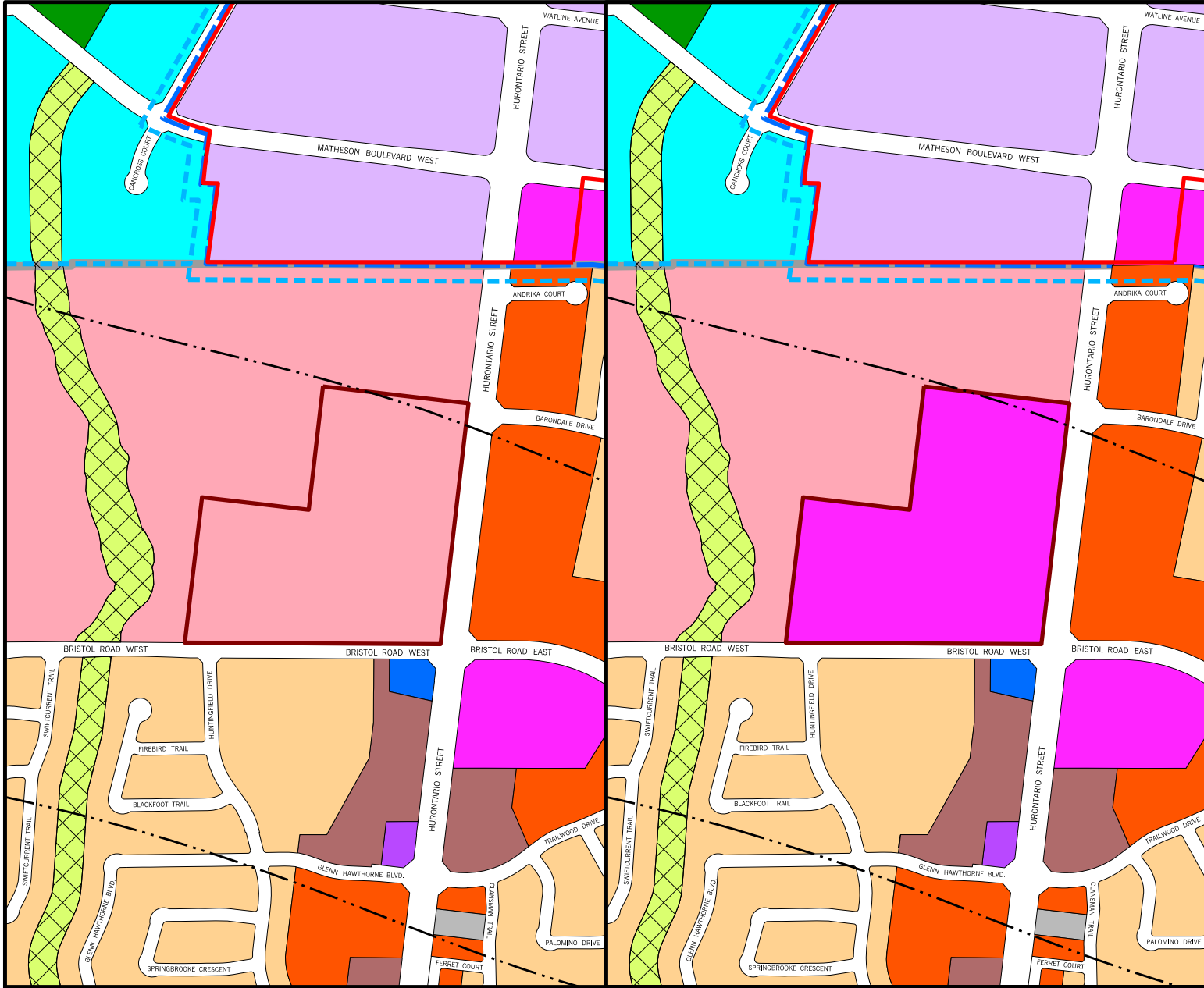
 AREA OF AMENDMENT

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'
 Part of Schedule 1a
 Urban System - Green System
 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
- 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: INSTITUTIONAL

TO: MIXED USE



MAP 'C'
 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 December 4, 2017 in connection with this proposed Amendment.

A number of residents raised issues concerning the development of a portion of the farm property, who will ultimately own the lands and type of development being proposed and would it include affordable housing. These issues have been addressed in the Planning and Building Department Report dated March 22, 2018 attached to this amendment as Appendix II.

COPY

City of Mississauga Corporate Report



Date: March 19, 2018

To: Mayor and Members of Council

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

Originator's file:
OZ 17/008 W5

Meeting date:
2018/04/11

Subject

RECOMMENDATION REPORT (WARD 5)

Application to change the land use designation for a portion of the Britannia Farm property from Institutional to Mixed Use

Northwest corner of Hurontario Street and Bristol Road West

Owner: Peel District School Board

File: OZ 17/008 W5

Recommendation

1. That the application under File OZ 17/008 W5, Peel District School Board, northwest corner of Hurontario Street and Bristol Road West, to amend Mississauga Official Plan to **Mixed Use** for a portion of the Britannia Farm property in order to permit a variety of residential, commercial and institutional uses for future development, in conformity with the provisions outlined in Appendix 2, be approved.

Report Highlights

- Comments were received from the public regarding the need to provide affordable housing, a range of housing options and whether the development parcel will be leased or sold
- Proposed policies recommended for the 12.9 ha (32 ac.) development parcel include removing land use permissions that are not appropriate for the site, providing a maximum building height, outlining the requirements for the submission of a development master plan and development phasing, among other policies
- Staff are satisfied with the proposed official plan amendment and find it to be acceptable from a planning standpoint, and recommend that the application be approved

Background

A public meeting was held by the Planning and Development Committee on December 4, 2017, at which time an Information Report (Appendix 1) was received for information.

Recommendation PDC-0071-2017 was then adopted by Council on December 13, 2017 and revised to include the notwithstanding clause.

PDC-0071-2017

1. That the report dated November 10, 2017, from the Commissioner of Planning and Building regarding the application by the Peel District School Board to change the City's Official Plan designation for a portion of the Britannia Farm property from Institutional to Mixed Use under File OZ 17/008 W5, northwest corner of Hurontario Street and Bristol Road West, be received for information.
2. That three oral submissions made to the Planning and Development Committee at its meeting held on December 4, 2017, be received.

Comments

COMMUNITY COMMENTS

At the December 4, 2017, public meeting of the Planning and Development Committee, the following comments were provided:

Comment

Affordable housing and a range of housing types should be provided on the development parcel.

Response

A Special Site policy has been included in the official plan amendment to require that a range of housing types and affordable housing be provided on the development parcel. Redesignating the development parcel from Institutional to Mixed Use will allow a range of land use options that can be developed on the site. A development master plan is required to demonstrate how proposed land uses will be compatible with Britannia Farm, the surrounding neighbourhood and the future LRT on Hurontario Street.

Comment

Will the development parcel be leased or sold?

Response

The School Board has requested only a change in land use designation. Once the application to amend the official plan is approved, the Board will seek proposals for lease or sale from the development community for either lease or sale of the 12.9 ha. (32 ac.) development parcel in order to provide a funding stream for future programming and maintenance of the Britannia Farm.

Other public comments and questions received by the Planning and Building Department relate to confirmation of the following:

- The location of the development parcel relative to a resident's home
- That a development concept has not been submitted with the official plan amendment application
- That the parcel has not been leased or sold by the School Board

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 the support of 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 official plan designation addresses the existing context and provides an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below.

Official Plan

The proposal requires amendments to the Mississauga Official Plan Policies for the Hurontario Neighborhood Character Area. The following amendments to the Mississauga Official Plan (MOP) are required to change the development parcel from **Institutional** to **Mixed Use** and allow development to a maximum Floor Space Index (FSI) of 3.0 times the lot area. The following schedule and map changes will also be required.

- Schedule 1 – Urban Systems of Mississauga Official Plan will be amended to change the designation of the development parcel from "Green System" to "Neighbourhood"
- Schedule 10 – Existing Land Use Designation will be amended to change the designation of the development parcel from **Institutional** to **Mixed Use**
- Map 16-12 within Section 16.12 of Mississauga Official Plan will be modified to show the development parcel subject to a maximum Floor Space Index (FSI) of 3.0
- A Special Site will be added under Section 16 – Neighbourhoods - Hurontario

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 criteria against this proposed development application.

Britannia Farm is designated **Institutional** with the exception of the Cooksville Creek (See Appendix 1). MOP states that intensification within neighbourhoods will generally be directed to corridors. Hurontario Street has been identified as an Intensification Corridor in MOP, whereby lands within approximately 200 m to 300 m (656.2 ft. to 984.2 ft.) of the centreline of Hurontario Street have the potential for higher density mixed use development that is supportive of the City and Province's investment in the future LRT on Hurontario Street.

In response to City staff comments, the School Board provided a revised draft official plan amendment that includes additional policies with respect to sustainability, vehicular and pedestrian connectivity, compatibility, built form and public open space. The revised Special Site policies include the following general components and requirements to be addressed prior to future approvals being granted on the development parcel.

- Major office shall also be permitted
- Motor vehicle sales and rental shall not be permitted
- Townhouses and ground floor residential uses shall not be permitted along the Hurontario Street frontage
- Along the Bristol Road West frontage, townhouses shall not be permitted within 250 m (820.2 ft.) of Hurontario Street and residential uses shall not be permitted within 50 m (164 ft.)
- The maximum height of buildings is 20 storeys tall and will transition down from the Hurontario Street and Bristol Road West intersection
- Allow potential opportunities for future road connections
- A public open space network is required

- A development master plan is required
- Development phasing is required

Appendix 2 of this report details the recommended special site policies for the development parcel. The revised special site policies will provide for an appropriate transition between the remainder of the Britannia Farm property while ensuring that future development is compatible with the existing neighbourhood and will be supportive of the future LRT on Hurontario Street.

Based on comments received from City Departments and external agencies, the existing engineering services, community infrastructure and multi-modal transportation systems is adequate to support the change of the development parcel to the **Mixed Use** designation. A more fulsome review of the existing services, infrastructure and transportation systems will occur prior to the approval of future development applications.

The School Board has provided a Planning Justification Report in support of the change in land use designation that has demonstrated that the proposal represents good planning and is consistent with the intent of MOP policies.

Zoning

As noted in Appendix 1, Britannia Farm is zoned I-1 (Institutional) with the exception of Cooksville Creek. A Zoning By-law amendment is not proposed at this time, but will be required for future development applications.

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 this application be approved by Council, staff will hold discussions with future applicant(s) to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount.

Development Requirements

The Development Requirements section of the Information Report (Appendix 1) identify reports, studies, plans and agreements that will need to be submitted with any development application(s) on the development parcel.

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

1. The proposed official plan amendment is consistent with the overall intent, goals and objectives of the Official Plan.
2. The proposed **Mixed Use** designation is compatible with the Hurontario Street intensification policies that promote a mix of uses and support transit and active transportation modes.
3. The proposed official plan provisions are appropriate to accommodate some flexibility in the future build out of the development parcel by requiring the submission of a master plan to protect the Britannia Farm and to ensure development is compatible with the existing neighborhood.

Should the application be approved by Council, the implementing official plan amendment will be brought forward to Council.

Attachments

- Appendix 1: Information Report
- Appendix 2: Proposed Official Plan Policies



Edward R. Sajecki, Commissioner of Planning and Building



Prepared by: Lorie Sterritt, Development Planner

City of Mississauga
Corporate Report



<p>Date: November 10, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 17/008 W5</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/12/04</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Application to change the land use designation for a portion of the Britannia Farm property from Institutional to Mixed Use

Northwest corner of Hurontario Street and Bristol Road West

Owner: Peel District School Board

File: OZ 17/008 W5

Recommendation

That the report dated November 10, 2017, from the Commissioner of Planning and Building regarding the application by the Peel District School Board to change the City's Official Plan designation for a portion of the Britannia Farm property from Institutional to Mixed Use under File OZ 17/008 W5, northwest corner of Hurontario Street and Bristol Road West, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposal seeks to amend the City's Official Plan designation from Institutional to Mixed Use for 12.9 ha (32 ac.) of the Britannia Farm property, in order to permit a variety of residential, commercial and institutional uses for future development. The sale or lease of the development parcel would provide a funding stream for the future programming and maintenance of the Britannia Farm
- Some residents expressed concerns with developing a portion of the farm
- Prior to the next report, matters to be addressed include refinement of the draft official plan amendment in response to comments received at the public meeting and the provision of additional policies to guide the development of the 12.9 ha (32 ac.) parcel

Background

In 2016, the Peel District School Board (PDSB) hosted public and stakeholder engagement sessions to facilitate a refresh of the PDSB *1989 Britannia Farm Master Plan*. The objectives were to:

- create a revised Master Plan that reflects the future, sustainable use of the Farm as an educational resource for the Board
- consider the development potential of the 12.9 ha (32 ac.) land parcel that was approved for sale, lease or disposition through a Provincial Order-In-Council in 2009, and
- to determine appropriate public access to the Farm and ideas for public programming

On December 12, 2016, the PDSB approved the *Britannia Farm Master Plan Refresh*, and the plan was presented to Mississauga City Council on December 14, 2016. The Master Plan outlines the background, public engagement process and key development objectives for both the Farm and the proposed development parcel.

On July 27, 2017, the PDSB submitted a complete official plan amendment application to the City to change the land use designation for the 12.9 ha (32 ac.) development parcel at the northwest corner of Hurontario Street and Bristol Road West. A development concept has not been submitted for the development parcel. Changing the current official plan land use designation from **Institutional** to **Mixed Use** will permit residential, commercial and institutional uses to be proposed for the development parcel by a future developer. The official plan amendment would allow the Board to market 12.9 ha (32 ac.) of their lands as a development parcel but still require any future purchaser to go through a detailed development review process. The sale or lease of the development parcel will provide the PDSB with a funding stream for future programming and maintenance for the balance of the Britannia Farm, consistent with the *Britannia Farm Master Plan Refresh (2016)*.

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

Present Status

Britannia Farm consists of open fields, heritage buildings, woodlots, a sugar bush and the Cooksville Creek. The property continues to be used for educational purposes by the Peel District School Board.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage – Hurontario Street:	386 m (1,266 ft.)
Frontage – Bristol Road West:	406 m (1,332 ft.)
Gross Site Area:	80.9 ha (200 ac.)
Proposed Site Area:	12.9 ha (32 ac.)

The Britannia Farm property is located at the northern edge of the Hurontario Neighbourhood Character Area and is a key site along the future light rail transit (LRT) corridor on Hurontario Street. A future LRT Station will be located at the southeast corner of the property at the intersection of Hurontario Street and Bristol Road West. The City has a strategic interest in ensuring any new development of the Britannia Farm property is transit supportive and helps to create a vibrant sustainable community that respects the heritage and cultural value of Britannia Farm.



Outline of the subject
12.9 ha (32 ac.)
development parcel



Britannia Farm from
Hurontario Street

The surrounding land uses for the subject development parcel are:

- North: Britannia Farm, further north is the Peel District School Board head office and other office buildings along Matheson Boulevard West
- East: Two and three storey townhomes built in 1993 and a retail commercial plaza
- South: Gas station and St. Francis Xavier Secondary School
- West: Britannia Farm including Cooksville Creek and detached homes fronting onto Bristol Road West

The Britannia Farm property has been included on the City's inventory of Cultural Landscapes since 2005 as one of the last remaining agricultural landscapes in the City. The overall size of the Farm is 80.9 ha (200 ac.) and there are 4 historic structures, including the red brick Britannia Schoolhouse (c.1870), Britannia Farmhouse (c.1860 and 1870), two-storey Gardner-Dunton House (c. 1830) and Conover Barn (c.1880). In 2010, the City of Mississauga Heritage Advisory Committee recommended approval of PDSB's request to relocate the Britannia Farmhouse, Gardner-Dunton House and Conover Barn around the Britannia Schoolhouse, to create a vacant development parcel. City of Mississauga General Committee (GC) approved the recommendation subject to a number of conditions, including the completion of the required site plan application related to relocating the heritage structures. The site plan application remains open and will be required to be completed prior to approval of any development applications for a specific proposal on the development parcel.

Information regarding the history of the property is found in Appendix 1. An aerial photo of the property and surrounding area is found in Appendix 2.

LAND USE CONTROLS

Britannia Farm is designated **Institutional** with the exception of the Cooksville Creek (see Appendix 3). Mississauga Official Plan (MOP) states that intensification within neighbourhoods will generally be directed to corridors. Hurontario Street has been identified as an Intensification Corridor in MOP, whereby lands within approximately 200 m to 300 m (656.2 ft. to 984.2 ft.) of the centreline of Hurontario Street have the potential for higher density mixed use development that is supportive of the City and Province's investment in the future LRT on Hurontario Street.

The Institutional designation recognizes Britannia Farm as a unique feature in the City and permits development in accordance with the Britannia Farm Master Plan. The refreshed Master Plan (2016) outlines that the development parcel should include a mix of uses to help fund the future programming and maintenance of the remainder of the Britannia Farm property. The future development should also meet the City's vision for transit-supportive development along the future LRT. The Peel District School Board has requested that the land use designation for the development parcel be changed from **Institutional** to **Mixed Use** to permit a variety of uses, such as residential, commercial and institutional uses for future development.

Britannia Farm is currently zoned I-1 (Institutional) with the exception of Cooksville Creek (see Appendix 4). The existing I-1 zoning permits development in association with Britannia Farm. A rezoning application is not proposed at this time, but will be required for the 12.9 ha (32 ac.) development parcel.

Detailed information regarding the existing and proposed official plan policies is found in Appendices 5 and 7.

WHAT DID THE COMMUNITY SAY

Information on the official plan amendment application was provided at the Fall Fair hosted by Ward 5 Councillor, Carolyn Parrish, on Sunday October 1, 2017 on the Britannia Farm property. Although Planning and Building Department staff were not present, the Councillor's office reported that the vast majority of visitors were in support of the application, including the "Friends of the Schoolhouse". However, one visitor expressed concern with developing the Britannia Farm property and wanted it to remain in its current condition.

The Planning and Building Department has received a number of phone calls and emails from residents enquiring about the following:

- the location of the development parcel on the farm property
- whether or not a development concept has been submitted
- who will ultimately develop the lands, and

- some residents have expressed concerns with developing any portion of the farm
- Comments made by the community will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 6. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- The draft official plan amendment should be revised to include additional policies with respect to sustainability, vehicular and pedestrian connectivity, compatibility, built form, and public open space

URBAN DESIGN ADVISORY PANEL

Future development applications for a specific proposal on the development parcel will be reviewed by the Mississauga Urban Design Advisory Panel.

OTHER INFORMATION

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

- Planning Justification Report
- Heritage Impact Statement
- Stage 1-2 Archeological Assessment
- Ministry of Culture Acceptance Letter
- Draft Official Plan Amendment
- Draft Reference Plan
- Topographic Survey

Development Requirements

Once the development parcel is leased or sold to a developer, development applications that include required plans, studies and agreements will be submitted to the City for review. Such development applications may include an official plan amendment, rezoning, draft plan of subdivision and/or draft plan of condominium and site plan. Required plans and studies include a development master plan, functional servicing report, stormwater management report, noise feasibility study, phase 1 environmental site assessment, detailed transportation impact study, heritage impact assessment and a top of bank survey, among other requirements. The developer will also be required to enter into a Subdivision Agreement with the City and the Region.

Financial Impact

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

Conclusion

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

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Hurontario Neighbourhood Character Area Land Use Map
- Appendix 4: Existing Zoning and General Context Map
- Appendix 5: Summary of Existing and Proposed Mississauga Official Plan Policies

- Appendix 6: Agency Comments
- Appendix 7: Applicant's Draft Official Plan Amendment



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Stephanie Segreti-Gray, Development Planner

Peel District School Board

File: OZ 17/008 W5

Site History

- 1833 – Britannia Farm was dedicated to the Peel District School Board by King William the Fourth of England as an educational trust. It was originally farmed to generate revenue to financially support the Board's education system. At the time, farming was the best revenue generating land use
- 1989 – Britannia Farm Master Plan was created by Landplan Collaborative Ltd. to preserve the agricultural landscape as a teaching resource
- June 20, 2007 - Zoning By-law 0225-2007 enacted and passed. The zoning for Britannia Farm changed from A (Agricultural) to I-1 (Institutional) to only permit development in association with the Britannia Farm
- Sept 17, 2009 – The Peel District School Board (PDSB) received a Provincial Order-In-Council permitting the sale, lease or other disposition of a 12.9 ha (32 ac.) parcel at the northwest corner of Hurontario Street and Bristol Road West for future development. One of the goals for PDSB is to generate sufficient revenue from the development parcel to fund proposed programming and maintenance of the Britannia Farm and the Board's two other field centres
- March 3, 2010 – Site Plan application (SP 10/57) submitted by the Peel District School Board for the relocation of three existing heritage designated structures. This application remains open but not active
- March 12, 2010 – Official plan amendment and rezoning applications (OZ/OPA 10/004) to permit offices and institutional uses on a portion of the Britannia Farm property was submitted, but then cancelled by Osmington Inc. on May 31, 2011. Osmington Inc. issued a Notice of Termination of the Agreement to Lease to PDSB on April 29, 2011
- November 14, 2012 – Mississauga Official Plan designates Britannia Farm **Institutional** within the Hurontario Neighbourhood Character Area
- December 12, 2016 – Britannia Farm Master Plan Refresh updated by Urban Strategies Inc. was approved by PDSB
- December 14, 2016 – Urban Strategies Inc. presented the Britannia Farm Master Plan Refresh to City of Mississauga Council



DATE OF AERIAL IMAGERY: SPRING 2016

LEGEND:



SUBJECT LANDS

TITLE: PEEL DISTRICT SCHOOL BOARD

FILE NO: OZ 17/ 008 W5



MISSISSAUGA

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

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

SUBJECT LANDS

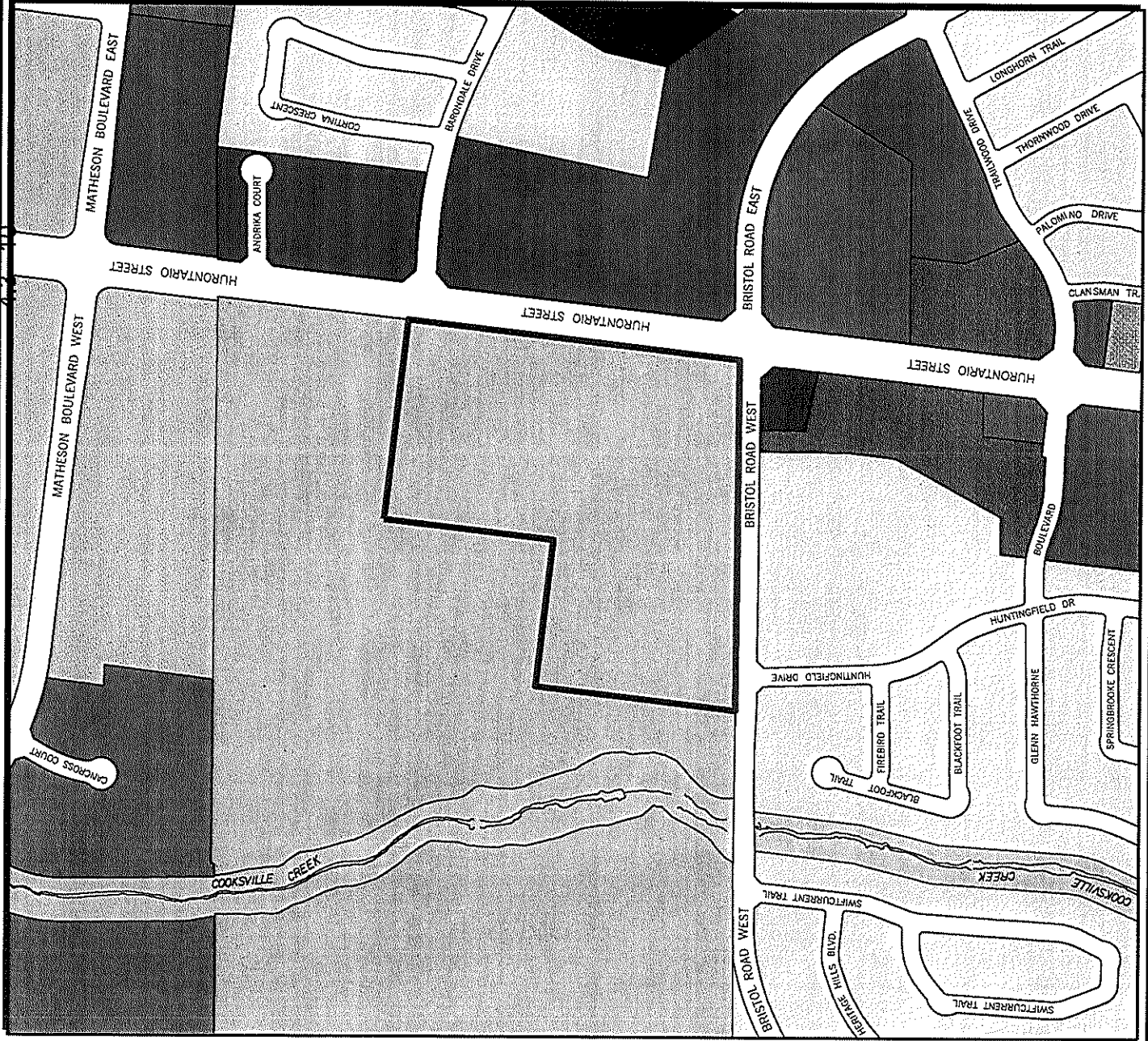


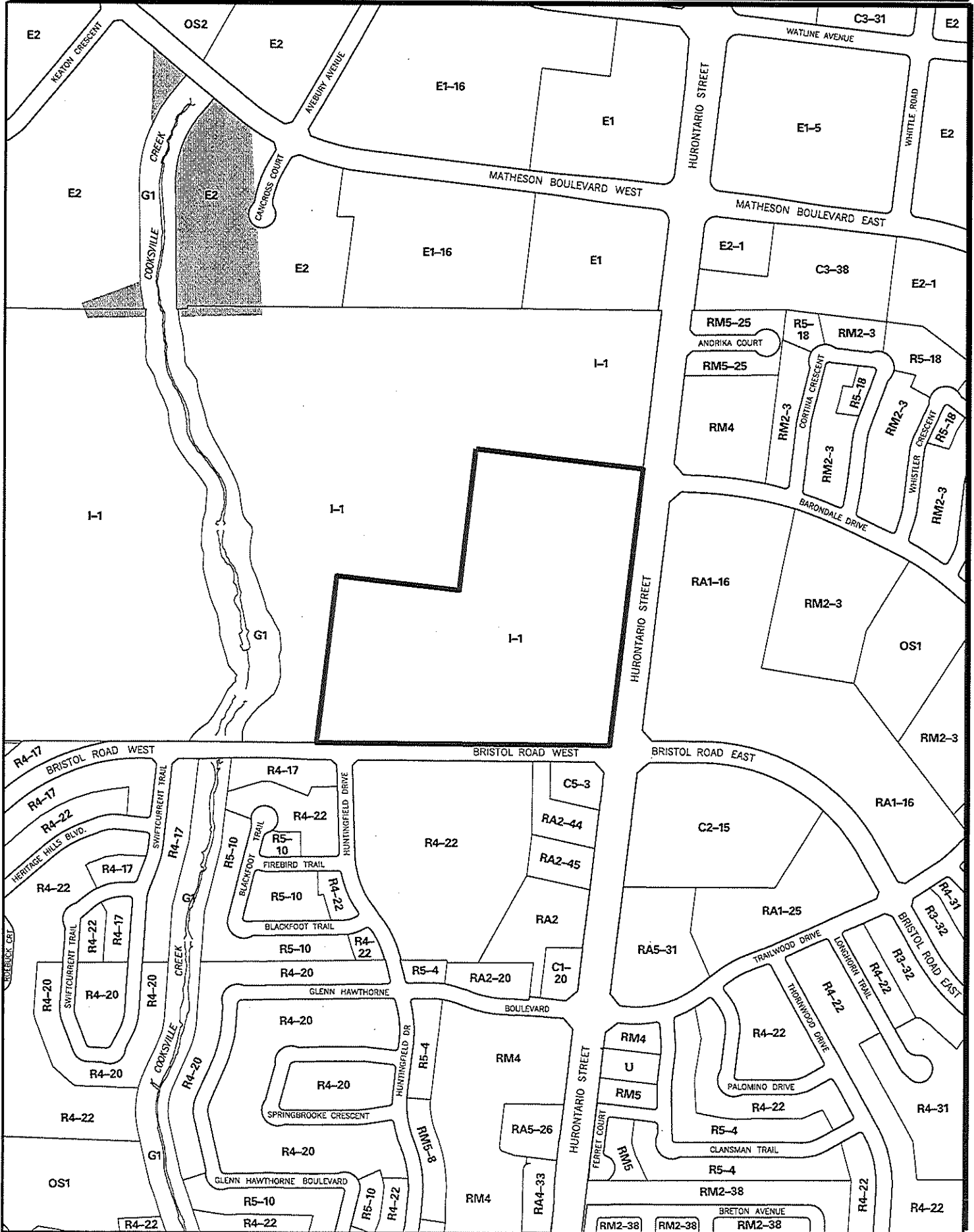
TITLE: PEEL DISTRICT SCHOOL BOARD

FILE NO: OZ 17/ 008 W5

MISSISSAUGA

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T&W, Geomatics





Peel District School Board

File: OZ 17/008 W5

Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Current Mississauga Official Plan Designation

The subject property is designated **Institutional** which permits development in accordance with the Britannia Farm Master Plan.

Proposed Mississauga Official Plan Amendment

12.9 hectares (32 acres) of the Britannia Farm property, along the northwest corner of Hurontario Street and Bristol Road West, is proposed to be designated Mixed Use. The remainder of the property will remain designated Institutional or Greenlands.

Relevant Mississauga Official Plan Policies

There are numerous policies that apply in reviewing this application. An overview of some of these policies is found below.

	Specific Policies	General Intent
Chapter 5 - Direct Growth	5.1.7, 5.1.9, 5.3.5.3	Mississauga will protect and conserve the character of stable residential Neighbourhoods. Higher density uses proposed should be located along corridors.
	5.3.5.5	Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
	5.3.5.6	Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.
	5.3.5.7	Transportation planning within Neighbourhoods will give priority to active transportation modes.
	Sections 5.4 and 5.5	Speaks to development on corridors and within Intensification Areas. Development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form, density to the surrounding lands.
Chapter 6 – Value the Environment	Sections 6.2 and 6.3	Mississauga will build communities that are environmentally sustainable and encourage sustainable ways of living.

	Specific Policies	General Intent
Chapter 7 – Complete Community	7.1.3	Create complete communities and develop a built environment supportive of public health.
	7.1.10	When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and the culture of the area. Opportunities for aging-in-place or alternative housing within the community will assist households. (7.2.1, 7.2.2)
	Section 7.2	The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.
	Section 7.3	Community infrastructure is a vital part of a complete community.
	Section 7.4	Cultural heritage resources will be protected.
Chapter 8 – Create a Multi-Modal City	Sections 8.2 and 8.3	Mississauga will strive to create a fine-grained system of roads that seeks to increase the number of intersections and overall connectivity throughout the City. The City will consider how cycling and pedestrian needs are met. (8.2.2.2, 8.2.2.4, 8.2.2.5, 8.2.4.3, 8.2.4.5, 8.2.4.7, 8.2.4.8, 8.3.1.1, 8.3.1.2)

Peel District School Board

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	Specific Policies	General Intent
Chapter 9 – Build a Desirable Urban Form	9.1.2	Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.
	9.1.7	Mississauga will promote a built environment that protects and conserves heritage resources.
	Section 9.2.1	Intensification Areas consist of Intensification Corridors.
	9.2.2.6	Development on corridors will be encouraged to: not locate parking between the building and the street, support transit and active transportation modes, provide concept plans that show how the site can be developed with surrounding lands.
	9.2.3.1	Development will be sensitive to the site and ensure that Natural Heritage Systems are protected, enhanced and restored.
	Section 9.2.4	Cultural heritage resources are valued and should be preserved for future generations. Development and open spaces adjacent to significant cultural heritage resources will provide a proper transition in terms of scale, setting, massing and character.
	9.3.1.4, 9.3.1.5	Development will be designed to respect cultural heritage features such as designated buildings; accentuate the significant identity of the Character Area, achieve a street network that connects to adjacent streets at regular intervals, wherever possible. Develop a fine-grained system of roads and minimize cul-de-sac and dead end streets.
	9.3.1.8	The design of developments at intersections and along major streets should be of a highly attractive urban quality, recognizing that streets are important civic spaces and linkages.
	Section 9.3.3.8	Views of significant natural and man-made features should be created, maintained and enhanced where appropriate.
	Section 9.5.1.2	Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of existing or planned character of the area.
	9.5.1.13, 9.5.1.14, 9.5.1.15, 9.5.2.11	Site is required to be designed with upgraded building elevations and landscaping facing all parks and public streets. Ensure effective transition in built form to cultural heritage resources.
9.5.3.9, 9.5.3.10	Tall buildings will minimize undue physical and visual negative impacts. The lower portion of tall building developments will include a built form that achieves street frontage and at grade relationships to support a pedestrian oriented environment.	

Peel District School Board

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	Specific Policies	General Intent
Chapter 10 – Foster a Strong Economy	10.7.5	Mississauga encourages appropriate land use and development patterns that are transit supportive, site and building designs that conserve energy and opportunities for district energy.
Chapter 11 – Land Use Designations	Section 11.2.6 Mixed Use	<p>The applicant is proposing to change the land use designation for a portion of the Britannia Farm property from Institutional to Mixed Use.</p> <p>Lands designated Mixed Use permit a variety of uses, but self-storage facility and detached and semi-detached dwellings are not permitted. Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses. Residential uses will be combined on the same lot or same building with another permitted use. Residential uses will be discouraged on the ground floor.</p>
Chapter 16 – Neighbourhoods	16.1.1.1 and 16.1.1.2 16.12.2, 16.12.2.3	<p>For lands within a Neighbourhood, a maximum building height of four storeys will apply. Proposals for heights more than four storeys will only be considered where it can be demonstrated to the City's satisfaction that an appropriate transition in heights that respects the surrounding context will be achieved; the City Structure hierarchy is maintained, the development proposal is consistent with the policies of this plan etc.</p> <p>The Institutional designation recognizes the Britannia Farm which is owned and operated by the Peel District School Board and is a unique feature in the City. It will be developed in accordance with the Britannia Farm Master Plan. Notwithstanding the Institutional policies of this Plan, a cogeneration facility will not be permitted.</p>
Chapter 19 – Implementation	19.4.3 19.4.11	<p>To provide consistent planning application of planning and urban design principles, all development applications will address, among other matters: the impact of the height and form of development on adjacent land uses and the relationship of the proposed development to the street environment and its contribution to an effective and attractive public realm.</p> <p>A development master plan may be required when a development proposal may set a precedent for the use, scale and form of future development of a site or area.</p>

Peel District School Board

File: OZ 17/008 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (September 19, 2017)	<p>There are existing 400 mm (16 in.), 600 mm (24 in.), and 2 300 mm (91 in.) watermains located in proximity to the property. There is also an existing 250 mm (10 in.) sewer to the south of the property. The existing water and sanitary sewer infrastructure will require upgrades to accommodate any future proposal on the site.</p> <p>The Region of Peel will require a revised functional servicing report detailing actual population sizes and proposed uses for any future proposal on the site. Detailed comments on waste collection will also be provided.</p>
Dufferin-Peel Catholic District School Board (DPCDSB) (August 25, 2017)	The DPCDSB supports the principles and vision presented in the Britannia Farm Master Plan Refresh and the associated Official Plan Amendment application. Detailed information on the number of proposed residential units, unit types and density is required for the Board to forecast the educational requirements for future development.
City Community Services Department – Park Planning Section (October 16, 2017)	<p>This Department notes that the proposed official plan amendment shall incorporate the provision for public parkland as outlined in the Britannia Farm Masterplan Refresh (2016) document. The open space network shall be designed to create view corridors and provide connections to Britannia Farm to allow for public access. Parkland dedication credits will be applied towards the future development for unencumbered public open spaces. 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> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p> <p>In addition, an environmental impact study and a tree survey will be required to be submitted with the future development application for the subject property, in order to establish the limits of development and impacts to adjacent Cooksville Creek.</p>
City Community Services Department – Culture Division/Public Art (September 20, 2017)	Recommendation for future developments: The City of Mississauga strongly encourages the inclusion of public art in developments with greater than 10 000 m ² (100,000 ft ²) in gross floor area, with the exception of non-profit organizations and social housing. Public art helps to create vibrant public spaces and streetscapes, making the city a place where

Peel District School Board

File: OZ 17/008 W5

Agency / Comment Date	Comment
	<p>people want to live in, work in and visit. Public art refers to artwork which is permanent or temporary, in any medium, material, media or contribution thereof that is planned and executed with the specific intention of being sited or staged in the public realm and accessible to the public, in general. Such works are created, or managed, by a professional artist, environmentally integrated or installed, and can be acquired by the City through purchase, commission, or donation.</p> <p>In the case of future development, the applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the owner/applicant to the satisfaction of the Planning and Building Department.</p>
City Community Services Department – Culture Division/Heritage Planning (August 4, 2017)	The property is designated under the Ontario Heritage Act and included in the City's Cultural Landscape Inventory. As such, a Heritage Impact Assessment is required.
City Transportation and Works Department (T&W) (October 25, 2017)	<p>The applicant has been requested to provide additional details. Development matters currently under review and consideration by this department include future municipal roads and alignments and vehicular and pedestrian connections.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
City's Economic Development Office (August 2, 2017)	The Economic Development Office has no comments or concerns with the application from an economic development perspective. The subject lands do not represent a conversion of "Business Employment" or "Industrial" lands to a non-employment use. EDO would encourage any ensuing development be able to accommodate institutional and/or office and commercial uses to support a true mixed use community with employment opportunities.
Credit Valley Conservation (CVC) (August 11, 2017)	It is CVC's understanding that the purpose of the official plan amendment application is to amend the land use designation to permit residential mixed uses on approximately 12.9 ha (32 ac.) of land (proposed development block) currently designated for institutional uses and to remove the subject property from the City's Green System. Although it would be preferable that the limits of development be delineated; with the understanding that a site specific application (i.e. rezoning

Peel District School Board

File: OZ 17/008 W5

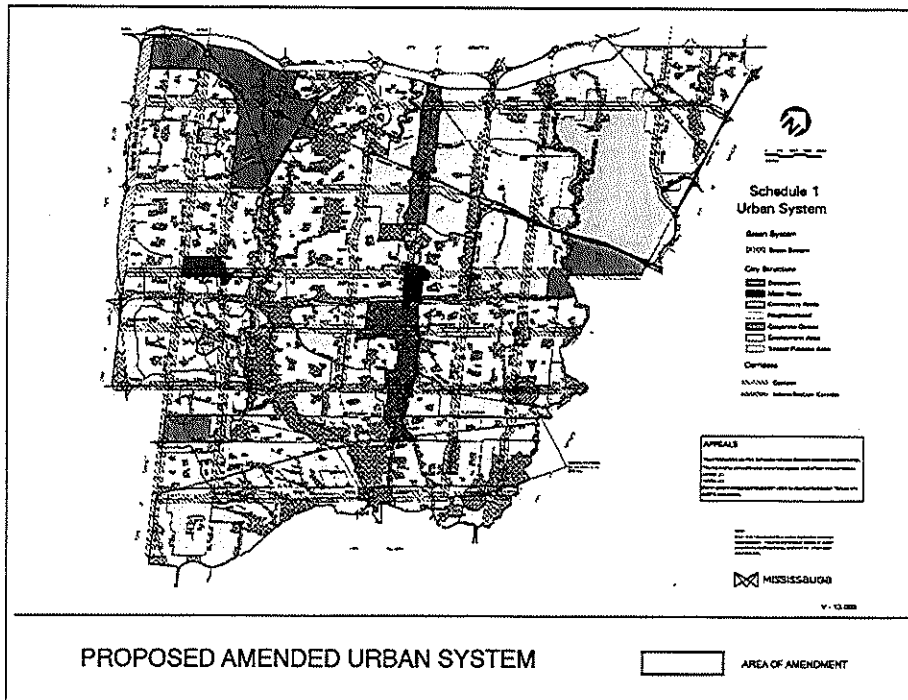
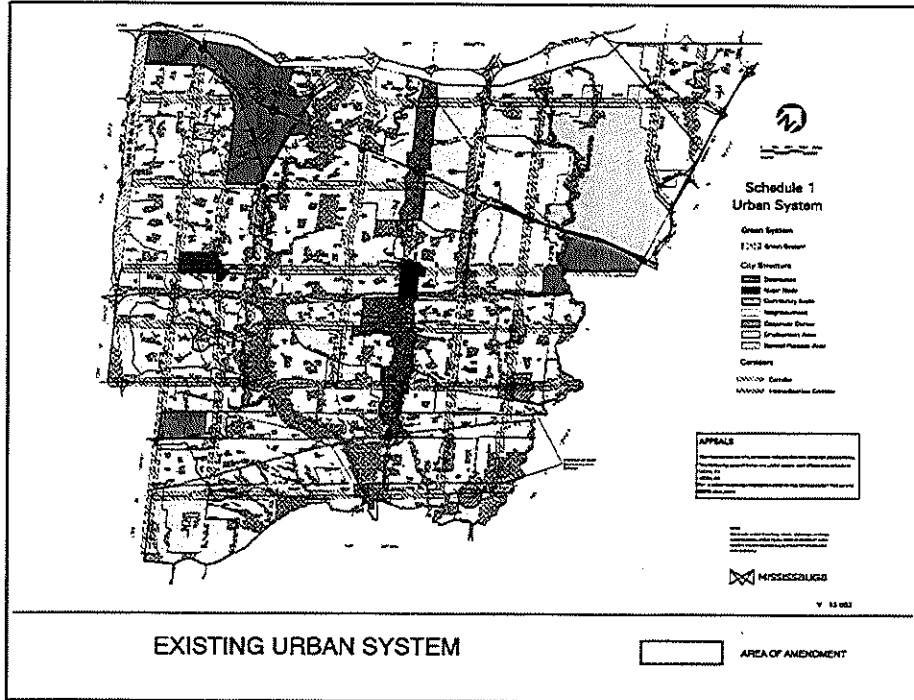
Agency / Comment Date	Comment
	and potentially an OPA) will be required for the proposed development block, delineating the limits of development at that time is acceptable.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Alectra Utilities Inc. (formerly Enersource) - Canada Post - City Fire & Emergency Services - Development Services, Planning and Building Department - Enbridge Gas - GTAA - Mississauga Transit - Rogers Cable
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - City Realty Services - Bell Canada - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire Viamonde - Trillium Health Partners

4.3 - 19

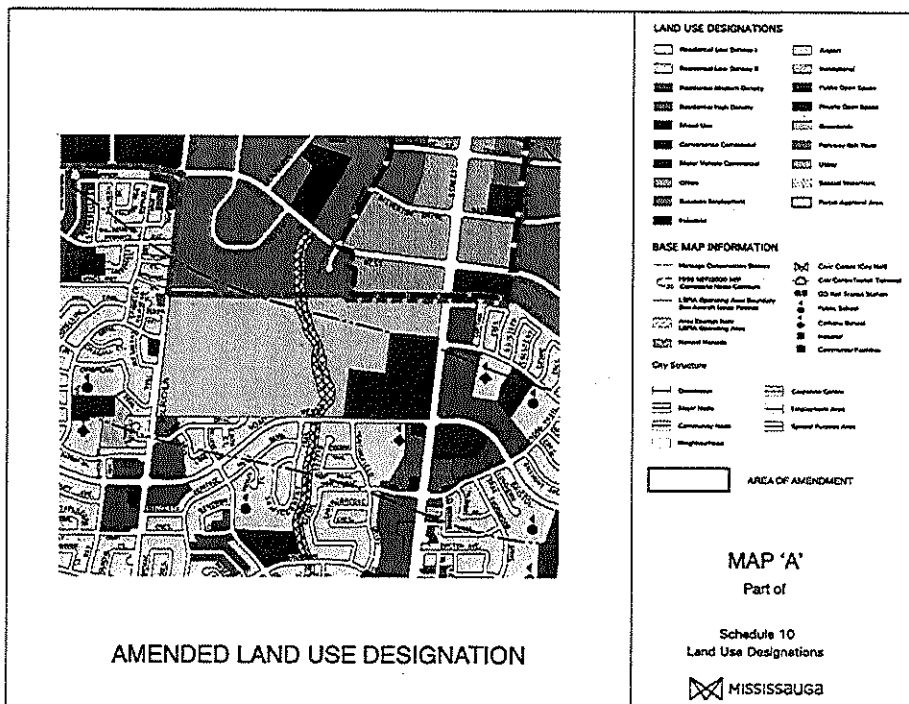
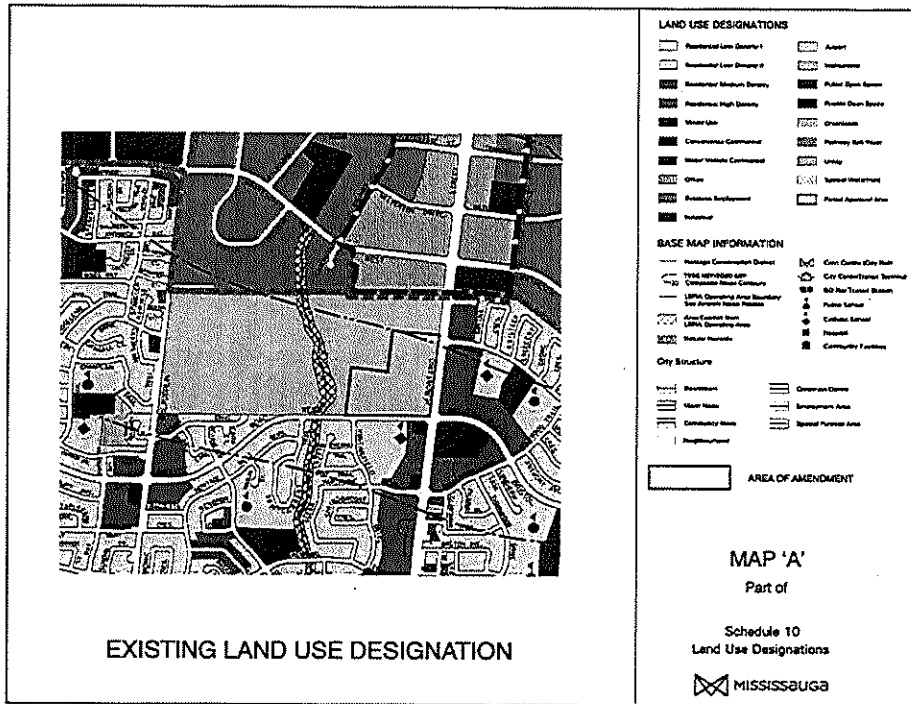
Draft Language & Schedules for Britannia Farm Development Parcel MOPA
June 15 2017

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1 – Urban System of Mississauga Official Plan is hereby amended by changing the designation of the subject lands from "Green System" to "Neighbourhood".



- Schedule 10 - Land Use Designations of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands from "Institutional" to "Mixed Use", as shown on Map "A" of this Amendment.

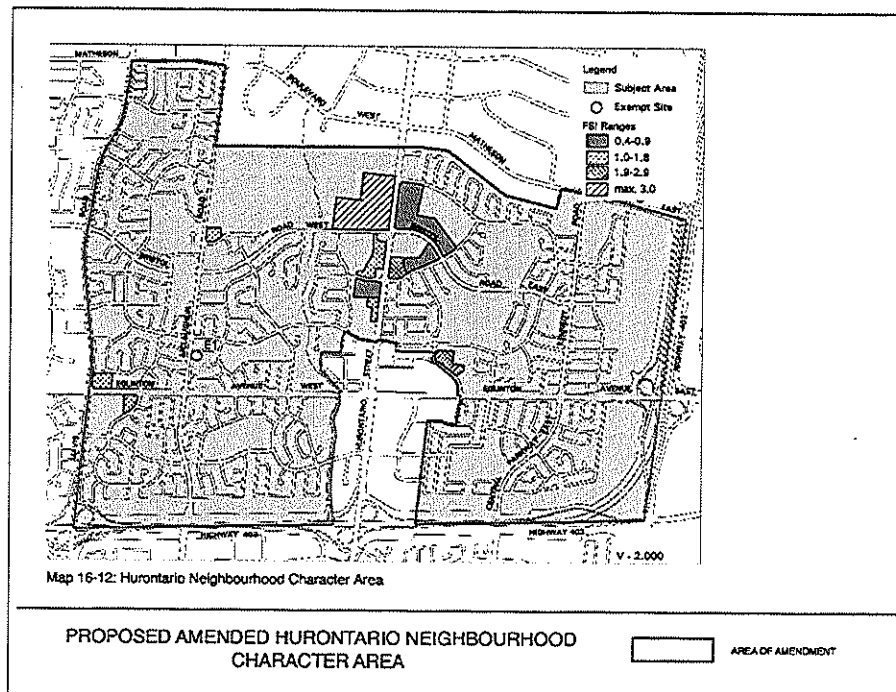
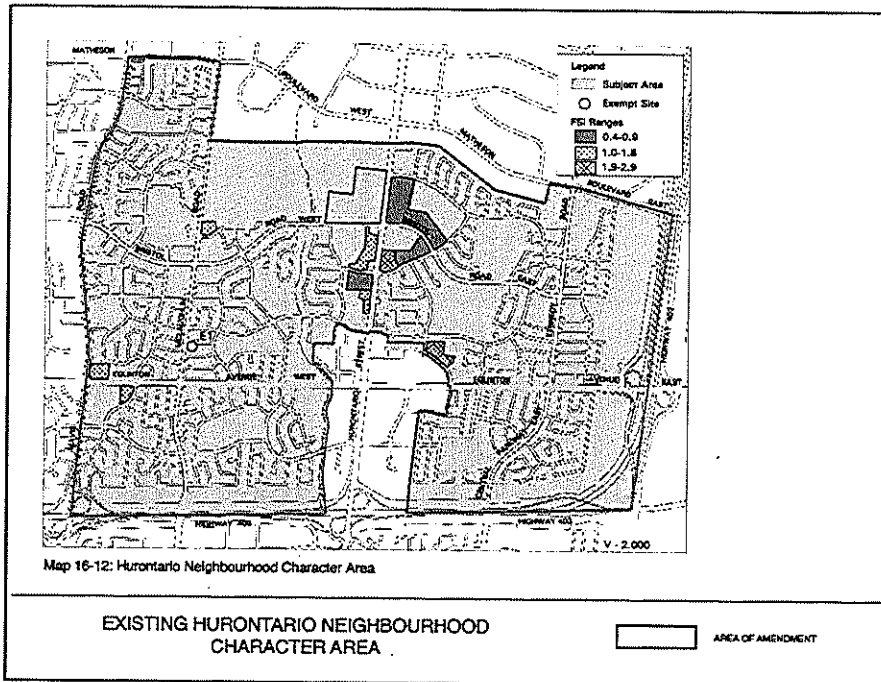


4.3 - 21

Draft Language & Schedules for Britannia Farm Development Parcel MOPA

June 14 2017

- Section 16.12 of Mississauga Official Plan, is hereby amended by modifying Map 16-12: Hurontario Neighbourhood Character Area to show the subject lands as having a maximum FSI of 3.0.

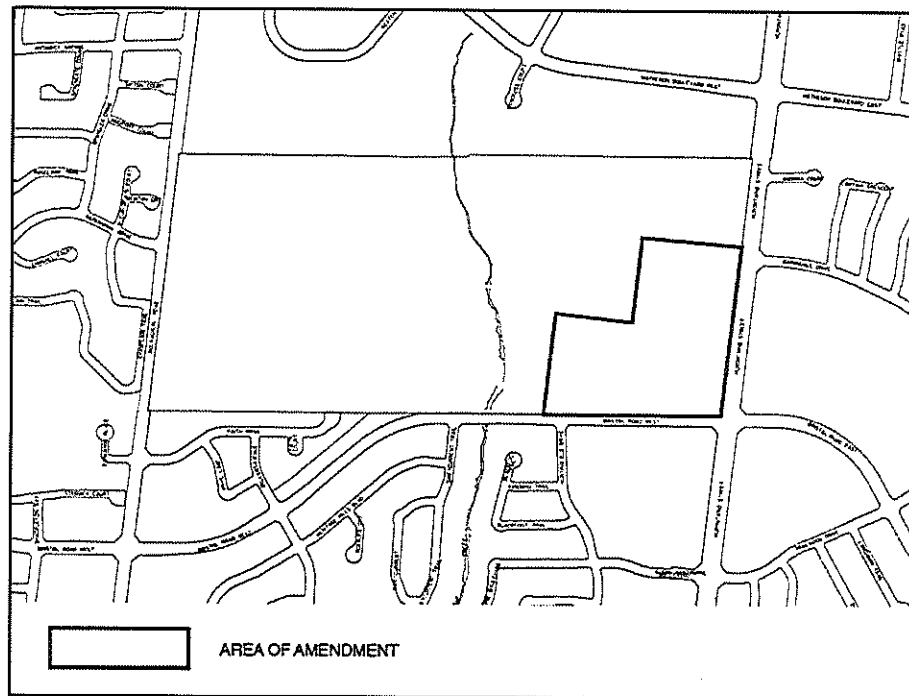


4.3 - 22

Draft Language & Schedules for Britannia Farm Development Parcel MOPA
June 14 2017

4. Section 16.12.4, Special Sites, Neighbourhoods – Hurontario, of Mississauga Official Plan, is hereby amended by adding the following Special Site:

16.12.4.2 Site 2



16.12.4.2.1 The lands identified as Special Site 2 are located west of Hurontario Street, north of Bristol Road West.

16.12.4.2.2 Notwithstanding Mixed Use policy 11.2.6.4, Mississauga Official Plan, residential uses will be permitted on lots and within buildings that do not contain other uses.

16.12.4.2.3 Notwithstanding Mixed Use policy 11.2.6.5, Mississauga Official Plan, residential uses will be permitted on the ground floor.

16.12.4.2.4 Notwithstanding Mixed Use policies in section 11.2.6, Mississauga Official Plan, the following additional policies will apply:

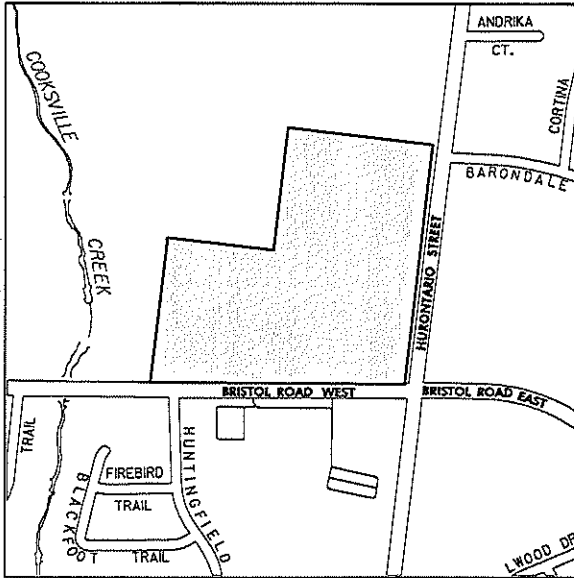
- a) The lands will be developed at a density and with a mix of uses that are supportive of the Hurontario LRT and respectful of adjacent land uses.
- b) Active ground floor uses will be encouraged along Hurontario Street and Bristol Road West frontages where possible.

- c) The Hurontario Street frontage in the vicinity of the LRT stop at Bristol Road should accommodate the intentions of the Hurontario LRT Streetscape Study Pedestrian Priority Zone.
- d) Taller buildings should be focused toward the Hurontario Street and Bristol Road West intersection and should transition to lower-scale buildings toward the Peel District School Board's Britannia Farm education facility.
- e) Pedestrian connections to Hurontario Street will be encouraged.

Proposed Official Plan Policies

16.2.4 Special Site Policies

16.2.4.1 Site 1



16.2.4.1.1 The lands identified as Special Site 1 are located at the northwest corner of Bristol Road West and Hurontario Street.

16.2.4.1.2.1 Notwithstanding the policies of this Plan, the following use will also be permitted:

a. major office

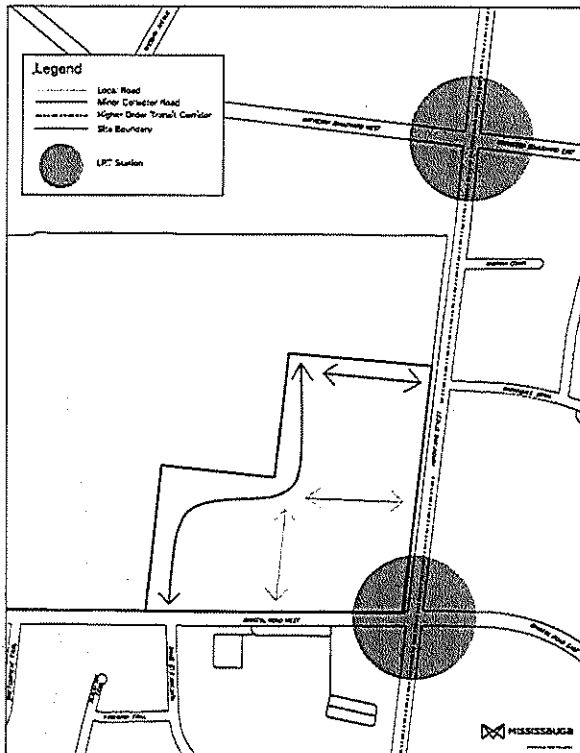
16.2.4.1.3 Notwithstanding the policies of this Plan, the following uses will not be permitted:

- a. motor vehicle rental;
- b. motor vehicle sales;
- c. along the Hurontario Street frontage, townhouses and ground floor residential uses;
- d. along the Bristol Road West frontage, townhouses within 250 m of Hurontario Street and residential uses within 50 m of Hurontario Street

16.2.4.1.4 Buildings with a maximum height of 20 storeys will be located in proximity to the Hurontario Street and Bristol Road West intersection and will transition down.

16.2.4.1.5 Transportation

16.2.4.1.5.1 Future additions to the road network will be public roads. Minor collector roads and local roads are shown on Map 1. Location of the roads are shown conceptually and adjustment to the alignment may be made without further amendment to this plan. Additional local roads may be identified as part of the development master plan.



Map 1: Potential Opportunity for Road Connections

- 16.2.4.1.5.2 A north-south minor collector road illustrated in Map 1 will be designed and constructed to allow for a future connection to Matheson Boulevard West, should the lands immediately north of Special Site 1 be developed.
- 16.2.4.1.5.3 A public open space will be located on the site having frontage onto public roads.
- 16.2.4.1.5.4 The public open space network and the road system will be designed to create view *corridors* and connections to Britannia Farm.
- 16.2.4.1.5.5 All roads will be designed to accommodate pedestrians and cyclists as appropriate.
- 16.2.4.1.6 Implementation
- 16.2.4.1.6.1 A development master plan will be required to address matters including, but not limited to, the following:
- a. consider the appropriate built form and a high standard of architectural and landscape design around the Light Rail Transit stop planned at the intersection of Hurontario Street and Bristol Road West;
 - b. demonstrate appropriate transition in building heights;
 - c. have regard for other City plans, policies and reports, such as the Hurontario/Main Street Corridor Master Plan (2010);
 - d. include provisions for a finer grain road pattern;
 - e. provide a range of housing types and affordable housing;
 - f. provide a model for sustainability within Mississauga;

- g. include the size and location of public open space (e.g. parks);
- h. address environmental requirements (e.g. stormwater management, flood protection);
- i. include provisions for public art;
- j. outline how the envisioned population and employment will be achieved;
- k. address any relocation of the designated heritage buildings located within the development parcel;
- l. demonstrate how proposed built forms and landscaping adjacent to the Britannia Farm will respect the natural and heritage attributes and mitigate negative impacts on the Britannia Farm

16.2.4.1.6.2 In order to ensure the properly and orderly development in accordance with this Plan, development will occur by way of one or more plans of subdivision which will generally determine the detailed alignment of municipal roads, the location of parkland and conditions regarding development phasing.

16.2.4.1.6.3 In the event that there are multiple landowners, to ensure the appropriate and orderly development of the site and to ensure that the costs associated with development are equitably distributed among all landowners, the City will require that a cost sharing agreement and/or front end agreement has been executed to address distribution of costs and municipal and community infrastructure, lands and facilities associated with development in a fair and equitable manner. Individual developments will generally not be approved until the subject landowner becomes party to the landowners' cost sharing agreement. The City will not be a party to any landowner cost sharing agreement but may be a party to a front end agreement. Where necessary for the purposes of facilitating a front end agreement, the City may utilize area specific development charge by-laws enacted pursuant to the *Development Charges Act, 1998*, as amended.