



DECLARATION

Section 17 of the Planning Act

Applicant: Glen Schnarr & Associates
Municipality City of Mississauga
Our File: OPA 94

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on July 31, 2019 when By-law Number 0130-2019 was enacted and that notice as required by Section 17 of the Planning Act was given on August 8, 2019.
2. That no appeal to the Local Planning Appeal Tribunal 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 28th day of August, 2019.

Commissioner of Oaths

Umar Mahmood, a Commissioner, etc.,
Province of Ontario, for
The Corporation of the City of Mississauga.
Expires May 10, 2021.

Declarant
Sacha Smith



MISSISSAUGA

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

DATE OF NOTICE	August 08, 2019	
OPA NUMBER	OPA 94 (By-law 0130-2019)	
ZONING BY-LAW NUMBER	0131-2019	
DATE PASSED BY COUNCIL	July 31, 2019	
LAST DATE TO FILE APPEAL	August 27, 2019	
FILE NUMBER	OZ 16/012	Ward 2
APPLICANT	Glenn Schnarr & Associates	
PROPERTY LOCATION	East side of Clarkson Road North, south of Hollow Oak Terrace, in the City of Mississauga	

TAKE NOTICE that on July 31, 2019 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 94 and Zoning By-law, under Section 17 or 21 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 of a portion of the subject lands from Residential Low Density I to Mixed Use, and to delete the Exempt Site 2 policy

The purpose of the Zoning By-law is to permit commercial uses on the lands fronting onto Clarkson Road North and to permit two detached dwellings with frontages on Hollow Oak Terrace. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3-62" (Typical Lots – Detached Dwellings – Exception) and "D" (Development) to "R3-1" (Typical Lots – Detached Dwellings – Exception) and "C4" (Mainstreet Commercial). "R3-62" (Typical Lots – Detached Dwellings – Exception) permits a detached dwelling, office and medical office – restricted in a detached dwelling. "D" (Development) permits a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure. "R3-1" (Typical Lots – Detached Dwellings – Exception) permits detached dwellings. "C4" (Mainstreet Commercial) permits retail stores, service establishments, offices and medical offices, among other uses.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 94 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at elto.gov.on.ca. An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **August 27, 2019**.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal, 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 \$300.00, payable City of Mississauga
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: 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 **David Ferro** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 4554, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516

Amendment No. 94

to

Mississauga Official Plan

By-law No. 0130-2019

A by-law to Adopt Mississauga Official Plan Amendment No. 94

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 and Housing 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. 94, 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 the redesignation of the lands on the east side of Clarkson Road North, south of Hollow Oak Terrace in the Clarkson-Lorne Park Neighbourhood Character Area to permit commercial and office uses within the heritage structure;

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

1. The document attached hereto, constituting Amendment No. 94 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 31 day of July, 2019.

Signed Bonnie Campbell MAYOR Signed [Signature] CLERK

Amendment No. 94
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 94.

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 April 5, 2019, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of a portion of the subject lands from Residential Low Density I to Mixed Use, and to delete the Exempt Site 2 policy.

LOCATION

The lands affected by this Amendment are located at 1137 and 1141 Clarkson Road North. The subject lands are located in the Clarkson-Lorne Park 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 Local Planning Appeal Tribunal.

The subject lands are designated Residential Low Density I which permits detached dwellings and are also subject to the Exempt Site 2 policy. This policy permits an office use within the heritage structure.

An amendment to the Official Plan for a Mixed Use designation for a portion of the subject lands is required to permit commercial and office uses in the heritage structure.

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

1. The proposed development is compatible with the surrounding land uses and appropriate given the larger area context, as it provides connectivity to the Clarkson Community Node located south of the property.
2. The proposed development will contribute to the notion of complete communities by permitting additional commercial uses intended to serve the surrounding community.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.5, Clarkson-Lorne Park Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Exempt Site 2 on Map 16-5: Clarkson-Lorne Park Neighbourhood Character Area in accordance with the changes to the Exempt Site Policies.
2. Section 16.5, Clarkson-Lorne Park Neighbourhood Character Area, is hereby amended by deleting Exempt Site 2.
3. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Mixed Use, 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.

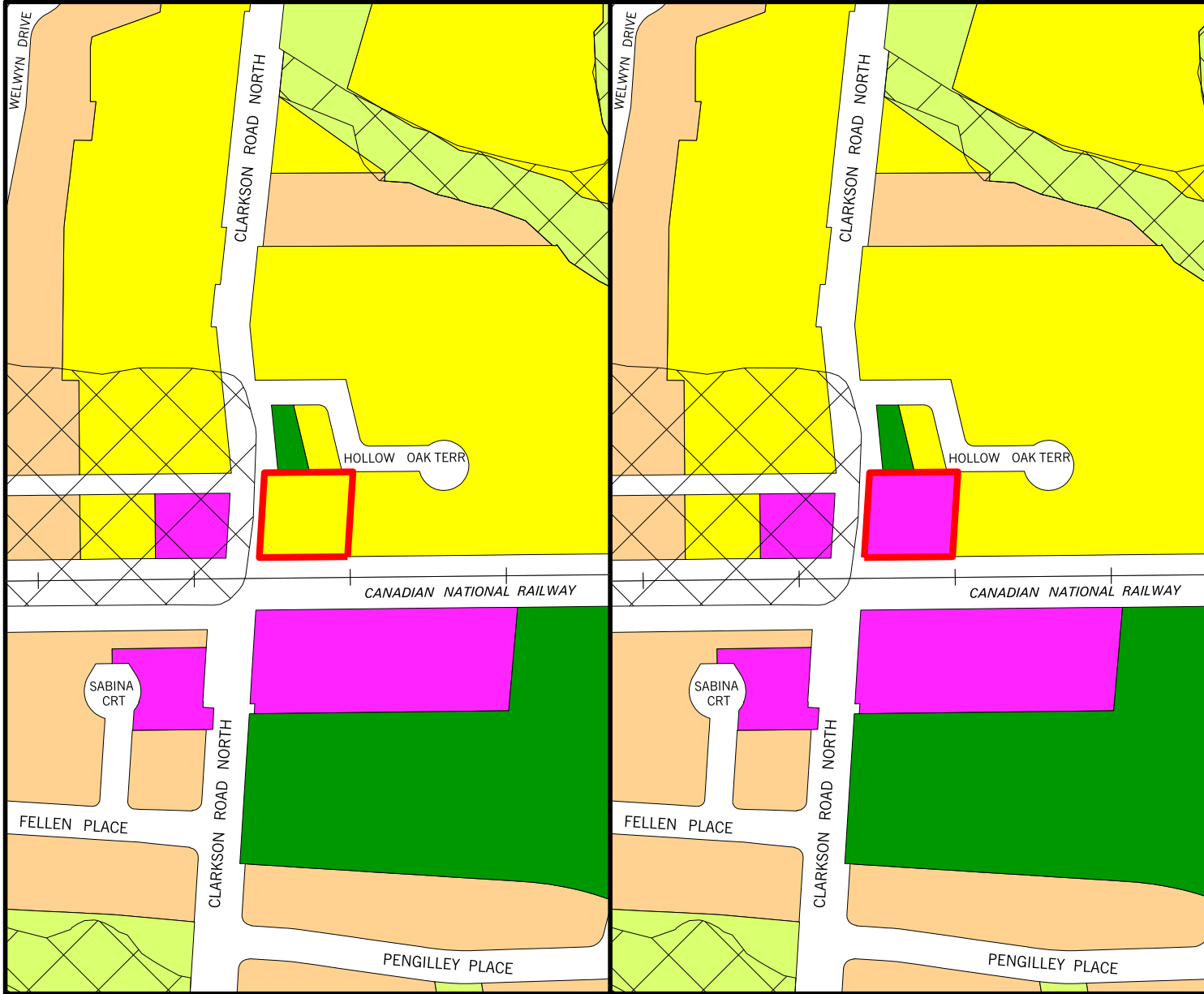
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan March 13, 2019.

INTERPRETATION

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

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



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- 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

- AREA OF AMENDMENT
- FROM:
 RESIDENTIAL LOW DENSITY
- TO:
 MIXED USE

DRAFT



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 1, 2017, in connection with this proposed Amendment.

A number of area residents were in attendance at the May 1, 2017, Planning and Development Committee Meeting and raised issues such as tree preservation, impacts to the surrounding neighbourhood and the upkeep of the heritage dwelling that have been addressed in the Planning and Building Department Report attached to this Amendment as Appendix II.

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 1, 2017, in connection with this proposed Amendment.

A number of area residents were in attendance at the May 1, 2017, Planning and Development Committee Meeting and raised issues such as tree preservation, impacts to the surrounding neighbourhood and the upkeep of the heritage dwelling that have been addressed in the Planning and Building Department Report attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: April 5, 2019</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 16/012 W2</p>
<p>From: Andrew Whittlemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2019/04/29</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan amendment and rezoning applications to permit two detached homes fronting Hollow Oak Terrace and to add commercial and office uses permissions for the lands fronting onto Clarkson Road North

1137 & 1141 Clarkson Road North, east side of Clarkson Road North between the CN Railway and Hollow Oak Terrace

Owner: Trig Investments Inc.

File: OZ 16/012 W2

Bill 139

Recommendation

1. That the applications under File OZ 16/012 W2, Trig Investments Inc., 1137 & 1141 Clarkson Road North to amend Mississauga Official Plan from **Residential Low Density I – Exempt Site 2 & Residential Low Density I** to **Mixed Use**; to change the zoning to **C4** (Mainstreet Commercial) and **R3-1** (Detached Dwellings – Typical Lots) to permit two detached homes fronting Hollow Oak Terrace and commercial and office uses for the lands fronting onto Clarkson Road North, be approved subject to the conditions referenced in the staff report dated April 15, 2019, from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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 18 months of the Council decision.
4. 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.

Background

A public meeting was held by the Planning and Development Committee on May 1, 2017, at which time an Information Report was received for information. The following link is access to the Information Report:

https://www7.mississauga.ca/documents/committees/pdc/2017/2017_05_01_PDC_Agenda.pdf

Recommendation PDC-0021-2017 was then adopted by Council on May 10, 2017.

That the report dated April 7, 2017, from the Commissioner of Planning and Building regarding the applications by Trig Investments Inc. to permit two detached homes fronting Hollow Oak Terrace and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House, under file OZ 16/012 W2, 1137 & 1141 Clarkson Road North, be received for information.

Given the amount of time since the public meeting, full notification was provided.

Comments

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on December 21, 2016. A Community Meeting was held on April 3, 2017 by Ward 2 Councillor Karen Ras. The Information Report public meeting was held on May 1, 2017. Three residents made deputations regarding these applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on December 13, 2016, with a resubmission occurring on February 5, 2019.

Department/agency comments are included in Appendix 1 to this report.

Transportation and Works Department

Comments updated March 22, 2019, state that prior to the enactment of the Zoning By-law, the applicant will be required to:

- Complete and file a Record of Site Condition on the MECP's Environmental Site Registry and provide all required supporting environmental documents and a Letter of Reliance. Provide additional information to confirm that environmental constraints have been satisfactorily managed.
- Deliver and execute a Development Agreement in a form satisfactory to the City of Mississauga, Region or any other appropriate authority. The agreement may deal with matters including, but not limited to, engineering matters, environmental requirements and

technical details such as grading, fencing, noise mitigation, securities, additional provisions and warning clauses.

- Site specific details will be addressed through the Site Plan review and approval process, including matters related to the adjacent railway corridor, which is to be reviewed and approved by Metrolinx – GO Transit.

Metrolinx – GO Transit

Comments updated March 18, 2019, state that the applicant is proposing a 27 m (88.6 ft.) setback between the adjoining railway property line and the detached homes. The owner and Metrolinx will enter into an agreement that will be registered on title of each of the proposed properties that stipulates how the concerns of Metrolinx will be addressed. Through the Site Plan process, Metrolinx will finalize the development details related to the required security fence and setback.

PLANNING ANALYSIS SUMMARY

Lands Fronting onto Clarkson Road (Clarkson Paisley House)

Official plan amendment and rezoning applications propose the following changes:

- Redesignation from **Residential Low Density I** and **Residential Low Density I – Exempt Site 2** to **Mixed-Use**
- Rezoning from **R3-62** (Detached Dwellings – Typical Lots) and **D** (Development) to **C4** (Mainstreet Commercial)

The proposed redesignation and rezoning will allow additional commercial uses on a site located along Clarkson Road North, which is a Major Collector Road. This site is in close proximity to Lakeshore Road West and Clarkson Village Community Node, a predominantly mixed-use area. The change will strengthen connectivity to the community node. As there are no proposed physical changes to the heritage listed "Paisley House", the additional uses will function within the existing structure and be limited the type of uses of a local scale. The proposed change enables new uses to exist on the site that will serve the surrounding residential community, while repurposing a heritage house, and will foster the development of complete communities.

Lands Fronting onto Hollow Oak Terrace

Official plan amendment and rezoning applications propose the following changes:

- Redesignation from **Residential Low Density I – Exempt Site 2** to **Residential Low Density I**
- Rezoning from **R3-62** (Detached Dwellings – Typical Lots) and **D** (Development) to **R3-1** (Detached Dwellings – Typical Lots)

The proposed lot sizes and built form of the two detached homes will be similar to the existing homes on Hollow Oak Terrace and follow the zoning regulations that apply to the street. The

construction of two detached homes in this manner is context sensitive and appropriate for the surrounding context.

Overall, the applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

A detailed Planning Analysis is found in the Appendix 2.

Strategic Plan

The applications are consistent with the Connect Pillar of the Strategic Plan by sensitively adding more housing to an established residential neighbourhood and supports the principles of building complete communities by contributing and connecting to the surrounding context.

Financial Impact

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

Conclusion

In summary, the development applications represent a proposal that is context sensitive and appropriate to the surrounding area. The proposed official plan amendment and rezoning applications acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: David Ferro, Development Planner

City of Mississauga
Corporate Report



<p>Date: April 7, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 16/012 W2</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/05/01</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 2)

Applications to permit two detached homes fronting Hollow Oak Terrace and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House

1137 & 1141 Clarkson Road North, east side of Clarkson Road North between the CN Railway and Hollow Oak Terrace

Owner: Trig Investments Inc.

File: OZ 16/012 W2

Recommendation

That the report dated April 7, 2017, from the Commissioner of Planning and Building regarding the applications by Trig Investments Inc. to permit two detached homes fronting Hollow Oak Terrace and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House, under file OZ 16/012 W2, 1137 & 1141 Clarkson Road North, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the Official Plan and Zoning By-law
- Community concerns identified to date relate to tree preservation, maintaining the character of the area, construction management and the existing illegal contractor's yard use
- Prior to the next report, matters to be addressed include the appropriateness of the requested uses and satisfactory resolution of other technical requirements and studies related to the project

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

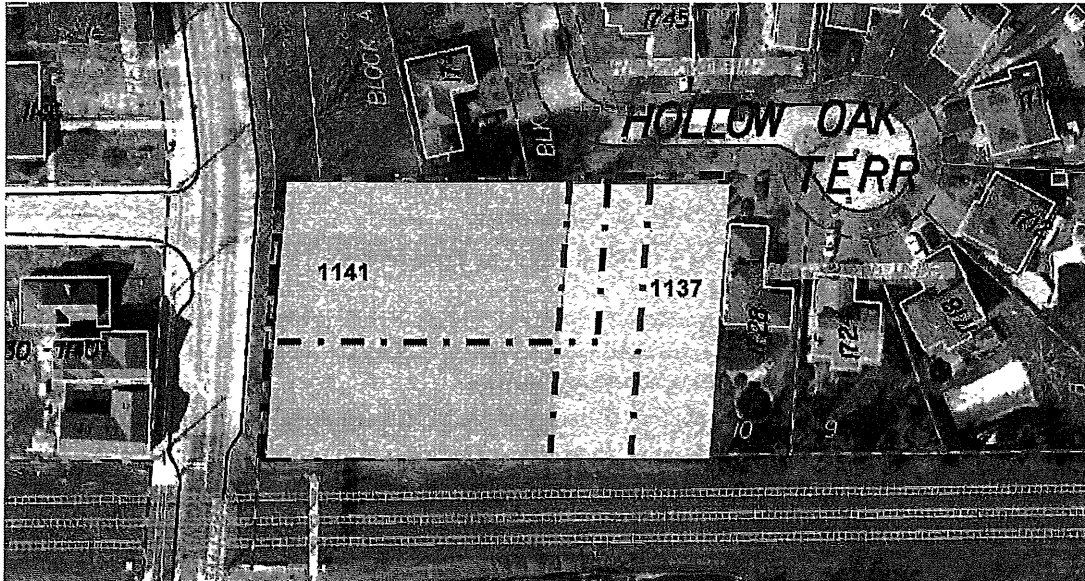
THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	30.4 m (99.7 ft.) – Hollow Oak Terrace 51.7 m (169.6 ft.) – Clarkson Road North
Depth:	51.7 m (169.6 ft.) – from Hollow Oak Terrace 53.2 m (174.5 ft.) – from Clarkson Road North
Gross Lot Area:	0.43 ha (1.07 ac.)
Existing Uses:	1137 Clarkson Road North – vacant except for a contractor's yard located on portion of site fronting onto Clarkson Road North 1141 Clarkson Road North - listed heritage structure known as the 'Clarkson Paisley House'. An office use previously existed in the house however it is currently used as a detached home

Trig Investments Inc. currently owns two properties; 1137 Clarkson Road North, which is an 'L' shaped property with frontage on Hollow Oak Terrace and Clarkson Road North, and 1141 Clarkson Road North, which is a rectangular shaped property that only has frontage onto Clarkson Road North.

The properties are located within the Clarkson-Lorne Park Neighbourhood Character Area which is an established neighbourhood containing large lots and mature vegetation. The immediate area contains mostly detached homes as well as some commercial uses north and south of the CN Railway on the east side of Clarkson Road North. 1141 Clarkson Road North, is listed on the City's Heritage Register and contains the 'Clarkson Paisley House' that was initially commissioned by Henry Clarkson in 1936. The property currently has a gravel parking area within the front yard. The local area is historically known as 'Clarkson Corners', and was a service stop on the railway in the 1800s. The rail station was the hub of the community from 1850 to 1950.

On February 3, 2017, the City's By-law Enforcement Division issued a letter to the applicant and property owner indicating that the existing contractor's yard located at 1137 Clarkson Road North is not a permitted use under the current Zoning By-law regulations. This use is only permitted in an E3 (Industrial) zone, which is typically found in the employment areas of the City.



Aerial image of subject lands

- ■ Proposed property lines
- — Current property lines
- ■ Subject lands
- Lands fronting Hollow Oak Terrace
- Lands fronting Clarkson Road N

The surrounding land uses are:

- North: Oak Tree Park, detached homes and St. Christopher's Roman Catholic Church
- East: Detached homes
- South: CN Railway, existing commercial uses subject to file OZ 15/003 W2 to permit stacked back-to-back townhouses and Birchwood Park
- West: Unoccupied commercial buildings and detached homes

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

DETAILS OF THE PROJECT

The applications are to permit two detached homes fronting Hollow Oak Terrace (easterly portion of the subject lands) and additional commercial and office uses fronting Clarkson Road North within the existing heritage home known as the Clarkson Paisley House (westerly portion of the subject lands). The proposed homes will have a total of four parking spaces per house. The applicant has not submitted a development concept for the lands fronting Clarkson Road North. Any future redevelopment of those lands will be subject to a Site Plan application.

The proposed detached homes fronting Hollow Oak Terrace will require a severance application to the Committee of Adjustment to create the two lots. The retained parcel will include the Clarkson Paisley House and the lands fronting Clarkson Road North.

Development Proposal	
Applications submitted:	Received: October 13, 2016 Deemed complete: December 12, 2016
Developer Owner:	Trig Investments Inc.
Applicant:	Alejandra Padron Glen Schnarr & Associates
Number of units:	2 detached homes fronting onto Hollow Oak Terrace
Height:	2 storeys
Gross Floor Area :	Proposed Detached homes: 532 m ² (5,736 ft ²) – total for both proposed homes Existing Clarkson Paisley House: 322 m ² (3,472 ft ²) – including basement and attic
Additional Uses Requested:	Commercial and office uses within the existing Clarkson Paisley House (1141 Clarkson Road North)
Anticipated Population:	8* *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.

Additional information is provided in Appendices 1 to 11.



Image of existing conditions

Hollow Oak Terrace Frontage

Clarkson Road North Frontage



Applicant's rendering of proposed detached homes fronting Hollow Oak Terrace

LAND USE CONTROLS

The lands are designated **Residential Low Density I** which permits detached dwellings and **Residential Low Density I – Exempt Site 2** which permits an office use within the existing home (Clarkson Paisley House). The applicant is proposing to change the designation for the lands fronting Clarkson Road North (including the Clarkson Paisley House) to **Mixed Use – Special Site** to permit additional commercial and office uses within the existing Clarkson Paisley House.

A rezoning is proposed for the lands fronting Hollow Oak Terrace from **D** (Development) to **R3-1** (Detached Dwellings – Typical Lots) to permit two detached homes and for the lands fronting Clarkson Road North from **D** (Development) and **R3-62** (Detached Dwellings – Typical Lots) to **C4 - Exception** (Mainstreet Commercial) to permit additional commercial and office uses within the existing Clarkson Paisley House.

Detailed information regarding the Official Plan and Zoning is in Appendices 9 and 10.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 2 Councillor, Karen Ras on April 3, 2017.

Comments made by the community are listed below. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- Construction activity related to the proposed detached homes will negatively impact surrounding area
- Preference for one detached home to be constructed instead of two detached homes
- Double car garages will better maintain the character of Hollow Oak Terrace
- The proposal will result in a loss of mature trees
- Concern with the existing illegal contractor's yard use located at 1137 Clarkson Road North
- The appearance and upkeep of the Clarkson Paisley House

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 by this project?
- Are the proposed Zoning By-law exception standards appropriate?
- Are the requested uses appropriate for the surrounding context?
- Have all other 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:

- Plan of Survey
- Concept Plan
- Grading Plan & Servicing Plan
- Planning Justification Report
- Draft Official Plan Amendment
- Functional Servicing Report
- Noise & Vibration Feasibility Study
- Phase I Environmental Site Assessment
- Stage 1 & 2 Archaeological Assessment
- Tree Inventory & Preservation Plan Report

Development Requirements

There are engineering matters including: drainage, noise mitigation, vehicular access, traffic, environmental, grading and servicing which will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

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

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

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Clarkson – Lorne Park Character Area Land Use Map
- Appendix 4: Zoning and General Context Map
- Appendix 5: Concept Plan
- Appendix 6: Agency Comments
- Appendix 7: School Accommodation
- Appendix 8: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 9: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: David Ferro, Development Planner

Trig Investments Inc.

File: OZ 16/012 W2

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned **D** (Development) and **R3-62** (Detached Dwellings – Typical Lots). Lands were previously zoned **M1** (Industrial Uses – Limited Outside Storage) under former Zoning By-law 5500
- September 10, 2007 – Mississauga Plan Amendment 25 approved including redesignation of portion of subject lands (1141 Clarkson Road North) from **Industrial** to **Residential Low Density I – Special Site 22** permitting office use within the existing detached dwelling

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2016/12/05

MISSISSAUGA
Produced by
T&W, Geomatics

FILE NO: 02 16/ 012 W2

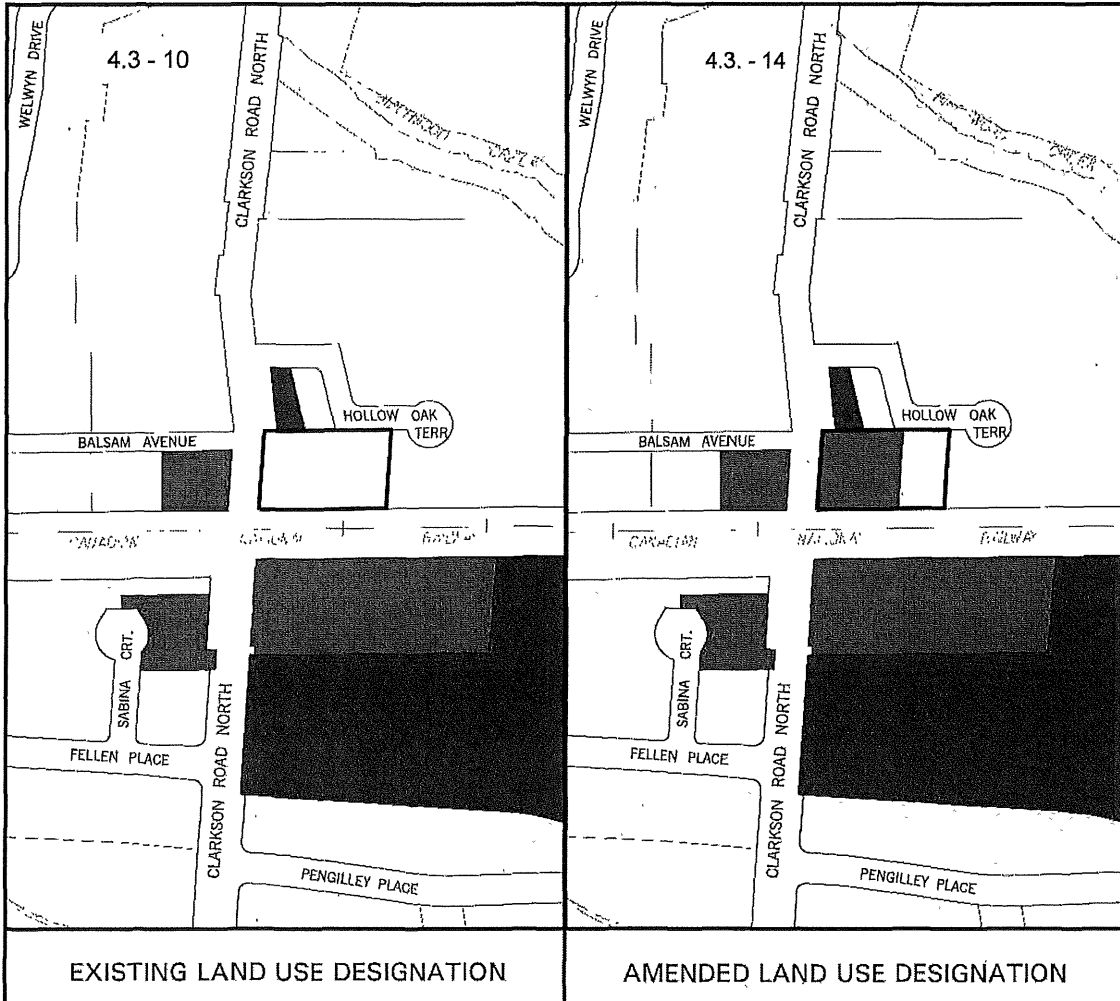
TITLE: TRIG INVESTMENTS INC.

DATE OF AERIAL IMAGERY: SPRING 2016



LEGEND:
SUBJECT LANDS





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

Highway Corridor on District	City Centre (City Hall)
1998 NEP/2000 NEP	City Centre Transit Terminal
Comnoise Noise Contours	GO Rail Transit Station
LBPMA Operating Area Boundary	Public School
See Aircraft Noise Profiles	Catholic School
Area Exempt from LBPMA Operating Area	Hospital
Natural Hazards	Community Facilities

City Structure

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

AREA OF AMENDMENT

FROM: RESIDENTIAL LOW DENSITY I

TO: RESIDENTIAL LOW DENSITY I

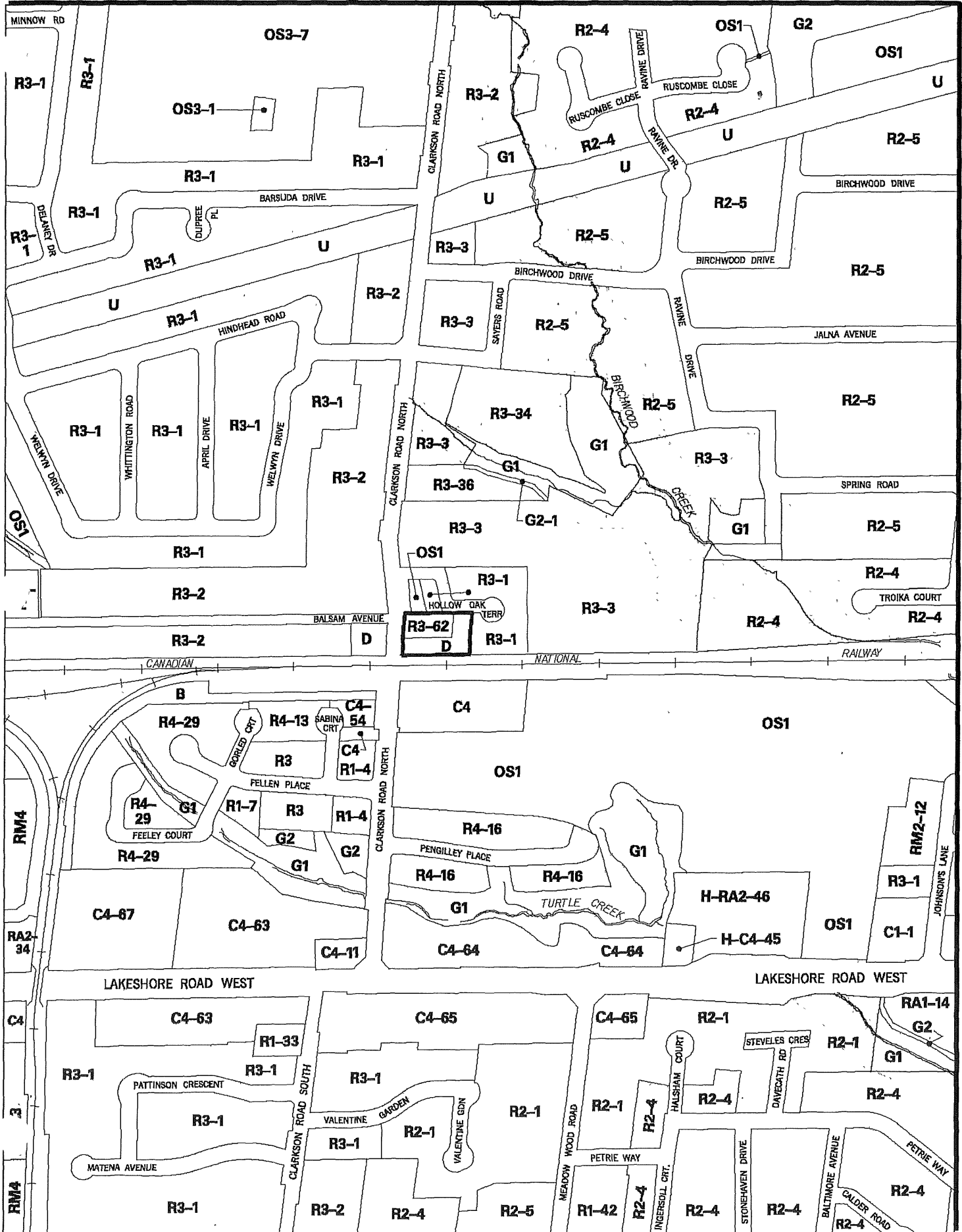
MIXED USE

TITLE: TRIG INVESTMENTS INC.

FILE NO: OZ 16/ 012 W2

MISSISSAUGA Produced by T&W, Geomatics

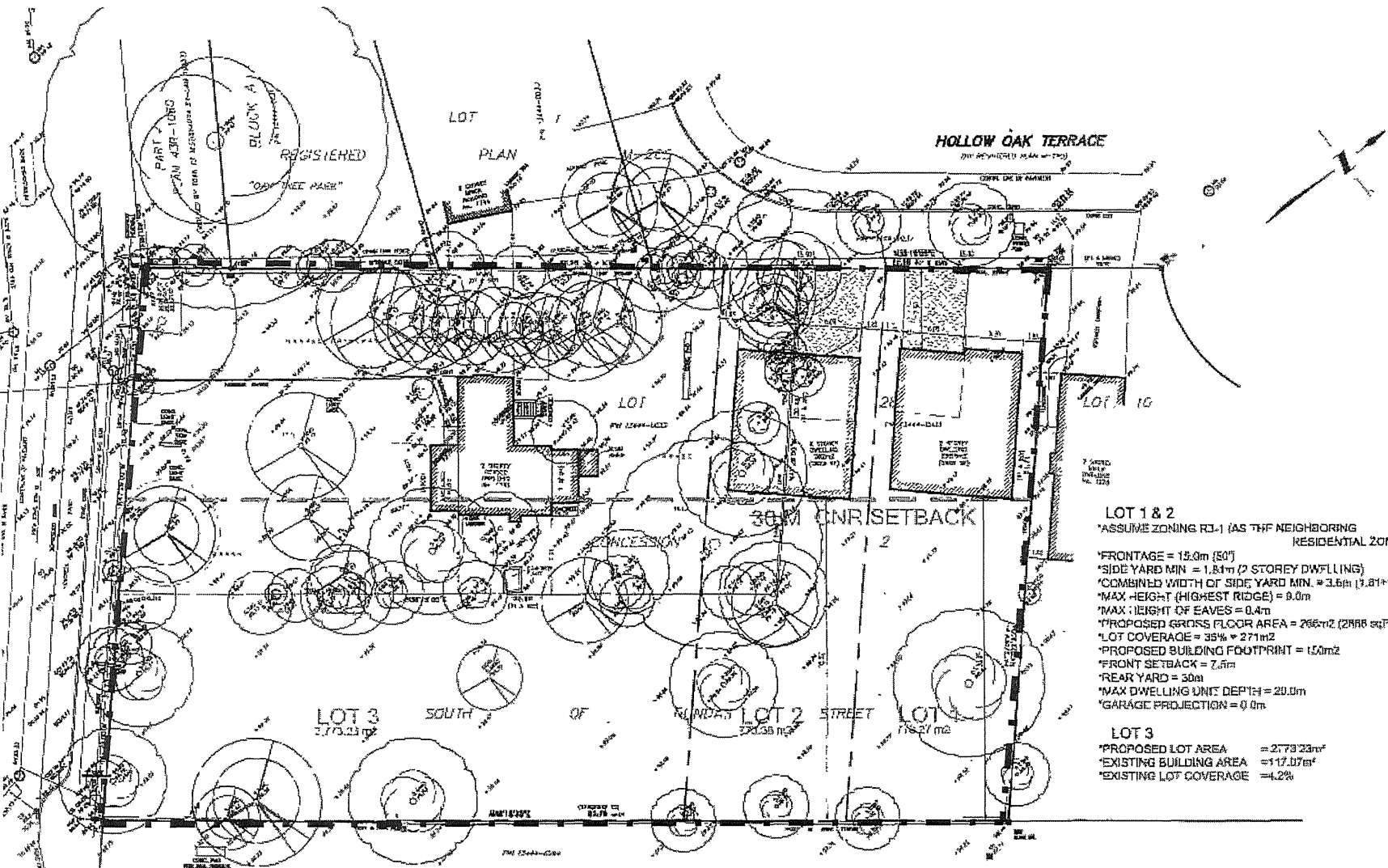
PE-Report\Map116012



2017/04/04

Belay

Concept Plan



LOT 1 & 2
 *ASSUME ZONING R1-1 (AS THE NEIGHBORING RESIDENTIAL ZONE.)
 *FRONTAGE = 15.0m (50')
 *SIDE YARD MIN = 1.81m (2 STOREY DWELLING)
 *COMBINED WIDTH OF SIDE YARD MIN. = 3.6m (3.81+1.79)
 *MAX HEIGHT (HIGHEST RIDGE) = 9.0m
 *MAX HEIGHT OF EAVES = 0.4m
 *PROPOSED GROSS FLOOR AREA = 266m² (2866 sqft)
 *LOT COVERAGE = 35% = 271m²
 *PROPOSED BUILDING FOOTPRINT = 150m²
 *FRONT SETBACK = 7.5m
 *REAR YARD = 50m
 *MAX DWELLING UNIT DEPTH = 20.0m
 *GARAGE PROJECTION = 0.0m

LOT 3
 *PROPOSED LOT AREA = 2773.23m²
 *EXISTING BUILDING AREA = 17.07m²
 *EXISTING LOT COVERAGE = 4.2%

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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 31, 2017)	<p>Prior to approval, the Consultant is required to complete and submit the Multi-Use Demand Table for the Region to fulfill their modelling requirements and determine the proposal's impact to the existing system. The demand table shall be accompanied by the supporting graphs for the hydrant flow tests and shall be stamped and signed by the Professional Consulting Engineer.</p> <p>The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste for the proposed two detached homes. Waste requirements will be provided at Site Plan Stage.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 11, 2017)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and Servicing Agreements and all Agreements of Purchase and Sale.</p>
City Community Services Department – Park Planning Section (March 10, 2017)	<p>Should the applicant propose to resurface or reconfigure the existing parking lot serving the commercial building off of Clarkson Road North, through site plan approval, the developer will be required to provide securities and hoarding for tree preservation of the existing street trees and large oak tree located in the adjacent park, Oak Tree Park (P-193). The amount of the securities will be determined by the Community Services Department - Park Planning Section.</p> <p>Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with the City's Policies and By-laws.</p>

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Agency / Comment Date	Comment
<p>City Transportation and Works Department (T&W) (March 15, 2017)</p>	<p>T&W has requested the applicant to submit a scoped Traffic Review, including TDM measures to assess any traffic impacts on Clarkson Road North due to the proposed land use change. Comments from GO Transit/Metrolinx will be required to address any concerns regarding operational, safety and access issues adjacent to the rail tracks, including any noise mitigation requirements as the subject site is under their corridor control.</p> <p>In addition to the traffic matters noted above, there are a number of the other comments and concerns with respect to the feasibility of the development proposal that remain to be satisfactorily addressed by the applicant, including:</p> <ul style="list-style-type: none"> • Submission of a Drainage Proposal to verify the capacity on Hollow Oak Terrace • Additional details in the Functional Servicing Report to confirm adequate servicing • Revisions to the Noise and Vibration Study with respect to noise barrier mitigation • Revisions to the Grading and Servicing Plans to include cross-sections and safety barrier/berm requirements • Submission of a Letter of Reliance for the Phase One Environmental Site Assessment <p>As the above noted items and additional specific technical details requested remain outstanding, T&W is not in a position to confirm if the proposal is feasible and is not in favour of the applications proceeding to a Recommendation Meeting until the outstanding matters have been satisfactorily resolved.</p>
<p>City Community Services Department – Heritage Planning Section (February 16, 2017)</p>	<p>A Stage 1 and 2 archaeological report by The Archaeologists Inc. has been submitted recommending that no further assessment is required and found no archaeological resources. The corresponding MTCS has been submitted. As such, heritage planning has no further concerns regarding archaeological resources for the subject lands.</p> <p>The property at 1141 Clarkson Road North is individually listed in the City's Heritage Register under the <i>Ontario Heritage Act</i>. Accordingly, a Heritage Impact Assessment is required.</p>
<p>Metrolinx – GO Transit (January 27, 2017)</p>	<p>The standard residential building setback of 30 m (98.4 ft.) has been achieved. Typically the aforementioned setback is to be delivered in combination with a safety barrier (standard format is 2.5 m (8.2 ft.) high earthen berm). The proponent must</p>

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Agency / Comment Date	Comment
	<p>provide additional information in this regard.</p> <p>In light of the limited information available in the Noise and Feasibility Study submitted regarding electric train service, the consultant has concluded that future traffic sound levels will exceed MOECC guidelines and various mitigation measures are recommended "to reduce the impact to within acceptable limits". Vibration mitigation was not found to be required for this project and therefore Metrolinx has no further comments in this regard.</p> <p>The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.</p> <p>The existing post and wire fence shall remain in place to delineate the property line and discourage rail corridor trespassing.</p>
<p>Other City Departments and External Agencies</p>	<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"> • Canada Post • Enbridge Gas • Rogers Cable • Hydro One • Fire Prevention • Public Art • Alectra (Enersource) • CVC
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • GTAA • Trans Canada Pipelines Ltd. • Economic Development • Bell Canada • Mississauga Transit • Policy Division • Realty Services

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																														
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Whiteoaks PS <table border="0" style="width: 100%;"> <tr><td>Enrolment:</td><td style="text-align: right;">662</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">638</td></tr> <tr><td>Portables:</td><td style="text-align: right;">0</td></tr> </table> Hillcrest Middle PS <table border="0" style="width: 100%;"> <tr><td>Enrolment:</td><td style="text-align: right;">440</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">544</td></tr> <tr><td>Portables:</td><td style="text-align: right;">0</td></tr> </table> Lorne Park <table border="0" style="width: 100%;"> <tr><td>Enrolment:</td><td style="text-align: right;">994</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">1,236</td></tr> <tr><td>Portables:</td><td style="text-align: right;">0</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:	662	Capacity:	638	Portables:	0	Enrolment:	440	Capacity:	544	Portables:	0	Enrolment:	994	Capacity:	1,236	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Christopher Elementary School <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;">423</td></tr> <tr><td>Portables:</td><td style="text-align: right;">2</td></tr> </table> Iona Catholic S.S. <table border="0" style="width: 100%;"> <tr><td>Enrolment:</td><td style="text-align: right;">886</td></tr> <tr><td>Capacity:</td><td style="text-align: right;">723</td></tr> <tr><td>Portables:</td><td style="text-align: right;">17</td></tr> </table> 	Enrolment:	452	Capacity:	423	Portables:	2	Enrolment:	886	Capacity:	723	Portables:	17
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**Summary of Existing and Proposed Mississauga Official Plan Policies and
Relevant Mississauga Official Plan Policies**

Current Mississauga Official Plan Designation and Policies for the Clarkson-Lorne Park Neighbourhood Character Area.

The subject property is designated **Residential Low Density I** and **Residential Low Density – Special Exempt Site 2** which permits only detached dwellings and an office within the existing heritage dwelling.

Proposed Official Plan Amendment Provisions

The lands fronting onto Clarkson Road North, which contain the existing heritage dwelling, is proposed to be designated to **Mixed Use** to permit additional commercial and office uses.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	5.1.7 – Introduction	Mississauga will protect and conserve the character of stable residential neighbourhoods.
	5.3.5.1 – Neighbourhoods	Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be Preserved.
	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.

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	Specific Policies	General Intent
Chapter 7 – Complete Communities	7.4.1.2 – Cultural Heritage Resources	Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.
	7.4.1.3	Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
	7.4.1.11	Cultural heritage resources designated under the <i>Ontario Heritage Act</i> , will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the <i>Ontario Heritage Tool Kit</i> , the Ontario Ministry of Culture, and the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> , Parks Canada.
	7.4.2.3 – Cultural Heritage Properties	Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
Chapter 9 - Build a Desirable Built Form	9.2.2.3 – Non – Intensification Areas	While new development need not mirror existing development, new development in Neighbourhoods will: <ul style="list-style-type: none"> c. respect the scale and character of the surrounding area; d. minimize overshadowing and overlook on adjacent neighbours; g. be designed to respect the existing scale, massing, character and grades of the surrounding area.
	9.5.1.1 – Context	Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.
	9.5.1.15	Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to: <ul style="list-style-type: none"> a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.

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	Specific Policies	General Intent
Chapter 10 – Foster a Strong Economy	10.3.3 - Industry	Development will minimize land use conflicts between industrial uses and sensitive land uses.

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	Specific Policies	General Intent
Chapter 11 – General Land Use Designations	11.2.5.3 – Residential	Lands designated Residential Low Density I will permit the following uses: <ul style="list-style-type: none"> a. Detached dwelling; b. Semi-detached dwelling; and c. Duplex dwelling.
	11.2.6.1 – Mixed Use	In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses: <ul style="list-style-type: none"> a. commercial parking facility; b. conference centre; c. entertainment, recreation and sports facility; d. financial institution; e. funeral establishment; f. motor vehicle rental; g. motor vehicle sales; h. overnight accommodation; i. personal service establishment; j. post-secondary educational facility; k. residential; l. restaurant; m. retail store; and n. <i>secondary office</i>. The following uses are not permitted: <ul style="list-style-type: none"> a. self-storage facility; and b. detached and semi-detached dwellings.
	11.2.6.2	Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.
	11.2.6.4	Residential uses will be combined on the same lot or same building with another permitted use.

	Specific Policies	General Intent
Chapter 16 - Neighbourhoods	16.5.1.1 – Community Identity and Focus	Developments should be compatible with and enhance the character of Clarkson-Lorne Park as a diverse established community by integrating with the surrounding area.
	16.5.1.1	Development should be designed to reflect and enhance the Clarkson Village Mixed Use area streetscape.
	16.5.1.4 – Infill Housing	<p>For development of all detached dwellings on lands identified in the Site Plan Control By-law, the following will apply:</p> <ul style="list-style-type: none"> a. preserve and enhance the generous front, rear and side yard setbacks; b. ensure that existing grades and drainage conditions are preserved; c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation; d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property; e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook; f. encourage buildings to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows; g. reduce the hard surface areas in the front yard; h. preserve existing mature high quality trees to maintain the existing mature nature of these areas; i. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; and j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots.
	16.5.2	Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings.
	16.5.6.2.2 – Exempt Site Policies	Notwithstanding the provisions of the Residential Low Density I designation, office use in the existing detached dwelling will also be permitted.

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	Specific Policies	General Intent
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.

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Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

D (Development) that permits a building or structure legally existing on the date of the passage of the by-law.

R3-62 (Detached Dwelling – Typical Lots) that permits a detached dwelling, office or medical office-restricted in a detached dwelling.

Proposed Zoning Standards

Lands Fronting onto Hollow Oak Terrace, 2 Detached Homes

	Existing D Zoning By-law Standards	Proposed R3-1 Zoning By-law Standards (lands fronting onto Hollow Oak Terrace)
Use	Legally existing building or structure	Detached dwelling
Maximum Height	-	Sloped Roof: Lot Frontage less than 22.5 m (73.8 ft.): 9.0 m (29.5 ft.) Flat Roof: 7.5 m (24.6 ft.)
Maximum Gross Floor Area	-	190 m ² (2,045 ft ²) + 0.20 times the lot area
Maximum Height of Eaves	-	6.4 m (21.0 ft.)

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Proposed Zoning Standards

Lands Fronting Clarkson Road North, Clarkson Paisley House

	Existing R3-62 Zoning By-law Standards	Required C4 Zoning By-law Standards	Proposed 'C4 – Exception' Zoning By-law Standards (lands fronting Clarkson Road N., Clarkson Paisley House)
Use	Detached dwelling or office in a detached dwelling and medical office – restricted in a detached dwelling	Retail store, restaurant, take-out restaurant, office, medical office, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, financial institution, overnight accommodation, apartment dwelling, dwelling unit above the first storey of a commercial building, among other uses	Retail store, restaurant, take-out restaurant, office, medical office, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, financial institution, overnight accommodation, apartment dwelling, dwelling unit above the first storey of a commercial building, among other uses Residential use within existing heritage dwelling
Maximum Height	Lot Frontage less than 22.5 m (73.8 ft.); Sloped Roof: 9.0 m (29.5 ft.) Flat Roof: 7.5 m (24.6 ft.)	Sloped Roof: 16.0 m (52.5 ft.) and 3 Storeys Flat Roof: 12.5 m (41 ft.) and 3 storeys	Sloped Roof: 16.0 m (52.5 ft.) and 3 Storeys Flat Roof: 12.5 m (41 ft.) and 3 storeys
Maximum Gross Floor Area	190 m ² (2,045 ft ²) + 0.20 times the lot area	-	-
Maximum Front Yard Setback	-	3.0 m (9.8 ft.)	N/A
Minimum Front Yard Setback	7.5 m (24.6 ft.)	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)

**Recommendation Report
Detailed Planning Analysis**

Owner: Trig Investments Inc.

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1. Community Comments

Comment

The proposal will impact the ability to preserve trees, specifically the adjacent 200 year old tree in Hollow Oak Park

Response

As a result of the proposed two homes being constructed, it is anticipated that 18 trees will be removed. A Tree Removal Permit is required in accordance with the City's Tree Preservation By-law. As part of the Tree Removal Permit, replacement planting will be reviewed and required on site. In addition, the submitted arborist report recommends that 10 trees be removed due to poor health conditions. Overall, 33 trees will be preserved and the preservation of these trees have been detailed in the submission of a Tree Protection plan.

With respect to the mature tree preserved within Hollow Oak Park that is adjacent to the subject lands, it has been demonstrated that there will be no impacts to the tree. In the case of a future site plan application adjacent to the park, appropriate measures to ensure no impacts on the mature tree will be reviewed.

Comment

Construction activity related to the proposed detached homes will negatively impact the surrounding area.

Response

While there will be limited disruption during construction, it will be temporary. While some impacts are unavoidable in this context, the City has by-laws in place to mitigate the construction process, such as the noise by-law. Any concerns or inquiries during the construction of the dwellings can be relayed to the City's 3-1-1 line

Comment

Preference for one detached home to be proposed instead of two detached homes.

Response

When comparing the lot sizes of the existing homes on Hollow Oak Terrace, the proposed two lots maintain a similar lot frontage and lot area. In addition, the same zone that already exists on Hollow Oak Terrace will apply to the two detached homes and the proposed lot sizes will meet the lot size requirements in the R3-1 (Detached Dwellings – Typical Lots) zone.

Comment

The appearance and upkeep of the Clarkson Paisley house should be maintained.

Response

The applicant is not proposing any physical changes to the lands fronting onto Clarkson Road North and in particular the exterior of the Clarkson Paisley House. The site is subject to the City's Property Standards By-law. In addition, any new use to be located within the house will be subject to Site Plan approval.

2. Land Use Policies, Regulations & Amendments

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

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

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

Summary of Applicable Policies

The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan. ;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the city's official plan which is the primary instrument used to evaluate applications. Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

Policy Document	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP conform with the <i>Growth Plan</i>	The proposed development is in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP consistent with the ROP	The proposed application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Clarkson-Lorne Park Neighbourhood and are designated	The applicant is proposing to change the designation to Mixed Use for the westerly portion of the site and to keep the Residential Low Density I

Policy Document	Mississauga Official Plan (MOP) Policies	Proposal
	Residential Low Density I and Residential Low Density I – Exempt Site 2 which permits detached dwellings and an office use within the existing heritage structure. Neighbourhood Character areas are stable areas that are not meant to remain static and as such, context sensitive and appropriate intensification is permitted in MOP.	designation on the eastern portion to permit commercial and office uses on the westerly portion and two detached homes on the easterly portion. The change in designation for the westerly portion of the lands and the addition of 2 detached homes on the easterly portion is consistent with the intent of the official plan
Zoning By-law 225-2007	The lands are currently zoned R3-62 (Detached Dwellings – Typical Lots) and D (Development)	A rezoning is proposed to C4 (Mainstreet Commercial) and R3-1 (Detached Dwellings – Typical Lots) to permit additional commercial and office uses on the westerly portion of the lands and two detached dwellings on the easterly portion of the lands. This complies with the intent of the official plan.

Consistency with PPS 2014

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

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

policies (i.e. OZ 16/012 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency with the PPS Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 16/012 W2 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The Clarkson-Lorne Park Neighbourhood Character Area is a non-intensification area in MOP. MOP contains policies for Neighbourhood Character Areas that recognizes the stable nature of these areas but also acknowledges that modest infilling that creates a more efficient use of land and that is context sensitive is appropriate (5 3 5 Neighbourhoods)	The proposal includes the addition of two detached homes that will be constructed in the same zone as the existing homes on Hollow Oak Terrace. The redesignation of the westerly portion of the site to Mixed Use allows for additional uses to be located on a Collector road and is similar to the other Mixed Use

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 16/012 W2 Consistency
<p>1.1.1 Healthy, liveable and safe communities are sustained by</p> <ol style="list-style-type: none"> a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; 	<p>MOP Urban Hierarchy outlines the appropriate level of intensification to be accommodated by character area type. In addition, MOP encourages the development of mixed use and compact communities. (Section 7 Complete Communities)</p>	<p>properties within the "Clarkson Corners".</p> <p>The addition of two detached homes represents an efficient use of the subject lands. In addition, redesignating the westerly lands mixed use provides for the ability to introduce non-residential uses in a residential neighbourhood that will help serve the surrounding community</p> <p>The proposed development is within a residential urban area and does not raise environmental, health or public safety concerns.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on.</p> <ol style="list-style-type: none"> a) Densities and a mix of land uses which. <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3 	<p>MOP policies recognize that Mississauga is at the end of its greenfield growth phase and new growth will be accommodated through redevelopment and intensification. (5.0 Direct Growth).</p> <p>The Clarkson-Lorne Park Character Area is identified as a Neighbourhood in MOP which is an element in the City's urban structure that recognizes the stable nature of existing residential (as identified on Schedule 10 Land Uses of MOP) and allows for modest infill intensification. As described in policy 5.3.5, Neighbourhoods among other things are intended to</p> <ul style="list-style-type: none"> • Not be the focus of intensification • If intensification is to occur, it should be context sensitive and should be located on: corridors, apartment sites and commercial sites. It should also be context sensitive. 	<p>While MOP identifies an urban hierarchy that speaks to the appropriate location for different degrees of intensification, the proposal is consistent with the PPS as it relates to neighbourhoods</p> <p>In addition, the permission of more non-residential uses on the westerly lands fronting Clarkson Road represents a more efficient use of those lands</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 16/012 W2 Consistency
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs</p>	<p>MOP policies, including the Urban Hierarchy, address appropriate locations for intensification and redevelopment</p> <p>Although Neighbourhood Character Areas are not the focus for intensification, MOP policies recognize that this does not mean that they will remain static or that new development must imitate previous development patterns but be sensitive to existing and planned character (5.3.5 Neighbourhoods)</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p>	<p>The proposed two detached homes represent intensification that is context sensitive and is appropriate in Neighbourhood Character Areas</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>MOP contains policies that provide direction on appropriate standards to facilitate intensification with respect to issues such as transition, sun/shadow impacts, compact urban realm and public realm. (Section 9.0 – Build a Desirable Urban Form).</p>	<p>The proposed development responds to the intensification and urban design policies for Neighbourhood Character areas by being context sensitive and appropriate within the immediate vicinity of the property.</p>
<p>1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable</p>	<p>MOP policies state that the City will ensure there is adequate land capacity to accommodate population and employment growth to 2031 (5.1.2 Direct Growth) and that forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable (5.1.3 Direct Growth).</p>	<p>The proposal incorporates two additional dwellings units in a built form that is appropriate for the immediate context and adds to the housing supply within the Clarkson-Lorne Park Neighbourhood.</p>
<p>4.0 Implementation and Interpretation</p>		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i> 4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	<p>As outlined in this table, the policies of MOP are generally consistent with the relevant policies of the Provincial Policy Statement.</p>	<p>The proposal to construct two detached homes and to add commercial and office uses to the westerly portion of the site are supportive of a number of PPS and MOP policies.</p>

Consistency with PPS 2014

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

policies (i.e. "OZ 16/012 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

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

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

Consistency with the PPS Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File OZ 16/012 W2 Consistency
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth</p>	<p>The Clarkson-Lorne Park Neighbourhood Character Area is a non-intensification area in MOP. MOP contains policies for Neighbourhood Character Areas that recognizes the stable nature of these areas but also acknowledges that modest infilling that creates a more efficient use of land and that is context sensitive is appropriate. (5.3.5 Neighbourhoods)</p>	<p>The proposal includes the addition of two detached homes that will be constructed in the same zone as the existing homes on Hollow Oak Terrace. The redesignation of the westerly portion of the site to Mixed Use allows for additional uses to be located on a Collector road and is similar to the other Mixed Use properties within the "Clarkson Corners".</p>
<p>1.1.2 Healthy, liveable and safe communities are sustained by.</p> <ul style="list-style-type: none"> c. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, d. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older 	<p>MOP Urban Hierarchy outlines the appropriate level of intensification to be accommodated by character area type. In addition, MOP encourages the development of mixed use and compact communities. (Section 7 Complete Communities)</p>	<p>The addition of two detached homes represents an efficient use of the subject lands. In addition, redesignating the westerly lands mixed use provides for the ability to introduce non-residential uses in a residential neighbourhood that will help serve the surrounding community.</p> <p>The proposed development is within a residential urban area and does not create environmental, health or public safety</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File OZ 16/012 W2 Consistency
persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs,		concerns.
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>c) Densities and a mix of land uses which:</p> <p>6. efficiently use land and resources</p> <p>7. are appropriate for and efficiently use infrastructure and public service facilities</p> <p>8 minimize negative impacts to air quality and climate change and promote energy efficiency</p> <p>9. support active transportation</p> <p>10. are transit supportive</p> <p>d) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>MOP policies recognize that Mississauga is at the end of its greenfield growth phase and new growth will be accommodated through redevelopment and intensification. (5.0 Direct Growth).</p> <p>The Clarkson-Lorne Park Character Area is identified as a Neighbourhood in MOP which is an element in the City's urban structure that recognizes the stable nature of existing residential (as identified on Schedule 10 Land Uses of MOP) and allows for modest infill intensification. As described in policy 5.3.5, Neighbourhoods among other things are intended to</p> <ul style="list-style-type: none"> • Not be the focus of intensification • If intensification is to occur, it should be context sensitive and should be located on: corridors, apartment sites and commercial sites It should also be context sensitive. 	<p>While MOP identifies an urban hierarchy that speaks to the appropriate location for different degrees of intensification, the proposal is consistent with the PPS as it relates to neighbourhoods.</p> <p>In addition, the permission of more non-residential uses on the westerly lands fronting Clarkson Road represents a more efficient use of those lands</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>MOP policies, including the Urban Hierarchy, address appropriate locations for intensification and redevelopment</p> <p>Although Neighbourhood Character Areas are not the focus for intensification, MOP policies recognize that this does not mean that they will remain static or that new development must imitate previous development patterns but be sensitive to existing and planned character (5.3.5. Neighbourhoods)</p> <p>Policies in MOP ensure intensification is in accordance</p>	<p>The proposed two detached homes represent intensification that is context sensitive and is appropriate in Neighbourhood Character Areas.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File OZ 16/012 W2 Consistency
	with the wise management of resource and protecting health and safety.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	MOP contains policies that provide direction on appropriate standards to facilitate intensification with respect to issues such as transition, sun/shadow impacts, compact urban realm and public realm. (Section 9.0 – Build a Desirable Urban Form).	The proposed development responds to the intensification and urban design policies for Neighbourhood Character areas by being context sensitive and appropriate within the immediate vicinity of the property.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	MOP policies state that the City will ensure there is adequate land capacity to accommodate population and employment growth to 2031 (5.1.2 Direct Growth) and that forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable (5.1.3 Direct Growth)	The proposal incorporates two additional dwellings units in a built form that is appropriate for the immediate context and adds to the housing supply within the Clarkson-Lorne Park Neighbourhood.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i> 4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>	As outlined in this table, the policies of MOP are generally consistent with the relevant policies of the Provincial Policy Statement	The proposal to construct two detached homes and to add commercial and office uses to the westerly portion of the site are supportive of a number of PPS and MOP policies.

Conformity with Growth Plan

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

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP

policies (i.e. "OZ 17/001 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

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

Conformity with the *Growth Plan* Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
1.1 The Greater Golden Horseshoe		
<p>General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment</p>	<p>The policies of MOP will accommodate growth within the existing urban boundary, helping reduce sprawl. The policies provide a planning framework to address the challenges of accommodating growth.</p> <p>Section 4 of MOP outlines the City's vision, and Guiding Principles which will help shape change that the Growth Plan anticipates.</p>	<p>The development applications represent a degree of intensification within the existing urban boundary.</p>
1.2 The Growth Plan for the Greater Golden Horseshoe		
<p>General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.</p>	<p>The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP policy 4.5).</p>	<p>The proposal looks to add additional housing stock and provide for the ability to establish non-residential uses to contribute and reinforce the existing context.</p>
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification 	<p>The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following:</p> <p>Section 5 – Direct Growth (addresses prioritizing</p>	<p>The development applications are supportive of many Growth Plan principles.</p> <p>The development of two new detached homes adds to the existing housing stock of the Clarkson-Lorne Park</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<ul style="list-style-type: none"> c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	intensification) Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change) Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities) Section 8 – Creating a Multi-modal City (addresses transportation infrastructure) Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)	Neighbourhood Character Area The introduction of additional non-residential uses to the lands fronting Clarkson Road creates the ability for uses to be provided that service the surrounding residential context and creates a more complete community.
1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	As the decision on the application will occur after July 1, 2017, it must conform to the Growth Plan 2017.
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications have been reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document	The applications are located within a built-up area of the City and will allow for better utilization of existing infrastructure. The applications focus intensification partially close to a Major Collector road and will help optimize the use of existing infrastructure and reduce the need for expansion of municipal services.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	<p>MOP includes policies, as approved by the Region, that direct growth and intensification to appropriate locations. The location is within a Corridor while also being located within a Neighbourhood Character (not intended to be the focus of intensification) (Section 5 - Direct Growth).</p> <p>MOP includes policies that speak to appropriateness of locations for intensification including</p> <ul style="list-style-type: none"> • 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 policies of the plan (5.3.5.5); and • To ensure development is appropriate for the proposed location, MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10). 	<p>The subject site is located within a Neighbourhood Character Area, which is not intended to be a major focus of intensification. The site is located on and close to a Major Collector road. The proposed two detached homes represent development that is compatible with the surrounding context. In addition, the redesignation of the westerly portion of the lands to mixed-use enhances the existing neighbourhood by providing for the ability to incorporate commercial and office uses to complement the existing residential neighbourhood.</p>
<p>Summary of policies within 2.2.1 Managing Growth</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <ol style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2 c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) 	<p>The Clarkson-Lorne Park Neighbourhood is located within the existing built-up area that has access to municipal infrastructure to accommodate the proposed development</p> <p>Clarkson Road is identified as a major collector.</p>	<p>The proposed development represents intensification that will contribute to the diversity of land uses and housing (providing two detached homes and permission of additional non-residential uses).</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<p>b. Integrated planning to manage forecasted growth will:</p> <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p> <p>4 All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</p> <ul style="list-style-type: none"> a encourage intensification generally to achieve the desired urban structure; b identify the appropriate type and scale of development and transition of built form to adjacent areas, c identify strategic growth areas to support 	<p>The Clarkson-Lorne Park Neighbourhood Character Area is located within the delineated built-up area and will assist in achieving intensification targets. Mississauga Official Plan contains identifies areas for intensification as part of the City's urban hierarchy</p>	<p>The development applications are supportive of the Growth Plan intent to direct development within the built-up area.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<p>achievement of the intensification target and recognize them as a key focus for development,</p> <p>d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</p> <p>e. prioritize planning and investment in infrastructure and public service facilities that will support intensification;</p> <p>f. and be implemented through official plan policies and designations, updated zoning and other supporting documents</p>		
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planning-reports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The proposed development adds to the housing supply within the immediate context.</p>
5.0 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	<p>MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).</p>	<p>Not directly applicable, as these policies speak to broader planning matters including: interpretation, implementation and how to read the plan. Part 1.0 of the Mississauga Official Plan addresses many of these issues.</p>

Region of Peel Official Plan

The subject property is located in the Urban System within the Region of Peel (ROP). General Objectives and Policies in

Section 5 direct development and redevelopment to the Urban System in order to achieve complete communities that represent a more efficient use of land that is compact in built form and contributes to a mix of uses.

Section 2.2.3.3.7 of the Region of Peel Official Plan states: *the Region will support the development of area municipal official plan policies including, but not limited to, setbacks for residential developments, transportation corridors and the separation of sensitive land uses from both planned and existing sources of harmful emissions.*

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that if growth is to occur in Neighbourhood Character Areas, development should contain appropriate transition in built form, design and land use.

Chapter 7 of MOP (Complete Communities) contains policies that encourage the introduction of mixed use development to contribute to creating compact communities and providing services to neighbourhood residents.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

In the context of the Region of Peel Official Plan, the proposal represents a more efficient use of land within the Urban System and supports the notion of complete communities by introducing non-residential uses meant to serve the community at large. The proposal is in conformity with the Region of Peel Official Plan.

Mississauga Official Plan (MOP)

Part of the proposal requires an amendment to the Mississauga Official Plan Policies for the Clarkson Lorne-Park Character Area, to permit additional commercial uses on the lands fronting onto Clarkson Road North. The portion of the proposal that contains the two detached dwellings does not require an Official Plan Amendment

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.

Directing Growth and Complete Communities

In keeping with the Growth Plan, of the Greater Golden Horseshoe, MOP provides a guideline for the proper distribution of intensification through a City Structure. The City Structure identifies the Downtown as an area to accommodate the highest densities while Neighbourhoods are to accommodate the lowest densities. MOP also encourages the development of mixed-use sites in appropriate locations that contribute to creating complete communities.

The subject site is located in the Clarkson Lorne-Park Neighbourhood Character Area, which is a stable residential neighbourhood that is characterized by large lots consisting of mature vegetation. The predominant housing form in this character area are detached homes. Clarkson Road North, and in particular near the railway tracks, contains lands that are designated and zoned for non-residential uses, including directly across the street from the subject property and further south towards Lakeshore Road.

With respect to the lands fronting Clarkson Road North, those lands are designated **Residential Low Density I – Exempt Site 2**, which permits an office use within the existing home (Clarkson Paisley House) and **Residential Density I**. The applicant's proposal is to redesignate the lands to **Mixed-Use** in order to permit commercial and office uses on site. The property is located on a Major Collector road in close proximity to Lakeshore Road, directly adjacent from lands also designated mixed-use. Redesignating the lands to facilitate

future development on the site for uses that will service the existing community is appropriate in this instance and will contribute towards creating a more complete community.

With respect to the lands fronting onto Hollow Oak Terrace, although an official plan amendment is not required, the addition of two detached homes is supportive of many Neighbourhood Character Area policies in the Direct Growth chapter of MOP, as it represents appropriate intensification given its surrounding context. While Neighbourhood Areas are identified a "Non-intensification" areas, the proposal provides two additional homes on lots that are similar in size to the surrounding lot fabric and will incorporate a built form that is consistent to the other homes on Hollow Oak Terrace.

Compatibility with the Neighbourhood

Redevelopment within Neighbourhoods is to be compatible in built form, land use and scale to the immediate vicinity and will be sensitive to the existing and planned context. The site is located within the Clarkson Lorne-Park Neighbourhood Character Area, a non-intensification Area. The area contains predominantly detached homes and non-residential uses along Clarkson Road North near the intersection of the railway tracks, extending south towards Lakeshore Road West.

Redesignating the lands fronting Clarkson Road North to **Mixed-Use** will allow additional uses to be located in the existing "Clarkson Paisley House". The introduction of additional commercial and office uses are appropriate for the immediate vicinity, as there are other parcels that are designated **Mixed-Use** along Clarkson Road North. Permitting additional commercial uses along a portion of a Major

Collector Road within a Neighbourhood Character Area will provide services to the surrounding residents and foster the notion of complete and compact communities. In addition, the redesignation is appropriate as the site is in close proximity to Lakeshore Road West and the Clarkson Village Community Node (a corridor that has ample mainstreet commercial uses) and will strengthen connectivity to this area.

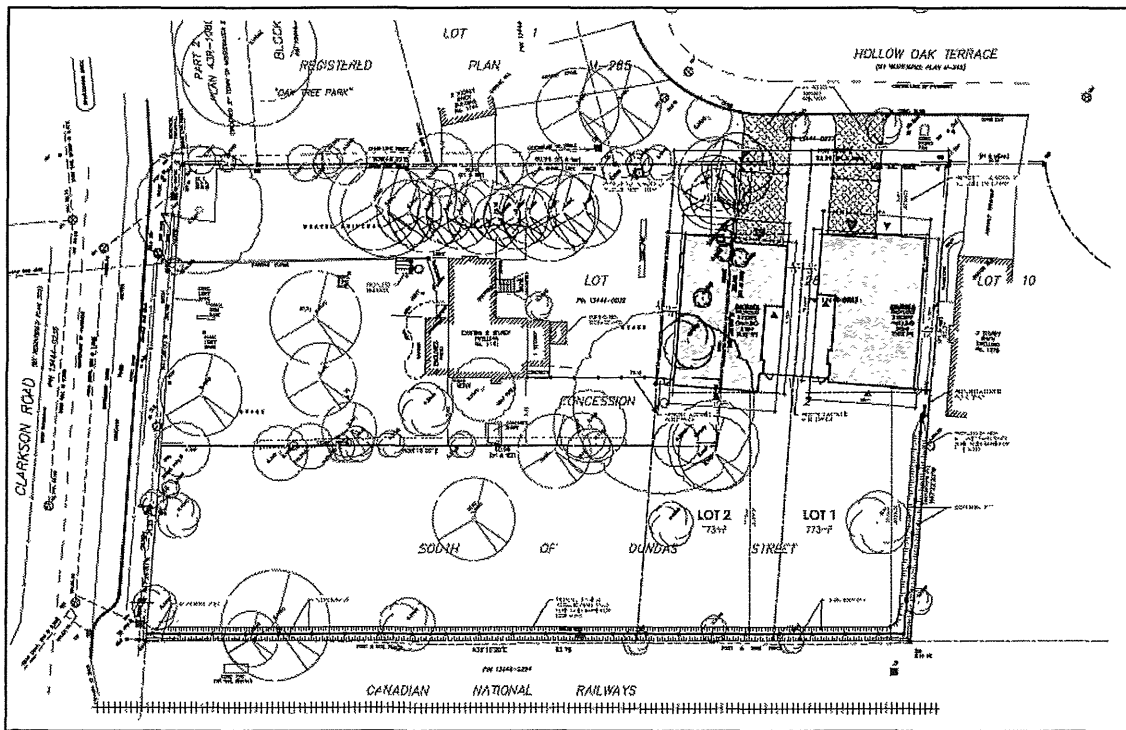
The proposed two detached homes fronting Hollow Oak Terrace will be subject to the same zoning that exists on Hollow Oak Terrace. They will be constructed in a manner that reinforces the character of the street and is context sensitive.

As such, the entire proposal is compatible with the surrounding neighbourhood at both the Clarkson Road North frontage and Hollow Oak Terrace frontage.

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

3. Revised Concept Plan and Elevations

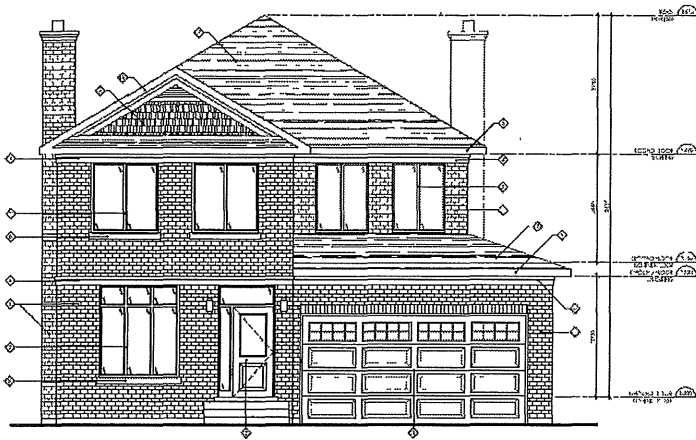
Revised Concept Plan



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Revised Elevations



4. Services and Infrastructure

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

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

- Number 23 on Lakeshore Road West, which runs south of the subject property.
 - Transit stop located approximately 400 m south at the north east corner of Clarkson Road North and Lakeshore Road West
- Number 14 on Truscott Drive, which runs north of the subject property.
 - Transit stop located approximately 900 m north at the intersection of Clarkson Road North and Truscott Drive

Birchwood Park is in close proximity to the subject site and offers softball diamonds, a soccer pitch and a children's playground, while also providing a walking trail from Clarkson Road North going east and connecting to Lakeshore Road West. Whiteoaks Park is also in close proximity to the site. The Benares Historic House is located north towards Truscott Avenue. There are multiple elementary, middle and secondary schools within the neighbourhood.

The site is located in close proximity to the Clarkson Village Community Node, which encompasses Lakeshore Road West.

This area contains ample commercial uses including restaurants, personal service establishments and retail uses, among others.

5. Zoning

The proposed C4 (Mainstreet Commercial) and R3-1 (Detached Dwellings – Typical Lots) zones are appropriate to accommodate the proposed two detached homes and to allow for additional commercial and office uses on lands fronting Clarkson Road North.

6. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed two detached homes, which will require an individual site plan application for each house. While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan for the two detached homes, further revisions will be needed to address matters such as landscaping, noise attenuation, Metrolinx requirements and drainage accommodation, among other items.

In addition, while no development has been proposed for the lands fronting Clarkson Road North, any future development in accordance with the proposed C4 (Mainstreet Commercial) zone will require a site plan application.