



## AGENDA

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THE CORPORATION OF THE CITY OF MISSISSAUGA

### PLANNING & DEVELOPMENT COMMITTEE

**MONDAY, MARCH 23, 2015 - 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1  
<http://www.mississauga.ca>

#### Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Vacant	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6 <b>(Chair)</b>
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Angie Melo, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 5423 / Fax 905-615-4181  
email: [angie.melo@mississauga.ca](mailto:angie.melo@mississauga.ca)

**LIVE STREAMING:** <http://www.mississauga.ca/videos>



## **PLANNING & DEVELOPMENT COMMITTEE – MARCH 23, 2015**

**PUBLIC MEETING STATEMENT:** In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

***Send written submissions or request notification of future meetings to:***

Mississauga City Council  
c/o Planning and Building Department – 6<sup>th</sup> Floor  
Att: Development Assistant  
300 City Centre Drive, Mississauga, ON, L5B 3C1  
Or Email: [application.info@mississauga.ca](mailto:application.info@mississauga.ca)

### **CALL TO ORDER**

### **DECLARATIONS OF CONFLICT OF INTEREST**

### **APPROVAL OF PREVIOUS MINUTES**

Planning and Development Committee Meeting – February 23, 2015.

### **MATTERS TO BE CONSIDERED**

1. **PUBLIC MEETING**  
Proposed Amendments to the Building By-law 251-13 to authorize the use of ePlans  
File: CD.21-FEE
2. **PUBLIC MEETING/INFORMATION REPORT**  
Applications to permit a 6 storey, mixed use building with 56 residential units and commercial uses on the ground floor, 971 Burnhamthorpe Road East (Ward 3)  
Owner: Reza Tahmesbi  
File: OZ 14/001 W3
3. **PUBLIC MEETING/INFORMATION REPORT**  
Applications to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys (Ward 8) , 2550 and 2560 Eglinton Avenue West  
Owner: Daniels HR Corporation  
File: OZ 13/005 W8

4. PUBLIC MEETING/INFORMATION REPORT

City Initiated Rezoning – Temporary Use By-law to permit uses outside a building on private property in the Port Credit Cultural Node – Lakeshore Road frontage, generally between John Street North and South and Seneca Avenue

Applicant: City of Mississauga, **Bill 51**, (Ward 1)

File: CD.07-POR W1

ADJOURNMENT

## **PLANNING & DEVELOPMENT COMMITTEE – MARCH 23, 2015**

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ADJOURNMENT



# Corporate Report

Clerk's Files

Originator's  
Files

CD.21-FEE

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**DATE:** March 9, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 23, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Proposed Amendments to the Building By-law 251-13, to  
authorize the use of ePlans**

## **PUBLIC MEETING**

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**RECOMMENDATION:** That a by-law be enacted to amend Building By-law 251-13 to authorize the use of ePlans, in a form substantially similar to the draft by-law as set out in Appendix 1 of the report from the Commissioner of Planning and Building dated March 9, 2015 titled "Proposed Amendments to the Building By-law 251-13 to authorize the use of ePlans".

**BACKGROUND:** The Building Code Act, 1992 (BCA) in tandem with the Ontario Building Code (OBC), sets out the regulatory framework for the construction, renovation, demolition and change of use of buildings.

The BCA allows the council of a municipality to pass a by-law applicable to the matters for which the municipality has jurisdiction for the administration and enforcement of the Act, including requiring the payment of fees on applications and inspections, and prescribing the amount of the fees.

Under the BCA, if a municipality changes or proposes a fee, the municipality must give notice and hold a public meeting concerning the change or proposed fee.

**COMMENTS:**

The City's new ePlans process will allow applicants to submit building permit applications online for electronic plan review. The Building By-law 251-13 only addresses the administration of applications and permits from a paper based perspective. The Building By-law will need to be amended to incorporate this new electronic plan submission and review process.

There are no permit fee increases being proposed. A new administration fee of \$100.00 for electronic pre-screening is recommended for all building permit applications that will be submitted through the new ePlans solution. This fee is non-refundable and will be credited towards the total building permit fee.

Other housekeeping items include:

1. Changing the timeframe for refunds of permit fees from three (3) years to two (2) years; and
2. Updating text for clarification purposes.

The above recommendations are reflected in the proposed by-law to amend the Building By-law 251-13 attached as Appendix 1.

**FINANCIAL IMPACT:** None.


**CONCLUSION:** The proposed changes to the Building By-law 251-13 will establish this new electronic plan submission and review process and improve customer service in the submission and processing of building permits and site plan applications.

**ATTACHMENTS:** Appendix 1: Proposed by-law to amend the Building By-law 251-13



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Edward R. Sajecki  
Commissioner of Planning and Building

Prepared By: Ezio Savini, P.Eng., Chief Building Official 

A By-law to amend Building By-law 0251-2013, as amended.

WHEREAS Section 7 of the *Building Code Act, 1992*, S.O. 1992, Chapter 23, as amended authorizes Council to pass by-laws respecting construction, demolition and change of use permits, inspections, and related matters;

AND WHEREAS the Council of the City of Mississauga wishes to amend the Building By-law 0251-2013, as amended, to allow for permit applications to be submitted and processed electronically;

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

1. That section 1 of Building By-law 0251-2013, as amended, is hereby amended by deleting the definition for "**permit**" and replacing it with the following:

"**permit**" means permission or authorization from the Chief Building Official in either written or electronic form, to perform work regulated by this By-law and the Act, or to change the use of a building or part of a building or parts therefor, or to occupy a building or part thereof, as regulated by the Act and Building Code;

2. That section 1 of Building By-law 0251-2013, as amended, is hereby amended by adding the following definitions in alphabetical order and renumbering section 1 accordingly:

"**plans and specifications**" means documentation in support of a permit application in either physical paper or other durable material or electronically generated as further described in Schedule "D" to this By-law;

"**pre-screening**" means the screening which precedes the acceptance of a permit application where an electronic request for a building permit is reviewed to determine if it qualifies for an electronic plan submission for a permit;



3. That section 4 of Building By-law 0251-2013, as amended, is hereby deleted in its entirety and replaced with the following:

4(1) To obtain a **permit**, the **owner** or an agent authorized in writing by the **owner** shall file with the **Chief Building Official** an application in the prescribed form as set out in Schedule "C" to this By-law.

4(2) An application shall, unless otherwise determined by the **Chief Building Official**, be submitted electronically. All applications for a **permit** to be submitted electronically shall not constitute an acceptance of the application by the **Chief Building Official** until a **pre-screening** has been completed as determined by the **Chief Building Official**.

4(3) Notwithstanding any other provision in this By-law, for electronically submitted **permit** applications, all requirements as set out in sections 5 through 11 and sections 13 and 14 of this By-law shall be submitted electronically unless otherwise authorized by the **Chief Building Official**.

4. That section 15 of Building By-law 0251-2013, as amended, is hereby amended by deleting the words "Section 13" and replacing them with "Section 14".
5. That section 20 of Building By-law 0251-2013, as amended, is hereby amended by deleting "it is made" and replacing it with "the date the application is accepted by the Chief Building Official".
6. That section 1 of Schedule "A-3" of Building By-law 0251-2013, as amended, is hereby deleted in its entirety and replaced with the following:

#### **FEES**

The minimum fee for a permit shall be \$125.00 for residential and \$210.00 for non-residential, unless stated otherwise.

For applications submitted electronically, all fees shall be paid in full through an electronic payment process to a maximum of \$10,000 prior to the commencement of the application review by the Chief Building Official. Where the total permit fee exceeds \$10,000 the balance of the permit fee must be paid in person prior to permit issuance.

The fee for the electronic **pre-screening** of applications shall be \$100.00. This fee is non-refundable and a credit for this fee will be applied to the total building permit fee.

7. That section 1.3 of Schedule "A-3" of Building By-law 0251-2013, as amended, is hereby deleted in its entirety.

8. That section 2.1.6 of Schedule "A-3" of Building By-law 0251-2013, as amended, is hereby amended by deleting the words "three (3) years" and replacing them with "two (2) years".

9. That section 2(E) of Schedule "B-3" of Building By-law 0251-2013, as amended, is hereby amended by deleting:

Backwater preventer (detached dwelling, semi-detached dwelling, townhouse dwelling)	\$210.00
(industrial, commercial, institutional and multi residential)	\$350.00

And replacing it with:

Backwater valve	\$210.00
Backwater preventer	\$350.00

10. That Schedule "D" of Building By-law 0251-2013, as amended, is hereby deleted in its entirety and replaced with Appendix 1 of this by-law.

11. All references to "plans and specifications" in Building By-law 0251-2013, as amended, shall be replaced with **"plans and specifications"** throughout.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**APPENDIX 1**

**THE CORPORATION OF THE CITY OF MISSISSAUGA  
BUILDING BY-LAW 0251-2013**

**SCHEDULE "D"  
PLANS AND SPECIFICATIONS**

**General**

Every application shall, unless otherwise determined by the Chief Building Official, be accompanied by two (2) complete sets of working drawings, for applications not requiring Fire Prevention review, else three (3) complete sets of plans and specifications are required under this By-law.

Where applications and plans, and specifications are received in a digital format through an electronic application channel, additional requirements may apply in addition to those listed below.

All working drawings shall be prepared in accordance with generally accepted architectural and engineering practices, for the construction of the proposed building.

Submitted working drawings shall:

1. Be of sufficient details and contain all information to enable the Chief Building Official to determine whether the proposed construction, demolition or change of use conforms to the Act, the Building Code, and any other law;
2. Be dated and marked as "issued for construction";
3. Be of sufficient detail to construct in accordance with submitted plans and specifications; and
4. Shall contain the necessary designer information as required by the Act.

**Guidelines for Electronic Plans and Specifications**

The Chief Building Official shall determine any additional submission standards for digitally submitted plans and specifications. This information can be found in the Applicant Submission Guide at [www.mississauga.ca](http://www.mississauga.ca).



# Corporate Report

Clerk's Files

Originator's  
Files OZ 14/001 W3

**DATE:** March 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 23, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** Applications to permit a 6 storey, mixed use building with 56 residential units and commercial uses on the ground floor  
971 Burnhamthorpe Road East  
Owner: Reza Tahmesbi

**Public Meeting/Information Report**

**Ward 3**

**RECOMMENDATION:** That the Report dated March 3, 2015 from the Commissioner of Planning and Building regarding the applications by Reza Tahmesbi to permit a 6 storey, mixed use building with 56 residential units and commercial uses on the ground floor under File OZ 14/001 W3, at 971 Burnhamthorpe Road East, be received for information.

**REPORT  
HIGHLIGHTS:**

- This report has been prepared for the public meeting of March 23, 2015 to hear from the community;
- The project does not conform with the Motor Vehicle Commercial land use designation and requires an official plan amendment and a rezoning;
- Community concerns identified to date relate to traffic, height and density, impact on the surrounding neighbourhood; and servicing;

- Prior to the next report, matters to be addressed include the review of the site and building layout to ensure compatibility with the surrounding neighbourhood and the resolution of technical requirements.

**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:	40.61 m (133.23 ft.) – Burnhamthorpe Road East 40.57 m (133.10 ft.) – Tomken Road
Depth	± 55 m (180.45 ft.)
Gross Lot Area:	0.30 ha (0.74 ac.)
Existing Uses:	Motor vehicle repair shop

The property is located adjacent to a residential area at the intersection of Tomken Road and Burnhamthorpe Road East. Around the intersection, there is a mix of strip retail plazas, a church and car repair uses. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached and semi-detached homes  
 East: Detached and semi-detached homes  
 South: 1 storey commercial plaza  
 West: Applewood Heights Gospel Hall, and detached homes

**DETAILS OF THE PROJECT**

The building is proposed to be a 6 storey mixed use building with commercial uses on the ground floor and 5 storeys of condominium apartments above.

The office and retail units would have entrances facing onto the widened portion of Burnhamthorpe Road East. Their fronts will be set back to provide an overhang to shelter the sidewalk. All parking will be below ground.

The building varies in height from 6 storeys in the middle of the site to 3 storeys along Burnhamthorpe Road East and next to the residential areas to the north and east.

<b>Development Proposal</b>		
Applications submitted:	Received: February 6, 2014 Deemed complete: March 7, 2014	
Developer/Owner:	Reza Tahmesbi	
Applicant:	Andrew Ferancik - Walker, Nott, Dragicevic Associates Limited	
Number of units:	56 residential units and commercial uses on the ground floor	
Height:	6 storeys	
Net Lot Coverage:	45.63%	
Floor Space Index:	2.12	
Net Landscaped Area:	28.32%	
Gross Floor Area:	5,139.2 m <sup>2</sup> (55,317.9 sq. ft.)	
Anticipated Population:	140* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking Spaces:	Required	Proposed
resident spaces	73	73
visitor	11	11
commercial	17	17
total	101	101
bicycle spaces	46	46
Green Initiatives	<ul style="list-style-type: none"> <li>All occupant bicycle parking will be in a secure and weather protected area;</li> <li>Ventilation grates will be</li> </ul>	

Development Proposal	
	designed to reduce bird nesting and mortality.

Additional information is provided in Appendices I-1 to I-11.

## LAND USE CONTROLS

The lands are within the Rathwood Neighbourhood Character Area and are designated **Motor Vehicle Commercial**. The applicant has requested that the land be redesignated from **Motor Vehicle Commercial** to **Mixed Use – Special Site**.

A rezoning is proposed from **C5-3 (Motor Vehicle Commercial - Exception)** to **C4-Exception (Mainstreet Commercial)**.

Detailed information regarding the Official Plan and Zoning is in Appendix I-9.

## BONUS ZONING

Section 37 of the *Planning Act* and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back to the Planning and Development Committee on the provision of community benefits as a condition of approval.

## WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 3 Councillor Chris Fonseca on November 25, 2014.

Issues raised by the community are summarized below. They will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.

- The proposed height, scale and density does not fit in with the character of the area, especially with the detached and semi-detached houses to the north and east;
- The shadowing and overlook from the building will impact the surrounding houses;
- The additional population will add pressure to local infrastructure and services;
- The development may cause additional flooding on the site and surrounding lands;
- This site is adjacent to a low density residential neighbourhood, so the level of intensification is inappropriate;
- The added traffic and parking demand will not be acceptable;
- The proposed single entrance to the site will cause delays and safety concerns on Tomken Road;
- The amenity areas on-site are not sufficient;
- The area does not need more commercial uses.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7 and school information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, uses, landscaping, building configuration and technical requirements?
- Has an appropriate building transition been provided between the existing neighbourhood and the proposal?
- Are the proposed design details and zoning standards appropriate?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?



**OTHER INFORMATION**

A number of studies and reports have been submitted by the applicant in support of the applications. The list is below and the studies are available for review.

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Traffic Impact Study and Travel Demand Management Plan
- Record of Site Condition
- Phase I and II Environmental Site Assessment
- Sun/Shadow Study
- Noise Feasibility Study
- Vegetation Management and Landscape Plan
- Arborist Report
- Grading and Servicing Plans
- Concept Plan and Elevations
- Green Initiatives Letter
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

**Development Requirements**

There are certain other engineering matters including: servicing, noise reduction, construction, stormwater management, site condition and streetscape that will require the applicant to enter into agreements with the City. The development will also require the submission and review of a draft plan of condominium and an application for site plan approval. The applicant will be required to dedicate a portion of the site along Burnhamthorpe Road East to the City for the Burnhamthorpe Multi-Use Trail.

**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 official commenting agency must be met.

**CONCLUSION:**

Most 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 all the issues are resolved.

**ATTACHMENTS:**

Appendix I-1: Site History  
Appendix I-2: Aerial Photograph  
Appendix I-3: Excerpt of Mississauga Official Plan  
Appendix I-4: Existing Land Use and Proposed Zoning Map  
Appendix I-5: Concept Plan  
Appendix I-6: Elevations and Exterior View  
Appendix I-7: Agency Comments  
Appendix I-8: School Accommodation  
Appendix I-9: Summary of Existing and proposed Mississauga  
Official Plan policies  
Appendix I-10: Summary of Proposed Zoning  
Provisions  
Appendix I-11: General Context Map



Edward R. Sajecki  
Commissioner of Planning and Building

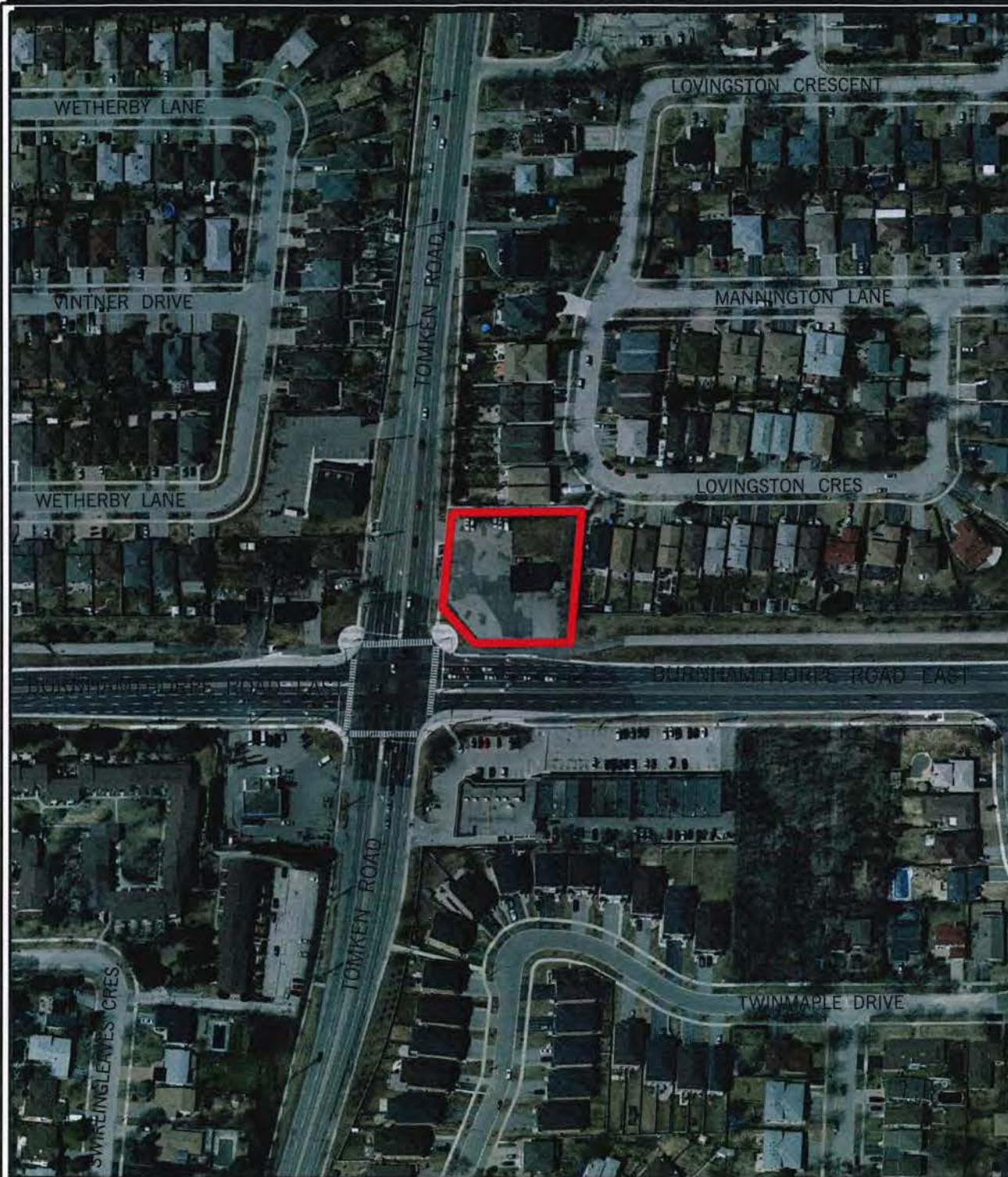
*Prepared By: Aiden Stanley, Development Planner*

Reza Tahmesbi

File: OZ 14/001 W3

**Site History**

- May 7, 1981 – The Committee of Adjustment (File 'A' 81/198) approved the construction of a 4 bay service station and canopy with reduced setbacks.
- November 18, 1982 – The Committee of Adjustment (File 'A' 82/357) approved a temporary minor variance to permit the retail sales of motor vehicles until December 31, 1983.
- May 31, 1984 – The Committee of Adjustment (File 'A' 84/243) approved a temporary minor variance to permit the retail sales of motor vehicles until December 31, 1985.
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Rathwood District which designated the subject lands "Motor Vehicle Commercial".
- March 4, 2012 – The Committee of Adjustment (File 'A' 183/12) approved a temporary minor variance to permit the retail sales of motor vehicles accessory to the existing motor vehicle service station until June 30, 2017.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated "Motor Vehicle Commercial" in the Rathwood Neighbourhood Character Area.



# LEGEND:



SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: SPRING 2014



## SUBJECT:

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED



FILE NO:  
OZ 14/001 W3

DWG. NO:  
14001A

SCALE:  
1:25000

DATE:  
23-Mar-15

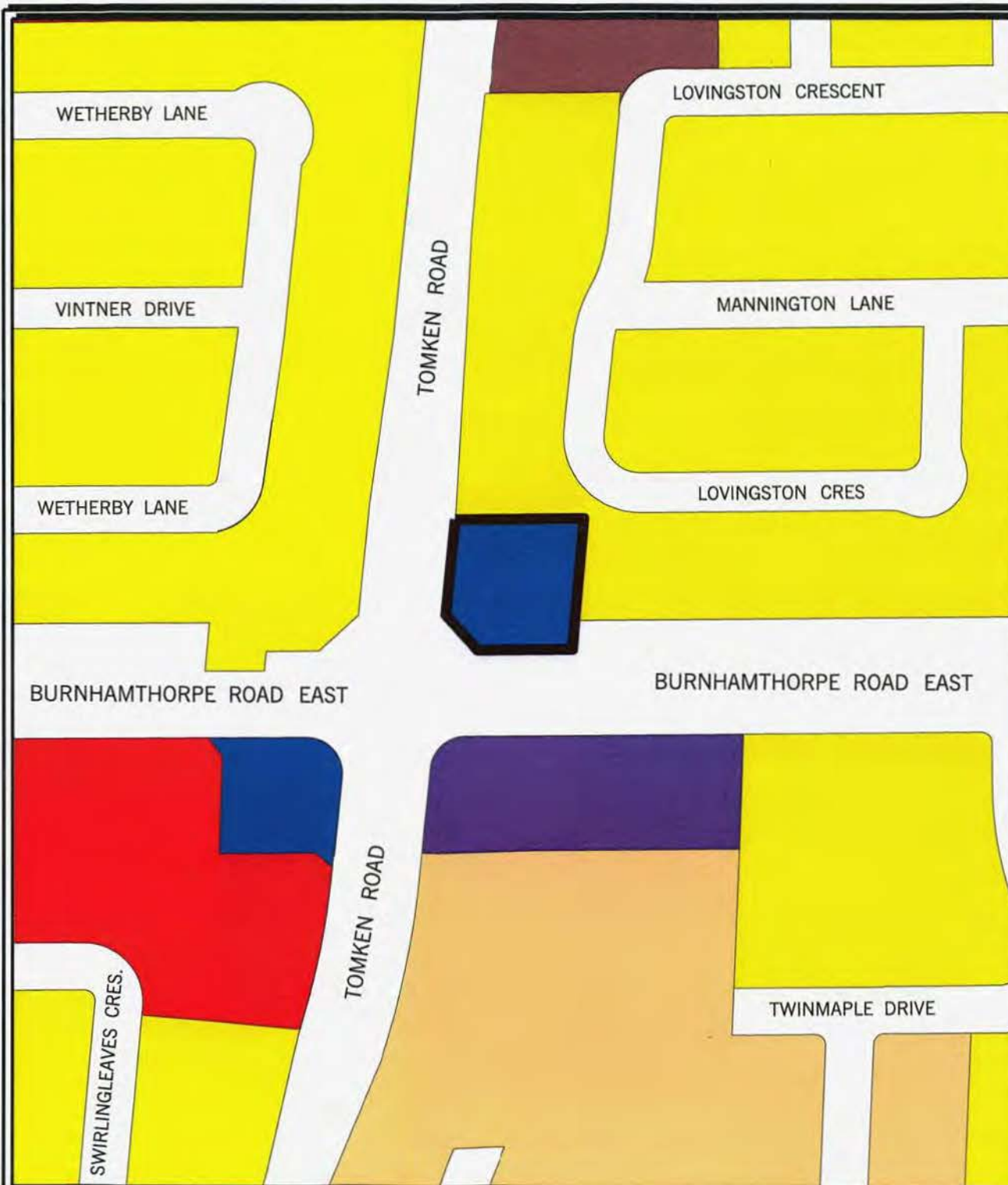
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J. BERNARD

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





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

## LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

## LAND USE LEGEND

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

## CITY STRUCTURE

### Elements

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

ND2 Region of Peel Non-Decision

SUBJECT LANDS



**SUBJECT:**  
**WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED**



FILE NO:  
OZ 14/001 W3

DWG. NO:  
14001L

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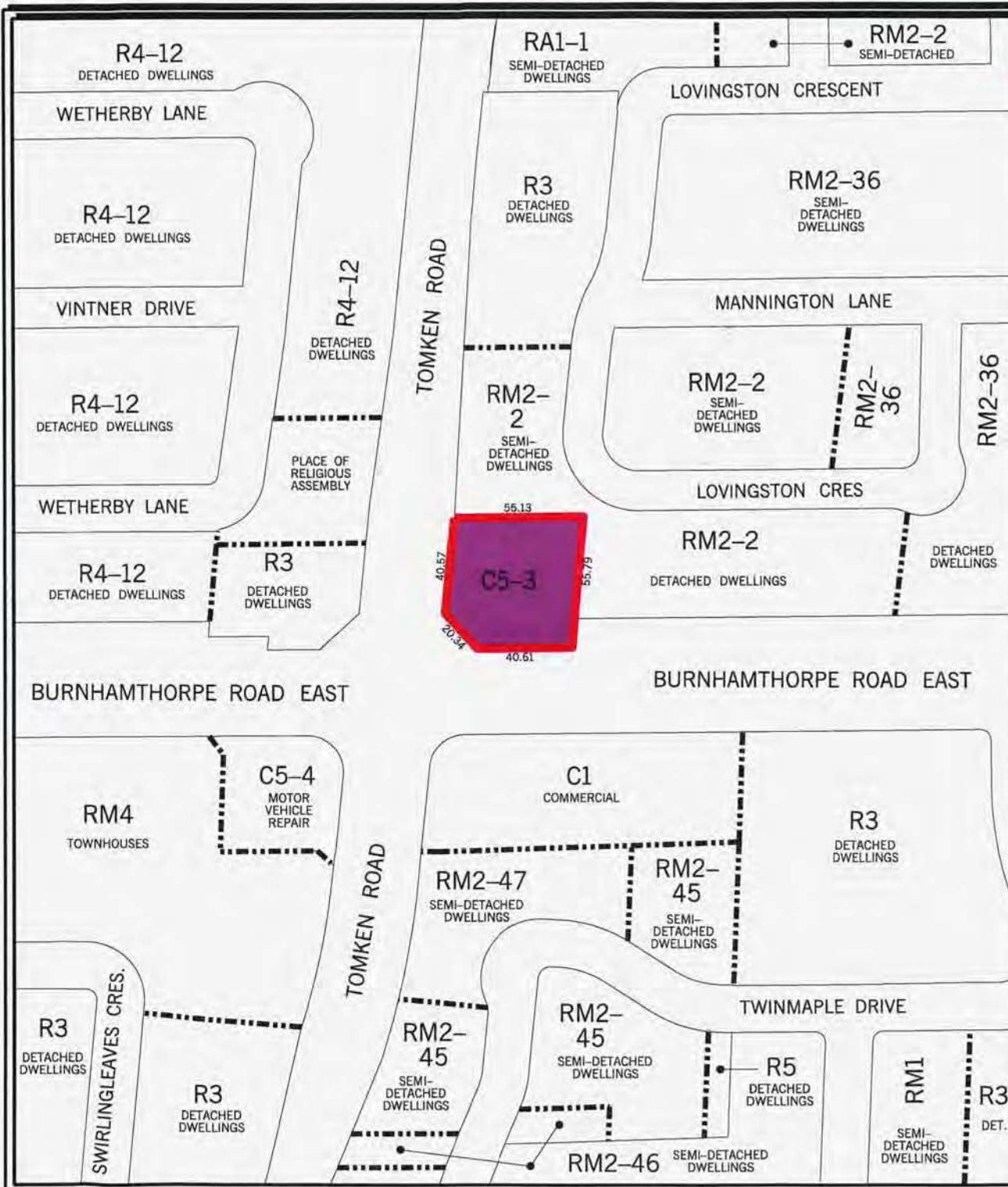
DATE:  
23-MAR-15

DRAWN BY:  
J. BERNARD

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

APPENDIX 1-3



# LEGEND:



PROPOSED OFFICIAL PLAN AMMENDMENT FROM "MOTOR VEHICLE COMMERCIAL" TO "MIXED USE - SPECIAL SITE" AND PROPOSED REZONING FROM "C5-3" (MOTOR VEHICLE COMMERCIAL - EXCEPTION) TO "C4 - EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT A 6 STOREY MIXED USE BUILDING WITH 56 RESIDENTIAL UNITS AND COMMERCIAL UNITS ON THE GROUND FLOOR.

## SUBJECT:

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED



FILE NO:  
OZ 14/001 W3

DWG. NO:  
14001R

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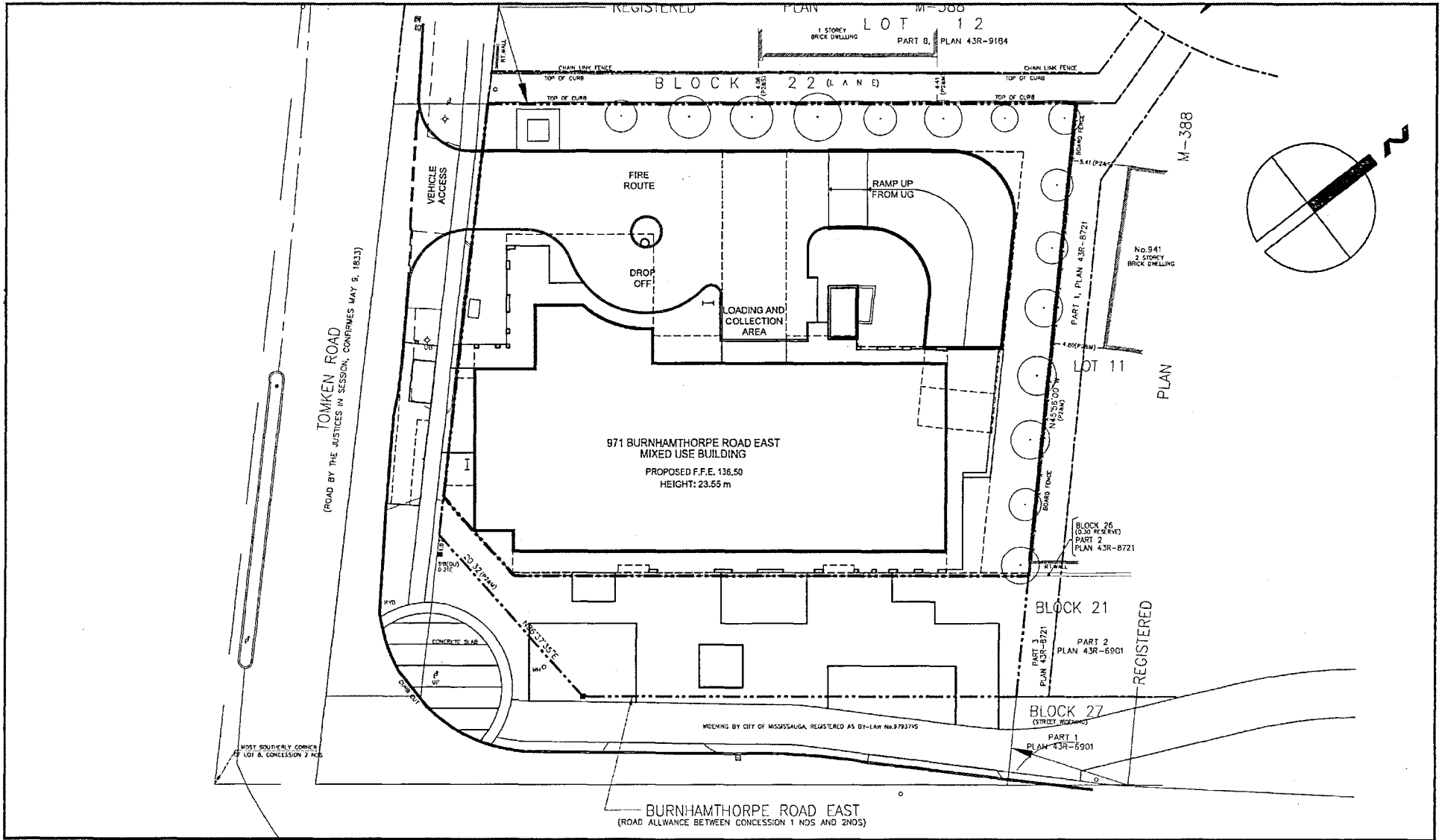
DATE:  
23-MAR-15

DRAWN BY:  
J. BERNARD

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

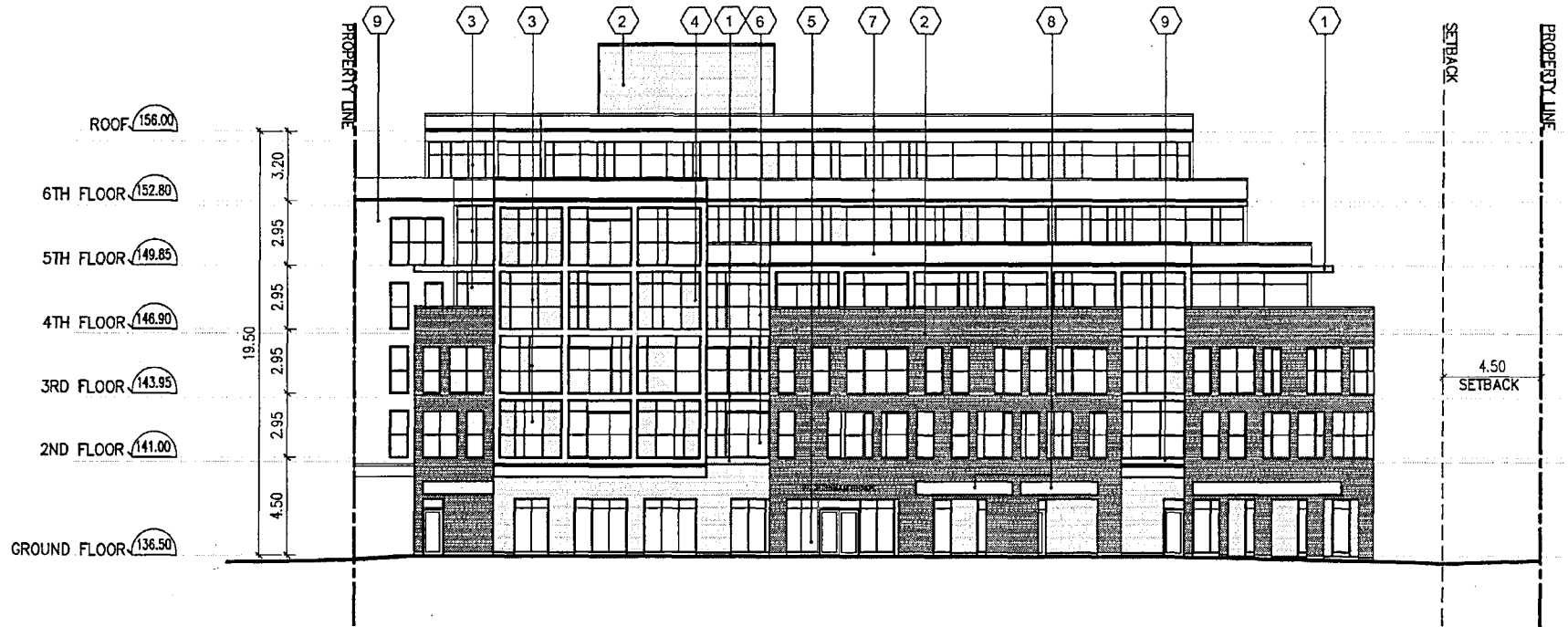
APPENDIX 1-4





# EXTERIOR MATERIALS LEGEND

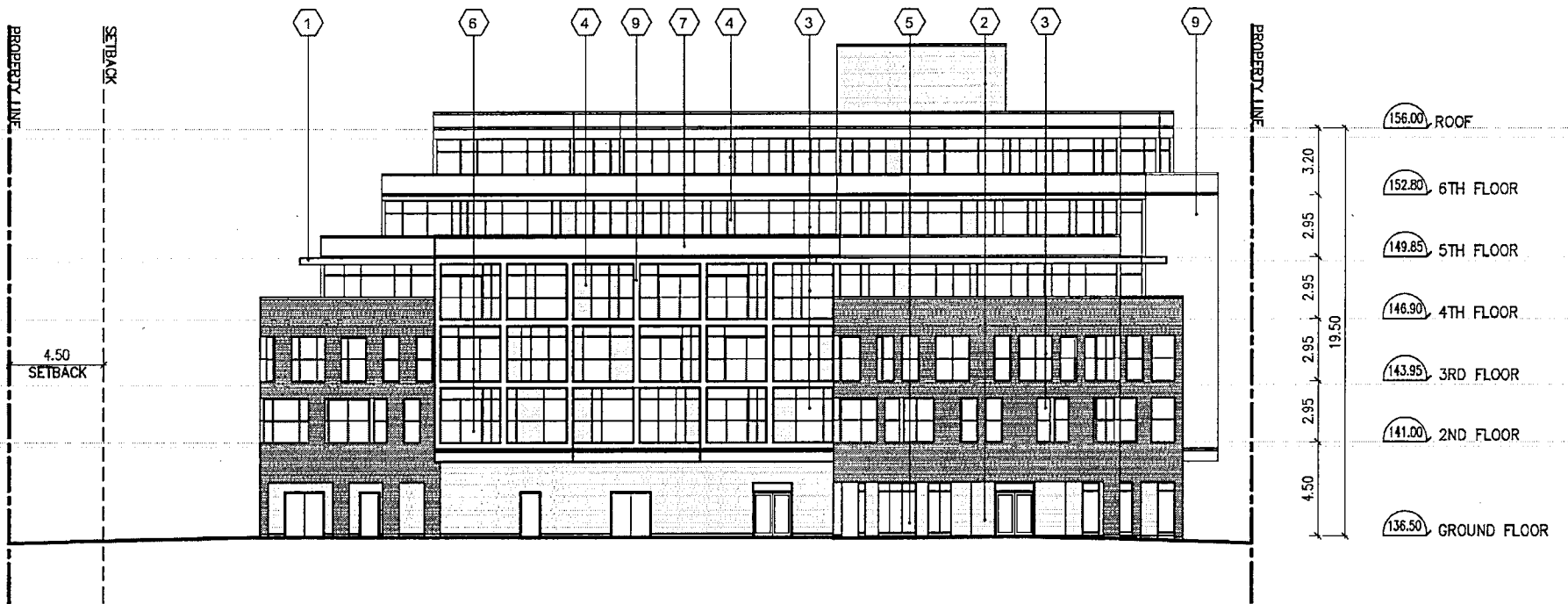
- |                           |                 |
|---------------------------|-----------------|
| ① ALUMINUM PANEL CLADDING | ⑥ GLASS RAILING |
| ② BRICK                   | ⑦ RAILING       |
| ③ CLEAR GLAZING           | ⑧ STORE SIGNAGE |
| ④ SPANDREL PANEL          | ⑨ FACE STONE    |
| ⑤ STORE FRONT WINDOWS     |                 |





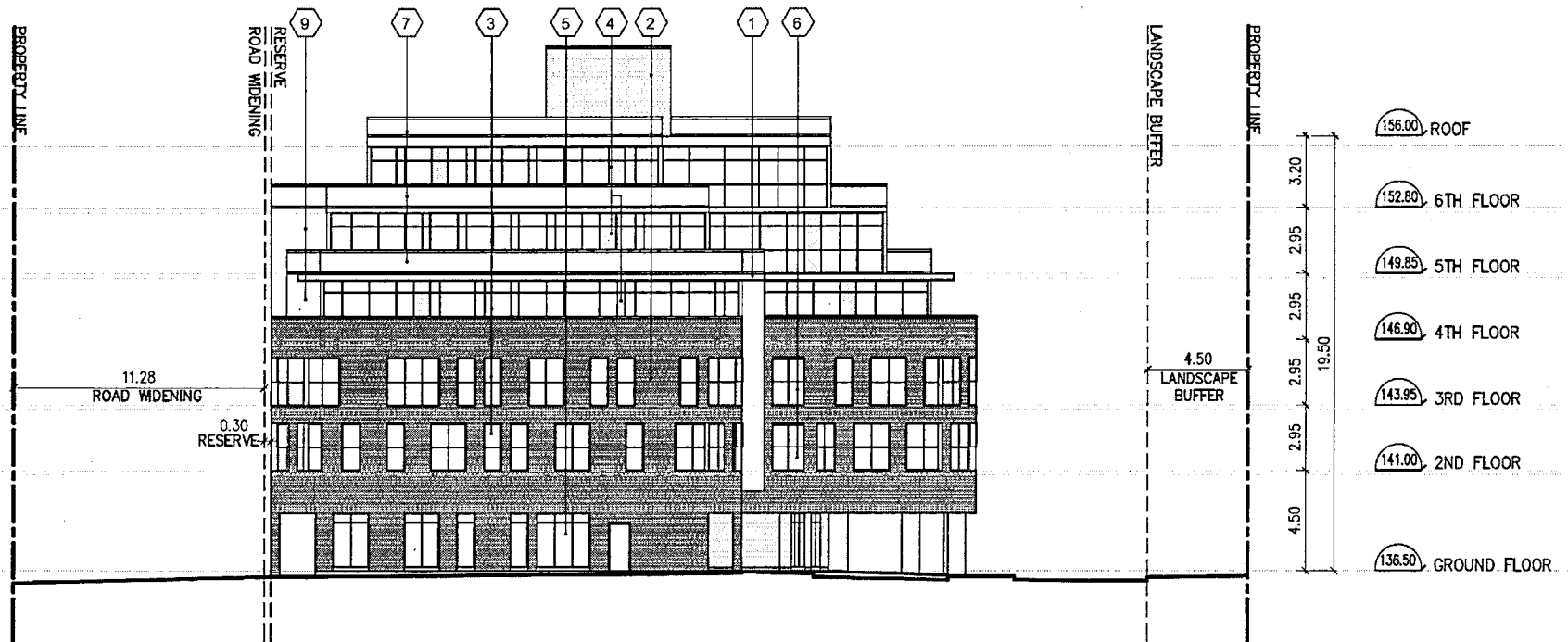
# EXTERIOR MATERIALS LEGEND

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| ② BRICK                   | ⑦ RAILING       |
| ③ CLEAR GLAZING           | ⑧ STORE SIGNAGE |
| ④ SPANDREL PANEL          | ⑨ FACE STONE    |
| ⑤ STORE FRONT WINDOWS     |                 |



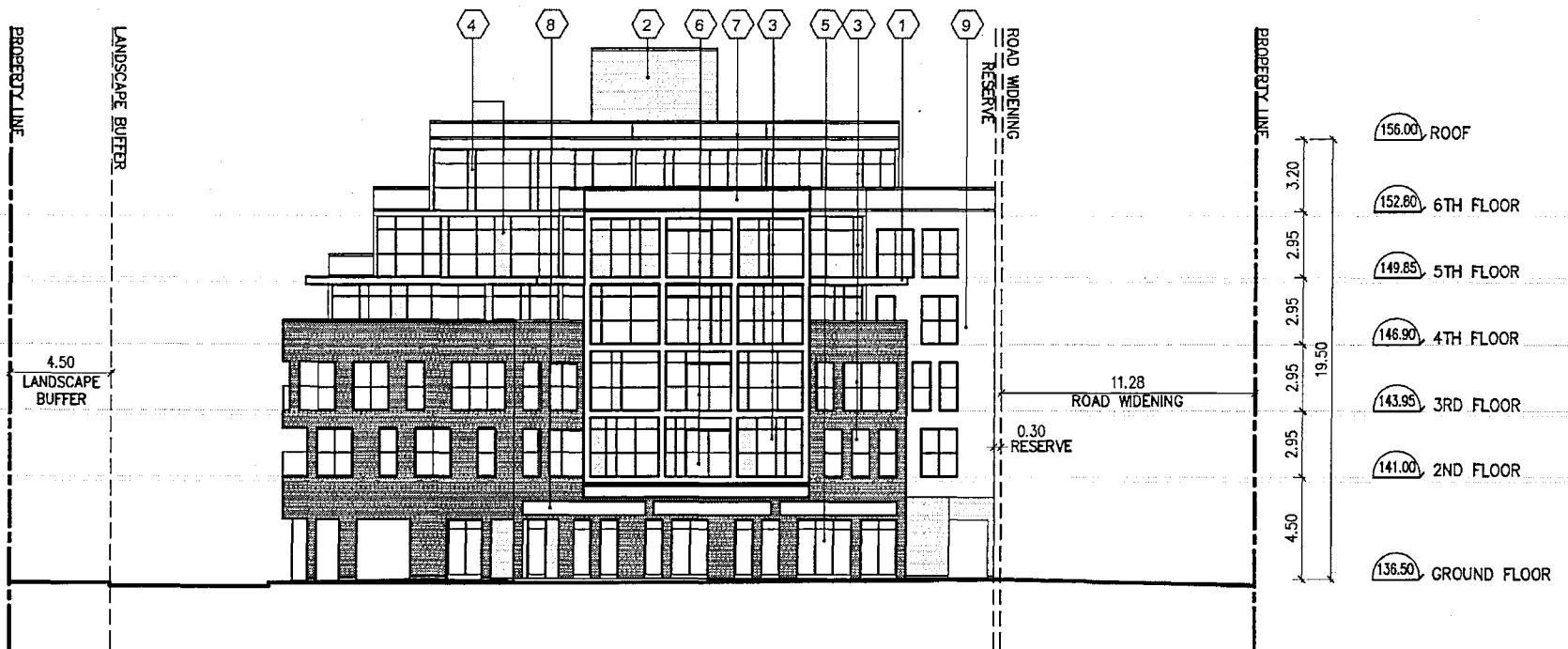
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|---------------------------|-----------------|
| ① ALUMINUM PANEL CLADDING | ⑥ GLASS RAILING |
| ② BRICK                   | ⑦ RAILING       |
| ③ CLEAR GLAZING           | ⑧ STORE SIGNAGE |
| ④ SPANDREL PANEL          | ⑨ FACE STONE    |
| ⑤ STORE FRONT WINDOWS     |                 |



# EXTERIOR MATERIALS LEGEND

- |                           |                 |
|---------------------------|-----------------|
| ① ALUMINUM PANEL CLADDING | ⑥ GLASS RAILING |
| ② BRICK                   | ⑦ RAILING       |
| ③ CLEAR GLAZING           | ⑧ STORE SIGNAGE |
| ④ SPANDREL PANEL          | ⑨ FACE STONE    |
| ⑤ STORE FRONT WINDOWS     |                 |





Reza Tahmesbi

File: OZ 14/001 W3

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (March 4, 2014)	<p>An existing 300 mm (11.8 in.) diameter water main is located on Tomken Road, a 250 mm (9.8 in.) diameter water main is located on Burnhamthorpe Road within an easement on the east side of the subject property and a 400 mm (15.7) diameter water main is located on Burnhamthorpe Road. There are also major transmission water mains on Tomken and Burnhamthorpe Roads to which connections will not be allowed.</p> <p>Prior to the Recommendation Report, the applicant must submit a satisfactory Functional Servicing Study and multi-use demand table to determine the adequacy of the existing services for the proposed development.</p> <p>Private Servicing Easements may be required. This will be determined once the site servicing proposal is reviewed.</p> <p>The proposed development will receive front-end garbage and recycling collection for residential waste, provided that the applicant satisfies Regional requirements. A private hauler will be required for business waste.</p>
Dufferin-Peel Catholic (May 1, 2014) District School Board and Peel District School Board (April 27, 2014)	<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>

Reza Tahmesbi

File: OZ 14/001 W3

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 30, 2014, Updated February 11, 2015)	This Department notes that future residents of the proposal will receive park service at Allison's Park (P-230), which is located approximately 700 m (2,296.6 ft.) from the site and contains a play site and a senior soccer field. Prior to by-law enactment cash contributions for street tree planting will be required. Furthermore, 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 the <i>Planning Act</i> and in accordance with City's Policies and By-laws.
City Community Services Department – Fire and Emergency Services Division (May 22, 2015)	Fire has reviewed the OPA/rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and available water supply are acceptable.
City Transportation and Works Department (February 10, 2015)	<p>This department confirmed receipt of Site and Engineering Plans, a Functional Servicing Report, Noise Report and a Traffic Impact Study submitted in support of the mixed use development proposal. Preliminary comments and conditions have been prepared and provided to the applicant requesting additional information and modifications to the functional site design.</p> <p>Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> <li>• traffic implications,</li> <li>• boulevard restoration, streetscape design and site access relocation,</li> <li>• grading and storm drainage implications,</li> <li>• compliance with City/MOECC acoustic guidelines,</li> <li>• environmental compliance and a complete record of site condition.</li> </ul> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Trillium Health Partners City of Mississauga Economic Development Department Bell Canada</p>

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File: OZ 14/001 W3

Agency / Comment Date	Comment
	Canada Post Greater Toronto Airport Authority
	The following City Departments and external agencies were circulated the applications but provided no comments: City of Mississauga Realty Services Department Rogers Cable Trans-Northern Pipelines Consiel Scolaire de District Catholique Centre-Sud Conseil Scolaire Viamonde

Reza Tahmesbi

File: OZ 14/001 W3

**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>																																								
<ul style="list-style-type: none"> <li>Student Yield:               <table> <tr> <td>7</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>3</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>3</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:               <p>Silverthorn P.S.</p> <table> <tr> <td>Enrolment:</td><td>246</td></tr> <tr> <td>Capacity:</td><td>337</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Tomken Road Middle P.S.</p> <table> <tr> <td>Enrolment:</td><td>882</td></tr> <tr> <td>Capacity:</td><td>961</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Applewood Heights S.S.</p> <table> <tr> <td>Enrolment:</td><td>929</td></tr> <tr> <td>Capacity:</td><td>961</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> </li> </ul>	7	Kindergarten to Grade 6	3	Grade 7 to Grade 8	3	Grade 9 to Grade 12	Enrolment:	246	Capacity:	337	Portables:	0	Enrolment:	882	Capacity:	961	Portables:	0	Enrolment:	929	Capacity:	961	Portables:	0	<ul style="list-style-type: none"> <li>Student Yield:               <table> <tr> <td>4</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>2</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:               <p>St. Basil</p> <table> <tr> <td>Enrolment:</td><td>266</td></tr> <tr> <td>Capacity:</td><td>256</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Philip Pocock</p> <table> <tr> <td>Enrolment:</td><td>1235</td></tr> <tr> <td>Capacity:</td><td>1257</td></tr> <tr> <td>Portables:</td><td>5</td></tr> </table> </li> </ul>	4	Junior Kindergarten to Grade 8	2	Grade 9 to Grade 12	Enrolment:	266	Capacity:	256	Portables:	0	Enrolment:	1235	Capacity:	1257	Portables:	5
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Portables:	5																																								



Reza Tahmesbi

File: OZ 14/001 W3

**Existing Official Plan Provisions**

**"Motor Vehicle Commercial"** which permits the following uses: gas bar, motor vehicle repair, motor vehicle service station and motor vehicle wash. Retail stores and take-out restaurants which may include a drive-through facility are permitted accessory to Motor Vehicle Commercial uses.

The lands are located within the Rathwood Neighbourhood Character Area. For lands within a Neighbourhood, a maximum building height of four storeys applies.

**Proposed Official Plan Amendment Provisions**

The lands are proposed to be designated **"Mixed Use – Special Site"**.

The Mixed Use designation permits residential and retail uses as well as the following other uses: commercial parking facility, conference center, recreation facility, financial institution, funeral establishment, motor vehicle rental, overnight accommodation, personal service establishment, post-secondary educational facility, restaurant, and secondary office.

Notwithstanding the provisions of the Mixed Use designation, the following additional policy is proposed to apply: a maximum building height of six storeys is permitted.

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File: OZ 14/001 W3

**Relevant Mississauga Official Plan Policies**

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 5 – Direct Growth</b>	Section 5.3.5 Section 5.4	<p>Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensifications within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Where higher density uses are proposed, they should be located along Corridors or in conjunction with existing apartment sites or commercial sites.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</p>
<b>Section 7 – Complete Communities</b>	Section 7.2	The provision of housing should maximize the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 9 – Build a Desirable Urban Form</b>	Section 9.0 Section 9.1 Section 9.3 Section 9.4 Section 9.5	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties.</p> <p>Development at intersections and on major streets should be of a highly attractive urban quality.</p> <p>Development on Corridors will be encouraged to not locate parking between the building and the street, to design buildings that frame the street, to support transit and active transportation modes and consolidate access points.</p>
	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 16 - Neighbourhoods</b>	Section 16.1	<p>A maximum building height of four storeys will apply to Neighbourhoods. Proposals for heights of more than four storeys will be considered where it can be demonstrated that the transition in heights respects the surrounding context, the proposal enhances the existing or planned development and the City Structure hierarchy is maintained.</p>

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File: OZ 14/001 W3

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 19 - Implementation</b>	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"> <li>• 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;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• 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.</li> </ul>

Reza Tahmesbi

File: OZ 14/001 W3

### Summary of Existing Zoning By-law Provisions

**"C5-3" (Motor Vehicle Commercial – Exception )**, which permits gas bars, service stations, car wash facilities and motor vehicle repair facilities.

### Proposed Zoning Standards

	<b>"C4 (Mainstreet Commercial)" Zoning By-law Standards</b>	<b>Proposed "C4-Exception" (Mainstreet Commercial) Zoning By-law Standards</b>
Permitted uses	Retail, service, entertainment, office and residential uses	A dwelling unit located above the first storey, apartment dwelling and retail stores only.
Maximum height – flat roof	12.5 m (41.0 ft.) and 3 storeys	19.5 m (64.0 ft.) and 6 storeys
Maximum number of apartment dwellings units	n/a	56
Combined maximum total gross floor area – apartment dwelling and gross floor area – non residential	n/a	5150 m <sup>2</sup> (55,436 sq. ft.)
Maximum total gross floor area – non residential	No maximum	430 m <sup>2</sup> (4,629 sq. ft.)
Maximum total gross floor area – apartment dwelling	No maximum	4720 m <sup>2</sup> (50,807 sq. ft.)
Combined minimum amenity area – indoor and outdoor	n/a	310 m <sup>2</sup> (3,337.0 sq. ft.)
Minimum number of bicycle parking spaces	n/a	45
Maximum projection of a balcony or terrace located above the first storey measured from the outermost face or faces of the building from which the balcony or terrace projects	n/a	2.5 m (8.2 sq. ft.)
Maximum height of a mechanical floor area may project above the 6 <sup>th</sup> storey	n/a	5 m (16.4 sq. ft.)

Reza Tahmesbi

File: OZ 14/001 W3

Exception Schedule	n/a	The permitted uses and applicable regulations shall be as specified for a C4 zone except that all site development plans shall comply with the exception schedule which will reflect the concept plan shown in Appendix I-5.
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## GENERAL CONTEXT MAP APPENDIX I-11

OZ 14/001 W3





# Corporate Report

Clerk's Files

Originator's

Files OZ 13/005 W8

**DATE:** March 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 23, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** Applications to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys  
2550 and 2560 Eglinton Avenue West  
Owner: Daniels HR Corporation

Public Meeting/Information Report

Ward 8

**RECOMMENDATION:** That the Report dated March 3, 2015, from the Commissioner of Planning and Building regarding the applications by Daniels HR Corporation to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys under File OZ 13/005 W8, at 2550 and 2560 Eglinton Avenue West, be received for information.

## REPORT HIGHLIGHTS:

- This report has been prepared for the public meeting of March 23, 2015 to hear from the community;
- The project does not conform to the Residential High Density land use designation and requires a rezoning to accommodate the proposed commercial uses and townhouse component of the project and to allow an increase in the permitted floor space index (FSI);
- Community concerns include the overall height and massing of the project, the amount of density proposed and increased traffic in the area;



- Prior to the next report, staff must evaluate a number of the project's features including whether it is compatible with the character of the area, provides adequate building transition to the surrounding homes and meets all the City's technical requirements.

**BACKGROUND:**

The applications have been circulated for comments and a community meeting has been held. A second community meeting was scheduled on March 2, 2015. 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:	175 m (574 ft.) – Eglinton Avenue West 137 m (449 ft.) – Erin Mills Parkway 31 m (102 ft.) – Bay Villa Avenue
Gross Lot Area:	2.5 ha (6.18 ac.)
Existing Uses:	Vacant land and two (2) apartment buildings under construction

The site comprises the east half of the block between Metcalfe Avenue and Erin Mills Parkway on the south side of Eglinton Avenue West (see Appendix I-2). In late 2014, construction began on two 25 storey apartment buildings on the westerly half of the site. These buildings are being processed under a separate Site Plan application. These buildings conform to the Official Plan and Zoning By-law.

The property is located in a node containing a mixture of commercial, institutional, office and residential uses.

The surrounding land uses are described as follows:

North: Erin Mills Town Centre  
 East: Credit Valley Hospital and medical offices  
 South: Townhouses  
 West: Vacant land designated and zoned for apartments

## DETAILS OF THE PROJECT

The proposal is for a 17 storey apartment building comprising a maximum of 6 500 m<sup>2</sup> (69,968 sq. ft.) of office, medical office and retail commercial uses located on the first 3 storeys of the building with the upper floors containing 348 condominium apartment units.

A total of 22 townhouses are also proposed internal to the site with a large outdoor amenity area that is intended to service the proposed apartment building, townhouses and the two 25-storey apartment buildings currently under construction.

Parking for all the uses is proposed to be underground with no surface parking being provided. Access to the site is to be provided by a signalized intersection on Eglinton Avenue West across from the Erin Mills Town Centre entrance beside Panera Bread restaurant; and by a right-out/right and left-in access point on Erin Mills Parkway at the southern end of the site (see Appendix I-5).

<b>Development Proposal</b>	
Applications Submitted	Received: April 2, 2014 Deemed complete: July 29, 2014 Revised: November 10, 2014
Developer/Owner/Applicant	Daniels HR Corporation
Number of units	348 apartment units – proposed apartment building 22 townhouse units 606 units – two 25 storey apartment buildings under construction
Height	17 storeys – apartments 3 storeys – townhouses
Lot Coverage	31%
Floor Space Index	3.25
Landscaped Area	53%
Density	395 units/ha 160 units/acre

<b>Development Proposal</b>		
Gross Floor Area	Phase 1 Residential – 45 700 m <sup>2</sup> (491,926 sq. ft.) Phase 2 Residential – 28 810 m <sup>2</sup> (310,118 sq. ft.) Non-Residential – 6 497 m <sup>2</sup> (69,935 sq. ft.) Phase 2 Total – 35 307 m <sup>2</sup> (380,053 sq. ft.)	
Anticipated Population	938 *Average household sizes for all units (by type) for the year 2011 based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking	Required	Proposed
Phase 1 (two 25-storey buildings)	689 *as per minor variance 'A' 351-352/13	689
Phase 2 - Residential	1 space per bachelor unit 1.25 spaces per one-bedroom unit 1.40 spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit	1.05 spaces for all unit types
Office	3.2 spaces per 100 m <sup>2</sup> (1,076 sq. ft.)	4.5 spaces per 100 m <sup>2</sup>
Medical Office	6.5 spaces per 100 m <sup>2</sup> (1,076 sq. ft.)	(1,076 sq. ft.) for all
Retail	5.4 spaces per 100 m <sup>2</sup> (1,076 sq. ft.) *blended rate can be used as per Section 3.1.2.3 of Zoning By-law	uses including visitor
Total	Dependent on unit and office/commercial mix	1,378

Development Proposal	
Green Initiatives	<ul style="list-style-type: none"> <li>• gardening plots and urban agriculture</li> <li>• underground bicycle storage</li> <li>• construction of multi-use trail</li> <li>• applicant is exploring storm water retention initiatives</li> <li>• applicant is exploring green roofs</li> </ul>

Additional information is provided in Appendices I-1 to I-11.

## LAND USE CONTROLS

The lands are located in the Central Erin Mills Major Node and are designated **Residential High Density** in the Mississauga Official Plan. The developer has requested to redesignate the lands to **Residential High Density - Special Site**.

A rezoning is proposed from **RA5-34 (Apartment Dwellings)** to **RA5 – Exception (Apartment Dwellings)**.

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

## Bonus Zoning

Section 37 of the *Planning Act* and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back to the Planning and Development Committee on the provision of community benefits as a condition of approval.

## WHAT DID THE COMMUNITY SAY?

A community meeting was held by the former Ward 8 Councillor, Katie Mahoney, on September 18, 2013 during which the applicant's original proposal for a 42-storey, 370 unit condominium apartment building with ancillary commercial and

office uses and 28 condominium townhouse units was presented. A second community meeting was scheduled on March 2, 2015 by the Ward 8 Councillor, Matt Mahoney, to allow the applicant to present the revised proposal. Meetings have also taken place with a group of area residents concerned with the traffic impact along Metcalfe Avenue.

Issues raised by the community are summarized below. They will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.

- The proposed height, scale and density of the development does not fit in with the character of the area;
- The traffic along Metcalfe Avenue will significantly increase as people will use it as a cut through to Erin Mills Parkway;
- The City should consider closing Metcalfe Avenue just north of Bay Villa Avenue;
- The traffic in the area is already problematic and the proposed development will significantly worsen it.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7 and school information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, uses, landscaping, building configuration and technical requirements?
- Are the access points adequate and safe for the existing traffic patterns and the projected additional traffic?
- Is the additional traffic generated acceptable given the existing traffic conditions?
- Has an appropriate building transition been provided between the existing surrounding homes to the south and the proposal?

- Is the proposed streetscape design along Eglinton Avenue West and Erin Mills Parkway satisfactory?
- Are the proposed design details and zoning standards appropriate, including the requested reduction in parking rates?
- Have all other technical requirements and studies related to the project been found to be acceptable?

### **OTHER INFORMATION**

A number of studies and reports have been submitted by Daniels HR Corporation in support of the applications. The list is below and the studies are available for review.

- Context Plan, Concept Plan, Survey
- Elevations, Floor/Parking/Roof Plans
- Composite Utility Plan
- Planning Justification Report
- Parking Justification Study
- Pedestrian Wind Assessment
- Functional Servicing Report
- Traffic Impact Study
- Acoustical Feasibility Study
- Sun/Shadow Study
- Green Features List
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

### **Development Requirements**

There are certain other engineering matters including storm drainage, noise reduction, sidewalks and utilities which will require the applicant to enter into appropriate agreements with the City.

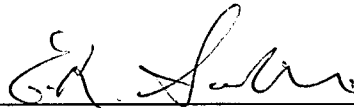
**FINANCIAL IMPACT:** Development charges will be payable as required by the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

**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 all issues are resolved.

**ATTACHMENTS:**

Appendix I-1: History  
Appendix I-2: Aerial Photograph  
Appendix I-3: Excerpt of Mississauga Official Plan  
Appendix I-4: Existing Land Use and Proposed Zoning Map  
Appendix I-5: Concept Plan  
Appendix I-6: Elevations  
Appendix I-7: Agency Comments  
Appendix I-8: School Accommodation  
Appendix I-9: Relevant Mississauga Official Plan policies  
Appendix I-10: Proposed Zoning Standards  
Appendix I-11: General Context Map



Edward R. Sajecki  
Commissioner of Planning and Building

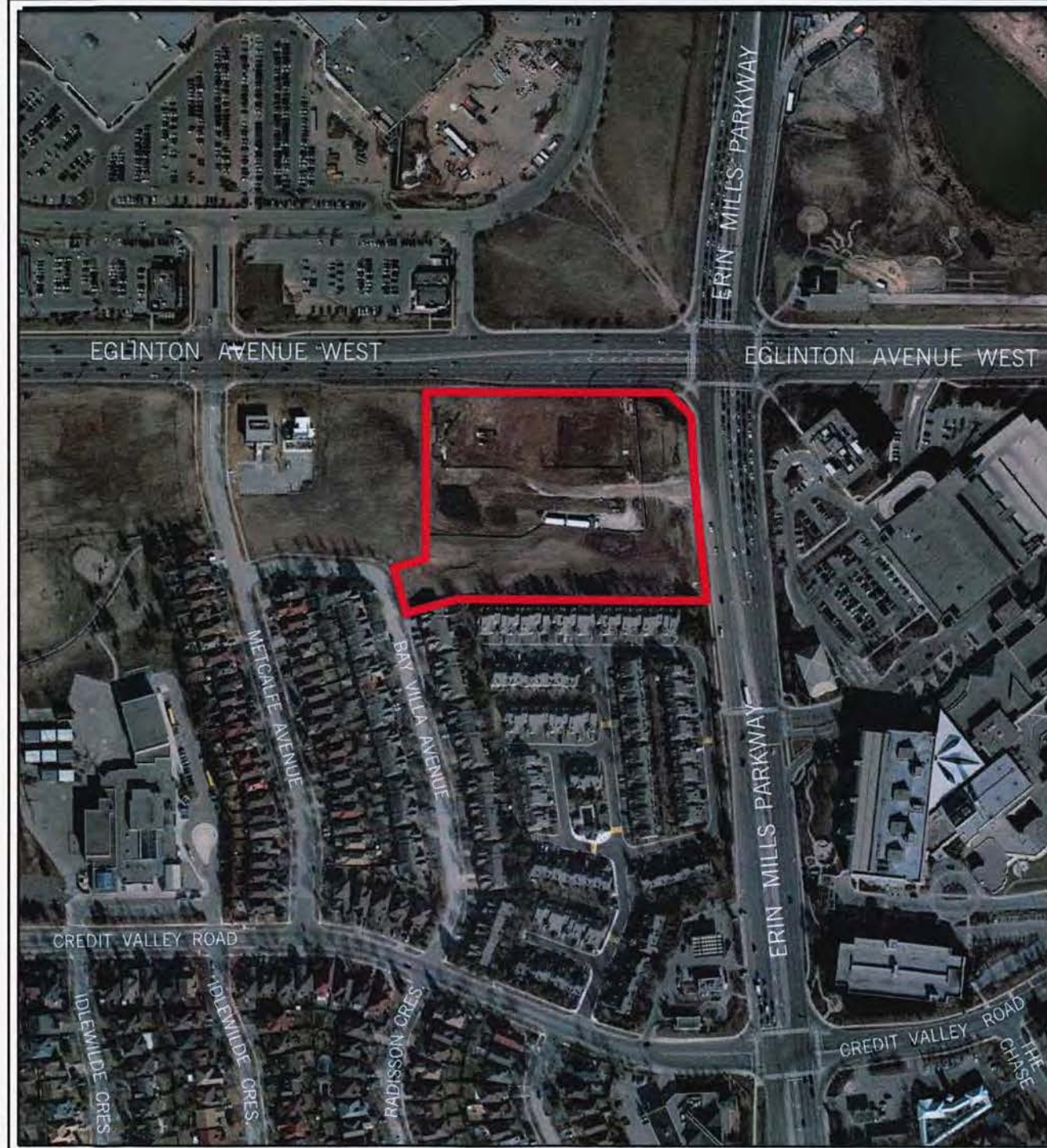
*Prepared By: David Breveglieri, Development Planner*



**Daniels HR Corporation****File: OZ 13/005 W8****Site History**

- July 13, 1987 – Official Plan Amendment and Rezoning is approved to permit the development of residential apartment buildings to a maximum height of 25 storeys under file OZ 86/088 W8;
- August, 2008 – Committee of Adjustment approved a severance of the single lot of land on the south side of Eglinton Avenue West between Metcalfe Avenue and Erin Mills Parkway under file 'B' 041/08 W8. The severance created two lots within the block;
- September 19, 2013 – Committee of Adjustment approved a severance under file 'B' 057/13 W8 to create a new lot fronting onto Eglinton Avenue West to accommodate a 25 storey building with ownership separate from the balance of the lands;
- September 19, 2013 – Committee of Adjustment approved minor variances under file 'A' 150-153/13 W8 to permit a residential parking rate of 1.1 spaces per unit, a visitor parking space rate of 0.15 spaces per unit, to allow the interconnected parking area underground;
- April 17, 2014 – Committee of Adjustment approved minor variances under file 'A' 128/14 W8 to permit a contiguous amenity area of 29%, an underground parking structure with a setback of 0.75 m (2.46 ft.) to the interior, exterior and rear lot line, and balcony projections of 1.7 m (5.5 ft.).





**LEGEND:**

**SUBJECT LANDS**

NOTE: DATE OF AERIAL PHOTO SPRING 2014



**SUBJECT: DANIELS HR CORPORATION**

	FILE NO: OZ 13005 W8	<b>APPENDIX 1-2</b>
	DWG. NO: 13005A	
	SCALE: 1:4000	
	PDC DATE: 2015 03 23	
DRAWN BY: B. KRUGER		
<b>MISSISSAUGA</b>		Produced by T&W, Geomatics





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

## LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

## LAND USE LEGEND

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

## CITY STRUCTURE

### Elements

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

**SUBJECT LANDS**



**SUBJECT: DANIELS HR CORPORATION**

	FILE NO: OZ 13005 W8	<b>APPENDIX 1-3</b>
	DWG. NO: 13005R	
	SCALE: 1:4000	
	PDC DATE: 2015 03 23	
DRAWN BY: B. KRUGER		

**MISSISSAUGA** Produced by  
T&W, Geomatics



**LEGEND:**



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY' TO 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE' AND PROPOSED ZONING FROM 'RA5-34' (APARTMENT DWELLINGS) TO 'RA5-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 17 STOREY, 348 UNIT CONDOMINIUM APARTMENT BUILDING WITH OFFICE, MEDICAL OFFICE AND COMMERCIAL USES IN THE FIRST THREE STORIES AND 22 TOWNHOUSES.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.  
THIS IS NOT A PLAN OF SURVEY.



**SUBJECT: DANIELS HR CORPORATION**



FILE NO:  
OZ 13005 W8  
DWG. NO:  
13005R  
SCALE:  
1:4000  
PDC DATE:  
2015 03 23  
DRAWN BY:  
B. KRUGER

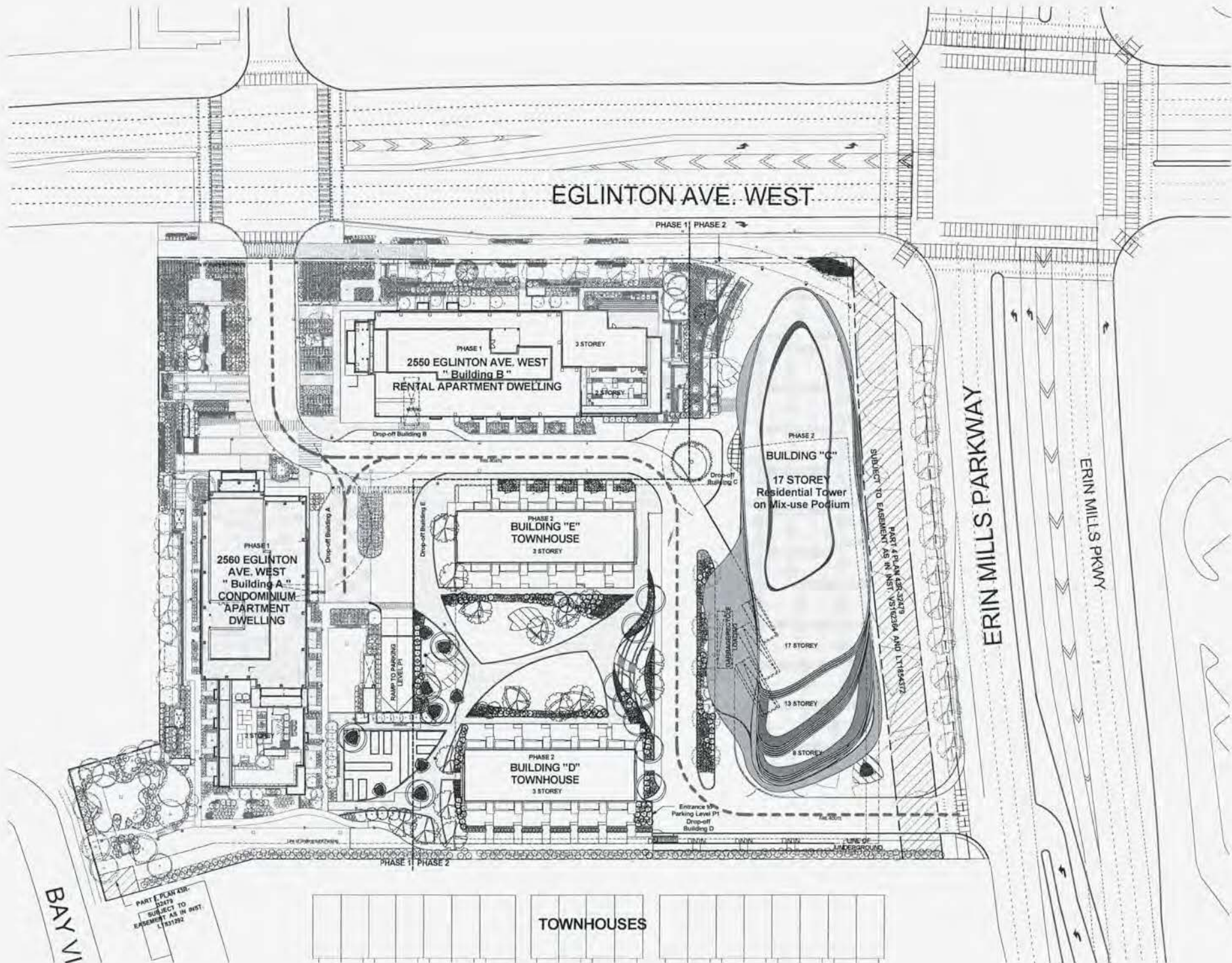
APPENDIX I-4



**MISSISSAUGA**

Produced by  
T&W, Geomatics

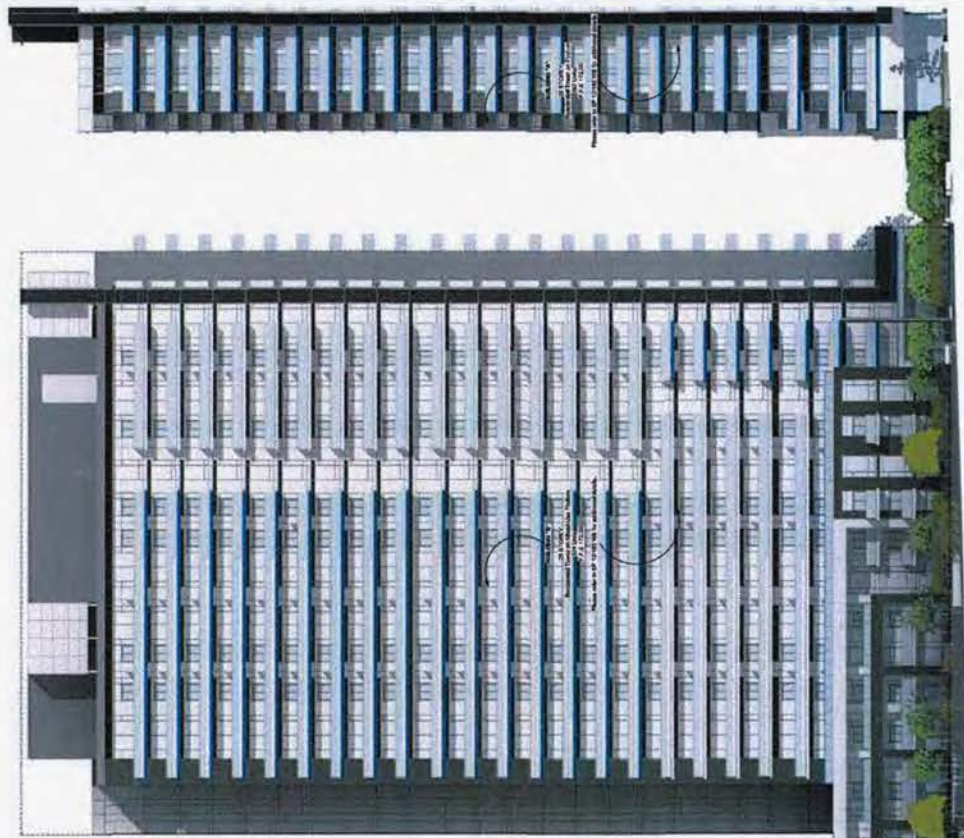






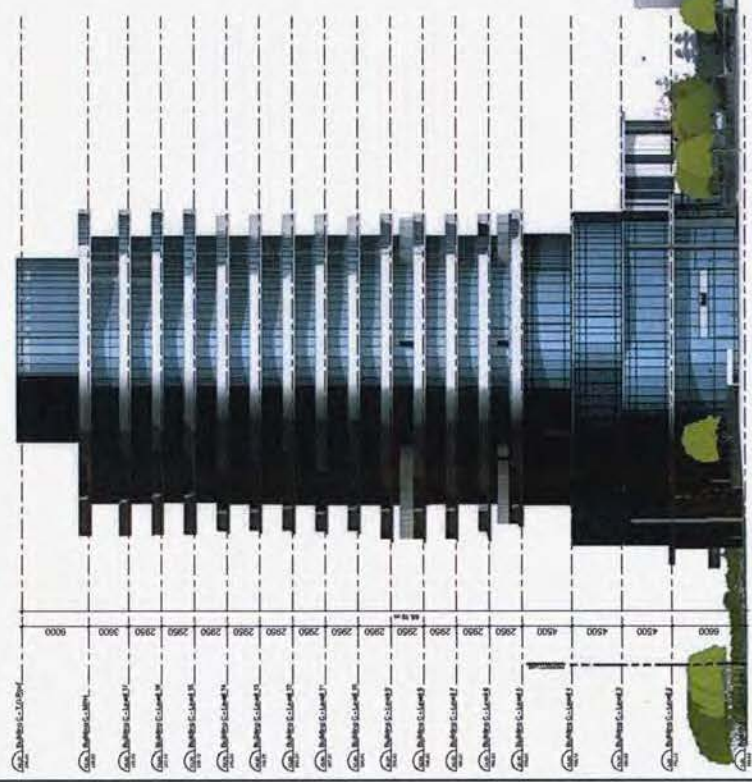






Architectural rendering of the North Elevation of a building.

**NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



Architectural rendering of the North Elevation of a building.

**NORTH ELEVATION**  
Scale: 1/4" = 1'-0"





Daniels HR Corporation

File: OZ 13/005 W8

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (January 26, 2015)	<p>The Region will support in principle a left-in, right-in/right-out access to Erin Mills Parkway at the southerly limits of the subject property. The access shall be equipped with a northbound left turn lane with 30 m (98.4 ft.) of storage and 40 m (131.2 ft.) of taper, as well as a southbound right-turn lane with 30 m (98.4 ft.) of storage and 20 m (65.6 ft.) of reverse taper at the existing bus bay. To facilitate these requirements, the applicant shall also reconstruct the southbound left turn lane at the signalized access on Erin Mills Parkway to Credit Valley Hospital to maintain 40 m (131.2 ft.) of taper and reduce the storage length to 30 m (98.4 ft.). Requirements for accommodation of the existing northbound dual left turn lanes at the intersection of Erin Mills Parkway and Eglinton Avenue West will be dealt with at the transportation impact assessment stage. All costs associated with the road and access works is to be paid 100% by the applicant.</p> <p>A Development Agreement or Access Agreement registered on title on the property will be required reflecting the aforementioned and any future access requirements and restrictions in order to ensure the capacity and safety of Erin Mills Parkway can be monitored and maintained at all times by the Region.</p>
Dufferin-Peel Catholic District School Board (November 27, 2014 )	<p>The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by the City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p>



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Agency / Comment Date	Comment
	<p>If approved, the Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
<p>Peel District School Board (December 2, 2014)</p>	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p> <p>In addition, if approved, the Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (February 12, 2015)</p>	<p>Prior to issuance of building permits, cash-in-lieu for park or other public recreational purposes is required by the <i>Planning Act</i> and the City's Policies and By-laws for every residential unit constructed after the initial 849 units as per the Amending Agreement of the Parkland Conveyance Agreement between the City of Mississauga and the Erin Mills Development Corporation.</p> <p>The applicant shall submit a cash contribution for street tree planting on Erin Mills Parkway and Eglinton Avenue West.</p>

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Agency / Comment Date	Comment
City Community Services Department – Fire and Emergency Services Division (December 1, 2014)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (Feb 13, 2015)	<p>T&amp;W confirmed receipt of Concept Plan, Proposed Master Plan, Functional Servicing Report Addendum, Site Servicing Plan, Composite Utility Plan, Acoustical Feasibility Study and Traffic Impact Study Addendum. Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration include:</p> <ul style="list-style-type: none"> <li>• Traffic implications,</li> <li>• Boulevard/streetscape design,</li> <li>• Stormwater servicing design,</li> <li>• Phasing details, and</li> <li>• Compliance with City/Ministry of the Environment and Climate Change (MOECC) acoustic guidelines.</li> </ul> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Enersource Hydro Mississauga Inc. (December 9, 2014)	The existing underground high voltage cables servicing Credit Valley Hospital are in conflict with the proposing turning lane into the subject development. Prior to any approval of the applications, the applicant must contact Enersource to resolve the conflict. A buying easement will also be required.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- Development Services, Planning and Building Department</li> <li>- Canada Post</li> <li>- Bell Canada</li> <li>- Enbridge Gas Distribution Inc.</li> <li>- Greater Toronto Airport Authority</li> <li>- Rogers Cable</li> </ul>

**Daniels HR Corporation****File: OZ 13/005 W8**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- Culture Division, Community Services Department</li><li>- Realty Services, Corporate Services Department</li><li>- Conseil Scolaire de Distrique Centre-Sud</li><li>- Conseil Scolaire Viamonde</li><li>- Trillium Health Partners</li></ul>

Daniels HR Corporation

File: OZ 13/005 W8

**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>																																								
<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>61</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>27</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>59</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:           <p>Credit Valley Public School</p> <table> <tr> <td>Enrolment:</td><td>687</td></tr> <tr> <td>Capacity:</td><td>655</td></tr> <tr> <td>Portables:</td><td>4</td></tr> </table> <p>Thomas Street Middle School</p> <table> <tr> <td>Enrolment:</td><td>785</td></tr> <tr> <td>Capacity:</td><td>755</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>John Fraser Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,366</td></tr> <tr> <td>Capacity:</td><td>1,236</td></tr> <tr> <td>Portables:</td><td>3</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> </li> </ul>	61	Kindergarten to Grade 5	27	Grade 6 to Grade 8	59	Grade 9 to Grade 12	Enrolment:	687	Capacity:	655	Portables:	4	Enrolment:	785	Capacity:	755	Portables:	3	Enrolment:	1,366	Capacity:	1,236	Portables:	3	<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>8</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>6</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:           <p>St. Rose of Lima Elementary School</p> <table> <tr> <td>Enrolment:</td><td>405</td></tr> <tr> <td>Capacity:</td><td>248</td></tr> <tr> <td>Portables:</td><td>4</td></tr> </table> <p>St. Aloysius Gonzaga Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,798</td></tr> <tr> <td>Capacity:</td><td>1,656</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> </li> </ul>	8	Junior Kindergarten to Grade 8	6	Grade 9 to Grade 12	Enrolment:	405	Capacity:	248	Portables:	4	Enrolment:	1,798	Capacity:	1,656	Portables:	0
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**Daniels HR Corporation****File: OZ 13/005 W8****Existing Official Plan Provisions**

**"Residential High Density"** which permits the following uses: apartment buildings with a maximum height of 25 storeys and a Floor Space Index (FSI) range of 1 – 2.5 within the Central Erin Mills Major Node Character Area.

**Proposed Official Plan Amendment Provisions**

The applicant is proposing to retain the **"Residential High Density"** designation while adding the following new Special Site policies for the site:

- a) a maximum of 6 500 m<sup>2</sup> (69,968 sq. ft.) of non-residential GFA shall be permitted
- b) townhouses shall be permitted
- c) a maximum FSI of 3.25

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**Relevant Mississauga Official Plan Policies**

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 5 – Direct Growth</b>	Section 5.3.2 Section 5.4 Section 5.5	<p>Major Nodes will be planned as prominent centres of mixed use activity with a variety of employment opportunities and will provide a variety of higher density housing for people throughout the different phases of their lifecycle and for a variety of income groups. Major Nodes will develop as city and regional centres and be a primary location for mixed use development. The Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare. Development in Major Nodes will be in a form and density that achieves a high quality urban environment. Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area. Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.</p> <p>A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas. Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged. Intensification Areas will be planned to maximize the use of existing and planned infrastructure.</p>
<b>Section 7 – Complete Communities</b>	Section 7.2 Section 7.2.1 Section 7.2.2	<p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>

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Section 9 – Building a Desirable Urban Form	Section 9.1.2 Section 9.1.5 Section 9.2.1	<p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required. Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas. Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.</p> <p>Development will utilize streetscape design to provide visual connections to open space, providing enhanced sidewalk and trail connections near open spaces.</p>
Section 13 – Major Nodes	Section 13.1.1	Proponents of development applications within a Major Node may be required to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio.
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"> <li>• 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;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• 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.</li> </ul>

Daniels HR Corporation

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**Summary of Existing Zoning By-law Provisions**

**"RA5-34" (Apartment Dwellings)**, which permits apartment buildings with a maximum height of 25 storeys, an FSI range of 1- 2.5, minimum number of dwelling units per hectare of 114 and a maximum number of dwelling units per hectare of 247.

**Summary of Proposed Zoning By-law Provisions**

<b>Zone Standards</b>	<b>Required "RA5-34" Zoning By-law Standards</b>	<b>Proposed "RA5- Exception" Zoning By-law Standards</b>
Use	Apartment dwelling Long-term care dwelling Retirement dwelling	Apartment dwelling Townhouse dwelling Commercial, Office, and Medical Office uses
Maximum Floor Space Index	2.5	3.25
Maximum gross floor area – non-residential	n/a	6 500 m <sup>2</sup> (69,965 sq. ft.)
Maximum number of dwelling units per hectare	247	395
Minimum number of resident parking spaces	1 per bachelor unit 1.25 per one-bedroom unit 1.40 per two-bedroom unit 1.75 resident per three-bedroom unit 0.20 visitor spaces per unit	1.05 per all units
Minimum number of non-residential parking spaces.	3.2 spaces per 100 m <sup>2</sup> (1,076 sq. ft.) office 6.5 spaces per 100 m <sup>2</sup> (1,076 sq. ft.) medical office 5.4 spaces per 100 m <sup>2</sup> (1,076 sq. ft.) retail  *blended rate can be used as per Section 3.1.2.3 of Zoning By-law	4.5 spaces per 100 m <sup>2</sup> (1,076 sq. ft.) blended rate for all uses including visitor parking



## GENERAL CONTEXT MAP

OZ 13/005 W8

APPENDIX I-II





# Corporate Report

Clerk's Files

Originator's  
Files CD.07-POR W1

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**DATE:** March 3, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 23, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **City Initiated Rezoning - Temporary Use By-law**  
**To permit uses outside a building on private property in the**  
**Port Credit Cultural Node - Lakeshore Road frontage,**  
**generally between John Street North and South and**  
**Seneca Avenue**  
**Applicant: City of Mississauga**  
**Bill 51**

**Public Meeting/Information Report****Ward 1**

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**RECOMMENDATION:** That the Report dated March 3, 2015, from the Commissioner of Planning and Building regarding the City initiated proposal to amend the existing zoning for properties with frontage on Lakeshore Road in the Port Credit Cultural Node, on a temporary basis, to permit outdoor patios accessory to take-out restaurants, restaurants, bakeries and the existing billiard hall, as well as art installations, street furniture, retail sales, be received for information, and notwithstanding planning protocol, that a Recommendation Report be brought directly to a future Council meeting.

**BACKGROUND:** The Port Credit Cultural Node (Cultural Node) was created in 2009 as a pilot project "to test the use of planning tools, incentives, support and partnerships to support cultural resources and activities

in a specific community", as recommended in the Cultural Master Plan.

In April 2012, the Committee of Adjustment approved a City initiated minor variance application to permit, for a five year period: art installations; street furniture; retail sales and outdoor patios accessory to take-out restaurants; restaurants; bakeries and the existing billiard hall on the municipal right-of-way in the Port Credit Business Improvement Area (BIA). Owners must also receive an encroachment agreement from the City for using the City sidewalk.

Ward 1 Councillor Jim Tovey, at the September 3, 2014 General Committee meeting, requested that staff review if businesses could operate between the front of their building and the municipal right-of-way (the City owned portion of the sidewalk).

**COMMENTS:**

The BIA and Cultural Node in Port Credit have the same boundaries (see Appendix I-1). Along Lakeshore Road within the node, there are properties where the front of a building and the property line are flush, and others where there is a "gap". These gaps range from a few centimetres to a few metres in depth. In some of these instances, the City sidewalk is partially located on private property. The uses permitted by the Committee of Adjustment on the City owned portion of the sidewalk are not allowed within the gap as it is private property. Commercial uses must be located within a building, and outdoor patios are not permitted as-of-right.

A majority of the lands are zoned "C4" and "C4-Exception" (Mainstreet Commercial) which permit a variety of commercial uses, motor vehicle commercial uses and apartment dwellings. This zone permits a 0.0 m lot line setback for a building from the property line.

Allowing the same permitted uses on private property to those on the sidewalk would allow property owners to have outdoor uses contiguous to their building. The minor variance for uses on City owned lands was granted in 2012 for a five year period, therefore

staff propose that the permission for uses on private property be permitted through a three year Temporary Use By-law. This will allow the City to monitor the success of the project and to ensure that should any conflicts arise they can be addressed.

The zoning categories that are proposed to be amended are attached as Appendix I-2.

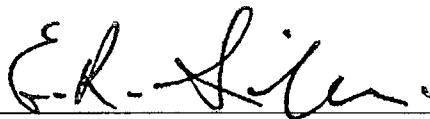
### COMMUNITY ISSUES

No community meetings were held for this project, however community consultation, particularly with the BIA, was held during the original Cultural Node work in 2012, and public notification was provided for the Minor Variance application.

**FINANCIAL IMPACT:** There is no financial impact.

**CONCLUSION:** The proposed City initiated amendments to the existing zoning to temporarily allow outdoor patios and commercial uses outside of a building is consistent with the previously approved minor variance. Once the public meeting has been held and any comments addressed, an implementing Temporary Use By-law can be brought to a future Council meeting for consideration and approval.

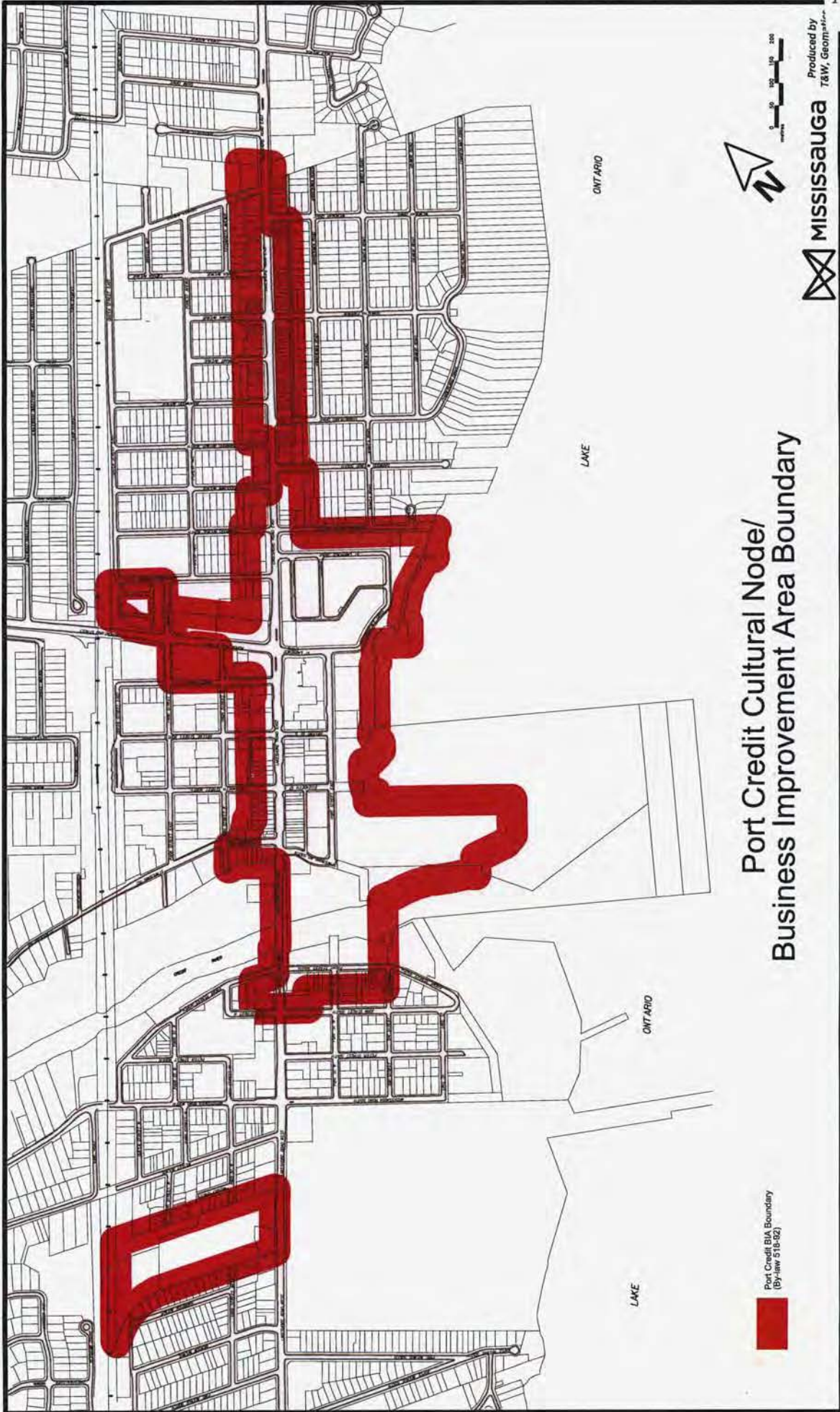
**ATTACHMENTS:** Appendix I-1: Port Credit Cultural Node Map  
Appendix I-2: Recommended Zoning Changes in the Port Credit Cultural Node



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Lisa Christie, Zoning By-law Planner*





City of Mississauga

File: CD.07-POR W1

**Recommended Zoning Changes in the Port Credit Cultural Node**

<b><u>Zone Category</u></b>	<b><u>Recommended Amendment</u></b>
"C4" (Mainstreet Commercial) which permits grade related commercial uses and apartment dwellings	- create a new "C4-Exception" zone to permit outdoor patios accessory to a restaurant and a take-out restaurant, and uses outside of a building or structure in Port Credit
"C4-3" permits a variety of residential and commercial uses including outdoor patios accessory to a restaurant or take-out restaurant	- amend the exiting Exception zone to permit uses outside of a building or structure
"C4-4" permits "C4" uses and a gas bar and motor vehicle repair facility (Pioneer site)	- amend the existing Exception zone to permit outdoor patios accessory to a restaurant and a take-out restaurant and uses outside of a building or structure
"C4-5" permits townhouse dwellings and some office and retail uses	- amend the existing Exception zone to permit uses outside of a building or structure
"C4-6" permits only offices and financial institution	- amend the existing Exception zone to permit uses outside of a building or structure
"C4-12" permits "C4" uses and a motor vehicle repair facility	- create a new "C4-Exception" zone to permit outdoor patios and uses outside of a building or structure (on more than one property)
"C4-16" permits "C4" uses and a motor vehicle wash facility	- amend the existing Exception zone to permit outdoor patios and uses outside of a building or structure

## City of Mississauga

## File: CD.07-POR W1

<p>"C4-25" permits "C4" uses and has an exception schedule</p> <p>"C4-26" permits "C4" uses and apartment dwelling (32 units, 5 storeys)</p> <p>"C4-27" permits "C4" uses and apartment dwelling (20 storeys and 837 m<sup>2</sup> non- residential floor space)</p> <p>"C4-30" permits "C4" uses and apartment dwelling (30 units, 5 storeys)</p> <p>"C4-31" permits "C4" uses and apartment dwelling (19 units, 4 storeys)</p> <p>"C4-33" permits "C4" uses and apartment dwelling (26 units, 4 storeys)</p> <p>"C4-35" permits "C4" uses and maximum height of 2 storeys</p> <p>"C4-43" permits "C4" uses to a maximum 1.5 FSI and 6 storeys</p> <p>"C4-55" permits "C4" uses and an outdoor patio accessory to a restaurant but not some office uses</p> <p>"RA5-38" permits a variety of residential and commercial uses including outdoor patios accessory to a restaurant or take-out restaurant</p>	<p>- amend the existing Exception zone to permit outdoor patios and uses outside of a building or structure</p> <p>- amend the existing Exception zones to permit outdoor patios and uses outside of a building or structure</p> <p>- amend the existing Exception zones to permit an outdoor patio accessory to a take-out restaurant and uses outside of a building or structure</p> <p>- amend the existing Exception zones to permit uses outside of a building or structure</p>
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