



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, APRIL 13, 2015 - 7:00 P.M.

COUNCIL CHAMBER, 2ND 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
Councillor Nando Iannicca	Ward 7 (Chair)
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5423 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

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



PLANNING & DEVELOPMENT COMMITTEE – APRIL 13, 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 – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting – March 23, 2015.

MATTERS TO BE CONSIDERED

1. **PUBLIC MEETING/INFORMATION REPORT**
Proposed Zoning Amendment – Regulation of Height for Dwellings with Flat Roofs
File: CD.06-REP W1
2. **RECOMMENDATION REPORT**
Applications to permit 8 detached dwellings and the extension of Seventh Street as a public road, 1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue
Owner: 1731860 Ontario Ltd. (by Agreement of Purchase and Sale)
Files: OZ 13/012 W1 and T-M14001 W1
3. **RECOMMENDATION REPORT**
Application to permit a 33 storey apartment building with ground floor retail commercial uses, Southeast corner of Nahani Way and Hurontario Street
Owner: Alfonso Gallucci General Construction Limited
File: OZ 13/018 W5

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files CD.06-REP W1

DATE: March 24, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 13, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Zoning Amendment –
Regulation of Height for Dwellings with Flat Roofs**

Public Meeting/Information Report **Ward 1**

RECOMMENDATION: That the Report dated March 24, 2015 from the Commissioner of Planning and Building titled "Proposed Zoning Amendment – Regulation of Height for Dwellings with Flat Roofs", be received for information.

BACKGROUND: At its meeting on February 23, 2015, Planning and Development Committee considered a report titled "Regulation of Height for Dwellings with Flat Roofs" from the Commissioner of Planning and Building (see Appendix I-1). The report was received for information and Planning staff were instructed to prepare a City initiated Zoning By-law amendment to restrict the height of flat roofed dwellings in parts of Ward 1. The purpose of this report is to seek comments from the community.

COMMENTS: **LAND USE CONTROLS**

The City-initiated zoning amendment is proposing to prohibit new houses with flat roofs from being taller than 7.5 m (24.6 ft.) in parts of Ward 1 that are not currently subject to infill housing regulations.

As outlined in the February 23, 2015 report, there are many areas in Ward 1 where the Zoning By-law currently permits homes to be 10.7 m (35.1 ft.) high. Further, the "RM7" (Detached, Semi-Detached, Duplex Triplex Dwellings) zone also includes a height limit of 3 storeys, which is proposed to be revised to 2 storeys.

The following zones are proposed to be revised to limit the height of flat roofed dwellings to 7.5 m (24.6 ft.) within Ward 1 to be consistent with infill housing regulations across the City:

- "R1" (Detached Dwellings - Typical Lots);
- "R3" (Detached Dwellings - Typical Lots);
- "R15" (Detached Dwellings - Port Credit);
- "RM1" (Semi-Detached Dwellings);
- "RM2" (Semi-Detached Dwellings);
- "RM7", "RM7-2" and "RM7-3" (Detached, Semi-Detached, Duplex Triplex Dwellings)

Twelve other properties with "R1", "R3" and "RM7" exception zones (site specific) will also be amended to include the flat roof height limitation.

WHAT DID THE COMMUNITY SAY?

Replacement housing has been discussed at two community meetings recently. The first was the Annual General meeting for the Cranberry Cove Port Credit Ratepayers Association on November 13, 2014, and the second was a joint meeting of the Cranberry Cove and Indian Heights neighbourhoods in Port Credit on February 10, 2015. Staff attended both meetings. While the discussions at these meeting were broader than just the height of flat roofed dwellings, there were opinions raised both in support and in opposition to the appropriateness of limiting the height of replacement dwellings.

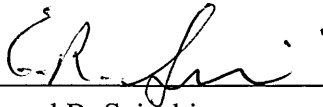
FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

After the public meeting has been held and any issues are resolved, the Planning and Building Department will bring a Recommendation Report forward for a final decision on the proposal to limit the height of flat roofed dwellings to 7.5 m (26.4 ft.).

ATTACHMENTS:

Appendix I-1: Background Report



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Planner





Corporate Report

PDC FEB 23 2015

Clerk's Files

Originator's

Files

CD.06.REP

DATE: February 3, 2015

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Regulation of Height for Dwellings with Flat Roofs

Ward 1

- RECOMMENDATION:**
1. That the Report dated February 3, 2015 from the Commissioner of Planning and Building titled "Regulation of Height for Dwellings with Flat Roofs" be received for information; and,
 2. That a City initiated Zoning By-law amendment be prepared to restrict the height of flat roofed dwellings in the "R1", "R3", "RM1", "RM2", "RM7" and "R15" zones in Ward 1, and be considered at a future statutory Public Meeting.

**REPORT
HIGHLIGHTS:**

- Ward 1 Councillor Tovey has raised a concern with respect to the height of new homes with flat roofs.
- It is recommended that the Zoning By-law be amended to regulate the height of flat roof houses in parts of Ward 1 that are not subject to infill housing regulations.

BACKGROUND:

An inquiry regarding three storey flat roof houses was raised by Ward 1 Councillor, Jim Tovey at the December 17, 2014 Council meeting. Councillor Tovey requested that Planning and Building staff bring a report to Committee outlining the options for dealing with this issue.

The current Zoning By-law regulations have some flexibility to allow for individual expression of house design. Historically, roofs of houses were mostly pitched/sloped and people tended for more modest scaled homes. Today, for a number of reasons, home owners are choosing to take advantage of the zoning regulations to maximize the size of houses.

In Ward 1 there are a number of flat roofed homes. These can appear more imposing than a peaked roof house, even when built under the same zoning regulations (see Appendix 1). The height of a flat roofed house is measured to the roof line. For a house with a peaked roof, it is measured to the mid-point from the eaves to the peak, and sometimes to the eaves themselves. This means that the highest point of a peaked roof house is only the peak, while for a flat roofed house it is the entire breadth of the roof. Further, for a house with a sloped roof, the eaves tend to be at a lower height than the parapet of a flat roofed house, thereby giving the appearance of a lower wall.

These new homes can be a stark contrast especially on streets where the homes are one-storey or have not been built to the maximum allowable standards.

Other changes to zoning regulations can also impact the size and style of replacement housing. To create safer and more attractive neighbourhoods, projecting garages are no longer permitted under the infill housing regulations. The result is that garages are built into the ground floor of a dwelling, leaving less living space at grade. To minimize the massing impact on neighbouring lots, a maximum house depth was added as an infill housing regulation.

COMMENTS:

Two options available to regulate replacement housing are site plan control and zoning by-law amendments for specific areas. A discussion of the options is as follows:

Site Plan Control

The Site Plan Control By-law generally exempts low density residential development. However, due to unique characteristics, large portions of Wards 1 and 2 are subject to this process.

The site plan control process allows staff to review replacement housing projects and assess site specific characteristics such as the siting, scale and character and massing of the house on the property, tree preservation, grading and driveway location. The objective is to minimize the impact of replacement housing on the City's stable neighbourhoods.

At any given time, the City is processing approximately 150 replacement or infill housing site plan applications which requires considerable staff resources to review. The fee for an infill residential site plan application is \$8,034.00. Other costs may be incurred by the landowner for additional required studies such as arborist's reports, or Conservation Authority review.

Without restrictive zoning regulations, Planning and Building staff rely on design guidelines. A more effective tool to control the impact of replacement housing is to change the Zoning By-law standards.

Zoning By-law Amendments - Infill Housing Regulations

There are four examples in the City where detached dwellings are subject to more restrictive zoning standards:

- In addition to being subject to site plan control, neighbourhoods in Wards 1 and 2 have certain "R1", "R2" and "R3" (Detached Dwellings - Typical Lots) Exception Zones that contain more stringent zoning regulations than the typical zones.
- The Streetsville Infill Housing Study (2009) resulted in new zoning regulations to control building massing in the "R2-7" and "R3" zones.

- The Port Credit (Hiawatha Neighbourhood) Infill Housing Study (2013) resulted in new zoning restrictions for the "R15" (Detached Dwelling - Port Credit) zone to control the massing of buildings.

All of the infill housing regulations noted above include a maximum height of 7.5 m (24.6 ft.) for flat roof dwellings.

- The historic towns of Port Credit and Meadowvale Village are subject to specific zoning regulations to preserve their unique historical characteristics, and flat roof dwellings are not permitted.

Proposed Zoning By-law Amendment

To address the height of three storey flat roof houses in parts of Ward 1 that are not subject to infill housing regulations, it is recommended that a maximum height of 7.5 m (24.6 ft.) for flat roof dwellings be added to the "R1", "R3", "RM1", "RM2", "RM7" and "R15" zones (see Appendix 2).

Interim Control By-law

Staff were asked to consider whether an Interim Control By-law (ICBL) could be implemented to allow for a study of a particular area or neighbourhood.

If an ICBL is passed by Council, it would stop any development that has not had a building permit issued. ICBL are for a one year period which can be extended for a second year for a maximum of two years. The By-law can also be appealed.

It appears that in the case of replacement housing regulations, the purpose of the ICBL would be to limit the height of residential dwellings in an area until the study is completed. Height alone is not appropriate subject matter for an ICBL. A review of Ontario Municipal Board (OMB) decisions by Legal staff has determined that the OMB generally rules that there is no statutory authority to enact an IBCL which addresses height and not land use. In

addition, the courts and the OMB view ICBL as an extraordinary remedy and therefore apply a strict interpretation to the content and the reasons for which they are enacted. For these reasons, an ICBL is not a recommended option to regulate replacement housing with respect to height.

FINANCIAL IMPACT:

There will be some nominal costs for advertising and public consultation with respect to the proposed changes for Ward 1.

CONCLUSION:

To address immediate concerns in parts of Ward 1 with the height of three storey flat roof houses, an amendment to the Zoning By-law is proposed.

ATTACHMENTS:

- Appendix 1: Examples of three storey flat roof houses
- Appendix 2: Ward 1 - Areas not subject to infill housing regulations



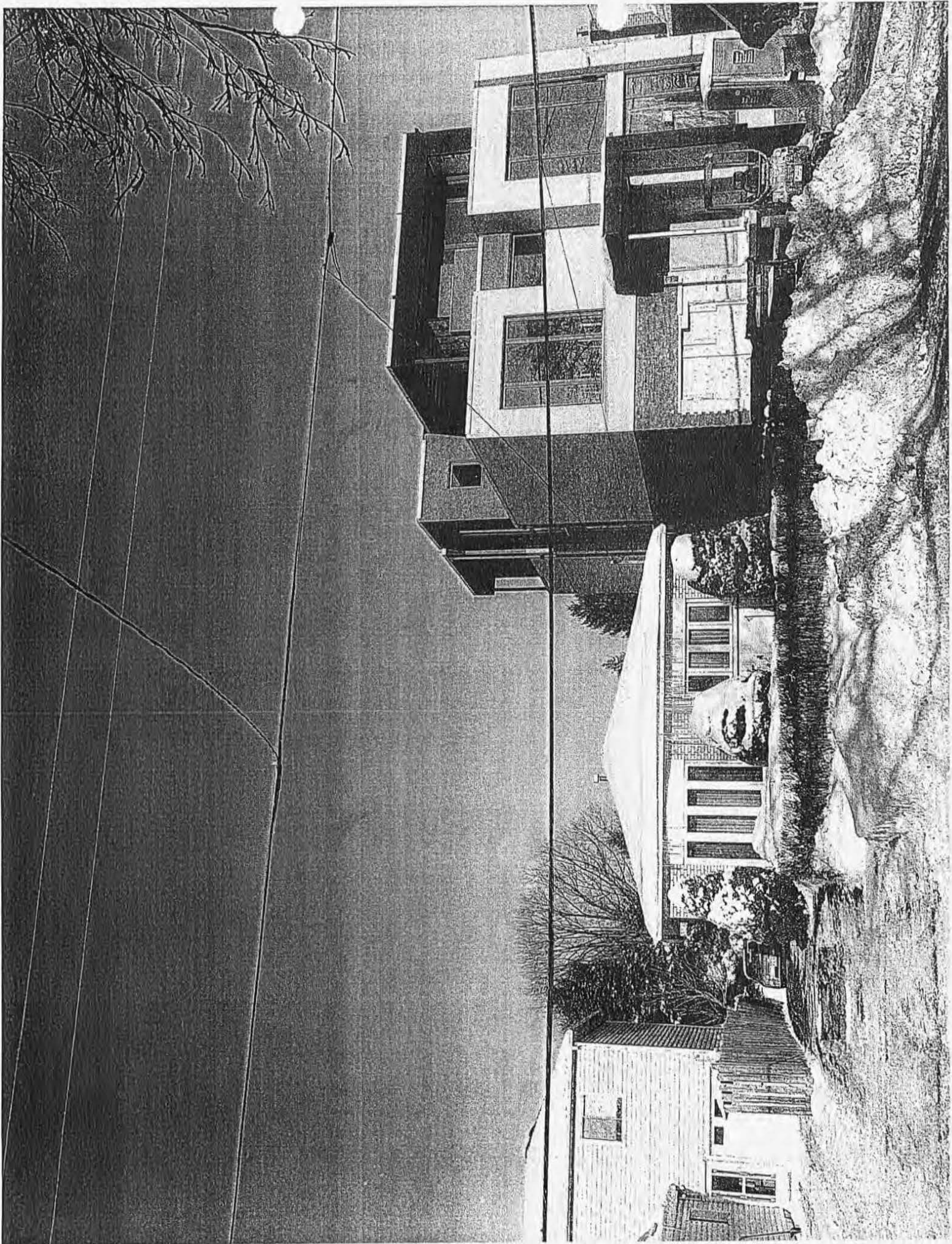
Edward R. Sajecki
Commissioner of Planning and Building

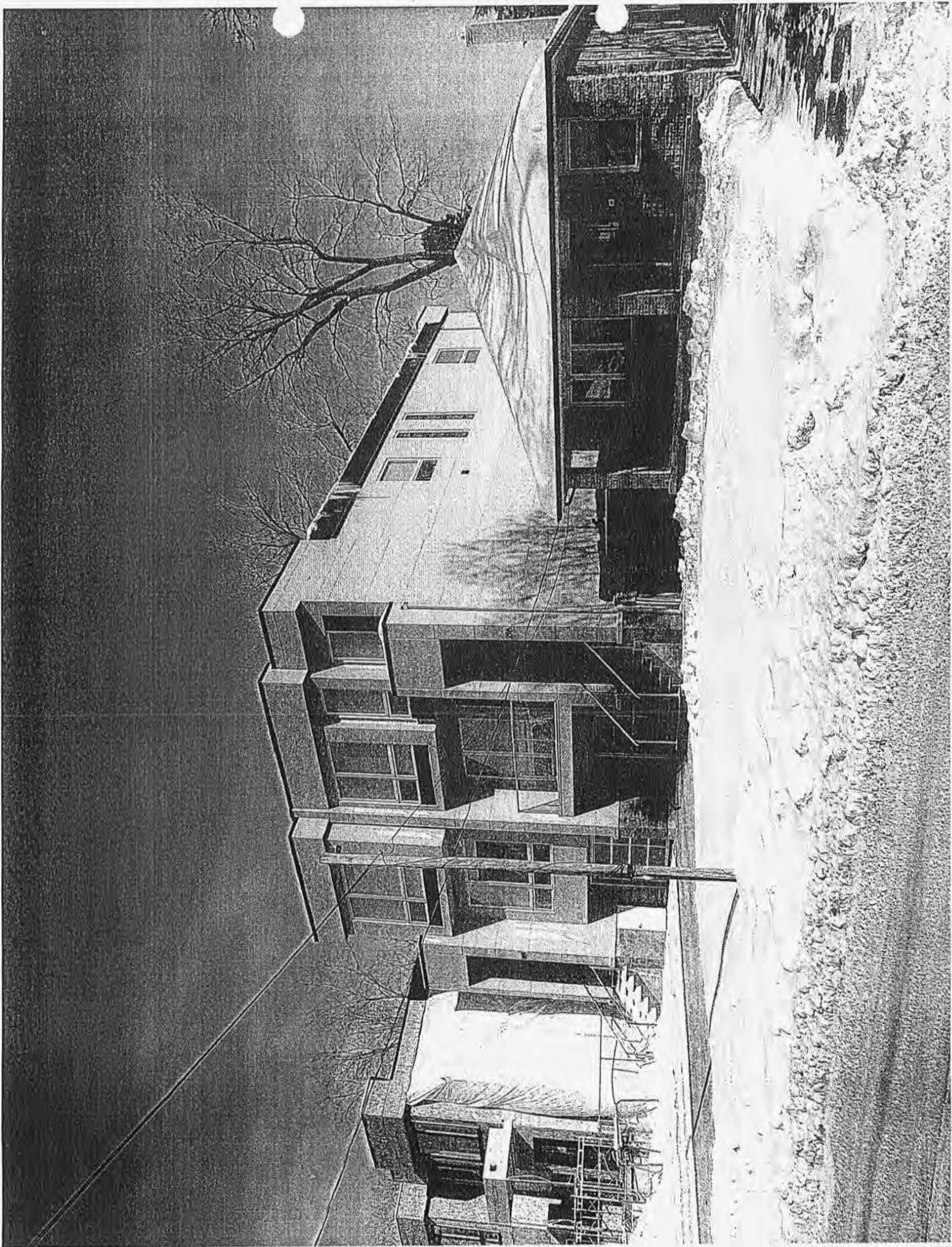
Prepared By: Lisa Christie, Zoning By-law Planner

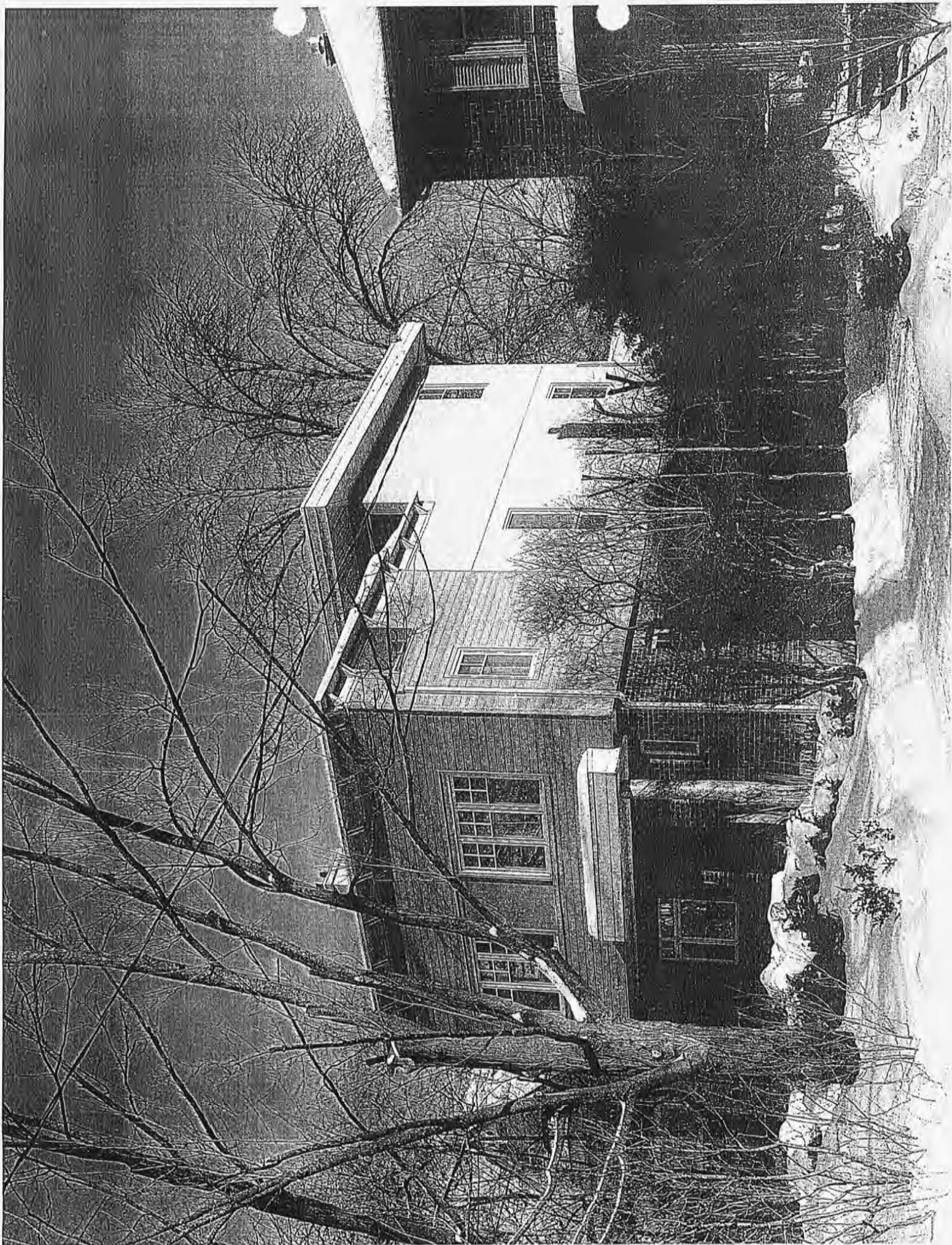


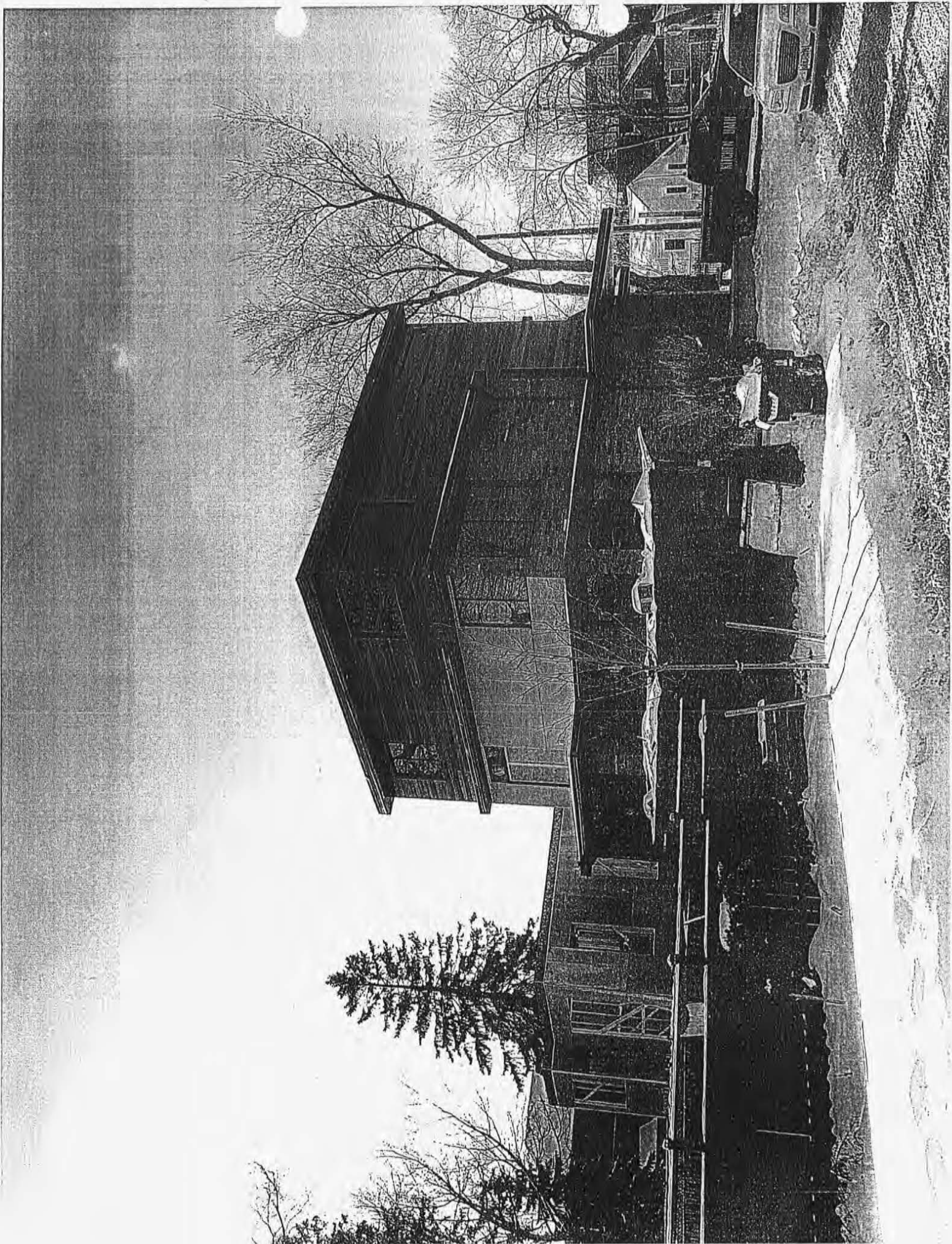






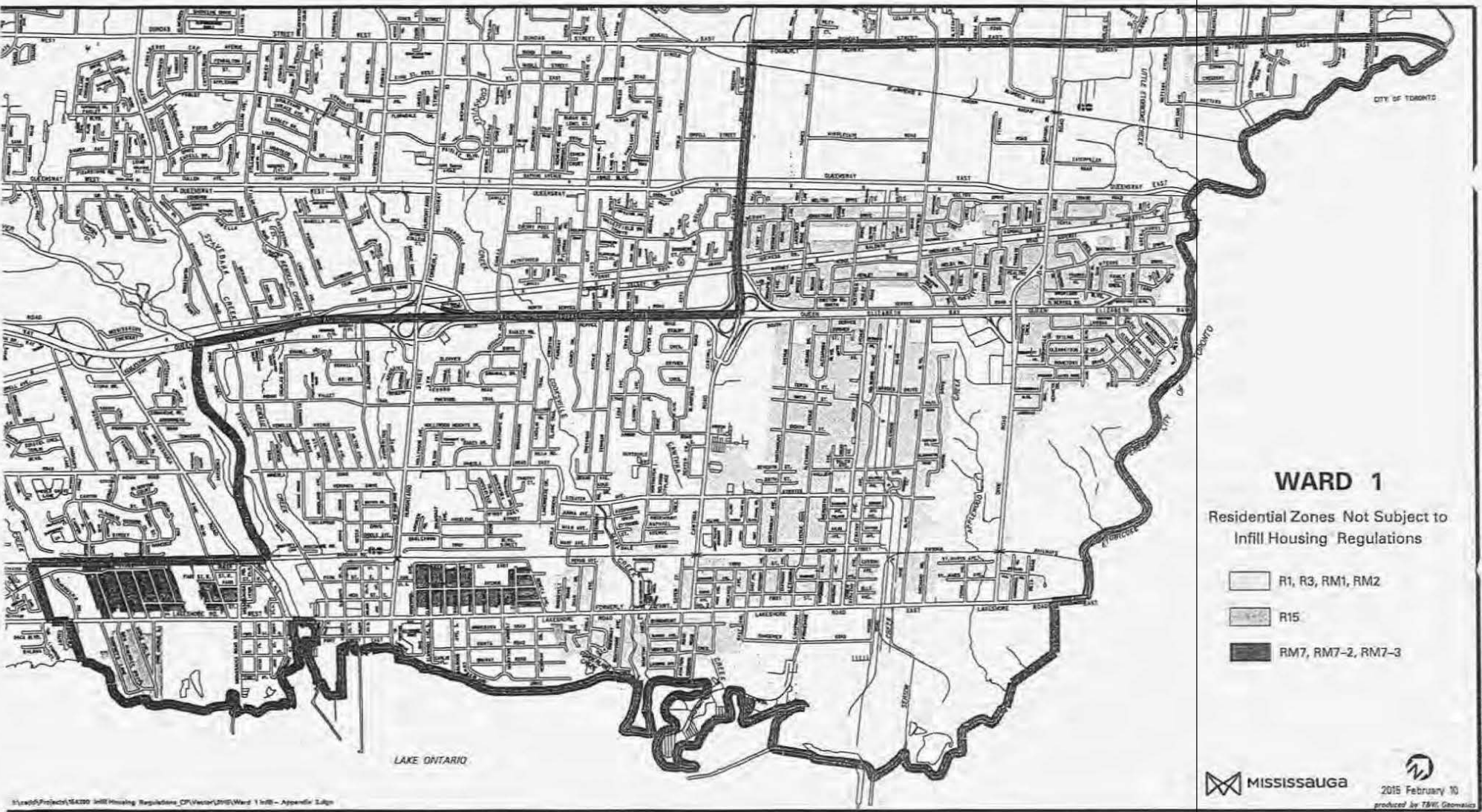














Corporate Report

Clerk's Files

Originator's

Files OZ 13/012 W1
T-M14001 W1

DATE: March 24, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 13, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit 8 detached dwellings and the extension of Seventh Street as a public road**
1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue
Owner: 1731860 Ontario Ltd. (by Agreement of Purchase and Sale)

Recommendation Report **Ward 1**

- RECOMMENDATION:** That the Report dated March 24, 2015, from the Commissioner of Planning and Building recommending approval of the applications under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd. (by Agreement of Purchase and Sale), 1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue, be adopted in accordance with the following:
1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
 2. That the application to amend Mississauga Official Plan from "Residential Low Density II" to "Residential Low Density II – Special Site" to permit 8 detached dwellings on a public road, be approved.

3. That the application to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 - Exception" (Detached Dwellings – Typical Lots) to permit 8 detached dwellings on a public road in accordance with the proposed revised zoning standards described in Appendix R-4 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision under file T-M14001 W1 be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands; and
 - (d) That in accordance with Council Resolution 160-91, that a minimum of three car spaces per dwelling, including those in a garage be required on-site and a minimum of 0.25 on-street visitor parking spaces per dwelling be required for dwellings on lots less than 12 m (39.4 ft.) of frontage for the subject development shall not apply.
4. That the Plan of Subdivision under file T-M14001 W1, be recommended for approval subject to the conditions contained in Appendix R-7, attached to the report dated March 24, 2015 from the Commissioner of Planning and Building.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

REPORT**HIGHLIGHTS:**

- Comments were received from the public regarding flooding in the area, removal of trees, change in the character of the area, increased traffic and noise, and loss of privacy;
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting. As part of this Zoning amendment, staff also propose to prohibit new houses with flat roofs from being taller than 7.5 m (24.6 ft.), consistent with a proposed City-initiated rezoning for other residential properties in parts of Ward 1;
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on December 8, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0082-2014 which was adopted by Council and is attached as Appendix R-2.

COMMENTS:

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

REVISED DEVELOPMENT PROPOSAL

At the public meeting, the applicant presented a revised proposal showing a cul-du-sac instead of a hammer-head configuration for the extension of Seventh Street. The applicant has also made some other minor modifications to the concept plan including:

- minor adjustments to the lot area and lot frontages for the proposed 8 detached dwellings;
- increasing the minimum interior side yard for the proposed lots next to the existing homes on Seventh Street;
- finalizing details related to the proposed cul-du-sac;
- inclusion of a 1.8 m (5.9 ft.) high wood privacy fence; and

- revisions to the Functional Servicing Report to address the surrounding residents concerns with respect to flooding and stormwater management.

COMMUNITY ISSUES

In addition to the issues noted in the Information Report (see Appendix R-1), a number of issues were raised by area residents at the December 8, 2014 public meeting. These issues are listed below along with the responses.

Comment

Concerns were raised regarding the removal of existing trees and loss of wildlife.

Response

The "Residential Low Density II" designation currently allows homes on the property and the lands are not subject to any environmental policies.

If approved, the City will require one tree to be provided for every healthy tree removed between 15 cm (5.9 in.) and 49 cm (19.3 in.) dbh (diameter at breast height) and two replacement trees are required for every tree greater than 50 cm (19.6 in.) dbh that is to be removed. This includes trees identified as "fair" on the tree inventory plan.

Comment

Concerns were raised regarding the flooding/drainage issues in the area. A DVD containing a video and photos of the flooding/drainage issues was submitted to the City by area residents.

Response

City staff have reviewed the video and photos submitted by the area residents and distributed copies of the submitted DVD to members of Council for their records. This item is addressed by the City's Transportation and Works Department in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding an increase in traffic and safety due to the extension of Seventh Street.

Response

This item is addressed by the City's Transportation and Works Department in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding insufficient parking to support the development.

Response

A total of four parking spaces are provided for each proposed detached dwelling, including two spaces in the driveway and two spaces in the garage, which exceeds the by-law requirement.

Comment

Concerns were raised regarding the noise from future construction of the proposed dwellings.

Response

The developer will be responsible for maintaining City roads near the development until all construction and building activity is complete. The developer must comply with all City By-laws regarding construction and noise.

Comment

Concerns were raised regarding:

- the extension of Seventh Street and the possible future connection to Alexandra Avenue;
- the change in the character of the area; and
- the impact of the proposed development being only on those homes along Seventh Street, not Alexandra Avenue.

Response

These above 3 items are addressed in the Planning Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department

In comments updated March 6, 2015, the Transportation and Works Department confirmed receipt from the applicant of the revised Concept Plan, Concept Site Grading Plan, Concept Site Servicing Plan, Functional Servicing Report, and Phase I Environmental Site Assessment.

Area residents had raised a drainage concern about existing ponding water that they felt could be worsened by the proposed development. The applicant was asked to review this matter and has presented an approach that has been found to be acceptable. The applicant will provide catchbasins to intercept flow that would ordinarily pond in this area. As a result, the proposed development should represent an improvement over the existing conditions. One of the residents impacted by the ponding has been advised of the applicant's approach and is amenable to this solution.

The City is seeking to create a fine-grained system of streets to improve overall connectivity. A multi-modal connection has been identified in the draft Lakeview Local Area Plan, which in this particular area proposed to extend Seventh Street to Alexandra Avenue. The proposed Plan of Subdivision supports the draft Lakeview Local Area Plan in this respect. The development is proposing a total of 8 dwelling units which will have minimal traffic impact to the road network.

In the event these applications are approved by Council, prior to Registration, the owner is required to gratuitously dedicate to the City the extension of Seventh Street and enter in to a Servicing Agreement for the construction of the road, the cul-de-sac, and supporting municipal infrastructure.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to Mississauga Official Plan (MOP) for the Neighbourhood Policies. As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

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?

Mississauga Official Plan characterizes Neighbourhoods as stable residential areas where limited growth is anticipated. Any development proposed will be required to be context sensitive and respect the existing or planned character and scale of development.

As outlined in the Information Report, the applications are not in conformity with Section 16.1.2.1 of Mississauga Official Plan which speaks to the preservation of the character of low density residential lots by requiring that the minimum frontage and area of any proposed new lots be compared with lots within 120 m (394 ft.) of the subject site or the requirements of the Zoning By-law, whichever is greater.

The following chart shows the lot comparison within 120 m (394 ft.) of the subject site:

	Average Lot Frontage	Average Lot Area
Seventh Street		
Lots within 120 m (394 ft.) fronting onto Seventh Street	12.9 m (42.5 ft.)	392.7 m ² (4,227.1 sq. ft.)
Proposed 8 new lots fronting onto extension of Seventh Street	12.4 m (40.8 ft.)	348.4 m ² (3,750.2 sq. ft.)
Alexandra Avenue		
Lots within 120 m (394 ft.) fronting onto Alexandra Avenue	11.9 m (39.2 ft.)	815.6 m ² (8,779.3 sq. ft.)
7 remnant lots on Alexandra Avenue	11.9 m (39.1 ft.)	542.9 m ² (5,843.9 sq. ft.)

The general intent of Section 16.1.2.1 is maintained as the lot frontages along Alexandra Avenue will remain the same and will not change the visual character of the area from Alexandra Avenue. The proposed lot frontages and areas for the 8 lots are slightly less than the existing average along Seventh Street; however, the character of the area is maintained as these differences are minor. Further, the proposed 2-storey, sloped roof dwellings shown on the Revised Building Elevations (see Appendix R-5), are compatible with the existing built form in the area.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

Detached dwellings are permitted on lands designated "Residential Low Density II". The surrounding uses are mostly detached dwellings and some semi-detached dwellings. In addition, a similar cul-du-sac configuration exists immediately south of the proposal on Sixth Street. The proposed development is suitable for the lands and compatible with the surrounding uses.

Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?

The existing infrastructure is adequate to support the proposed development.

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?

The applicant's Planning Justification Report dated September 2013, and the amending cover letter dated July 17, 2014 were found to be acceptable.

Draft Lakeview Local Area Plan

The report on comments for the draft Lakeview Local Area Plan was presented to Planning and Development Committee on February 23, 2015.

Schedule 3 - Lakeview Local Area Plan Long Term Road and Transit Network has been amended, changing the "Future Local Road" connection of Seventh Street to Alexandra Avenue as a "Future Multi-Modal Connection". Future multi-modal connections may allow pedestrian and cycling routes and/or vehicular routes. The creation of future connections through neighbourhoods is a long term goal to improve neighbourhood traffic and to provide transportation choices for people to walk or cycle. Later this year, an implementing Official Plan Amendment for the draft Lakeview Local Area Plan is expected.

The connection of Seventh Street to Alexandra Avenue is not proposed as part of these applications.

Zoning

The proposed "R5 - Exception" (Detached Dwellings – Typical Lots) zone is appropriate to implement the proposed Draft Plan of Subdivision.

There are two minor changes proposed for the amending by-law from those shown in the Information Report (Appendix R-1). Firstly, to ensure a greater side yard setback than is required in the base "R5" (Detached Dwellings – Typical Lots) zone, it is proposed that the minimum interior side yard, where a lot abuts lands zoned "RM1", having frontage on Seventh Street be 2.0 m (6.5 ft.).

Secondly, as part of this Zoning amendment, staff also propose to prohibit new houses with flat roofs from being taller than 7.5 m (24.6 ft.), consistent with a proposed City-initiated rezoning for other residential properties in parts of Ward 1.

The existing dwellings fronting onto Alexandra Avenue will remain as "RM1" (Semi-Detached Dwellings). Any deficiencies with respect to lot frontages will be addressed through the Committee of Adjustment by individual variances in conjunction with the required consent applications.

The revised concept plan is shown on Appendix R-3 and the revised zone standards are outlined in Appendices R-4.

Site Plan

The Site Plan Control By-law is not in effect within this area of the City, east of Cawthra Road. Since the applicant has addressed the stormwater management aspects of this proposal to the satisfaction of the Transportation and Works Department, Site Plan approval will not be imposed on the subject site.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix R-7.

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

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as the financial requirements of any other commenting agency.

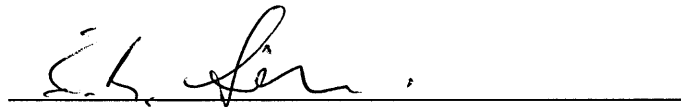
CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. The proposed revisions to the applications are considered minor and it is recommended that no further public notice be required.

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

1. The proposal for 8 detached dwellings and the extension of Seventh Street as a public road represents an infill development that is compatible with the surrounding lands uses as it provides for an appropriate density, built form, scale and setbacks.
2. The proposed Official Plan Amendment and zoning standards are appropriate to accommodate the requested uses for the lands.
3. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in orderly development of the lands at an appropriate density and scale.

ATTACHMENTS:

Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0082-2014
Appendix R-3: Revised Concept Plan
Appendix R-4: Revised Proposed Zoning Standards
Appendix R-5: Revised Building Elevations
Appendix R-6: Revised Draft Plan of Subdivision
Appendix R-7: Conditions of Draft Approval



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Sheena Harrington Slade, Development Planner



Corporate Report

Clerk's Files

Originator's

 Files OZ 13/012 W1
 T-M14001 W1

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 8 detached dwellings and the extension of Seventh
Street as a public road
1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue
East of Cawthra Road, north of Atwater Avenue
Owner: 1731860 Ontario Ltd. (by Agreement of
Purchase and Sale)
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting

Ward 1

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II – Special Site" and to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 – Exception" (Detached Dwellings – Typical Lots), to permit eight (8) detached dwellings and the extension of Seventh Street as a public road under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd., 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, be received for information.

**REPORT
HIGHLIGHTS:**

- The proposal is to allow for the development of eight (8) detached dwellings on the rear portion of seven (7) lots fronting onto Alexandra Avenue having access off an extension of Seventh Street as a public road;
- Community concerns identified to date relate to flooding in the area, removal of trees, change in the character of the area, increased traffic and noise, and loss of privacy;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision and satisfactory resolution of various design and technical issues outlined in this report.

BACKGROUND:

The applicant is proposing to utilize the rear portion of the seven (7) lots fronting on Alexandra Avenue for the purpose of developing an eight (8) lot plan of subdivision with frontage on Seventh Street, which will be extended as a public road with a temporary turnaround. The possible future extension of Seventh Street through to Alexandra Avenue is shown on Appendices I-4 and I-5 as a "proposed future road" for information purposes; however, it is not proposed as part of these applications. The seven (7) remnant lots fronting on Alexandra Avenue form part of these applications in order to recognize their reduced lot area.

The original development proposal submitted consisted of eight (8) standard condominium detached dwellings on a private road with access off Seventh Street. Through consultation with City Departments, the applicant has revised the proposal to eight (8) detached dwellings and the extension of Seventh Street as a public road. As a result of these changes, a draft plan of subdivision application was subsequently submitted.

The above-noted applications have been circulated for technical comments. A community meeting is scheduled for November 26, 2014. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Rezoning & Official Plan Amendment Received: September 6, 2013 Deemed complete: November 7, 2013 Revised: July 17, 2014 Draft Plan of Subdivision Received: July 17, 2014 Deemed complete: August 13, 2014
Height:	2 storeys
Number of units:	8
Anticipated Population:	31* *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 Required:	16 resident spaces @ 2 spaces/unit
Parking Provided:	20 resident spaces
Supporting Documents:	Tree Inventory/Preservation Plan & Arborist Report Planning Justification Report Functional Servicing Report Phase I Environmental Evaluation Parcel Registry Documents Draft Zoning By-law Amendment Draft Official Plan Amendment

Site Characteristics	
Frontage:	84 m (275.6 ft.) along Alexandra Avenue 8 m (26.2 ft.) road width along Seventh Street
Depth:	90.93 m (298.32 ft.)
Gross Lot Area:	0.76 ha (1.9 ac.)
Net Lot Area:	0.37 ha (0.91 ac.)
Existing Use:	Seven (7) detached dwellings

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject site is located in the Lakeview Neighbourhood, a stable residential community characterized predominately by detached and semi-detached dwellings. The subject lots and those to the north along Alexandra Avenue are very deep lots in comparison to those to the immediate south and west. The rear yards of all seven (7) lots are heavily treed. The detached garage located on 1312 Alexandra Avenue will need to be relocated closer to the existing dwelling in order to accommodate the proposed development with access off the Seventh Street extension (see Appendix I-4).

The surrounding land uses are described as follows:

North: Detached dwellings on deep lots

East: Detached dwellings on the east side of Alexandra Avenue

South: Detached dwelling and semi-detached dwellings

West: Seventh Street and detached dwellings

Current Mississauga Official Plan Designation and Policies for the Lakeview Local Area Plan

"Residential Low Density II" which permits detached, semi-detached, duplex, triplex and street townhouse dwellings.

The application is not in conformity with Section 16.1.2.1 of Mississauga Official Plan which provides that to preserve the character of lands designated "Residential Low Density II", the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision will generally represent the greater of the average lot frontage and lot area of residential lots, on both sides of the same street within 120 m (394 ft.) of the subject site, or meet the requirements of the Zoning By-law, whichever is greater. The proposed eight (8) lots and the seven (7) remnant lots do not meet the 120 m (394 ft.) requirement.

Mississauga Official Plan Amendment 23 was adopted on October 9, 2014, amending Section 16.1.2.1, specifying that all new lots created by land division, including units or parcels of tied land created by condominium, be subject to this provision.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-9.

Draft Lakeview Local Area Plan

The City of Mississauga has undertaken a review of the Lakeview Local Area Plan and has prepared draft policies that are to be incorporated into Mississauga Official Plan. The draft Plan carries forward many existing policies and land use designations found in the existing Plan and introduces a number of key modifications, including a vision, directing growth to certain areas, and additional policies on complete communities, transportation and urban form. The draft Plan was circulated following the Planning and Development Committee on February 3, 2014 and City staff held a public open house on April 1, 2014. On June 2, 2014, a statutory public meeting was held and it is expected that a report on comments to the draft Plan will be considered at a Planning and Development Committee meeting early 2015.

Although the draft Lakeview Local Area Plan is not in effect, the policies proposed outline the overall vision for the Lakeview Neighbourhood therefore, this development shall have regard for its policies.

Proposed Official Plan Designation and Policies

"Residential Low Density II – Special Site" which will continue to permit the detached dwellings, and notwithstanding Section 16.1.2.1, will recognize a minimum lot area of 275 m² (2,960.1 sq. ft.) and a minimum lot frontage of 10.5 m (34.4 ft.).

Existing Zoning

"RM1" (Semi-Detached Dwellings), which permits semi-detached dwellings and detached dwellings. In this instance, detached dwellings are permitted in compliance with the "R4" (Detached Dwellings – Typical Lots) zone provisions, having minimum lot frontages of 12 m (39.3 ft.) and minimum lot areas of 365 m² (3,928.9 sq. ft.).

Proposed Zoning By-law Amendment

"R5 - Exception" (Detached Dwellings – Typical Lots), to permit detached dwellings with a minimum lot frontage of 9.75 m (31.9 ft.) and minimum lot area of 275 m² (2,960.1 sq. ft.).

The exception is required for Lot #8; whereas Lots #1-7 meet the minimum interior lot area of 295 m² (3,175.4 sq. ft.) for the base "R5" zone. All of the lots meet the minimum lot frontage of 9.75 m (31.9 ft.).

COMMUNITY ISSUES

A community meeting is scheduled to be held by Ward 1 Councillor, Jim Tovey on November 26, 2014. Should additional issues other than those summarized below be raised at the community meeting, an Addendum Report will be brought forward.

The following is a summary of issues raised to date by the community through written correspondence:

- increased traffic and safety concerns due to the extension of Seventh Street;
- a change in the character of the community along Seventh Street;
- concerns regarding the flooding and ponding of water on the subject site and adjacent properties;
- removal of existing trees and the loss of wildlife;

- loss of privacy for existing homes adjacent to the proposed detached dwellings;
- noise from future construction of the proposed dwellings;
- impact of the proposed development is only to those homes along Seventh Street, not Alexandra Avenue.

The comments raised by the community will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

DEVELOPMENT ISSUES

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

- appropriate transition and setback between the proposed detached dwellings and existing detached dwellings on Seventh Street;
- provision of an upgraded elevation treatment on the side elevations for Lots #1 and 8 (see Appendix I-4);
- the turn-around facility proposed at the easterly end of Seventh Street;
- Site Plan Control is not in effect within this area of the City, however, pending the outcome of discussions with the Transportation and Works Department with respect to the storm water management aspects, Site Plan approval may be considered on the subject site.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm water management, which will require the applicant to enter into

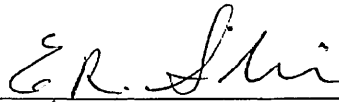
the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

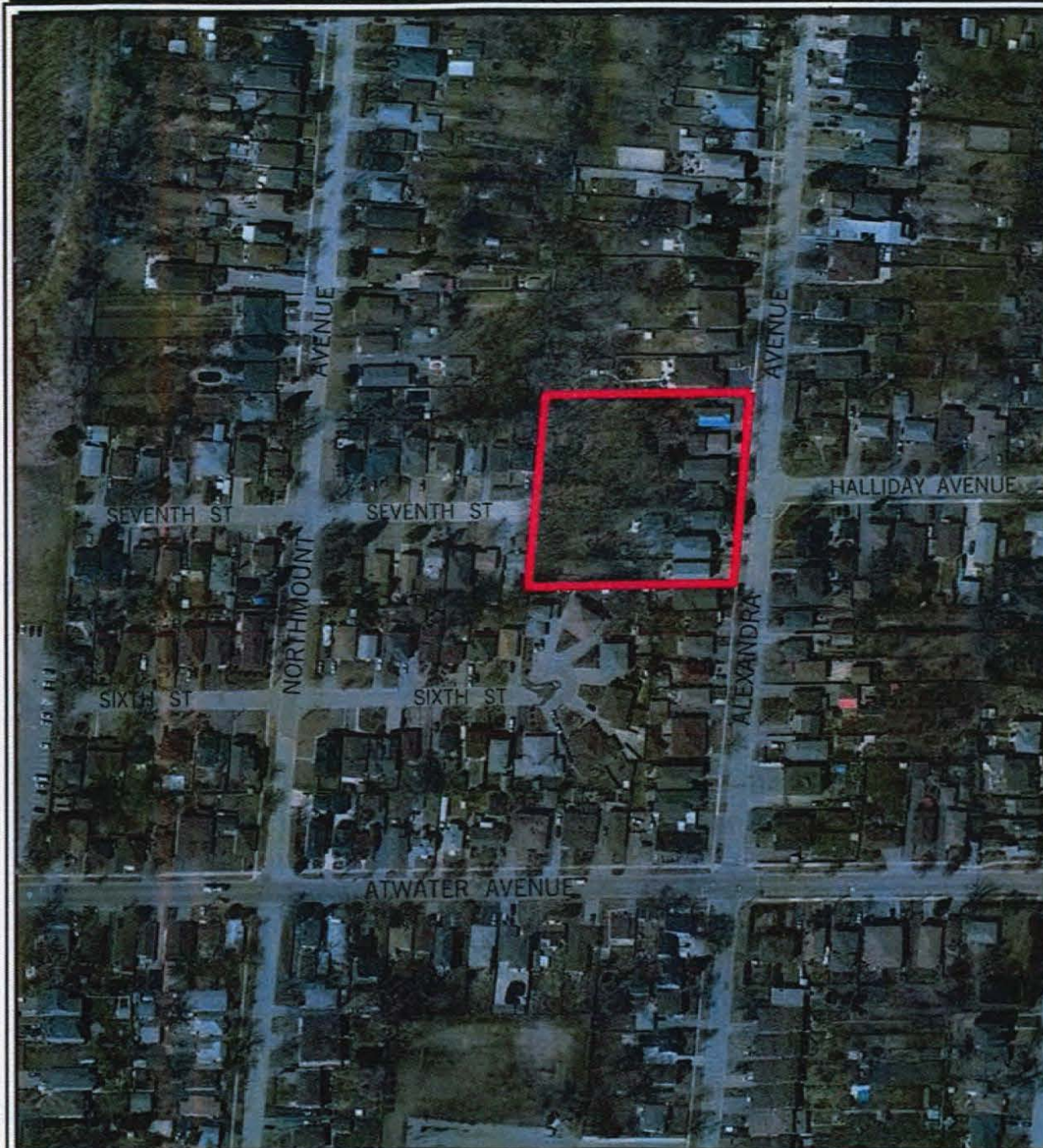
ATTACHMENTS:

- Appendix I-1: Aerial Photograph
- Appendix I-2: Existing Mississauga Official Plan and Lakeview Character Area Land Use Map
- Appendix I-3: Excerpt of Existing Land Use Map
- Appendix I-4: Concept Plan
- Appendix I-5: Draft Plan of Subdivision
- 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: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Sheena Harrington Slade, Development Planner



LEGEND:



SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: SPRING 2014



SUBJECT:

1731860 ONTARIO LTD.



FILE NO:
OZ 13/012 W1
T-M14001 W1

DWG. NO:
13012A

SCALE:
1:25000

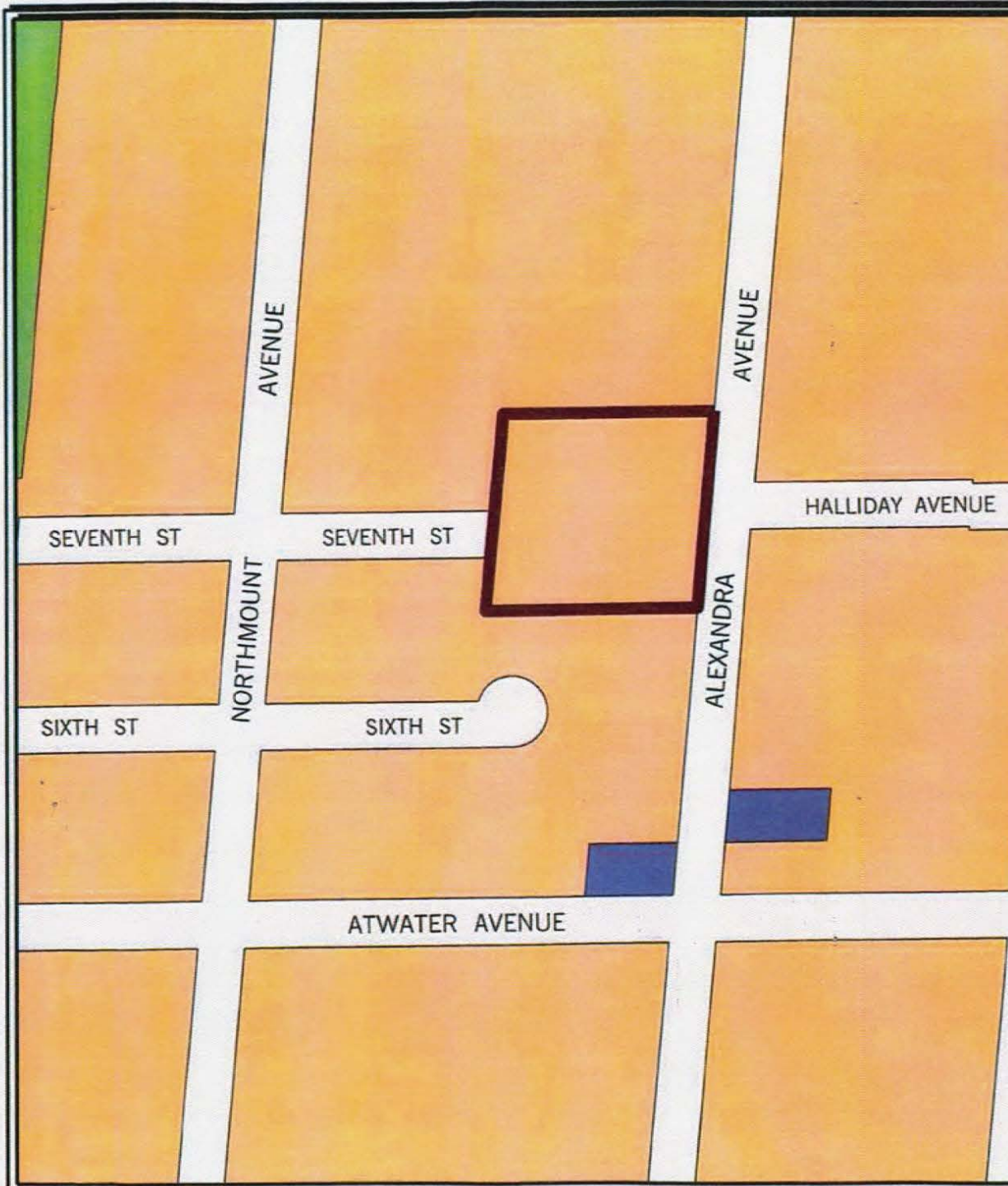
DATE:
2014 12 08

DRAWN BY:
B. KRUGER

APPENDIX I-1

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
LBPA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

CITY STRUCTURE

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

ND2 Region of Peel Non-Decision

SUBJECT LANDS

SUBJECT: 1731860 ONTARIO LTD.



FILE NO:
OZ 13012 W1
T-M14001 W1

DWG. NO:
13012L

SCALE:
1:25000

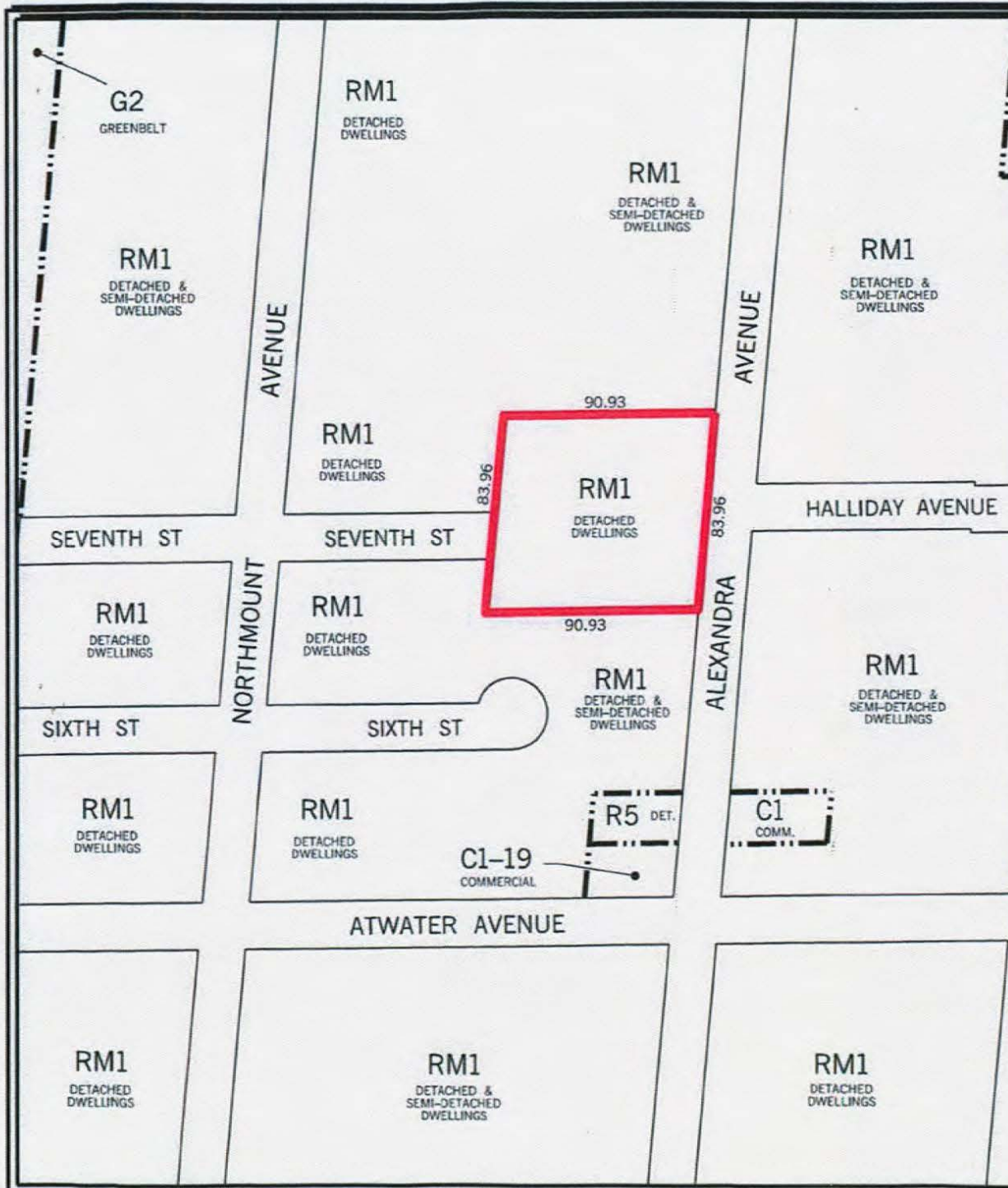
DATE:
2014 12 08

DRAWN BY:
B. KRUGER

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX 1-2



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL LOW DENSITY II' TO 'RESIDENTIAL LOW DENSITY II - SPECIAL SITE' TO RECOGNIZE A MINIMUM LOT AREA AND LOT FRONTAGE, AND PROPOSED REZONING FROM 'RM1' (SEMI-DETACHED DWELLINGS) TO 'R5-EXCEPTION' (DETACHED DWELLINGS - TYPICAL LOTS) TO PERMIT 8 DETACHED DWELLINGS ON A PUBLIC ROAD.

SUBJECT:

1731860 ONTARIO LTD.



FILE NO:
OZ 13012 W1
T-M14001 W1

DWG. NO:
13012R

SCALE:
1:25000

DATE:
2014 12 08

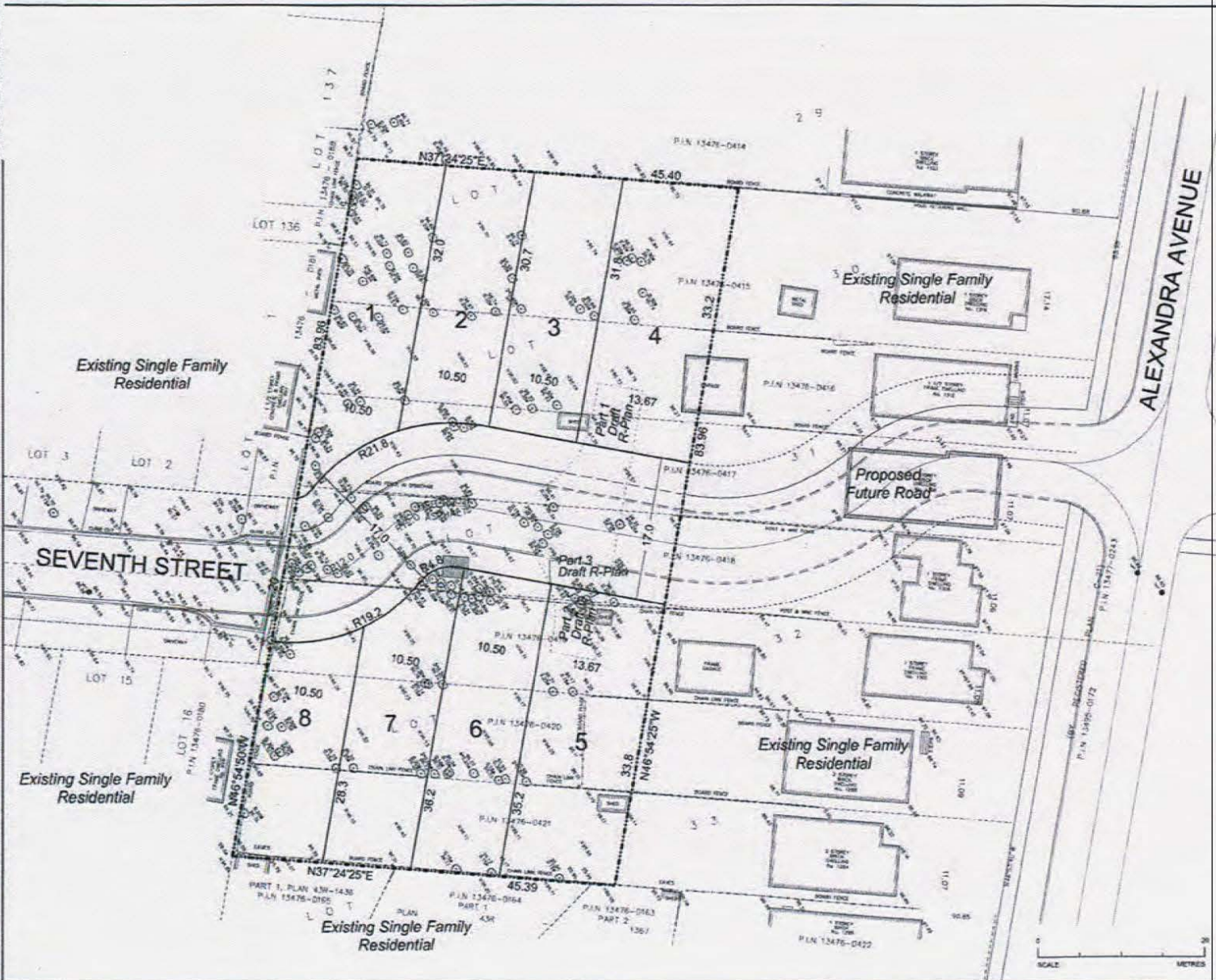
DRAWN BY:
B. KRUGER

APPENDIX 1-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics





DRAFT PLAN OF SUBDIVISION
PART OF LOTS 30,31,32, AND 33
REGISTERED PLAN - 21
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEI



KEY PLAN
1:10,000

OTHER LANDS OWNED BY APPLICANT

☐ SUBJECT PROPERTY

OWNER'S CERTIFICATE:

I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

NAME	DATE
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	
THE REGISTRAR, MISSISSAUGA (CITY OF)	

SURVEYOR'S CERTIFICATE:

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

DATE: _____

ADDITIONAL INFORMATION:

(Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended to May 09, 2014,
a) 21, 41, 51, 61, & 71 - on plan
b) - on key plan
c) - see statistics
d) - piped water to be installed by developer
e) - utility clay to all 16
f) - all services to be made available by developer
g) - none

DEVELOPMENT STATISTICS:

Residential Single Family (Lots 1-8):	0.294 Ha
Residential Single Family (Lots 9-16):	0.085 Ha
TOTAL:	0.379 Ha

WESTON CONSULTING
planning + urban design

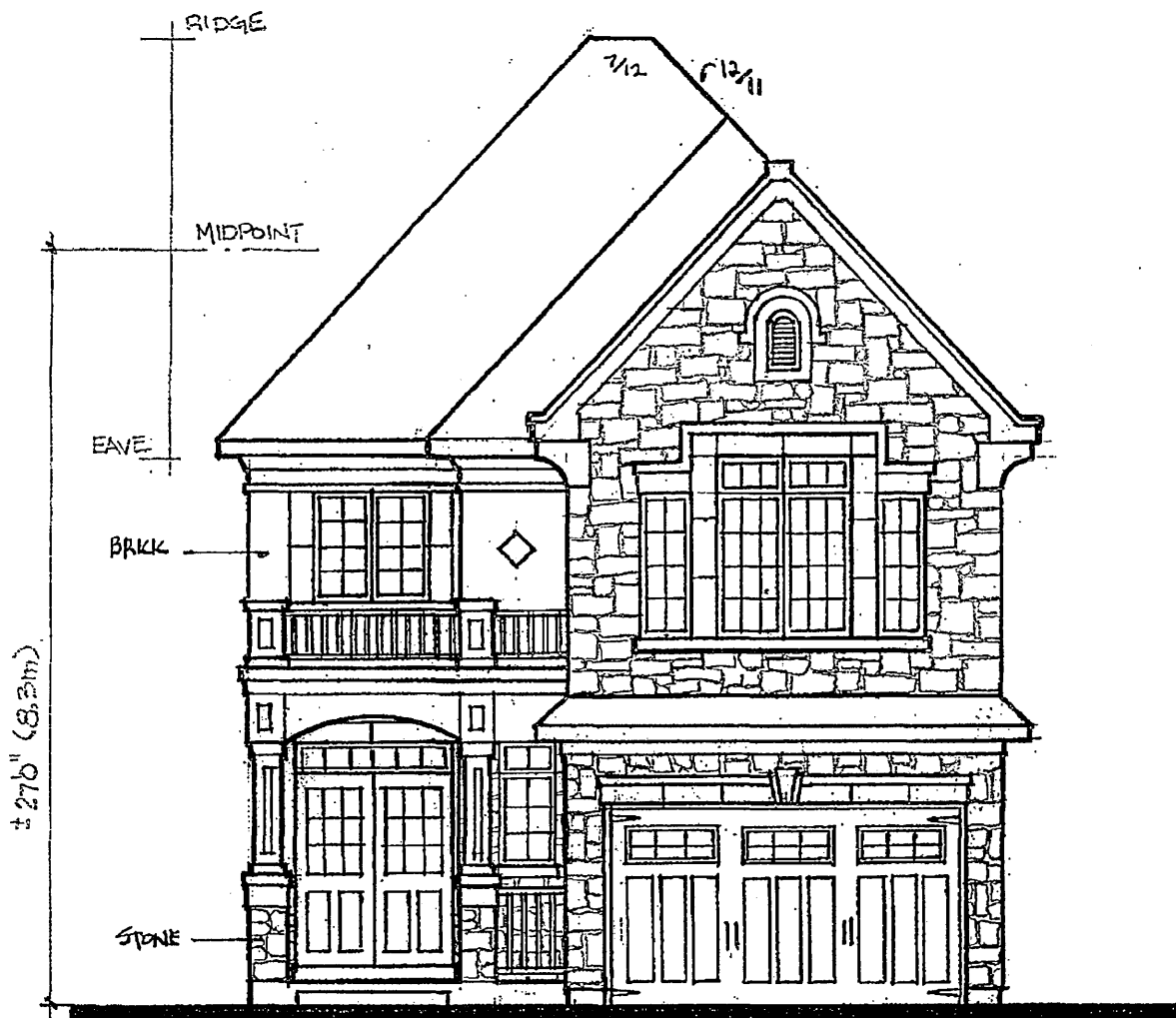
1000 Dundas Street West, Suite 100
Mississauga, Ontario L5R 4C1
Tel: (905) 276-1111
Fax: (905) 276-1112
www.westonconsulting.com

REVISIONS LIST

NO.	DATE	DESCRIPTION
1	10/15/14	Final drawing

Scale: 1:10,000

D1



TYPICAL ELEVATION



1731860 Ontario Ltd.

Files: OZ 13/012 W1
T-M14001 W1**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (September 25, 2014)	<p>The Developer will be required to enter into a Subdivision Agreement with the City and the Region for the construction of municipal sewer and water associated with the lands. These services will be in accordance with the latest Region's standards and requirements.</p> <p>Curbside collection will be provided by the Region of Peel, provided that the applicant satisfies the requirements set out in Section 2 of the Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board (August 22, 2014) and the Peel District School Board (October 3, 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>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.</p>
City Community Services Department – Park Planning Section (October 24, 2014)	<p>In the event that the applications are approved, the following conditions will apply:</p> <p>The applicant shall submit a cash contribution for street tree planting on the proposed Seventh Street extension.</p> <p>In addition, prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>

Files: OZ 13/012 W1
T-M14001 W1

1731860 Ontario Ltd.

Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division (October 30, 2014)</p>	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit.</p> <p>The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding is installed, inspected and approved by an Urban Forestry representative.</p>
<p>City Community Services Department – Culture Division (August 18, 2014)</p>	<p>As these properties are not listed on the City's Heritage Register, Heritage Planning has no concerns with these applications.</p>
<p>City Community Services Department – Fire and Emergency Services Division (October 30, 2014)</p>	<p>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.</p>
<p>City Transportation and Works Department (T&W) (October 23, 2014)</p>	<p>T&W confirmed receipt of the Draft Plan of Subdivision and supporting plans and documents including the Site Plan, Site Grading and Servicing Plans, Functional Servicing Report and a Phase 1 Environmental Site Assessment. These plans and documents are under review. The department has indicated concerns with respect to the storm water management aspects of the proposed development and the turn-around facility proposed at the easterly terminus of Seventh Street. These matters are to be addressed by the applicant prior to approval in principle and detailed comments and conditions will be provided prior to the Supplementary Report Meeting.</p>

Files: OZ 13/012 W1
T-M14001 W1

1731860 Ontario Ltd.

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none">- Trillium Health Centre- Mississauga Transit- Enbridge Gas Distribution Inc.- Bell Canada- Canada Post Corporation- Rogers Cable- Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Realty Services- Peel Regional Police- Conseil Scolaire de District Catholique Centre-Sud- Conseil Scolaire de District Centre-Sud-Ouest

1731860 Ontario Ltd.

Files: OZ 13/012 W1
T-M14001 W1

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 5 0 Grade 6 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Janet I. McDougald P.S. <ul style="list-style-type: none"> Enrolment: 492 Capacity: 580 Portables: 0 Allan A. Martin Sr. <ul style="list-style-type: none"> Enrolment: 534 Capacity: 538 Portables: 2 Cawthra Park S.S. <ul style="list-style-type: none"> Enrolment: 1,320 Capacity: 1,044 Portables: 6 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<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"> Queen of Heaven <ul style="list-style-type: none"> Enrolment: 369 Capacity: 561 Portables: 0 St. Paul <ul style="list-style-type: none"> Enrolment: 606 Capacity: 807 Portables: 0

Files: OZ 13/012 W1
T-M14001 W1

1731860 Ontario Ltd.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
Chapter 8 – Create a Multi-Modal City	Section 8.2.2.7 Section 8.4.11	MOP will ensure that future additions to the road network should be public roads.
Chapter 9 – Build a Desirable Urban Form	Section 9.1 Section 9.1.3 Section 9.2.2 Section 9.5.1	MOP will ensure that new development respects the identity and character of the surrounding context and requires properties to develop in a manner that contributes to the overall vision for the city.
Chapter 16 – Neighbourhoods	Section 16.1.2.1	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.

Files: OZ 13/012 W1
T-M14001 W1

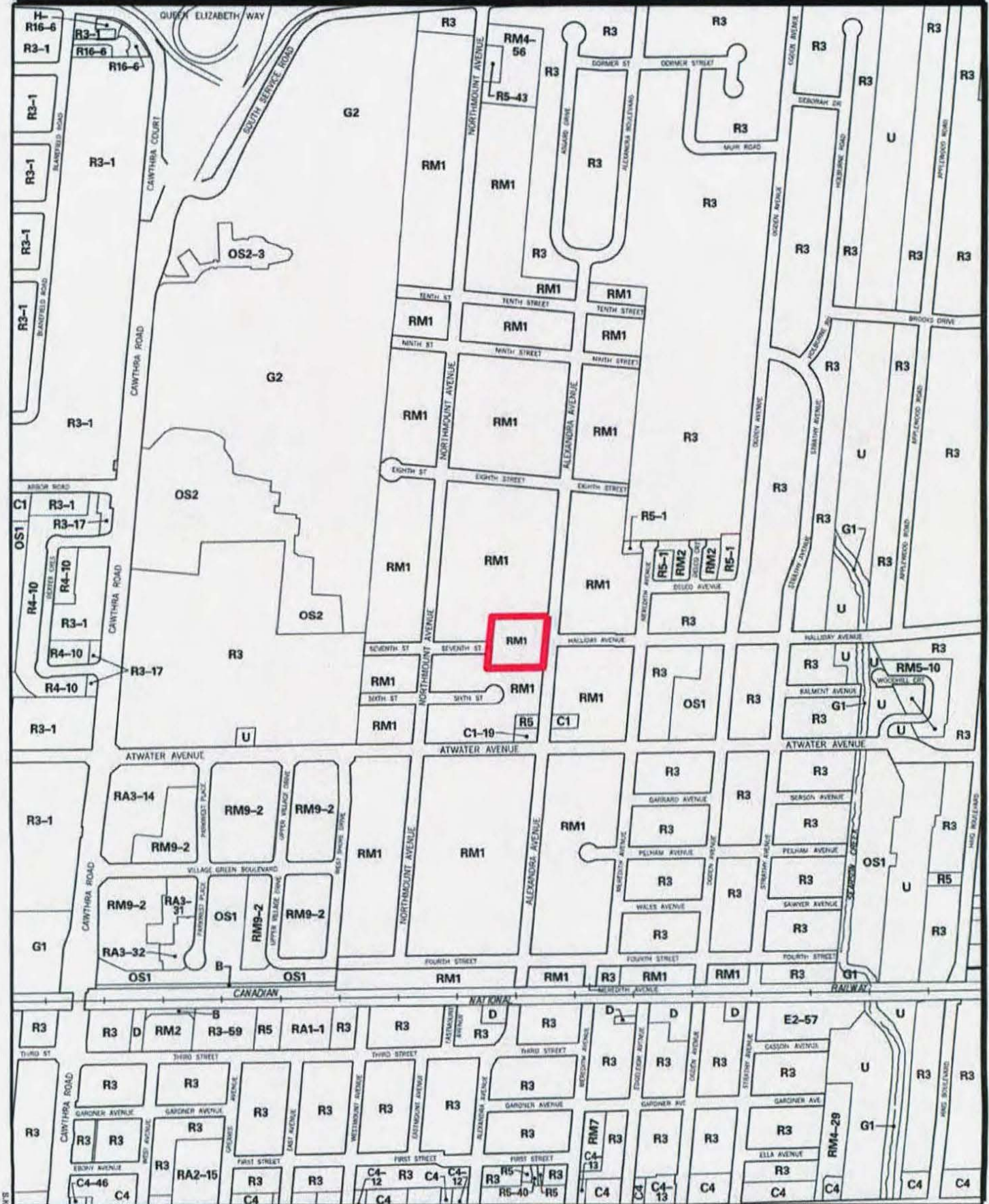
1731860 Ontario Ltd.

	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.

GENERAL CONTEXT MAP

OZ 13012 W1
T-M14001 W1

APPENDIX I-10



Appendix R-2

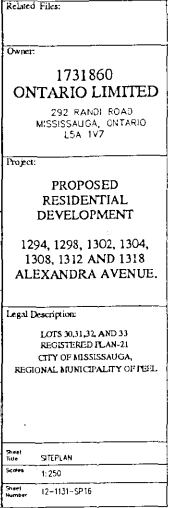
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**Files: OZ 13/012 W1
T-M14001 W1**

Recommendation PDC-0082-2014

PDC-0082-2014

"That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II – Special Site" and to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 - Exception" (Detached Dwellings – Typical Lots), to permit eight (8) detached dwellings and the extension of Seventh Street as a public road under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd., 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, be received for information."



(905) 284-0681 (905) 284-2099
 Web site: www.rj-pg.ca

Number 12-1131-3P16

Appendix R-4

1731860 Ontario Ltd.

Files: OZ 13/012 W1
T-M14001 W1

Revised Proposed Zoning Standards – "R5 - Exception" (Detached Dwellings – Typical Lots)

	Required Zoning By-law Standard	Proposed "R5 - Exception" Zoning By-law Standard for proposed 8 detached dwellings
Minimum interior side yard setback	1.2 m (3.9 ft.) on one side of the lot and 0.61 m (2.0 ft.) on the other side.	2.0 m (6.5 ft.) minimum interior side yard where a lot abuts lands zoned RM1 having frontage on Seventh Street
Maximum height for dwellings with flat roofs	10.7 m (35.1 ft.)	7.5 m (24.6 ft.) * City-initiated rezoning consistent with other residential properties in parts of Ward 1



FRONT
ELEVATION

**flanagan
beresford
& patteson architects**

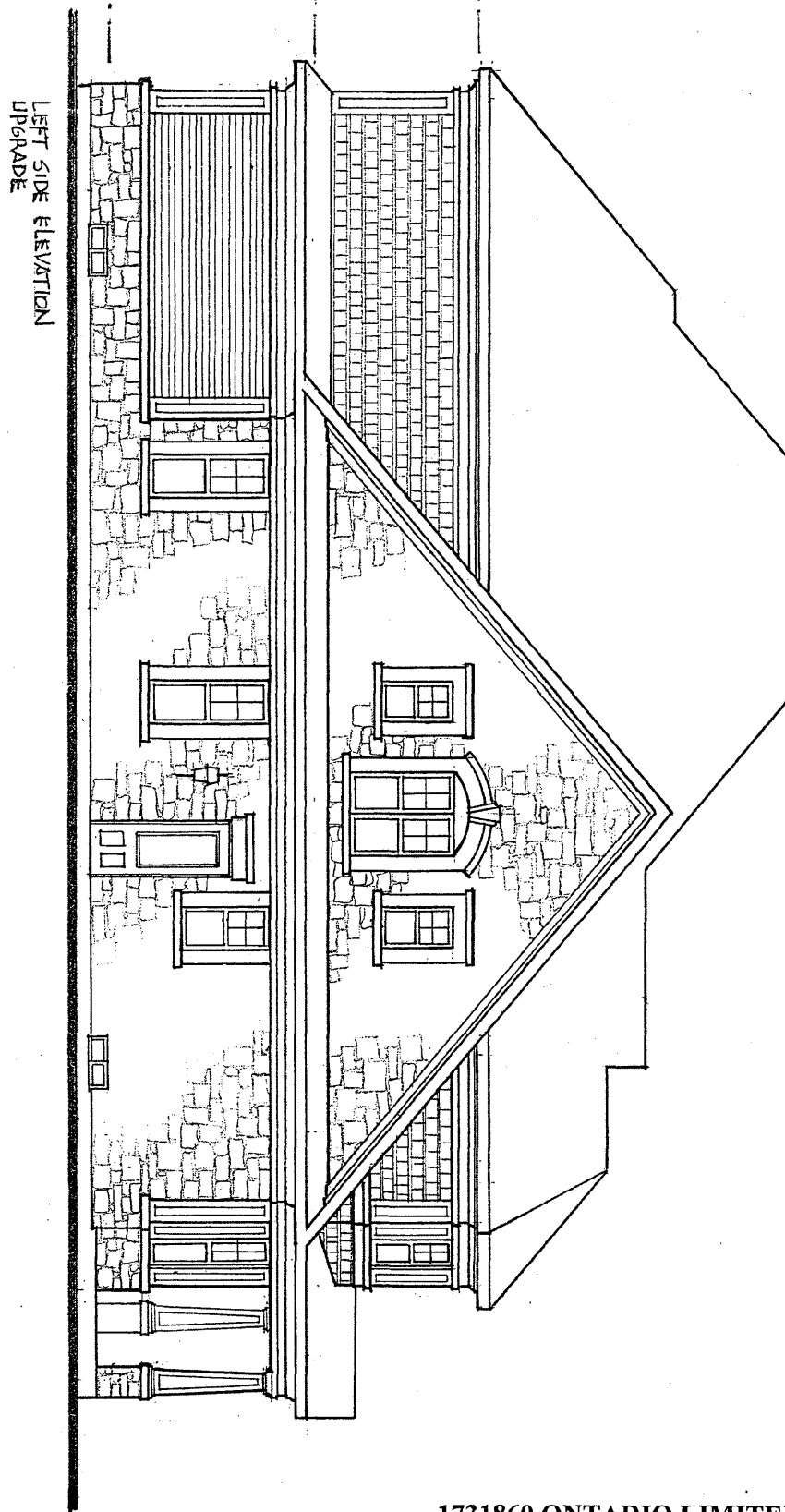
70 Silton Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

1731860 ONTARIO LIMITED

Residential Development
1294, 1298, 1302, 1304, 1308, 1312 AND 1318
Alexandra Avenue, Mississauga, ON

MODEL 3026 sf

12-1131 3/16" = 1'0" November 2014



**flanagan
beresford
& patteson architects**

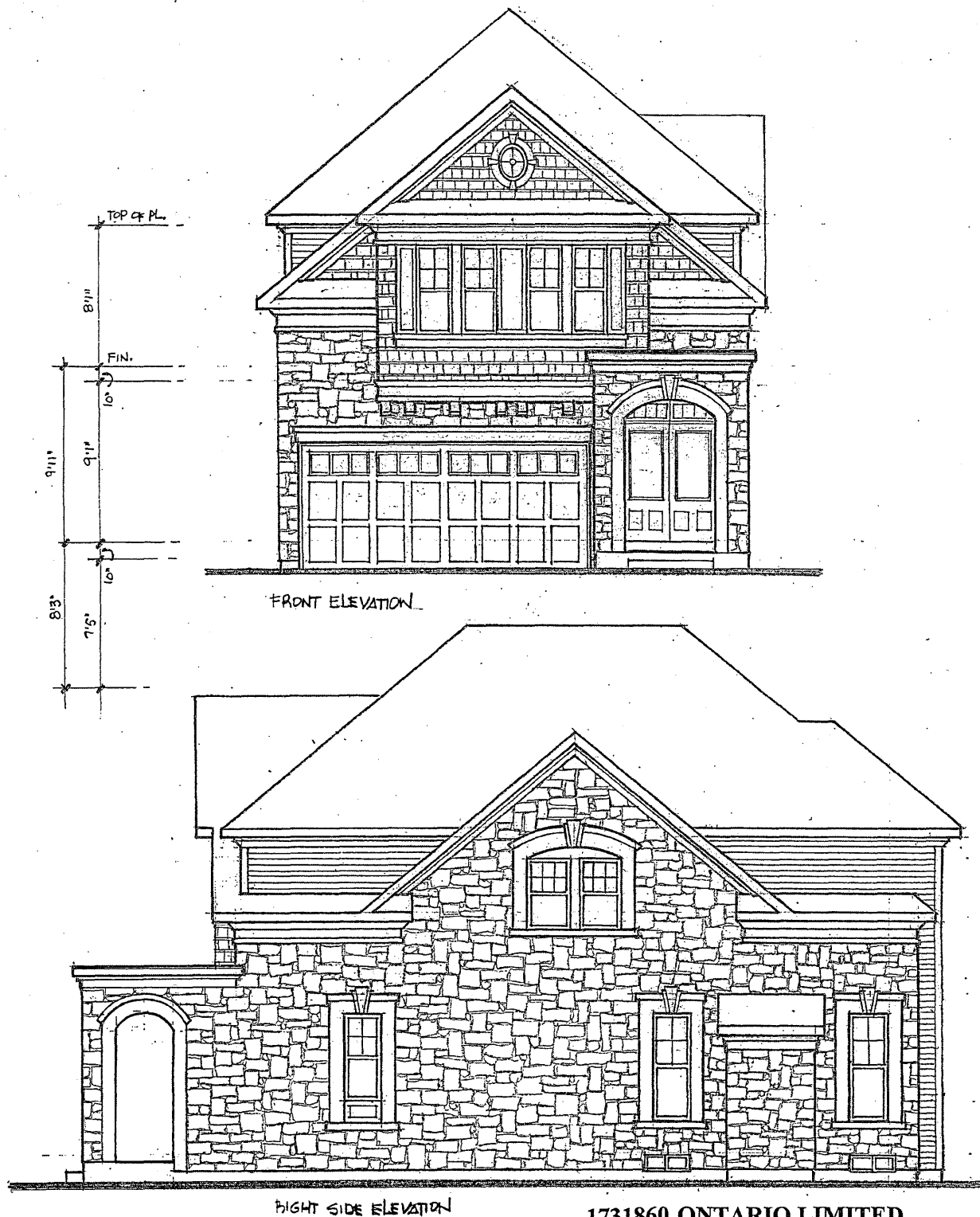
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70 Siltan Road, Unit 1, Woodbridge, Ont.
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1731860 ONTARIO LIMITED

Residential Development
1294, 1298, 1302, 1304, 1308, 1312 AND 1318
Alexandra Avenue, Mississauga, ON

MODEL 1726 sf

12-1131 3/16" = 1'0" November 2014

FILE # 24T-M140001
DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 30,31,32, AND 33
 REGISTERED PLAN - 21
 CITY OF MISSISSAUGA,
 REGIONAL MUNICIPALITY OF PEEL



KEY PLAN
 1:10,000



OTHER LANDS
 OWNED BY
 APPLICANT

☐ SUBJECT PROPERTY

OWNER'S CERTIFICATE:
 I authorize GLEN SCHNARR & ASSOCIATES INC. to prepare and submit this plan for draft approval.

SEE ORIGINAL SUBMISSION	DATE: SEE ORIGINAL SUBMISSION
100 ALABAMA AVENUE, MISSISSAUGA, ONTARIO, L4X 1A4	
SEE ORIGINAL SUBMISSION	DATE: SEE ORIGINAL SUBMISSION
100 ALABAMA AVENUE, MISSISSAUGA, ONTARIO, L4X 1A4	
SEE ORIGINAL SUBMISSION	DATE: SEE ORIGINAL SUBMISSION
100 ALABAMA AVENUE, MISSISSAUGA, ONTARIO, L4X 1A4	
SEE ORIGINAL SUBMISSION	DATE: SEE ORIGINAL SUBMISSION
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SEE ORIGINAL SUBMISSION	DATE: SEE ORIGINAL SUBMISSION
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100 ALABAMA AVENUE, MISSISSAUGA, ONTARIO, L4X 1A4	
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100 ALABAMA AVENUE, MISSISSAUGA, ONTARIO, L4X 1A4	

SURVEYOR'S CERTIFICATE:
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

SEE ORIGINAL SUBMISSION	DATE: SEE ORIGINAL SUBMISSION
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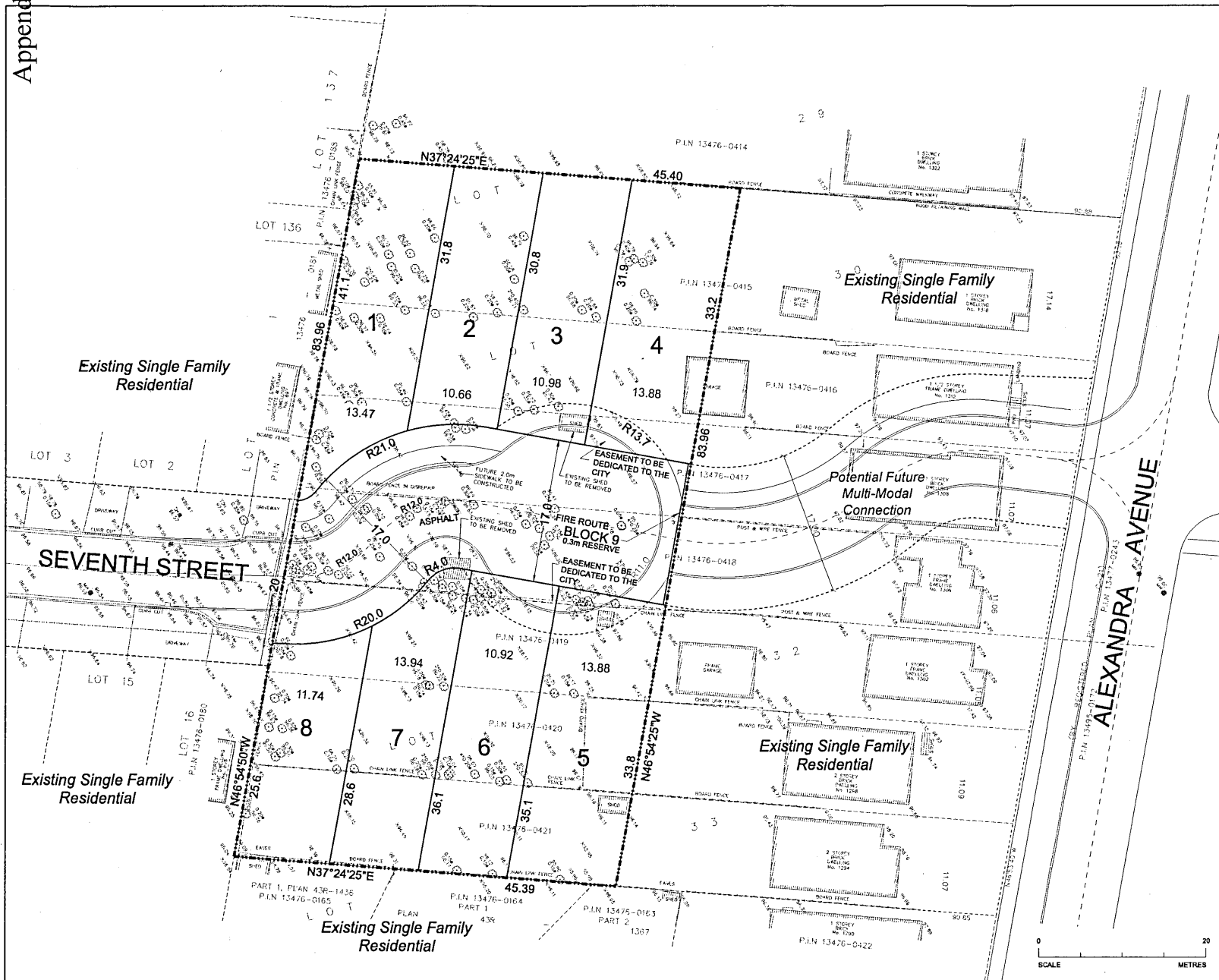
ADDITIONAL INFORMATION:
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13],
 as amended to November 13, 2014.
 a), b), c), d), e), f), g), h) - on plan.
 c) - on key plan
 d) - see statistics
 h) - piped water to be installed by developer
 i) - silt clay to fill till
 j) - all services to be made available by developer
 k) - none

DEVELOPMENT STATISTICS:	
Residential Single Family (Lots 1-8):	0.294 ha
0.3 m Reserve (Block 9):	0.001 ha
Road:	0.094 ha
TOTAL	0.379 ha



REVISIONS LIST	
20 NOV 2014	Revised draft plan per updated Planning Services & Patterns Site Plan 18.11.14
14 MAY 2014	Revised turning assessments
9 MAY 2014	Final draft

File Number:	6174	Drawing Number: D2
Drawn By:	SM/SB	
Planned:	A	
Scale:	1:200	
CAD:	63044681 plan/CPE02 Draft Plan.dgn	





**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M14001 W1

SUBJECT: Draft Plan of Subdivision
1294, 1298, 1302, 1304, 1308, 1312 and 1318 Alexandra Avenue
East of Cawthra Road, north of Atwater Avenue
City of Mississauga
1731860 Ontario Ltd. (By Agreement of Purchase and Sale)

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

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

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

- 1.0 Approval of the draft plan applies to the plan dated November 20, 2014.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters

such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 That the required consent applications and any associated minor variances applications be approved and be in full force and effect prior to registration of the plan.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 11.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 12.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 13.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

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



Corporate Report

Clerk's Files

Originator's
Files OZ 13/018 W5

DATE: March 24, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 13, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Application to permit a 33 storey apartment building with
ground floor retail commercial uses
Southeast corner of Nahani Way and Hurontario Street
Owner: Alfonso Gallucci General Construction Limited**

Recommendation Report**Ward 5**

RECOMMENDATION: That the Report dated March 24, 2015, from the Commissioner of Planning and Building recommending approval of the application under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan from "Residential High Density" to "Residential High Density – Special Site" to permit a 33 storey apartment building with ground floor retail commercial uses and a maximum Floor Space Index of 4.9, be approved.
2. That the application to change the Zoning from "RA5-23" (Apartment Dwellings - Exception) to "H-RA5-23" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) to permit a 33 storey apartment building with ground floor retail commercial uses in accordance with

the proposed zoning standards included within the draft zoning by-law attached as Appendix R-6 of this report, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District and Dufferin-Peel Catholic District School Boards not apply to the subject lands.
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 36 months of the Council decision.
 4. In the event the application is approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

**REPORT
HIGHLIGHTS:**

- Minor revisions have been made to the proposal and additional reports and studies have been submitted and reviewed since the public meeting;
- Staff are generally satisfied with the proposed revisions and recommend approval of revised Option 1 for a mixed use development that will permit additional residential units and retail commercial uses along Hurontario Street;
- Removal of the "H" Holding Symbol and Site Plan applications will be required prior to development occurring on the subject property.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on June 23, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0053-2014 which was adopted by Council and is attached as Appendix R-2.

COMMENTS:**REVISED DEVELOPMENT PROPOSAL**

The owner has proposed two development options for the site. Option 1 is a mixed use building with residential apartment units and a ground floor grocery store (retail commercial) along Hurontario Street, whereas Option 2 provides only residential uses. The owner would like to retain both options in order to maintain flexibility to respond to market conditions. The Planning and Building Department is recommending approval of Option 1 for the reasons outlined in this report.

Since the Public Meeting, the applicant revised the proposals for Options 1 and 2 to include additional residential units, parking, and indoor and outdoor amenity areas, with no proposed changes to the height or massing of the building. The revised plans continue to include a mix of one, two and three bedroom units but the average apartment unit size has decreased as a result of the applicant's review of current market conditions. The proposed Floor Space Index (FSI) is slightly lower in comparison to the original proposals due to the building setback on the south side of the property being increased to allow for a pedestrian connection to Hurontario Street and the Summit-Eglinton lands further south. The revised development concept plan for Option 1 is provided in Appendix R-3.

Revised details of the Option 1 proposal are as follows:

Option 1 – Residential and Commercial	
Height	33 storeys
GFA	Retail 1 961 m ² (21,109 sq. ft.) Residential 26 232 m ² (282,364 sq. ft.)

	Total 28 193 m ² (303,474 sq. ft.)
Floor Space Index (FSI):	3.96 – based on total lot area 4.88 – based on net lot area
Landscaped Area:	20.7%
Net Density:	632.3 units/ha 255.9 units/ac
Number of Units:	240 – one bedroom units 112 – two bedroom units 13 – three bedroom units Total of 365 total units
Anticipated Population:	913 people* *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 Required:	487 spaces
Parking Provided:	439 residents 94 visitor/retail Total of 533 spaces

The revised Option 1 proposal increases the total number of apartment units from 313 to 365. The revised Option 2 proposal replaces the retail commercial space along Hurontario Street with 31 apartment units for a total of 396 residential units with additional amenity space and resident lockers. The revised development concept plan for Option 2 is provided in Appendix R-4.

COMMUNITY ISSUES

No resident concerns were raised at the public meeting on June 23, 2014. One letter was received by the Planning and Building Department from a resident indicating their general objection to the development proposal. Further notice for the application was sent to residents in January by the Ward 5 Councillor, Carolyn Parrish, and no additional letters of objection have been received to date.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments from City Departments and Agencies are contained in Appendix R-5.

Hurontario-Main Street Light Rail Transit

The Transit Project Assessment Process (TPAP) for the Hurontario-Main Street Light Rail Transit (HMLRT) Project was concluded with a Statement of Completion on September 17, 2014. The TPAP identified a portion of the subject property as a location for a Traction Powered Substation (TPSS), a required infrastructure component for implementation of the HMLRT. The applicant has written to the Minister of the Environment and Climate Change outlining their objection to showing a substation on the subject property. The City's response to the Minister identified the flexibility of situating the TPSS on the subject property and agreed to continue working with the property owner to find a solution beneficial to all parties. The City will continue to look at this site as well as alternative locations to find an appropriate site for a future TPSS.

PLANNING COMMENTS

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

The *Provincial Policy Statement*, 2014 (PPS, 2014) contains the Province's policies for land use planning for Ontario. All planning decisions are required to be consistent with these policies. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

The *Growth Plan*, 2006, directs municipalities to "identify the appropriate type and scale of development in intensification areas"

and states that intensification areas will be planned and designed to "provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods" and to "achieve an appropriate transition of built form to adjacent areas".

The *PPS* and *Growth Plan* indicate that development in major transit station areas and intensification corridors must be governed by appropriate standards including density, scale and mix of uses. The Official Plan and zoning permissions for the property predate the *PPS* and *Growth Plan*. Option 1 better addresses the Provincial directions than the existing approvals or Option 2.

Official Plan

This proposal requires an amendment to the Mississauga Official Plan Policies for the Uptown Major Node Character Area. As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed application addresses the intent of the criteria.

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?

The major node policies require compact, transit supportive development that contain a mix of population and employment uses at densities and heights less than the Downtown, but greater than elsewhere in the City. Option 1 is consistent with the node policies of the Official Plan. The mixed use development supports the future LRT stop at Hurontario Street and Eglinton Avenue which is within approximately 300 m (984 ft.) south of the site; it strengthens the node; and is compatible in built form and scale to the surrounding existing and approved development. The proposed limits on the building height, floor space index and number of

apartment dwelling units will ensure that the City Structure hierarchy is maintained.

Option 2 which only proposes residential uses, is not consistent with the major node policies in the Official Plan as it will not provide for employment opportunities or the ground floor retail uses which help to make a more active street along Hurontario Street.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

The site is already designated for a high rise apartment building in the Official Plan. The reduced building setbacks along Hurontario Street and increase in proposed density allows for:

- the extension of a future public road - Belbin Street to Nahani Way;
- support for existing transit and the proposed LRT along Hurontario Street;
- an appropriate transition to existing lower density development to the north and east by including two storey apartment units with rooftop patios along Nahani Way and the future Belbin Street extension; and
- a stronger building presence at the northern edge of this major node and it will be consistent with the other recently approved developments within the node.

The inclusion of a minimum amount of retail commercial uses along Hurontario Street ensures that a mixed use, pedestrian and transit supportive development is built within the major node.

The proposed height is consistent with the approved developments to the south (Summit Eglinton) and west of the property (Pinnacle), where maximum heights range from 28 to 34 storeys. The proposed FSI is also comparable with Summit Eglinton and Pinnacle developments, which are above the current maximum FSI for the

Uptown Major Node of 2.9. The proposal is also consistent with the Council endorsed Hurontario/Main Street Corridor Master Plan.

The applicant has submitted a number of technical studies in support of the application. Upon removing the "H" Holding Provision, satisfactory arrangements will need to be made with the City and the Region regarding the provision of water and sanitary services. There is adequate community infrastructure including parks, community centres and libraries within the surrounding community. The dedication of a portion of the land to extend Belbin Street provides for an interconnected system of public roads that will provide options for vehicles and pedestrians. The completion of the proposed walkway along the southerly property line will also support pedestrian access to Hurontario Street.

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?

This proposed mixed use development is in general keeping with the goals, objectives and policies of Mississauga Official Plan, with the exception of height and density.

Zoning

The current "RA5-23"(Apartment Dwellings – Exception) zoning is proposed to be replaced with an "H-RA5-23" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) zones. A draft by-law prepared by staff is attached as Appendix R-6 and provides greater detail. Minor revisions to this draft by-law may be needed to be consistent with Council direction and the concept plan for Option 1. Key elements for the implementing by-law include the following:

- Maximum floor space index of 4.9;
- Maximum of 365 apartment dwelling units;
- Minimum and maximum building and podium heights;

- Minimum depth of 10.0 m (32.8 ft.) to be used for ground floor retail commercial uses fronting onto Hurontario Street;
- Minimum building setbacks and landscaped buffers to provide for an appropriate relationship between the building and public streets and to the property to the south;
- Minimum parking requirements;
- Provision for appropriate soil depth above the underground parking structure to facilitate planting growth within the landscaped buffers;
- Holding Symbol provisions, as discussed in this report.

The proposed "B" (Buffer) zone is appropriate to accommodate the remnant strip of land that will be conveyed to the municipality as part of the Belbin Street extension. The ultimate disposition of the remnant buffer will be determined by the City.

Bonus Zoning

Should the application be approved by Council, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

"H" Holding Provision

The applicant proposes that the Zoning By-law incorporate an "H" Holding provision which can be lifted upon clearance of conditions. The holding symbol is to be removed from the lands upon the City's satisfaction of the following:

1. Provision of any outstanding technical plans, studies and reports, including:
 - Revised functional servicing report showing all fire flow calculations to the satisfaction of the Region of Peel;
 - Updated acoustical report to the satisfaction of the City that provides sufficient detail to confirm that the proposed grocery store will be compliant with City/MOECC

- stationary noise criteria at the residential receptor locations;
and a
- Quantitative wind study.
2. Delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the implementation of:
- Requirements/conditions of Site Plan approval;
 - Warning clauses;
 - Such other provisions the City may require in relation to the proposed development.
3. Delivery of an executed Servicing Agreement in a form and on terms satisfactory to the City, which includes but is not limited to:
- Gratuitous dedication to the City of the Belbin Street extension and remnant buffer block;
 - Satisfactory arrangements to the City and the Region of Peel for the construction of the Belbin Street extension and construction of a 300 mm watermain from the north limit of Draft Plan T-M09004 W5 to Nahani Way within the identified future Belbin Street right-of-way;
 - A cash payment or security for the ultimate streetscape/landscape works across the Hurontario Street frontage and satisfactory arrangements for the implementation of streetscape works and planting details proposed for Nahani Way, Belbin Street extension and any interim works on the Hurontario Street boulevard.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval.

To date, only conceptual plans have been provided for review. Items that will be considered through Site Plan approval will include the following:

- Building design, massing and materials, in particular the relationship of any structure to the street;

- Landscaping, green development standards, and pedestrian walkways;
- Streetscaping including the provision of street trees;
- Vehicular access, parking, delivery, loading, garbage storage and removal for both the retail and residential components;
- Noise attention measures and a detailed noise study confirming the recommendations and requirements of the noise feasibility analysis;
- Implementation of the recommendations of the quantitative wind study;
- Indoor bicycle storage location and accessibility;
- Transit stop locations including connections to the proposed LRT station;
- Locations of vents for underground parking and transformers;
- Internal courtyard elevations and details; and
- If required, provision for a Traction Powered Substation for the proposed Hurontario LRT.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as the financial requirements of any other commenting agency.

CONCLUSION: This Department has conducted a detailed review of both Options and find that Option 1 for a mixed use development is the preferred option that should be approved for the following reasons:

1. The proposed mixed use development is consistent with the Official Plan goals of creating mixed use communities within nodes. Providing retail at grade helps to animate the street, supports transit and pedestrian activity and provides a better mix of uses within the node.
2. A 33 storey apartment building with ground floor retail commercial uses is compatible with the existing and approved land uses surrounding the property;
3. The proposed Official Plan and zoning standards, as identified in this report, are appropriate to accommodate Option 1.

ATTACHMENTS:

Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0053-2014
Appendix R-3: Revised Concept Plan for Option 1
Appendix R-4: Revised Concept Plan for Option 2
Appendix R-5: Updated Agency and City Department Comments
Appendix R-6: Draft Zoning By-law



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner



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Corporate Report

Clerk's Files

Originator's

Files OZ 13/018 W5

PDC JUN 23 2014

DATE: June 3, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment and Rezoning Applications
To permit a 33 storey apartment building which may include
ground floor retail commercial uses
Southeast corner of Nahani Way and Hurontario Street
Owner: Alfonso Gallucci General Construction Limited
Applicant: Goldberg Group
Bill 51

Public Meeting

Ward 5

RECOMMENDATION: That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Uptown Major Node Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "RA5-23" (Apartment Dwellings - Exception) to "H-RA5-Exception" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) to permit a 33 storey apartment building which may include ground floor retail commercial uses, under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be received for information.

REPORT**HIGHLIGHTS:**

- The applicant is proposing two options for the ground floor of the proposed 33 storey apartment building along Hurontario Street: retail or residential in order to maintain flexibility at the time of construction;
- Prior to the Supplementary Report, matters to be addressed include: appropriateness of the proposed options given the future Light Rail Transit (LRT) on Hurontario Street; cumulative impact of this development on the Node, adjacent land uses and streetscape; and the receipt of additional technical information.

BACKGROUND:

The above-noted applications have been circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

The subject property is a vacant parcel of land at the southeast corner of Hurontario Street and Nahani Way, which has been zoned for high density development since 1999. During the processing of the development applications for the lands to the south, owned by Summit-Eglinton Inc., an informal agreement was reached between the owner of the subject property and Summit-Eglinton to resolve issues around access and the orderly development of the properties. The concept plan that was developed as part of the agreement included: a new north-south public road through the Summit-Eglinton lands and the subject property connecting to Nahani Way; a private east-west road between the two properties; conceptual building massing; and various high rise apartments, including a 33 storey apartment building on the subject property. The concept plan was included in the Addendum Report dated April 13, 2012 for the Summit-Eglinton development applications (see Appendix I-1).

Despite the agreement, the Summit-Eglinton zoning by-law and draft plan of subdivision was subsequently appealed to the Ontario Municipal Board (OMB) by Alfonso Gallucci. A settlement was reached and the OMB approved an implementing by-law that substantially implemented the concept plan on the Summit-Eglinton lands with the exception of the location of the proposed

east-west private road, which was relocated to the middle of the Summit-Eglinton lands fronting on Hurontario Street.

COMMENTS:

The applicant is proposing a 33 storey apartment building on a 3 storey podium and a future public road extension (Belbin Street) from the lands to the south up to Nahani Way, based on two options, one of which will be mixed use and the other solely residential:

Option 1: 313 apartment dwelling units, nine of which are two storey units within portions of the first and second floors, and a 2 074 m² (22,319 sq. ft.) grocery store on the first floor along Hurontario Street.

Option 2: 328 apartment dwelling units, 24 of which are two storey units within portions of the first and second floors.

The owner is proposing two options for the site to maintain the flexibility to respond to market conditions at the time of construction. There is also a small remnant strip of land located east of the future Belbin Street, beside an existing semi-detached dwelling, that is proposed to be conveyed to the municipality.

Further details of the proposal are as follows:

Development Proposal	
Applications submitted:	November 18, 2013 December 20, 2013 (deemed complete)
Supporting Documents:	Planning Justification Report Survey Site Plan and Statistics Elevations, Sections and Floor Plans 3D Perspective Views Shadow Study Report Functional Servicing Report Restrictions on Title Utility Plan Transportation Impact Study Noise Control Feasibility Study

Development Proposal	
	Phase I Environmental Site Assessment Draft Official Plan Amendment Draft Zoning By-law
Revised Documents:	Revised Site Plan and Statistics Revised Shadow Study Report Revised Draft Official Plan Amendment Revised Draft By-law

Option 1 – Residential and Commercial	
Height	33 storeys
GFA	Retail 2 074 m ² (22,319 sq. ft.) Residential 26 589 m ² (286,202 sq. ft.) Total 28 662 m ² (308,521 sq. ft.)
Floor Space Index (FSI):	4.02 – based on total lot area 4.97 – based on net lot area
Landscaped Area:	20%
Net Density:	542.2 units/ha 219.4 units/ac
Number of Units:	177 – one bedroom units 83 – two bedroom units 53 – three bedroom units Total of 313 total units
Anticipated Population:	783 people* *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 Required:	439 spaces
Parking Provided:	349 residents 97 visitor/retail Total of 446 spaces

Option 2 – Residential Only	
Height:	33 storeys
GFA	29 334 m ² (315,749 sq. ft.)

Floor Space Index (FSI):	4.12 – based on total lot area 5.08 – based on net lot area
Landscaped Area:	20%
Net Density:	568.2 units/ha 229.9 units/ac
Number of Units:	177 – one bedroom units 98 – two bedroom units 53 – three bedroom units Total of 328 total units
Anticipated Population:	820 people* *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 Required:	416 spaces
Parking Provided:	416 spaces

Site Characteristics	
Frontage:	±53.4 m (175.2 ft.) on Hurontario Street ±92.0 m (301.8 ft.) on Nahani Way
Net Lot Area	0.58 ha (1.43 ac)
Existing Use:	Vacant site

Additional information is provided in Appendices I-1 to I-13.

Green Development Initiatives

The applicant proposes several green development initiatives including: rainwater harvesting; permeable paving; green roofs; new trees and native vegetation; secure and weather protected bicycle parking; and bird friendly window glazing. The ability to implement some of these measures is under review as the current proposal shows underground parking extending to the property lines along portions of the site, which may impact landscaping and negate proposed initiatives.

Neighbourhood Context

The subject property is located north of the Hurontario Street and Eglinton Avenue intersection, an area now known as Uptown Mississauga. The surrounding housing stock is varied and includes high rise apartment buildings, townhouses, semi-detached and detached houses.

Information regarding the history of the site is found in Appendix I-2.

The surrounding land uses are described as follows (see Appendix I-3):

- North: Across Nahani Way, townhouse dwellings that front onto Breton Avenue and back onto Nahani Way;
- East: Semi-detached dwellings fronting onto Nahani Way;
- South: Vacant land zoned to permit 3 apartment buildings ranging in height from 21 to 30 storeys with ground floor commercial and office uses, townhouses and semi-detached dwellings. A commercial plaza further south serves the node; and
- West: Across Hurontario Street, 10 storey apartment building on south side of Ceremonial Drive, and condo townhouse complex on north side of Ceremonial Drive. Southwest of the site is an approved five-phase development which, upon completion, will consist of 10 apartment buildings ranging in height from 10 to 34 storeys with ground floor commercial and office uses, and townhouse dwellings.

Mississauga Official Plan Designation and Policies for the Uptown Major Node Character Area (November 14, 2012)

The subject property is located in the Uptown Major Node Character Area and designated "**Residential High Density**" (see Appendix I-4).

The Major Node policies permit a maximum building height of 25 storeys and the Uptown Major Node policies permit a Floor

Space Index (FSI) range of 1.9-2.9 times the lot area for this site (see Appendix I-5).

Major Node Policies

Policy 5.3.2 of the plan indicates that Major Nodes are intensification areas that will develop as prominent centres and be served by higher order transit. The Uptown Major Node is centred on the Hurontario Street Corridor and Light Rail Transit is planned to be constructed on Hurontario Street in the future, pending funding. A future Light Rail Transit (LRT) station stop is proposed at the intersection of Hurontario Street and Eglinton Avenue, south of the subject property.

Major Nodes are a primary location for mixed use development, such as residential, employment and commercial uses, that support higher order transit. Mixed uses are to be oriented towards the Hurontario Street corridor, as shown in Option 1. Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare (81 and 121 residents and jobs combined per acre). It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups.

As per policy 13.1.1.3, proposals for heights less than two storeys and more than 25 storeys will only be considered in Major Nodes where it can be demonstrated to the City's satisfaction, that:

- a. An appropriate transition in heights that respects the surrounding context will be achieved;
- b. The development proposal enhances the existing or planned development;
- c. The City Structure hierarchy is maintained; and
- d. The development proposal is consistent with the policies of this plan.

Urban Design Policies

The urban design policies of Mississauga Official Plan (MOP) require that site design, landscaping and buildings are compatible with the surrounding context and will create appropriate transition, and visual and functional relationships between the public realm and the existing and proposed developments.

Other relevant policies in MOP that are applicable in the review of these applications are found in Appendix I-11.

Criteria for Site Specific Official Plan Amendments

Policy 19.5.1 of MOP contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- 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; and
- 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.

Hurontario/Main Street Corridor Master Plan

The Hurontario/Main Street Corridor Master Plan (2010) identifies the subject property and lands south to Provincial Highway 403 as

being suitable for high rise apartment buildings, up to 25 storeys and an FSI of 4.0 before bonus zoning.

Proposed Official Plan Designation and Site Specific Policies

To amend the existing "**Residential High Density**" policies to permit an apartment building with maximum height of 33 storeys, a maximum FSI of 5.08, and a maximum of 2 074 m² (22,319 sq. ft.) of retail commercial space within the first two floors of the proposed apartment building.

Existing Zoning

"**RA5-23**" (**Apartment Dwellings - Exception**), which permits a maximum gross floor area (GFA) – apartment dwelling zone of 21 000 m² (226,042 sq. ft.) and minimum landscaped area and building setback requirements. The base "RA5" zone permits a maximum height of the lesser of 25 storeys or 77 m (252.6 ft.), among other regulations (see Appendix I-6).

Proposed Zoning By-law Amendment

"**H-RA5-Exception**" (**Apartment Dwellings – Exception with a Holding Provision**) to permit, in addition to the permitted uses, the following:

- apartment building containing a maximum of 328 units;
- maximum height of 33 storeys;
- increased residential GFA;
- maximum FSI of 5.08;
- maximum of 2 074 m² (22,319 sq. ft.) for commercial uses within the first two floors of the apartment building, which may include a retail store, financial institution and personal service establishment;
- reduced building and landscape setbacks, and a reduced landscaped area.

A complete list of proposed zoning standards are identified in Appendix I-12 attached to this report.

The proposed zoning by-law would allow either option to be constructed.

"B" (Buffer) for the remnant strip of land east of the future public road extension (Belbin Street) through the subject property. The applicant proposes that the remnant land be conveyed to the municipality and landscaped.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in Mississauga Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved in principle by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

COMMUNITY ISSUES

No community meeting has been held for the subject applications and no comments from the community have been received by the Planning and Building Department to date.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable MOP policies, the following matters will have to be addressed prior to the Supplementary Report:

- review of the two development options to ensure that the proposed development is transit supportive, supports the Node and meets the intent of MOP policies;

- a review of the scale, density, massing, transition and compatibility of the proposal, relative to the existing surrounding community, the developing community to the south and the west, and to the Downtown;
- building and street relationships, including: tower location and entrances; podium height for the retail commercial space; building and underground parking setbacks; landscaped buffers; public walkway through the site connecting the future Belbin Street to Hurontario Street; corner entry feature at Hurontario Street and Nahani Way, and encroachments where applicable;
- sun and wind comfort impacts of development on neighbouring residential lands, street frontages and amenity areas;
- detailed elevations for building entrances and the interior court, and details on vehicular access, loading, garbage, general movement and operations of grocery store;
- location and design of amenity areas and acoustic features;
- analysis of proposed Official Plan and Zoning By-law amendments, including the remnant strip of land east of the future Belbin Street extension proposed as "B" (Buffer) zone;
- review of preliminary building elevations including height of mechanical penthouse;
- traffic impacts from the proposal on surrounding roads and intersection;
- streetscape design, including pavement and boulevard details and associated cross sections (Streetscape Master Plan);
- additional technical information is required to address outstanding engineering and environmental concerns, such as a revised functional servicing report, site grading and servicing plans, composite utility plan, and an updated Phase 1 Environmental Site Assessment.

OTHER INFORMATION

Development Requirements

A wind study and a revised traffic impact study are forthcoming for review and comment. Additional technical information is

required for engineering and environmental matters. The applicant will be required to enter into appropriate agreements with the City.

The Transit Project Assessment Process (TPAP) for the Hurontario-Main Street Light Rail Transit Project (HMLRT) commenced in February 2014 and is expected to be completed in August 2014. TPAP has identified the need for lands to accommodate a Traction Powered Substation in this vicinity and suitable lands would need to be protected and ultimately acquired in order to proceed with the implementation of the LRT system. The applicant has been contacted about the possibility of incorporating the substation within their development.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City, as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: Most agency and City department comments have been received and after the public meeting has been held and all issues have been resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1: Development Concept Plan
- Appendix I-2: Site History
- Appendix I-3: Aerial Photograph
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Uptown Major Node Character Area Map
- Appendix I-6: Excerpt of Zoning Map
- Appendix I-7a: Concept Plan – Option 1
- Appendix I-7b: Elevations – Option 1
- Appendix I-8a: Concept Plan – Option 2
- Appendix I-8b: Elevations – Option 2
- Appendix I-9: Agency Comments
- Appendix I-10: School Accommodation
- Appendix I-11: Relevant MOP Policies

Appendix I-12: Proposed Zoning Standards
Appendix I-13: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner



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Corporate Report

Clerk's Files

Originator's

Files OZ 09/011 W5
T-M09004 W5

PDC APR 16 2012

DATE: April 13, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 16, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Addendum Report
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit apartments with ground related commercial and
office uses, and townhouses under standard and common
element condominium tenure
5081 Hurontario Street
East side of Hurontario Street, north of Eglinton Avenue East
Owner: Summit Eglinton Inc.
Applicant: Jim Lethbridge, Lethbridge & Lawson Inc.
Bill 51

Public Meeting Ward 5

COMMENTS: The report from the Commissioner of Planning and Building dated March 27, 2012, regarding the Department's recommendations on the Summit Eglinton Inc. development applications, is scheduled for the April 16, 2012 Planning and Development Committee meeting. Subsequent to the public release of this report, staff have been involved in discussions with representatives of the applicant and the adjoining land owner to the north (Alfonso Gallucci General Construction Limited), to resolve outstanding matters of concern amongst the parties. An agreement was reached over a

Files: OZ 09/011 W5
T-M09004 W5
April 13, 2012

Planning and Development Committee - 2 -

revised development concept for the high density apartment lands abutting Hurontario Street. This concept plan, attached as Appendix SA-1, replaces the high density component of Appendix S-5 of the original Supplementary Report (Block 1). Changes from the original plan include the following:

- Conceptual building massing for all lands, incorporating both the Gallucci and Summit Eglinton properties;
- A shifting of the east-west midblock private condominium road on the Summit Eglinton lands from the centre of the block to the northern boundary. It is proposed that this road remain private with a public easement that will be secured as a condition of subdivision approval;
- Identification of access points to both the public and private roads, although the exact location will be determined through the site plan review process;
- Building tower heights, ranging from 21 storeys to 33 storeys for the development;
- Revised orientation of the north-south road alignment and its connection with Nahani Way.

The concept plan will provide the basis for the drafting of the implementing zoning by-law for the Summit Eglinton lands, including applicable exception schedules. As well, the plan confirms the approximate location of the north-south road alignment to Nahani Way to the satisfaction of all parties. Satisfactory arrangements regarding the particulars involved in the extension will be resolved through the subdivision process.

Matters regarding distance between towers and the proximity of residential uses on the ground floor to Hurontario Street will be reviewed in the context of the plan through the continued processing of the applications. Staff also confirm that the applicable date identified with the proposed Holding Symbol associated with the development of Light Rapid Transit along Hurontario Street has been amended to June 30, 2015.

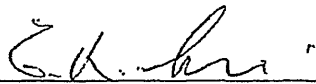
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T-M09004 W5
April 13, 2012

Planning and Development Committee - 3 -

To implement the proposal for the Gallucci lands, amendments may be required to both the Official Plan (floor space index), and the Zoning By-law. The subject concept plan will serve as a guide for future development on these lands, recognizing that elements of the plan including tower location may change subject to a detailed review.

COMMENTS:

Appendix SA-1: Revised Concept Plan - High Density Lands
(Block 1)



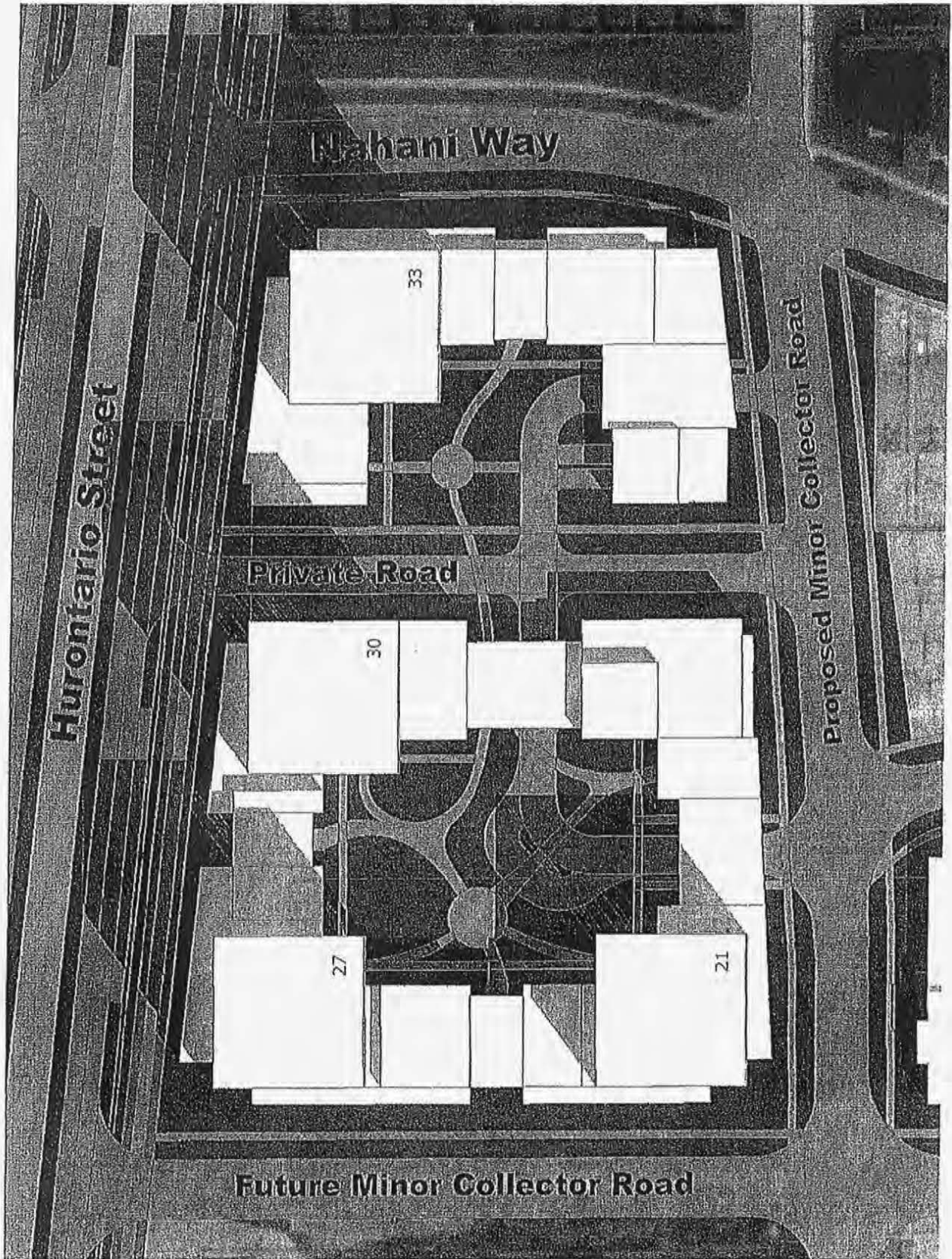
Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner



Revised Concept Plan –
High Density Lands (Block 1)

(PREVIOUS) APPENDIX SA-1



Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

Site History

- January 19, 1989 – Rezoning and Draft Plan of Subdivision applications submitted by Alfonso Gallucci Construction Limited (Alfonso Gallucci) and subsequently cancelled.
- November 16, 1998 – Official Plan Amendment/Rezoning (OZ 98/046 W5) and Draft Plan of Subdivision (T-M98010 W5) applications were submitted by Alfonso Gallucci to permit detached and semi-detached dwellings, street row dwellings, apartments and greenbelt lands. The alignment for Nahani Way to Hurontario Street created an undevelopable strip of land on the north side of Nahani Way, which was too small for residential development. The strip of land was dedicated to the City and the density of the strip was transferred to the apartment block (subject property) to allow for additional units. On December 13, 1999, the OMB approved an amendment to City Plan and Zoning By-law 5500, as amended, which zoned the subject property "RM7D5 – Section 2422" and permitted only an apartment building having a maximum gross floor area of 21,000 m², minimum open space of 45% of the lot area, minimum front and rear yard setbacks of 20.0 m, an exterior side yard of 5.0 m and an interior side yard of 4.0 m.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Hurontario District which designated the subject property "Residential High Density II", which permits apartment dwellings with an FSI range of 1.9-2.9. The subject property is located within the Hurontario Node which permits a maximum building height of 25 storeys.
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject property "RA5-23" (Apartment Dwellings - Exception). The same GFA, landscaped area and building setbacks were carried forward from By-law 5500, as amended. A maximum building height of 25 storeys was also imposed in the site specific zone.
- June 18, 2008 – Site Plan (SP 08/134) submitted by Alfonso Gallucci for a 29 storey apartment building. The application was subsequently cancelled.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed for the subject property, the policies of the new Mississauga Official Plan apply. The subject property is designated "Residential High Density" in the Uptown Major Node Character Area. The same FSI range was carried forward from Mississauga Plan.



LEGEND:



SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO 4 / 2013.



**SUBJECT: ALFONSO GALLUCCI,
GENERAL CONSTRUCTION LTD.**



FILE NO:
OZ 13018 W5

DWG. NO:
13018A

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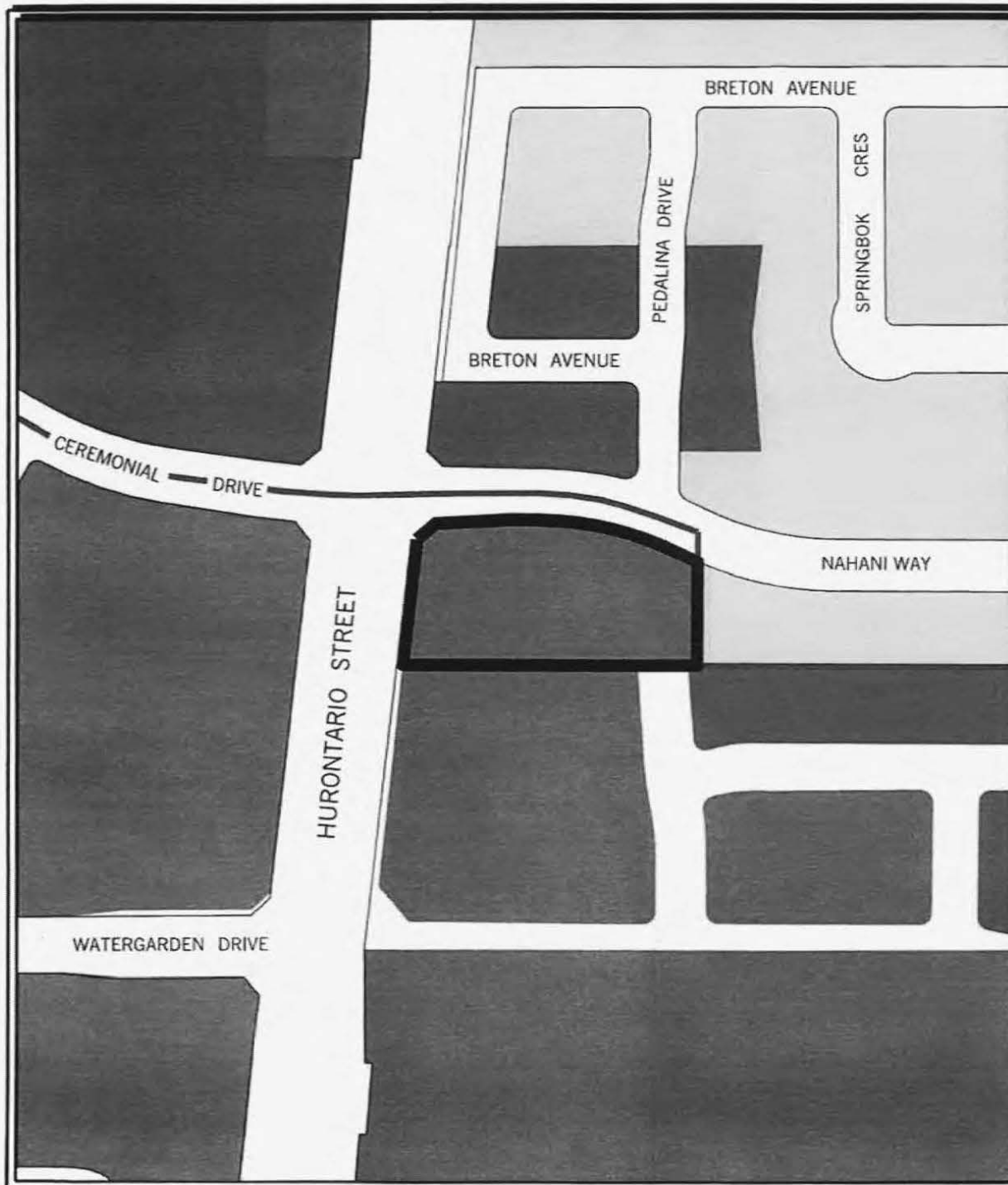
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B. KRUGER

APPENDIX I-3

MISSISSAUGA
Planning and Building

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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)
1995 MGP/2000 MGP	City Centre Transit Terminal
Composite Noise Contours	GO Rail Transit Station
LBPA Operating Area Boundary See Aircraft Noise Policies	Public School
Area Exempt from LBPA Operating Area	Catholic School
Natural Hazards	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: ALFONSO GALLUCCI
GENERAL CONSTRUCTION LTD.**



FILE NO:
OZ 13018 W5

DWG. NO:
13018L

SCALE:
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DATE:
2014 06 23

DRAWN BY:
B. KRUGER

APPENDIX I-4

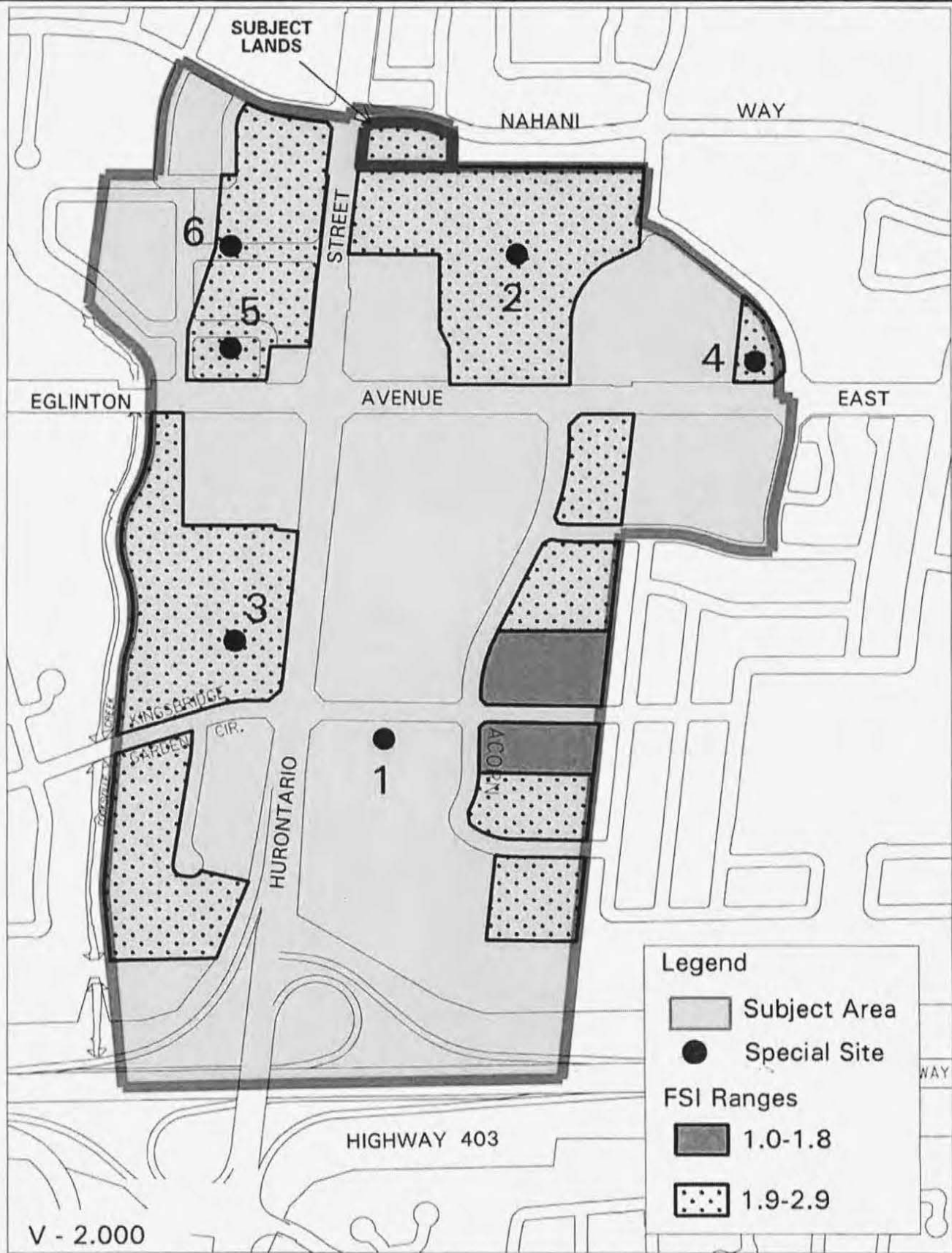
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UPTOWN MAJOR NODE CHARACTER AREA MAP

OZ 13018 W5

APPENDIX 1-5



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LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY' TO 'RESIDENTIAL HIGH DENSITY-SPECIAL SITE' AND PROPOSED REZONING FROM 'RA5-23' TO 'H-RA5-EXCEPTION' TO PERMIT A 33 STOREY APARTMENT DWELLING WHICH MAY INCLUDE GROUND FLOOR RETAIL COMMERCIAL USES.



PROPOSED REZONING FROM 'RA5-23' (APARTMENT DWELLING - EXCEPTION) TO 'B' (BUFFER) TO PERMIT THE REMNANT LAND TO BE USED AS A BUFFER.

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



SUBJECT:

ALFONSO GALLUCCI
GENERAL CONSTRUCTION LTD.



FILE NO:
OZ 13018 W5

DWG. NO:
13018R

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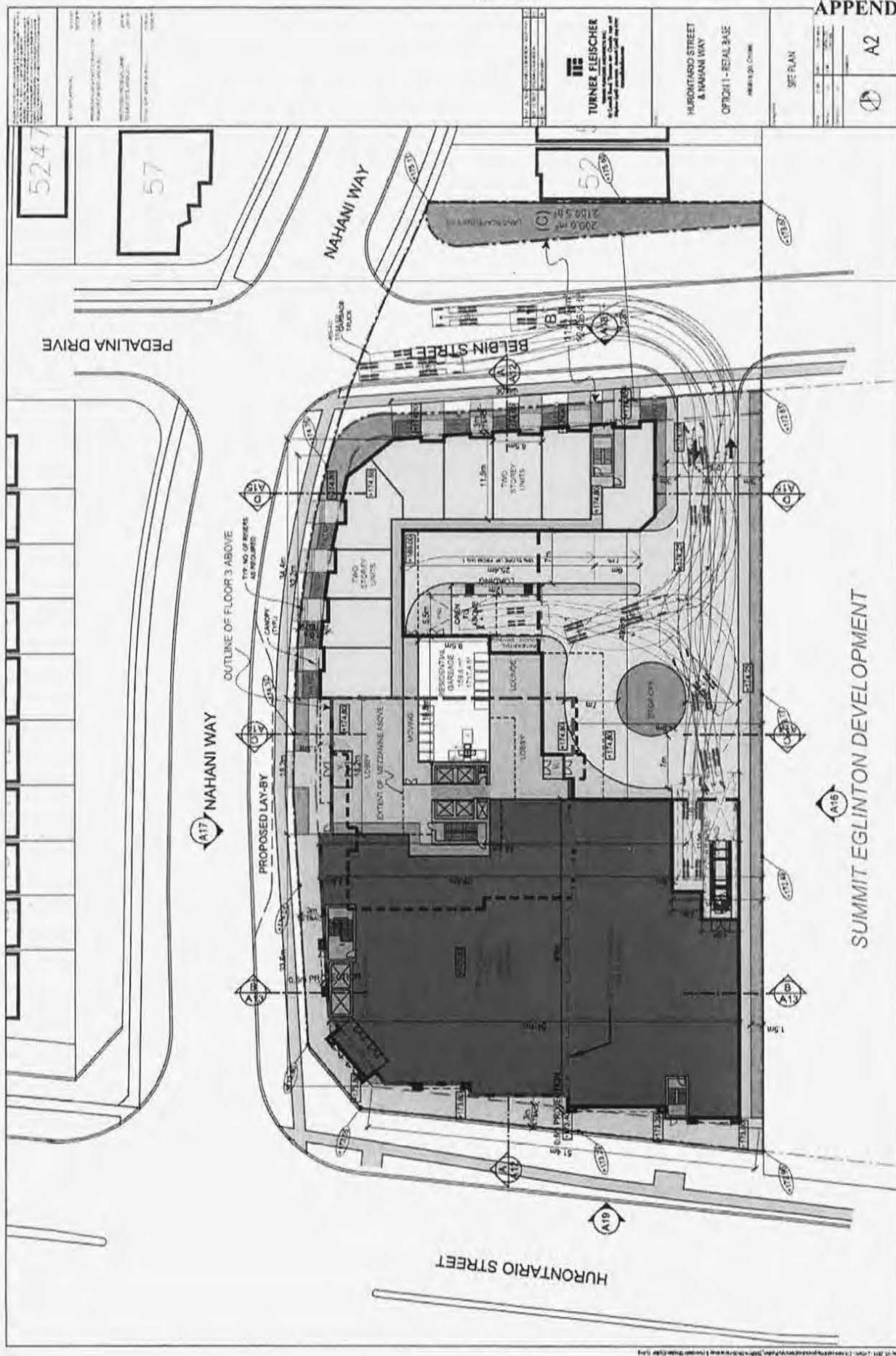
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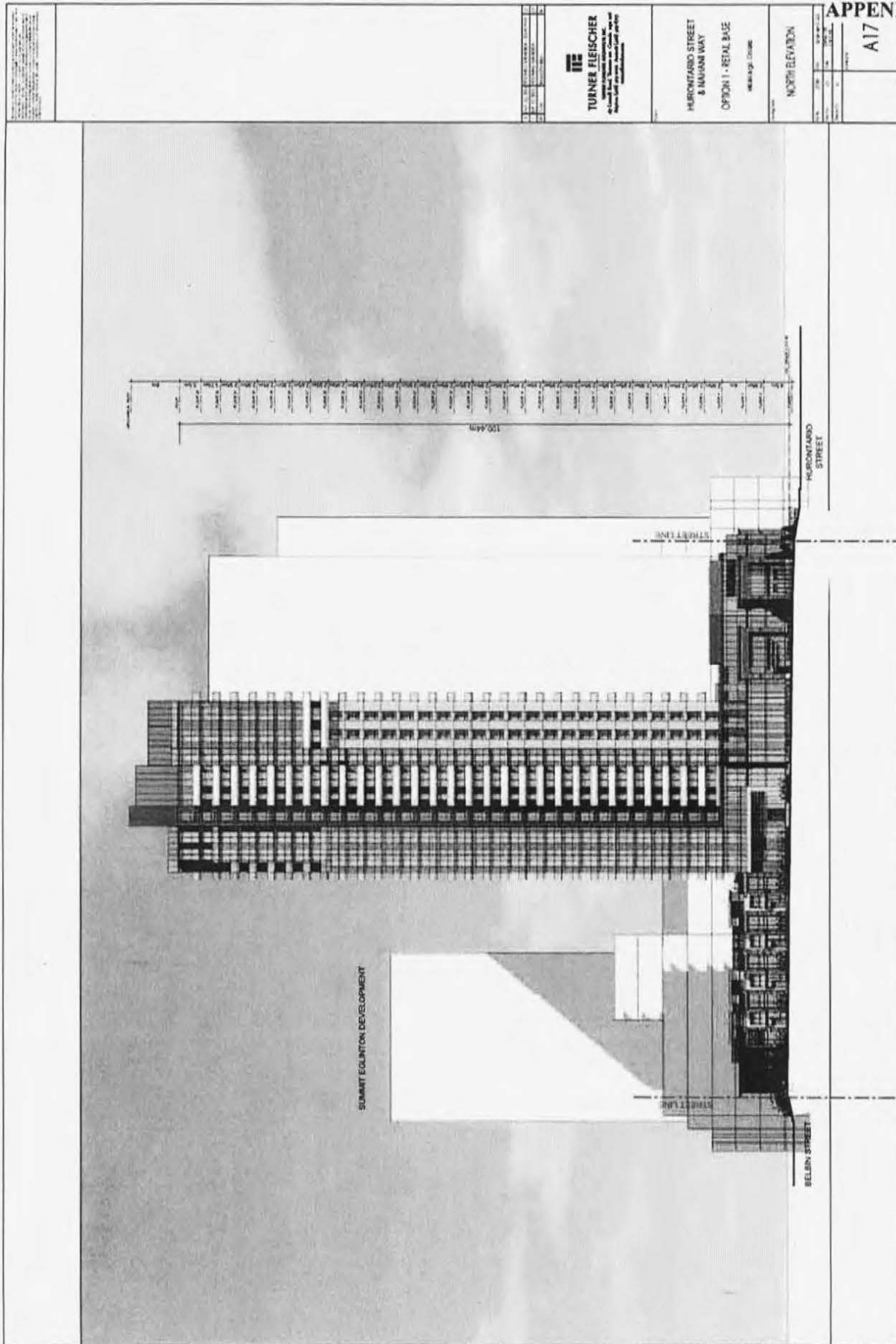
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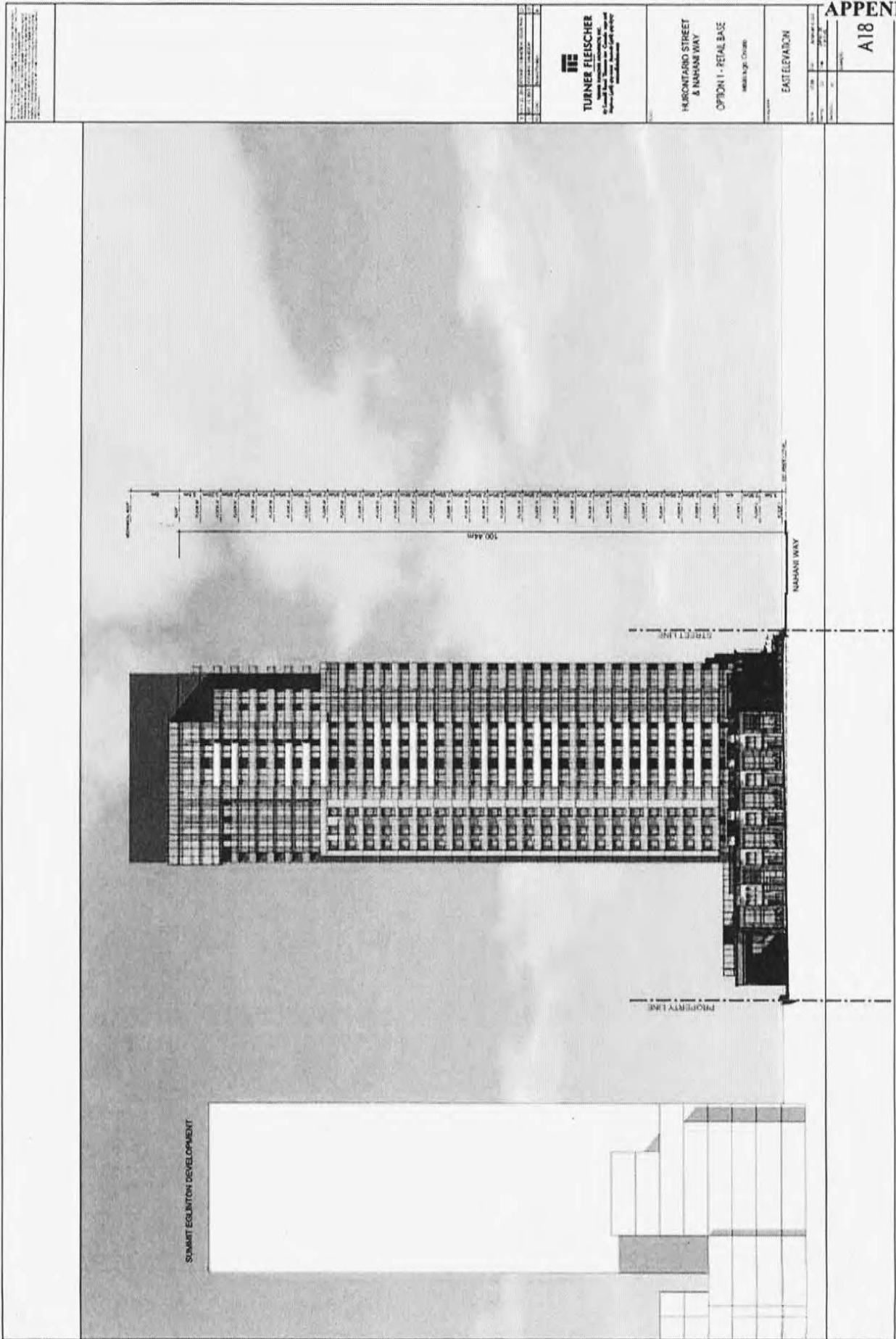
APPENDIX I-6

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Planning and Building

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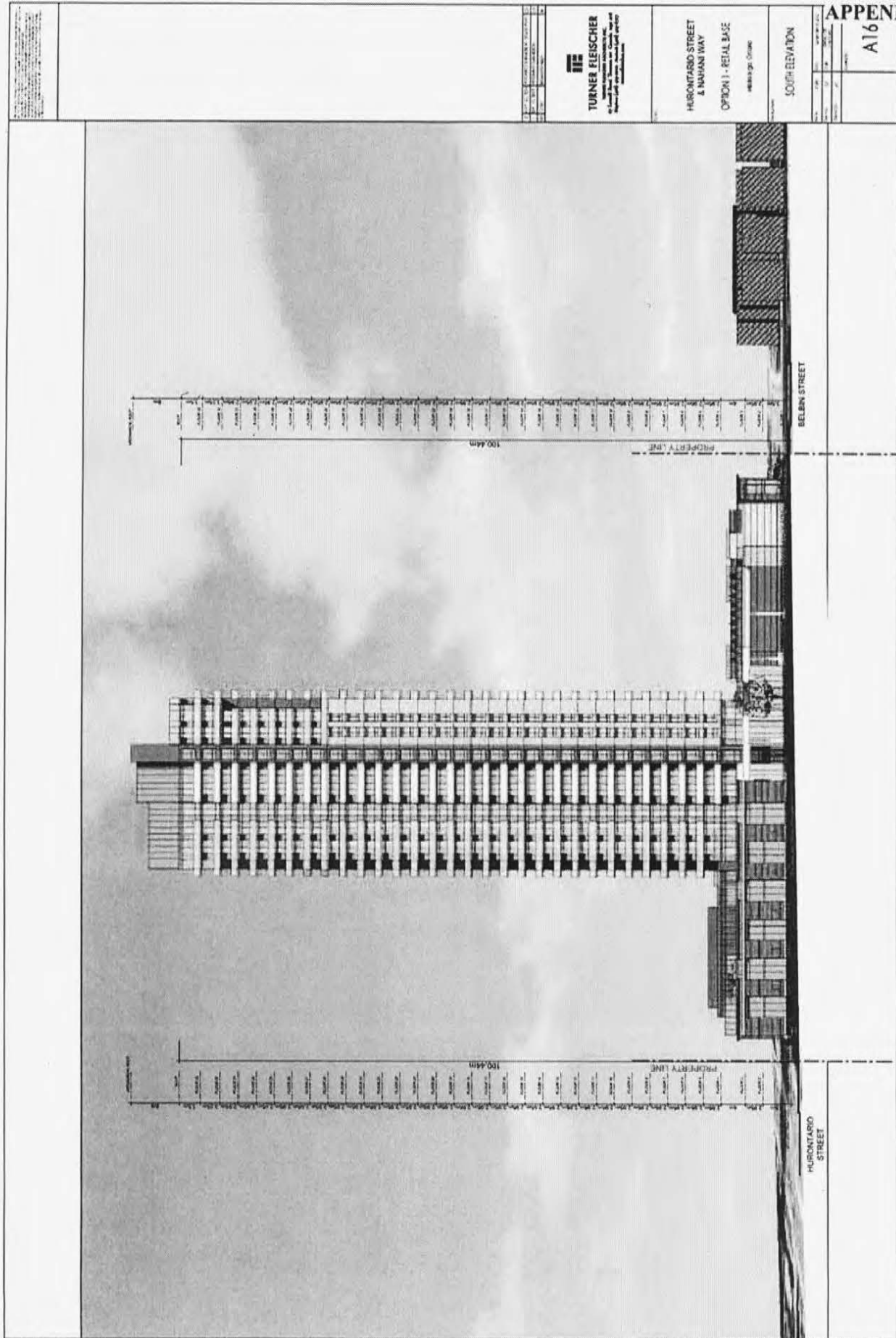
TURNER FLEISCHER
Architects
1000 Lakeshore Blvd. East
Toronto, Ontario M5G 1B5
Tel: (416) 922-1000
Fax: (416) 922-1001
www.turnerfleischer.com

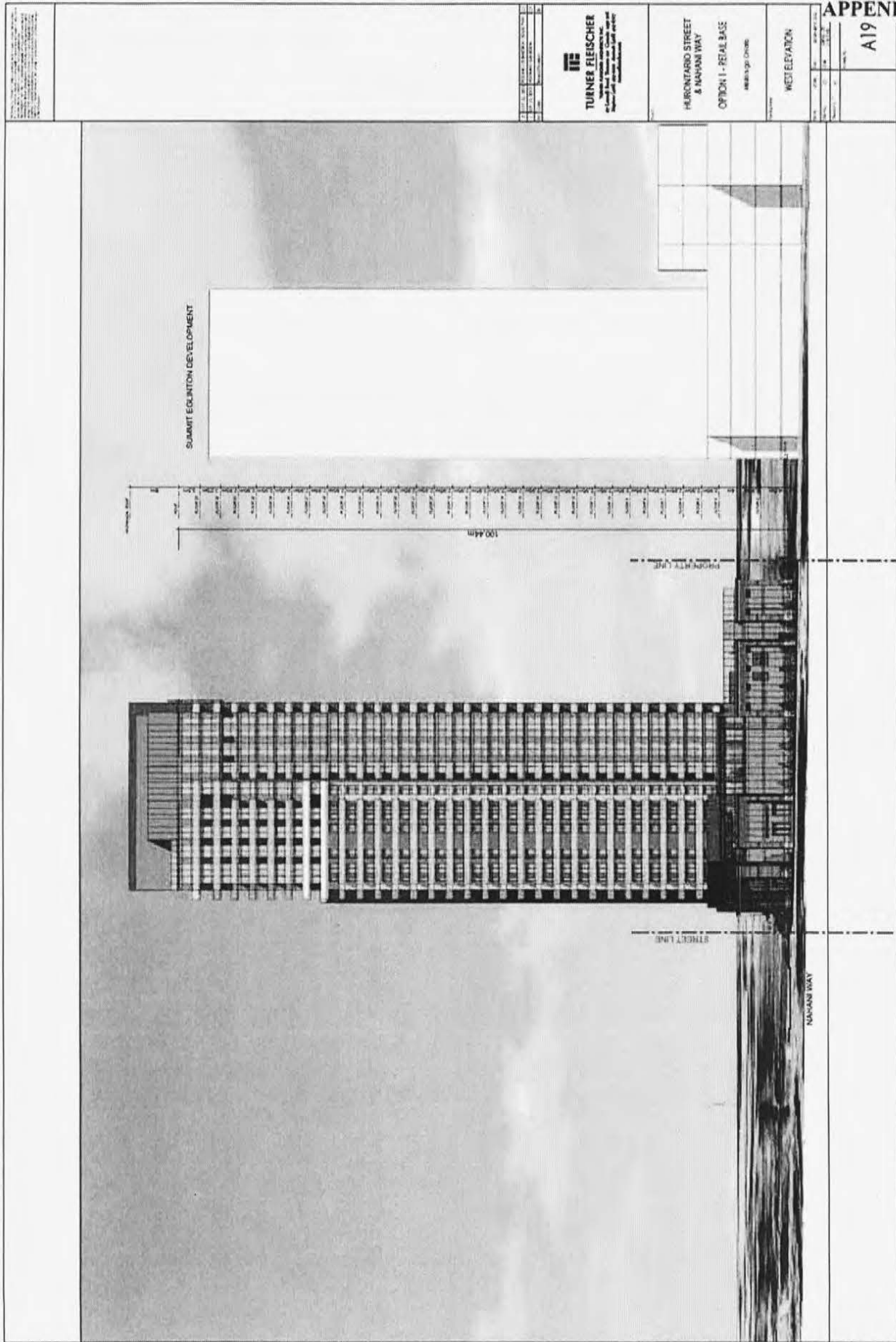
HURONTARIO STREET
& NANAN WAY
OPTION 1 - RETAIL BASE
Middle Age Group

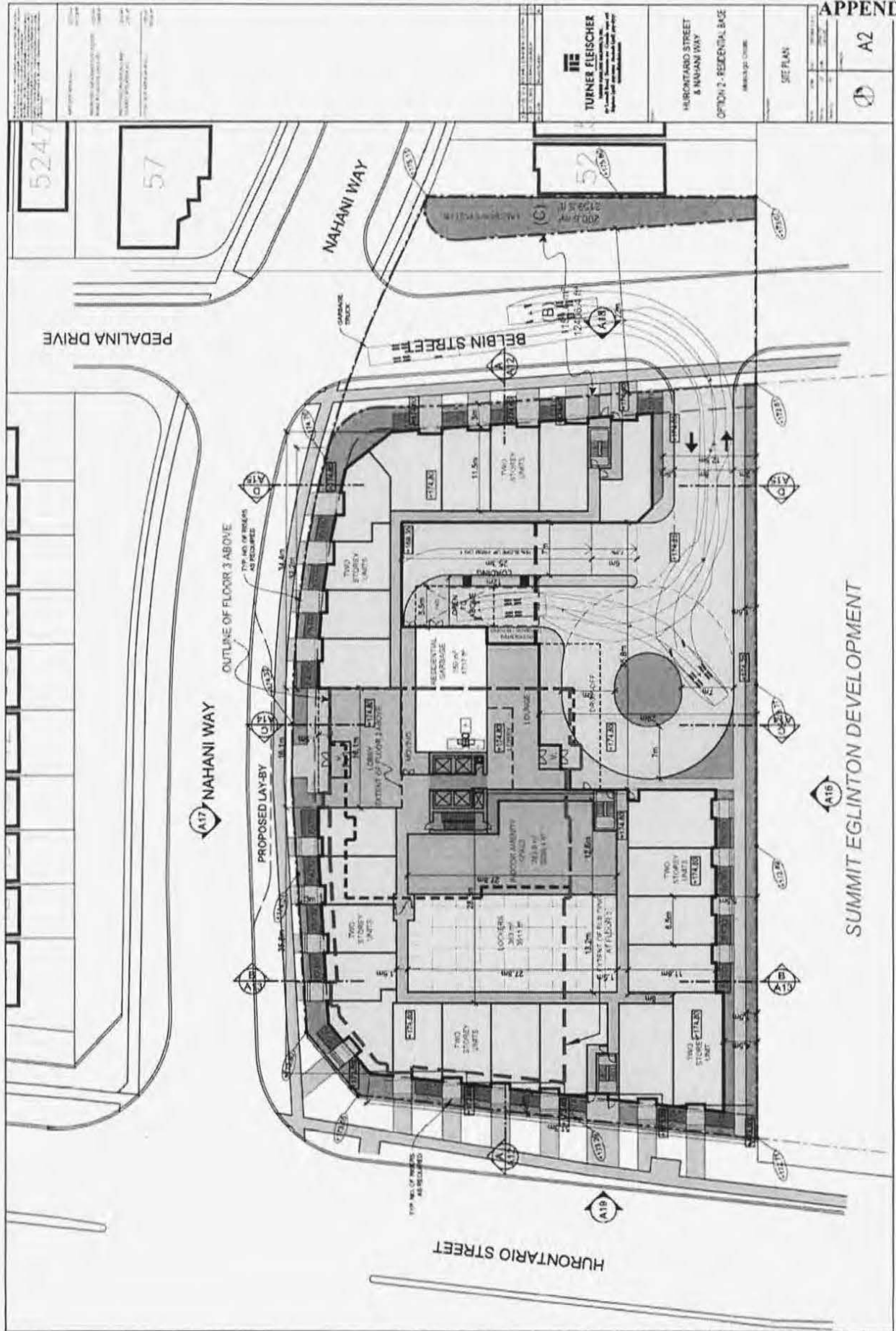
EAST ELEVATION

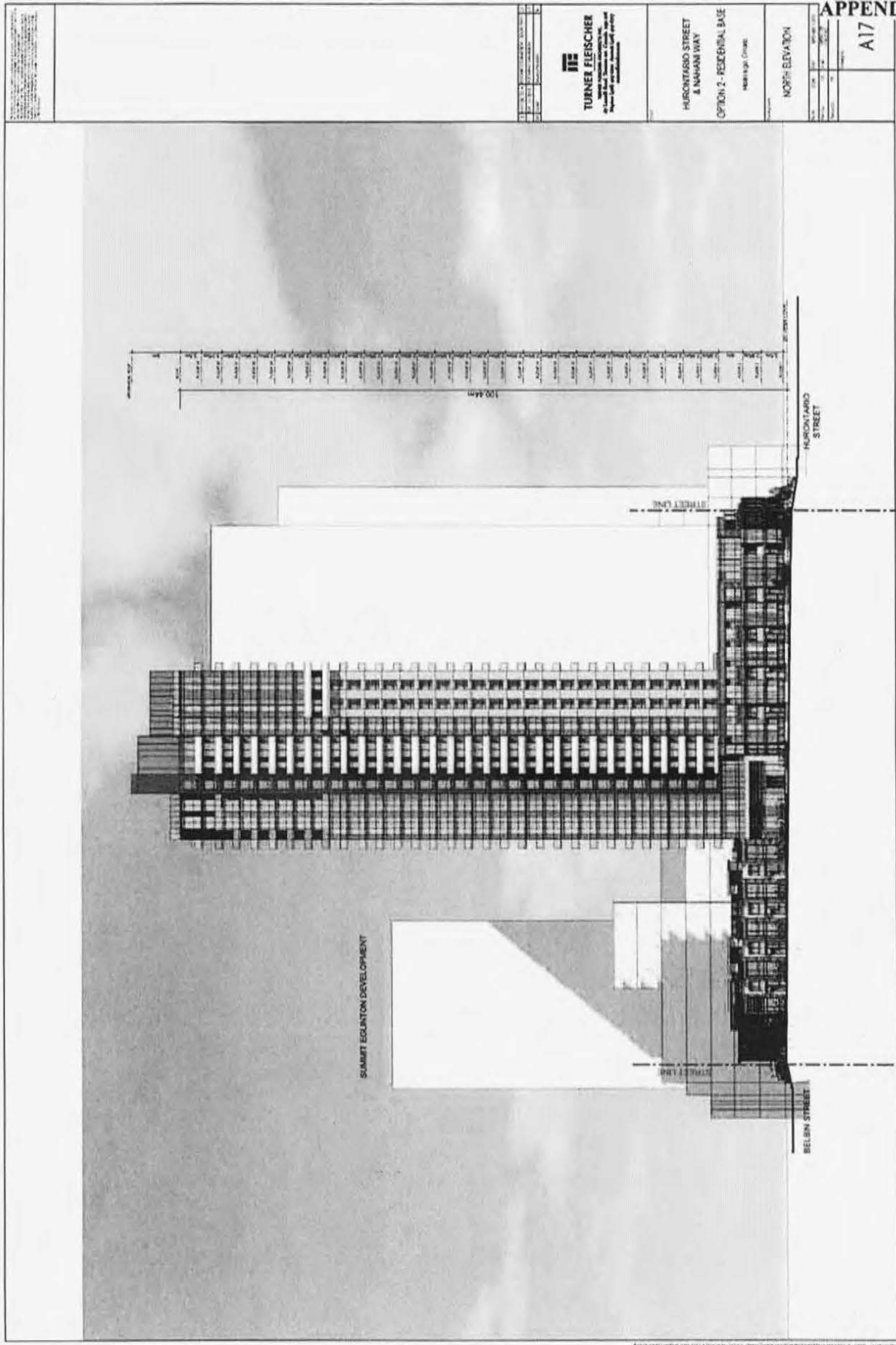
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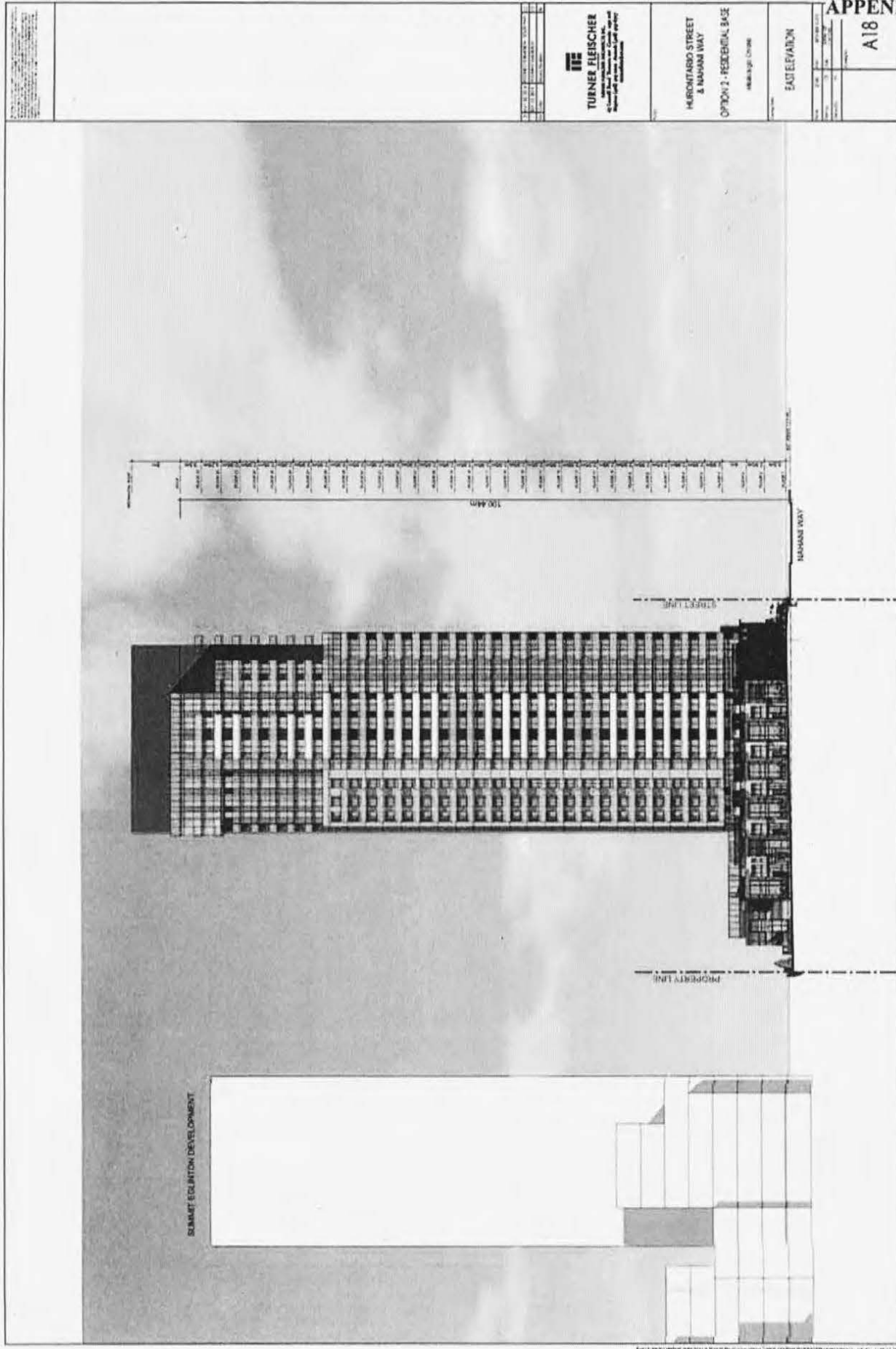
SMART EGLINTON DEVELOPMENT

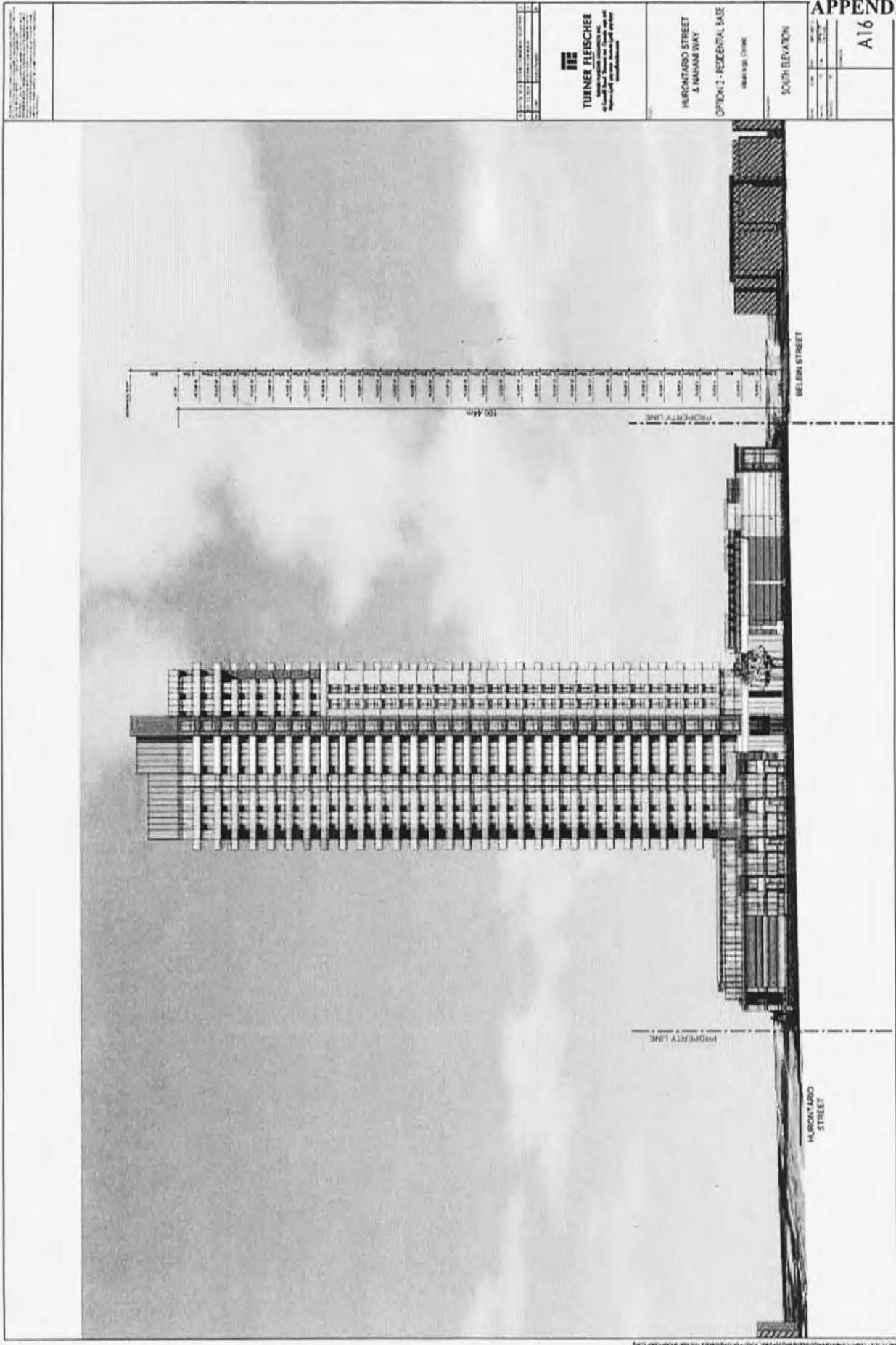


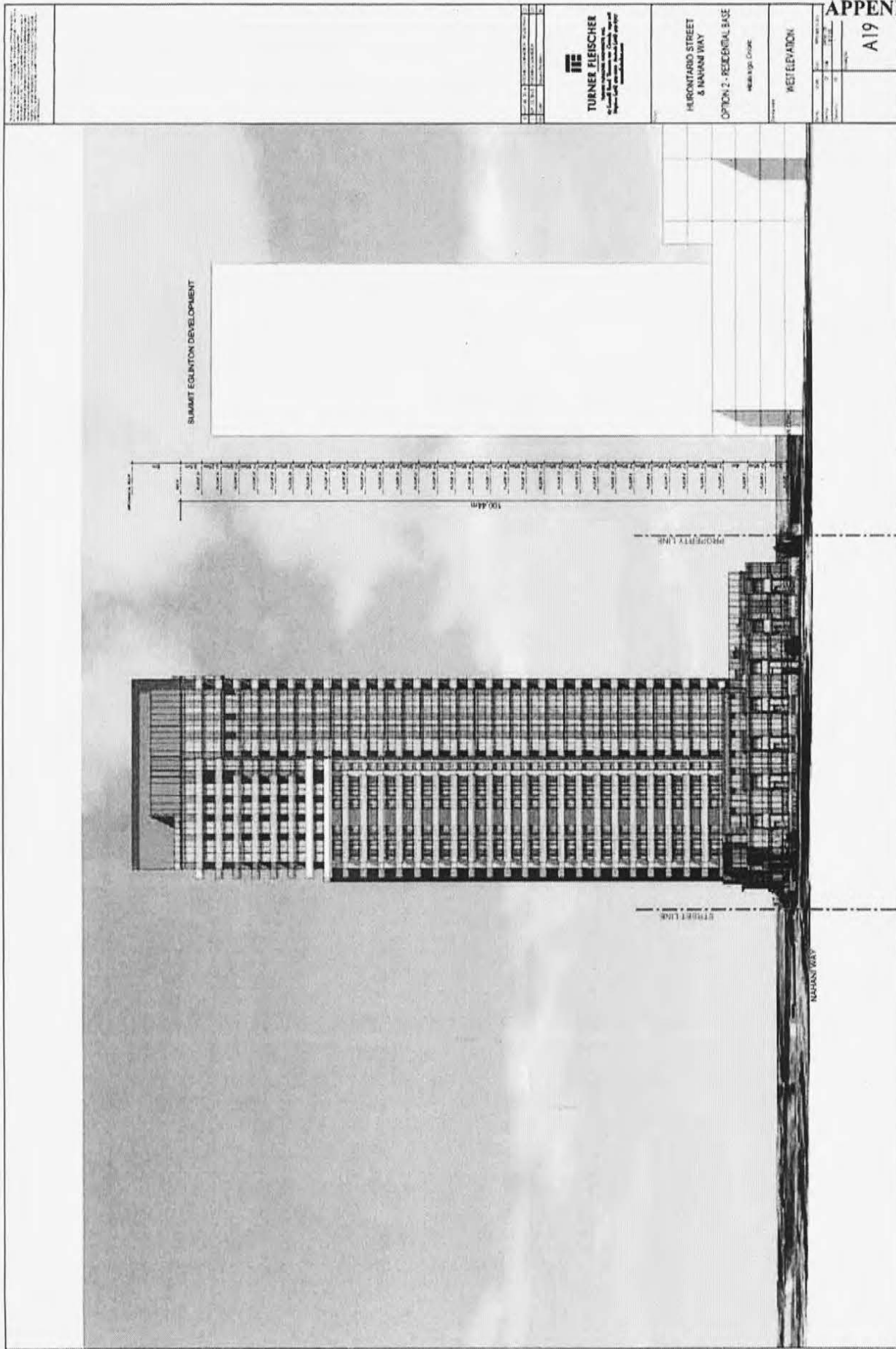












TURNER FLEISCHER
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DENVER, CO 80202
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WWW.TFARCHITECTS.COM

HARBOUTARD STREET
& NANAN WAY
OPTION 2 - RESIDENTIAL BASE
WEST ELEVATION

A19

Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 12, 2014)	A revised Functional Servicing Report is required to show all fire flow calculations. The Region of Peel will be party to the development agreement to ensure that the road extension of Pedalina Drive and the 300 m (11.8 in.) watermain is constructed by the developer.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 6, 2014) (February 4, 2014)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Boards also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
Greater Toronto Airports Authority and NAV CANADA (February 10, 2014) (April 4, 2014)	<p>According to the GTAA, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.</p> <p>The subject property lies within the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport and outside of the Pearson Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of</p>

Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

Agency / Comment Date	Comment
	<p>Mississauga.</p> <p>According to NAV CANADA, the proposed building will technically impact line of sight RADAR signals at Toronto/Pearson (CYYZ), but should not significantly affect operations.</p>
<p>Community Services - Parks Planning (February 27, 2014)</p>	<p>Sandalwood Park (P-309), zoned OS1, is located approximately 480 m (1,575 ft.) from the site and contains a soccer field and play site. Frank McKechnie Community Centre and the surrounding lands identified as McKechnie Woods, zoned OS2, are located approximately 720 m (2,362 ft.) from the site and offers a wide range of recreational activities and facilities including: tennis courts; basketball hoops; a spray pad; and a play site. It should also be noted that the lands southeast of the subject site, which front onto Eglinton Avenue East, may provide for a centrally located community park once a development application is submitted for these lands.</p> <p>A Streetscape Master Plan shall be prepared to the satisfaction of all City Departments. Associated securities for these works will be secured for through the Servicing Agreement. Should this application be approved, a cash contribution for street tree planting on all public roads will be required.</p> <p>Further, 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(6) of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
<p>City Transportation and Works Department (May 5, 2014)</p>	<p>Clarification and/or additional information with respect to a number of functional details of the proposal are required, including:</p> <ul style="list-style-type: none"> • technical details associated with the Transportation Impact Analysis, Transportation Demand Measures and delivery truck

Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

Agency / Comment Date	Comment
	<p>turning movements;</p> <ul style="list-style-type: none"> • clarification of certain particulars provided on the Composite Utility Plan and inclusion of streetscape proposals for the three municipal boulevards fronting the site; • noise report queries and the inclusion of a quantifiable analysis of the food store stationary noise impacts on the internal and adjacent sensitive residential land uses; • further details of the planned Belbin Street extension from the southern boundary up to Nahani Way; • an updated Phase One Environmental Assessment re-evaluated in comparison to the more recently updated 2011 Ministry of the Environment standards.
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>Bell Canada Canada Post Fire Prevention</p>
	<p>The following external agency was circulated the applications but provided no comments:</p> <p>Rogers Cable</p>

Appendix I-10

Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

School Accommodation
(Based on 328 apartment dwelling units)

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"> 36 Kindergarten to Grade 5 16 Grade 6 to Grade 8 14 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Nahani Way Public School <ul style="list-style-type: none"> Enrolment: 511 Capacity: 614 Portables: 0 Bristol Road Middle School <ul style="list-style-type: none"> Enrolment: 484 Capacity: 629 Portables: 0 Applewood Heights Secondary School <ul style="list-style-type: none"> Enrolment: 929 Capacity: 1284 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 7 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Jude <ul style="list-style-type: none"> Enrolment: 292 Capacity: 262 Portables: 0 St. Francis Xavier Secondary School <ul style="list-style-type: none"> Enrolment: 1959 Capacity: 1500 Portables: 17 <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>

Alfonso Gallucci General Construction Ltd.

File No.: OZ-13/018 W5

Mississauga Official Plan Policies

There are numerous policies that would apply in reviewing this application to increase the height, FSI, density and commercial uses on the site. An overview of some of these policies are found below:

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Policy 5.1.4 Policy 5.1.6 Policy 5.1.7 Policy 5.1.9 Policy 5.1.10 Policy 5.3.2.1 Policy 5.3.2.3 Policy 5.3.2.4 Policy 5.3.2.6 Policy 5.3.2.8 Policy 5.3.2.10 Policy 5.3.2.11 Policy 5.3.2.12 Policy 5.3.2.13 Policy 5.4.1 Policy 5.4.3 Policy 5.4.7 Policy 5.4.11 Policy 5.5.7 Policy 5.5.8 Policy 5.5.9 Policy 5.5.14	Mississauga Official Plan (MOP) will ensure that development in Major Nodes will be in a form and density that supports frequent transit service, including higher order transit facilities. Major Nodes will develop as prominent centres with a regional and city focus that provides a mix of uses including residential, commercial, employment, educational and open space and will be the focus for intensification. Hurontario Street is identified as an intensification corridor and area where mixed use development is to be directed and oriented towards.
Chapter 7 – Complete Communities	Policy 7.2.2 Policy 7.2.5 Policy 7.2.9	MOP will ensure housing choices in terms of tenure, type, quality and quantity.
Chapter 9 – Build a Desirable Urban	Policy 9.1.2 Policy 9.1.5	MOP will direct growth to Intensification Areas while protecting existing neighbourhoods.

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	Specific Policies	General Intent
Section 9.2.1 – Intensification Areas	Policy 9.2.1.3 Policy 9.2.1.9 Policy 9.2.1.3 Policy 9.2.1.11 Policy 9.2.1.14 Policy 9.2.1.16 Policy 9.2.1.17 Policy 9.2.1.18 Policy 9.2.1.19 Policy 9.2.1.20 Policy 9.2.1.22 Policy 9.2.1.23 Policy 9.2.1.24 Policy 9.2.1.25 Policy 9.2.1.26 Policy 9.2.1.27 Policy 9.2.1.28 Policy 9.2.1.29 Policy 9.2.1.32 Policy 9.2.1.33 Policy 9.2.1.38	Tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas, and incorporate podiums to mitigate pedestrian wind conditions. The public realm and development interface will be held to the highest design standards and will be designed to support and incorporate pedestrian and cycling connections.
Other Policies within Chapter 9 - Build a Desirable Urban Form	Sections 9.3 to 9.5	Built form policies with respect to the Public Realm, Movement, Site Development and Building design provide direction on ensuring compatibility with existing built form and creating an attractive and pedestrian oriented environment. The relationship between buildings and the spaces around them are critical to establishing quality urban form.

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	Specific Policies	General Intent
Chapter 10 - Foster a Strong Economy	Policy 10.4.1 Policy 10.6.7 Policy 10.7.6	Retail uses are encouraged to locate primarily within the Downtown, Major Nodes and Community Nodes. The MOP encourages the use of innovative strategies within building and site design to achieve energy efficiencies and the planting of new trees will be given priority within the public boulevard.
Chapter 11 – General Land Use	Section 11.2.1 Section 11.2.5	MOP outlines uses permitted in all land use designations and the applicable Residential High Density designation.
Chapter 13 – Major Nodes	Policy 13.1.1.1 Policy 13.1.1.2 Policy 13.1.1.3 Section 13.3	Proponents of development applications may need to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio. Proposed heights greater than 25 storeys must demonstrate appropriate transition, enhance the existing or planned development, ensure that the City structure is maintained, and demonstrate that the proposal is consistent with the policies of this Plan. The subject property is located within the Uptown Major Node and subject to an FSI range of 1.9-2.9 and additional urban design policies.
Other related sections	Section 19.4 Section 19.7 Section 19.8	These sections refer to implementation, holding zone provision and bonus zoning.

Appendix I-12

Alfonso Gallucci General Construction Ltd.

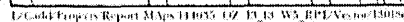
File No.: OZ-13/018 W5

Proposed Zoning Standards

	"RA5-23"	Proposed "H-RA5-Exception"
Maximum FSI (apartment dwelling)	–	2.9-5.08
Maximum GFA – non-residential uses	–	2 074 m ² (22,319 sq. ft.)
Maximum Height	25 storeys and 77 m (252.6 ft.) Excluding maximum height of mechanical penthouse 6 m (19.7 ft.)	33 storeys and 109 m (357 ft.) Including height of mechanical penthouse 8m (26.2 ft.)
Minimum front and rear yards	20.0 m (65.6 ft.)	3.0 m (9.8 ft.)
Minimum exterior side yard	5.0 m (16.4 ft.)	3.0 m (9.8 ft.)
Minimum interior side yard	4.0 m (13.1 ft.)	3.0 m (9.8 ft.)
Minimum rear yard for portion of apartment building with a height less than 12.0 m	–	3.0 m (9.8 ft.)
Minimum Parking Spaces – Residential Uses	1.00 resident space per bachelor unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit	1.1 spaces per one-bedroom and two-bedroom unit 1.2 resident spaces per three bedroom unit 0.15 visitor spaces per unit
Minimum Parking Spaces – Non-residential uses	Rate dependent on type of use	The greater of 0.15 visitor spaces per unit or 4.3 spaces per 100 m ² GFA – non-residential Note: visitor parking and non-residential parking will be shared and based on the higher figure
Minimum Landscaped Area	45% of the lot area	20% of the lot area
Landscaped Buffer Streetline	4.5 m (14.8 ft.)	3.0 m (9.8 ft.) includes walkways
Minimum setback from underground parking to any lot line	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)

* This table is subject to a detailed Zoning review

APPENDIX I-13



Appendix R-2

Alfonso Gallucci General Construction Ltd.

File: OZ 13/018 W5

Recommendation PDC-0053-2014

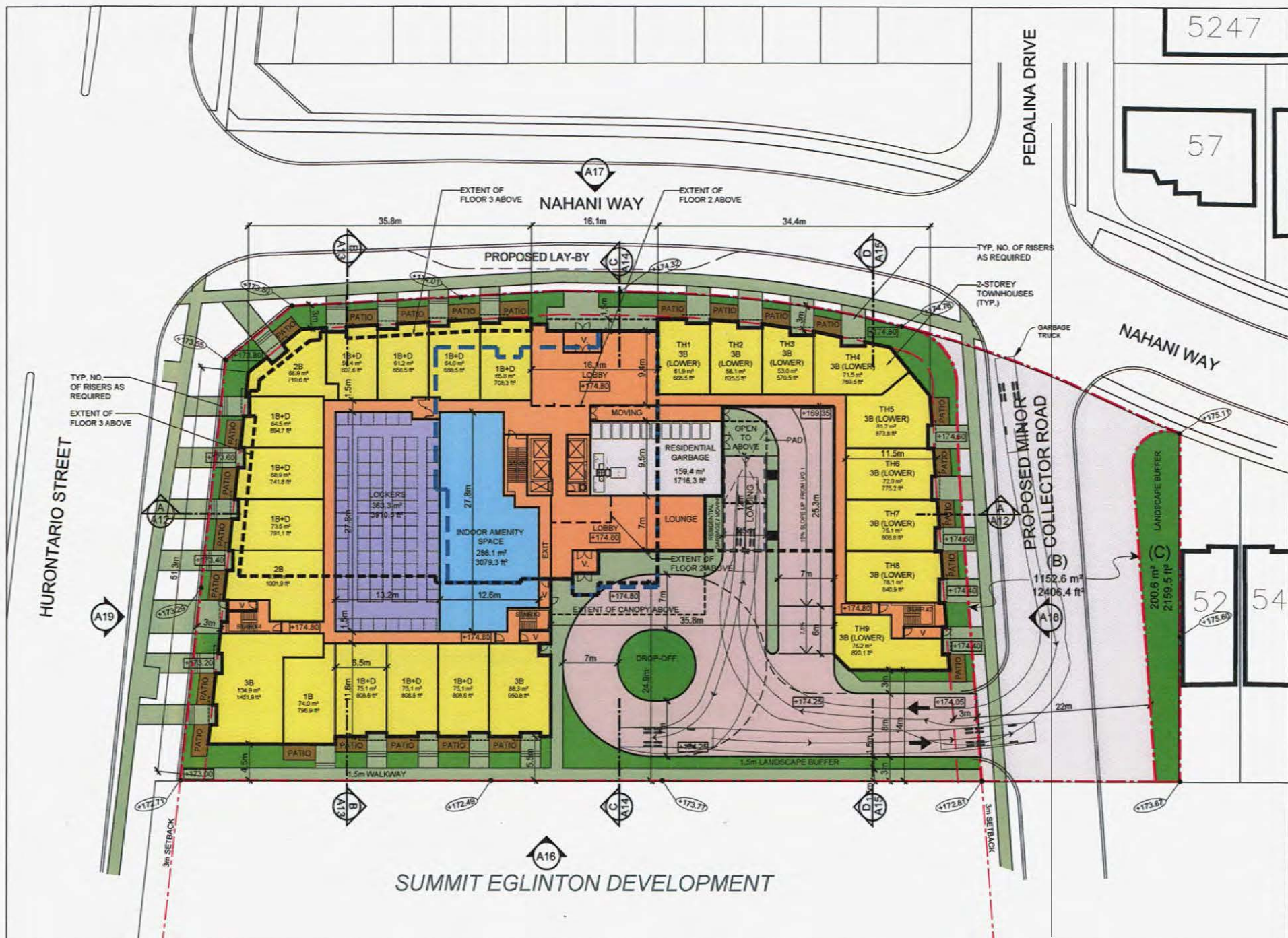
PDC-0053-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Uptown Major Node Character Area from 'Residential High Density' to 'Residential High Density – Special Site' and to change the Zoning from 'RA5-23' (Apartment Dwellings - Exception) to 'H-RA5-Exception' (Apartment Dwellings – Exception with a Holding Provision) and 'B' (Buffer) to permit a 33 storey apartment building which may include ground floor retail commercial uses, under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be received for information.

OZ 13/018 W5



SUMMIT EGLINTON DEVELOPMENT



Alfonso Gallucci General Construction Ltd.

File: OZ 13/018 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (March 11, 2015)	Prior to the lifting of the "H" Holding Provision, a revised Functional Servicing Report (FSR), satisfactory to the Region of Peel is required. The FSR shall clearly show all fire flow calculations. The applicant is to enter into a Servicing/Development Agreement with the Region of Peel for Municipal Works to include the construction and financial commitments for a 300 mm (11.8 in.) watermain from the north limit of Draft Plan T-M09004 W5 to Nahani Way within the future Belbin Street right-of-way.
Community Services – Park Planning (March 11, 2015)	This Department's comments regarding the remnant landscape buffer and arrangements for the implementation of the streetscape works and planting details will need to be addressed through the lifting of the "H" Holding Provision.
City Transportation and Works Department (March 11, 2015)	<p>This Department has reviewed the revised Site Plan, Site Grading and Servicing Plans, Landscape Plans, Functional Servicing Report, Traffic Study and a Noise Report. The rezoning comments and conditions have been updated based on the information provided to date, however there are a number of issues which remain outstanding.</p> <p>The Cities of Mississauga and Brampton and Metrolinx have undertaken the preliminary design and Transit Project Assessment Process (TPAP) for the Hurontario Light Rail Transit (LRT). On September 17, 2014 a Statement of Completion was submitted to the Minister of the Environment and Climate Change to formally complete TPAP. TPAP has identified that the lands comprising this rezoning application have been identified as a location for a Traction Power Substation (TPSS) to support the LRT.</p> <p>Traffic studies dated September 2013 and November 2014 by Lea Consulting have analyzed the traffic impacts of the proposed development with and without the implementation of</p>

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Agency / Comment Date	Comment
	<p>Light Rail Transit (LRT). The existing transportation system is expected to have sufficient capacity to accommodate the increased traffic to be generated by the proposed and adjacent developments under the future scenario. The future replacement of general purpose traffic lanes associated with the implementation of the LRT system along this segment of Hurontario Street will increase the overall transportation capacity of the corridor and it is recommended that the approval of the application include conditions requiring the implementation of comprehensive transportation demand management measures to encourage increased transit usage and minimize peak period automobile demands.</p> <p>In the event this rezoning application is approved by Council incorporating the "H" holding prefix as requested by the applicant, the applicant will be required to satisfy the applicable conditions for lifting the "H" including: entering into a Development Agreement and a Servicing Agreement for Municipal Works Only with the City for the construction of Belbin Street, and any municipal works required in support of the proposed development; providing adequate arrangements to accommodate the streetscape and planting details for the municipal boulevards fronting the application; and providing an updated acoustic report to address outstanding comments and include sufficient detail to confirm that the proposed food store will be compliant with City/MOECC stationary noise criteria at the residential receptor locations. The Development Agreement shall include requirements for the implementation of a comprehensive Transportation Demand Management Plan as part of the Site Plan review and approval process for the development.</p>

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File: OZ 13/018 W5

DRAFT BY-LAW

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception 4.15.6.23 and substituting the following therefor:

4.15.6.23	Exception: RA5-23	Map # 36W	By-law:
In an RA5-23 zone the permitted uses and application regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.23.1	(1)	Retail Store	
	(2)	Financial Institution	
	(3)	Personal Service Establishment	
Regulations			
4.15.6.23.2	The provisions contained in Subsection 2.1.14 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.23.3	For the purposes of this By-law, all lands zoned RA5-23 shall be considered one (1) lot		
4.15.6.23.4	Maximum number of dwelling units on all lands zoned RA5-23		365
4.15.6.23.5	The uses contained in Sentence 4.15.6.23.1 shall only be located within a building, structure or part thereof used for an apartment dwelling, long-term care dwelling, retirement dwelling , or any combination thereof		

4.15.6.23	Exception: RA5-23	Map # 36W	By-law:								
4.15.6.23.6	Uses contained in Sentence 4.15.6.23.1 shall have a minimum depth of 10 m along a streetwall facing Hurontario Street										
4.15.6.23.7	Uses contained in Sentence 4.15.6.23.1 shall not be permitted above the third storey										
4.15.6.23.8	The lot line abutting Hurontario Street shall be deemed to be the front lot line										
4.15.6.23.9	Dwelling units shall not be permitted on the first storey abutting the front lot line										
4.15.6.23.10	Minimum front yard		3.0 m								
4.15.6.23.11	Minimum exterior side yard		3.0 m								
4.15.6.23.12	Minimum interior side yard		3.0 m								
4.15.6.23.13	Minimum rear yard										
4.15.6.23.13.1	for that portion of the dwelling with a height less than or equal to 6.5 m that abuts Belbin Street		3.0 m								
4.15.6.23.13.2	for that portion of the dwelling with a height greater than or equal to 12.0 m		37 m								
4.15.6.23.14	Minimum landscaped area		20% of lot area								
4.15.6.23.15	Indoor amenity area accessory to an apartment dwelling, long-term care dwelling or retirement dwelling , shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street										
4.15.6.23.16	Minimum floor space index – apartment dwelling zone		2.9								
4.15.6.23.17	Maximum floor space index – apartment dwelling zone		4.9								
4.15.6.23.18	Maximum gross floor area – apartment dwelling zone		28 200 m ²								
4.15.6.23.19	Minimum and maximum building height and height of a podium of all buildings and structures shall comply with the following: <table><tr><td>Minimum Building Height</td><td>Maximum Building Height</td><td>Minimum Height of a Podium</td><td>Maximum Height of a Podium</td></tr><tr><td>6 storeys</td><td>33 storeys</td><td>3 storeys</td><td>6 storeys</td></tr></table>			Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium	6 storeys	33 storeys	3 storeys	6 storeys
Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium								
6 storeys	33 storeys	3 storeys	6 storeys								
4.15.6.23.20	The main front entrance for uses contained in Sentence 4.15.6.23.1 shall face a street										
4.15.6.23.21	Main front entrance for the apartment dwelling shall face a street										

4.15.6.23	Exception: RA5-23	Map # 36W	By-law:
4.15.6.23.22	Maximum projection of a balcony , located above the first storey , measured from the outermost face or faces of the building from which the balcony projects	1.5 m	
4.15.6.23.23	Minimum setback from a parking structure completely below finished grade to a street line	0.0 m	
4.15.6.23.24	Minimum vertical depth	1.0 m	
4.15.6.23.25	An at grade driveway, aisle, parking area or loading space shall not be permitted between a wall of a building or structure , or part thereof and the lot line abutting Hurontario Street and Nahani Way		
4.15.6.23.26	Minimum number of resident parking spaces per one-bedroom and two-bedroom condominium apartment dwelling unit	1.1	
4.15.6.23.27	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit	1.2	
4.15.6.23.28	Minimum number of visitor parking spaces per condominium apartment dwelling unit	0.15	
4.15.6.23.29	For the visitor parking space component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor parking spaces per unit or Parking required for all non-residential uses		
4.15.6.23.30	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses identified in Sentence 4.15.6.23.1	4.3	
4.15.6.23.31	Minimum depth of a landscaped buffer abutting a lot line	3.0 m	
4.15.6.23.32	"Podium" means the base of a building or structure located at or above established grade , that projects from the building		
4.15.6.23.33	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.23.34	"Vertical Depth" means the distance between the finished grade level of the lands measured to the top of the roof membrane of a below grade parking structure		

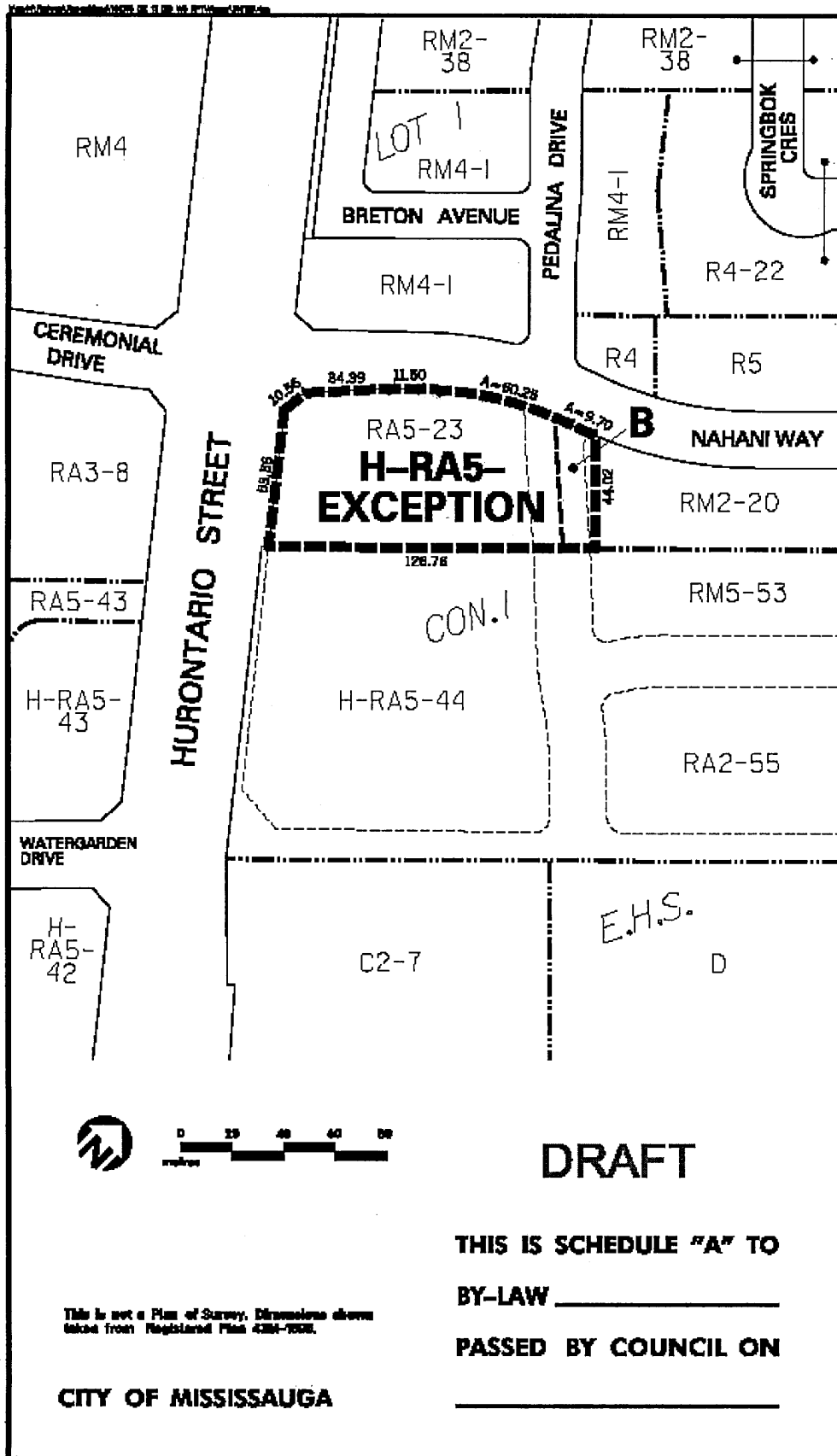
4.15.6.23	Exception: RA5-23	Map # 36W	By-law:
<p>Holding Provision</p> <p>The holding symbol "H" is to be removed from the whole or any part of the lands zoned H-RA5-23 by further amendment to Map 36W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> Provision of any outstanding technical plans, studies and reports, including: <ul style="list-style-type: none"> Functional servicing report showing all fire flow calculations to the satisfaction of the Region of Peel; Updated acoustical report to the satisfaction of the Transportation and Works Department that provides sufficient detail to confirm that the proposed food store will be compliant with City/MOECC stationary noise criteria at the residential receptor locations; Quantitative wind study. Delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the implementation of: <ul style="list-style-type: none"> Requirements/conditions of Site Plan approval; Warning clauses; Such other provisions the City may require in relation to the proposed development. Delivery of an executed Servicing Agreement in a form and on terms satisfactory to the City, which includes but is not limited to: <ul style="list-style-type: none"> Gratuitous dedication to the City of the Belbin Street extension and remnant buffer block; Satisfactory arrangements to the City and the Region of Peel for the construction of the Belbin Street extension and construction of a 300 mm watermain from the north limit of Draft Plan T-M09004 W5 to Nahani Way within the identified future Belbin Street right-of-way; A cash payment or security for the ultimate streetscape/landscape works across the Hurontario Street frontage and satisfactory arrangements for the implementation of streetscape works and planting details proposed for Nahani Way, Belbin Street extension and any interim works on the Hurontario Street boulevard. 			

2. Map Number 36W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RA5-23" to "H-RA5-23" and "B", the zoning of Block 39, Plan M-1598, in the City of Mississauga, PROVIDED HOWEVER THAT, the "H-RA5-23" and "B" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-RA5-23" and "B" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2015.

MAYOR

CLERK



APPENDIX "A" TO BY-LAW NUMBER _____Explanation of the Purpose and Effect of the By-law

The purpose of this by-law is to permit a 33 storey apartment building with accessory ground floor retail commercial uses, and to provide a buffer block adjacent to the existing semi-detached dwellings along Nahani Way.

This By-law amends the zoning provisions of the "RA5-23" zone (Apartment Dwellings - Exception) which applies to the property outlined on the attached Schedule "A".

"RA5-23" permits a maximum gross floor area – apartment dwelling zone of 21 000 m² and minimum landscaped area and building setback requirements.

"H-RA5-23" will permit a 33 storey apartment building with a maximum of 365 units, a Floor Space Index (FSI) ranging between 2.9 – 4.9, a maximum gross floor area – apartment dwelling zone of 28 200 m² and a minimum depth of accessory retail commercial uses of 10 m, among other regulations.

Upon removal of the "H" provision, "H-RA5-23" (Apartment Dwellings – Exception with a Holding Provision) will permit an apartment dwelling, in conjunction with accessory retail commercial uses.

"B" will permit a buffer between the existing semi-detached dwellings on Nahani Way and the proposed Belbin Street extension.

Location of Lands Affected

Southeast corner of Hurontario Street and Nahani Way, in the City of Mississauga, as shown on the attached Map designated as Appendix "B".