

Planning Justification Report

Pinnacle Uptown

Part of Subdivision (Phase Four Part Two and Phase Five)
Official Plan Amendment / Zoning By-law Amendment



Prepared for Pinnacle International
by IBI Group
June 1, 2018

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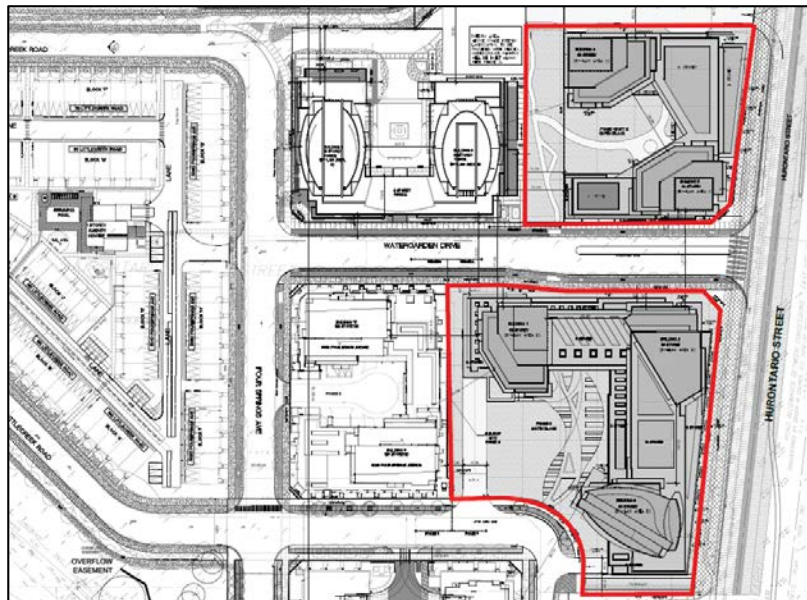
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1 Introduction

IBI Group has prepared the following planning justification report on behalf of Pinnacle International (Ontario) Limited ('Pinnacle'), the owner of the property known as Part of Lot 1, Concession 1, West of Hurontario Street, City of Mississauga, Regional Municipality of Peel.

This justification report is in support of an Official Plan Amendment application and a Zoning By-law Amendment application for site intensification on Reference Plan 43R-33929 Blocks 16 and part of Block 2 (referred to as the Phase Four Part Two lands) and on Block 17 and part of Block 1 (referred to as the Phase Five lands). Combined, these lands are referred to as the "subject lands" throughout this report.

Figure 1: Lands Subject to this Planning Justification Report



This justification report seeks to support the development of 2,095 residential units on the subject lands as well as increase the height and Floor Space Index (FSI) permissions. Current Official Plan permissions allow for 1,969 units across Blocks 1, 2, 9, 16 and 17. The Official Plan Amendment application accompanying this justification report seeks to amend Special Site Policy 13.3.4.6 to permit the development of 3,109 residential units, representing an increase of 1,140 units over the existing permissions. Current Zoning permissions allow for 1,869 units across Blocks 1, 2, 16 and 17. The Zoning Amendment application accompanying this justification report seeks to amend site specific exceptions of By-law 0225-2007 to permit the development of 3,009 residential units, representing an increase of 1,040 units over the existing Official Plan permissions. Please note that the unit counts considered in the Official Plan (existing permissions and proposed amendment) include the lands that were developed as part of Phase Two (i.e. 100 townhouse units).

The purpose of this report is to provide:

- A detailed outline of the current planning status of the subject lands;
- A description of the development proposal;

- An extensive review and consideration of relevant policy documents which guide land use planning and development in the City of Mississauga, including the Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshoe (2017), Region of Peel Official Plan (1996), City of Mississauga Official Plan (2010) and City of Mississauga Zoning By-law 0225-2007;
- Summaries of studies supporting the proposed applications;
- Context of the site and its surrounding area; and
- Planning justification for the development proposal taking into consideration all of the above.

2 Site History and Development Proposal

Pinnacle's total land ownership comprises 14.78 ha (37 ac) of land located at the northwest corner of Hurontario Street and Eglinton Avenue West in the City of Mississauga. In 2007, IBI Group on behalf of Pinnacle International filed applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit residential development over five phases (see Table 1 and Figure 2 below). In 2009, Phase One was approved, consisting of two residential towers fronting onto Eglinton Avenue West with heights of 25 and 28-storeys and a total of 432 units. Construction of Phase One is complete.

In 2012, the overall area-specific provisions for the Official Plan and Zoning By-law Amendments were approved and Draft Plan Approval was received. Site Plan Approval was also received for the Phase Two lands, which included the development of 100 rear lane townhouses. Construction of Phase Two is complete.

The lands identified for Phase Three are located in the western portion of the lands to the south of Watergarden Drive. Phase Three includes the development of 446 units split between two residential towers with heights of 23 and 26-storeys. Construction is underway.

Construction of Phase Four Part One has begun. This phase involves the lands to the west of the subject lands, bound by Watergarden Drive to the south and Four Springs Avenue to the west.

The easternmost portions of Pinnacle's overall landholding, which abut Hurontario Street, are identified as the lands to be developed as part of Phase Four, Part Two and Phase Five (i.e. the "subject lands").

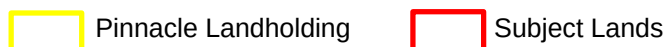
Table 1. Phasing of Development

	Phase One	Phase Two	Phase Three	Phase Four: Part One	Phase Four: Part Two	Phase Five
Dwelling Type	25 and 28 storey residential condominiums	Rear lane townhomes	23 and 26 storey residential condominiums	15 and 34 storey residential condominiums	38 and 50 storey residential condominiums	30, 35 and 50 storey residential condominiums
Unit Count	432	100	446	468	935	1,160
Status	Complete	Complete	Construction	Construction	OPA and ZBLA Application Stage	OPA and ZBLA Application Stage

Figure 2. Pinnacle Lands and Development Phases



Legend



Development Proposal: Phase Four Part Two & Phase Five

The applications being sought to facilitate this development are seeking to amend the City of Mississauga Official Plan Site Specific Policies as well as the Site Specific Exceptions within Zoning By-law 0225-2007 to permit the development of 2,095 residential units on the subject lands. Previous Official Plan policies permitted a total of 1,969 units across the lands identified for Phase Two, Phase Three, Phase Four (Parts One and Two), and Phase Five; however, given recent changes to the provincial planning framework, updated population forecasts, announcements of funding and initiation of design contracts for the Hurontario LRT, and the overall encouragement of intensification, Pinnacle is seeking to amend the Official Plan policies to permit a total of 3,109 units on these lands (i.e. Phase Two + Phase Three + Phase Four (Parts One and Two) + Phase Five lands).

The proposed modifications include:

- **Phase Four Part Two:** The addition of a residential condominium tower on Block 16 and part of Block 2 to allow for a total of 2 towers and 935 residential units, as well as an increase to the height permissions to allow for a 38-storey tower and a 50-storey tower; and,
- **Phase Five:** The addition of a residential condominium tower on Block 17 and part of Block 1 to allow for a total of 3 towers and 1,160 residential units, as well as an increase to the height permissions to allow for a 30-storey tower, a 35-storey tower and a 50-storey tower.

The site will be accessed in two locations. The Phase Four Part Two development proposed on the northern portion of the subject lands will be accessed via a private driveway extending west from Hurontario Street. The Phase Five development proposed on the southern portion of the subject lands will be accessed via a driveway from Little Creek Road. Site Plans are included within Appendix A of this report.

Phase Four Part One, Phase Four Part Two and Phase Five proposes 3,525 underground parking spaces. No parking is proposed at-grade.

Table 2. Development Statistics and Unit Breakdown

Phase Four Part Two Lands						
	1 Bedroom	1 Bedroom + Den	2 Bedroom	2 Bedroom + Den	3 Bedroom	Total
Building 3	101	316	96	10	4	527
Building 4	144	118	136	8	2	408
Subtotal	245	434	232	18	6	935
Phase Five Lands						
Building 1	48	134	94	15	3	294
Building 2	143	84	67	19	41	354
Building 3	81	232	108	67	24	512
Subtotal	272	450	269	101	68	1,160
Total	517	884	501	119	74	2,095

3 Site Description and Context

3.1 Site Description

The subject lands are legally described as Part of Lot 1, Concession 1, West of Hurontario Street, City of Mississauga, Regional Municipality of Peel. The property is located at the northwest corner of Hurontario Street and Eglinton Avenue West, approximately 1.5 km north of Mississauga City Centre, along the Hurontario Street corridor.

The lands maintain frontage along Hurontario Street and are accessible from Hurontario to the east, Foursprings Avenue to the west and Watergarden Drive which dissects the subject lands. The east-west Watergarden Drive creates a division between the Phase Four Part Two and Phase Five lands. The Phase Four Part Two lands (wholly Block 16 and a portion of Block 2) have approximately 85m of frontage along Hurontario Street and 73m of frontage along Watergarden Drive. The Phase Five lands (wholly Block 17 and a portion of Block 1) have approximately 120m of frontage along Hurontario Street and 80m of frontage along Watergarden Drive.

3.2 Surrounding Land Uses

The subject lands are entirely located within the Hurontario District of Mississauga. Surrounding lands uses include:

- **North:** A range of residential dwellings are located to the north of the site, including: single-detached dwellings, townhouses and a 10-storey building. Cooksville Creek Public School is also located to the north of the subject lands.
- **East:** The lands to the north-east of the site are occupied by neighbourhood commercial uses, low-rise residential and vacant land. After consulting the City of Mississauga's Development Applications map, it was determined that a Rezoning Application to permit

a 33-storey residential building on a portion of the vacant land abutting Hurontario Street and Nahani Way was approved by the Ontario Municipal Board in 2017. The applicant recently submitted an application to remove the “H” Holding Symbol to permit the 33-storey apartment building. Additionally, a Condominium Application is currently being processed for the portion of the vacant land located south of the existing low-rise residential on Nahani Way. The application is for 54 horizontal multi-dwelling units/ standard condominium. The lands just north of this site, adjacent to Thornwood Drive, have been recently developed with 30 freehold townhouse units.

- **South:** Eglinton Avenue West is located immediately south of Pinnacle’s landholding. Employment, commercial and residential uses are located on the south side of Eglinton Avenue West with the Mississauga City Centre located approximately 1.5 km south of the subject lands.
- **West:** Parkland dedicated by Pinnacle International as part of the Plan of Subdivision, including a portion of Cooksville Creek, is located to the west of the subject lands. The creek and surrounding area will remain as open space with a portion proposed for park uses. Single-detached and semi-detached residential dwellings are located further to the west of the open space area. St. Hilary Elementary School is also located to the west of the open space.

The following images provide a level of context of the site and its surrounding area.

Figure 3: Single-detached houses located north of the subject lands



Figure 4: Cooksville Creek Public School



Figure 5: Apartment building located north of the subject lands fronting Hurontario Street



Figure 6: Commercial plaza east of the subject lands at Hurontario and Eglinton



Figure 7: View of the vacant lands (proposed townhouse development) east of Hurontario



Figure 8: Employment, commercial and residential uses located south of Eglinton Avenue



Figure 9: Completed condominiums south of the subject lands



Figure 10: Under-construction condominiums to the west of the subject lands



Figure 11. View looking west towards Cooksville Creek



Figure 12. Pinnacle townhouses located west of Four Springs Avenue



3.3 Surrounding Infrastructure

The subject site is located along Hurontario Street, which has been identified by the City as a future Light Rail Transit (LRT) corridor. Lands located adjacent to the planned Hurontario LRT, and north of Highway 403, will be serviced by higher order transit and are labelled as a 'Regional Intensification Corridor'.

The subject site is serviced by existing water, sanitary and stormwater services, as follows:

- **Sanitary Sewer:** The site is currently being serviced by a 750mm sewer located at the north property limit in an easement on the west side of the creek. The subdivision is serviced by a network of sanitary sewers which connect to the main trunk sewer at the westernmost road of the development site. The capacity of the main trunk is 212.2 L/s, currently allowing for 39.0 L/s, but has the capability of accepting an additional 34.9 L/s, thus supporting a capacity of 73.9 L/s for the ultimate build out of the subdivision.
- **Water Supply:** There is an existing 300mm diameter watermain located on the west side of Hurontario Street, which has been recently upgraded to a 400mm diameter watermain.

The east and west legs of Salishan Circle have a 150mm diameter watermain. Sufficient capacity exists to service the proposed developments.

- **Storm Sewer:** A storm sewer on Eglinton Avenue West has sufficient capacity to accommodate the uncontrolled 10-year design runoff peak flow from the Phases 1 and 2 development sites with minor surcharge at the very last leg of the storm sewer system. To eliminate this minor storm sewer system surcharge, on-site stormwater detention facilities equipped with flow control devices are proposed in order to limit the post-development design runoff peak discharges from the development blocks to/below their corresponding pre-development levels for the 1:2 and 1:10 year design storms.

4 Summary of Supporting Studies

The following reports, in addition to this Planning Justification Report, have been prepared to facilitate planning and development permissions allowing 2,095 units on the Phase Four Part Two and Phase Five lands:

- Functional Servicing and Stormwater Management Report; and
- Traffic Impact Study.

4.1 Functional Servicing and Stormwater Management Report

A Functional Servicing Report (FSR) was completed by IBI Group in May 2018 to assess the servicing feasibility (storm, sanitary and water) of the site's intensification. The FSR concludes that the proposed intensification for Blocks 16, 17 and portions of Block 1 and 2 of the Phase Four Part Two and Phase Five development of the Pinnacle site, can be adequately serviced with sanitary sewer, storm drainage and watermain systems that are currently in place. Additionally, it was concluded that proposed servicing, road grades and block grading will be compatible with the existing development to the north and Phase 1 lands owned by Pinnacle to the south.

4.2 Traffic Impact Study

An initial traffic assessment was completed in 2007 by IBI Group for the subject development. This TIS update was completed by IBI Group to review current traffic operations at the subject site since a significant portion of the units have been completed, as well as to estimate operations in the future with background growth from the adjacent road network.

Amendment application accompanying this justification report seeks to amend Special Site Policy 13.3.4.6 to permit the development of 3,109 residential units, representing an increase of 1,140 units over the existing permissions. Current Zoning permissions allow for 1,869 units across Blocks 1, 2, 16 and 17. The Zoning Amendment application accompanying this justification report seeks to amend site specific exceptions of By-law 0225-2007 to permit the development of 3,009 residential units, representing an increase of 1,040 units over the existing Official Plan permissions. Please note that the unit counts considered in the Official Plan (existing permissions and proposed amendment) include the lands that were developed as part of Phase Two (i.e. 100 townhouse units).

The TIS concludes that the addition of 1,040 units from the current 1,969 dwelling units permitted through Special Site Policy 13.3.4.6 of the Official Plan will produce an estimated total of 712 and 983 new vehicle trips during the weekday AM and PM peak, respectively. Overall, traffic operations will continue to operate with similar or more constraints within the study area in the year 2022 (under Future Total conditions, when occupancy of this development is anticipated) during the weekday AM and PM peak hours, in comparison to Future Background conditions.

However, when the planned Hurontario LRT is completed, a corresponding reduced dependence on automobile usage is anticipated, resulting in lower automobile mode share for the adjacent road network and the Pinnacle lands.

5 Planning Policy Framework

The following provides a review of the applicable planning policy framework of the subject lands. In considering the planning merits of this development proposal, the Provincial Policy Statement, Places to Grow– Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan, City of Mississauga Official Plan, and City of Mississauga Zoning By-law 0225-2007 were all examined.

5.1 Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect on April 30, 2014, and was issued under Section 3 of the Planning Act, requiring that all land use planning decisions considered under the Act be consistent with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Included within the PPS are policies which support intensification and development, encourage a range and mix of housing, and promote efficient development and compact land use patterns. The proposed development is supportive of Section 1.1 of the PPS as it promotes efficient development and land use patterns; avoids introducing a land use or development framework which may cause environmental and/or public health and safety concerns; promotes a cost-effective development pattern minimizing land consumption and servicing costs; and utilizes existing infrastructure, electricity generation facilities and transmission/distribution systems, as well as public service facilities.

Through Section 1.1.3, the PPS provides guidance for development within identified settlement areas, which are the focus for growth and development. It directs planning authorities to identify and promote appropriate locations for intensification and redevelopment, particularly for areas with suitable existing or planned infrastructure and public service facilities. The proposed development seeks to increase the maximum permitted units on the site as well as the height and density permissions. These changes support the policies within the PPS as they propose the efficient use of a parcel of land already approved for residential development without any expansions to existing infrastructure. Furthermore, the development supports active transportation and is supportive of the planned Hurontario LRT by adding density and height directly beside the proposed Eglinton LRT Station and within an identified Major Transit Station Area.

Overall, the PPS provides the policy framework aimed at promoting complete communities, supporting compact development, and ensuring that new residential development is efficient and cost effective with appropriate densities. The design and amendments being sought support these policy directives of the PPS and as such, the proposed development is 'consistent' with the policies of the Provincial Policy Statement, 2014

5.2 Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) directs growth and development to specified areas throughout the Greater Golden Horseshoe. It provides a broad range of policy directions based on the principle of requiring growth at a minimum density of persons and jobs per hectare and for development that results in improved utilization of existing infrastructure and land use designations. The development proposal meets or achieves the intent of the following sections and policies of the Growth Plan:

Policy 2.2.1.2 directs growth to settlement areas that have a delineated built boundary, existing municipal water and wastewater systems and can support the achievement of complete communities.

Policy 2.2.1.4 states that the policies of the Growth Plan intend to support the achievement of complete communities. By way of this policy, complete communities feature a diverse mix of land uses with access to public service facilities, provide a range and mix of housing options, a range of transportation options, access to open spaces, parks and trails and a number of other criteria.

The development proposal meets the intent of these policy objectives by utilizing lands within an identified settlement area with existing municipal infrastructure in place, and helps to further achieve the creation of a complete community. The development adds to an existing residential neighbourhood by providing additional commercial and residential space and by providing a range of housing options to accommodate different dwelling sizes and income levels in close proximity to transit.

The proposed site development also represents an ideal opportunity to achieve intensification requirements and support a mix of housing in the City. From a regional perspective, Policy 2.2.2.1 states that by the year 2031, and for each year thereafter, a minimum of 60 percent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area. The proposed development focuses this additional growth and intensification within a built-up area.

Further supporting the policies of the Growth Plan is the notion that the site exists within a Major Transit Station Area, as identified within the City of Mississauga Official Plan. Policy 2.2.4.8 states that “all major transit station areas will be planned and designed to be transit-supportive and to achieve multimodal access to stations and connections to nearby major trip generators by providing, where appropriate:

- a) connections to local and regional transit services to support transit service integration;
- b) infrastructure to support active transportation, including sidewalks, bicycle lanes, and secure bicycle parking; and
- c) commuter pick-up/drop-off areas.”

The development proposal supports this policy by being directly adjacent to a planned station along the Hurontario LRT corridor, as well as providing improved streetscape elements and connectivity from the planned developments to the station. Furthermore, Policy 2.2.4.9 states that within all major transit station areas, development will be supported, where appropriate, by:

- a) planning for a diverse mix of uses, including second units and affordable housing, to support existing and planned transit service levels

The development includes a diverse mix of uses, including residential, commercial and open-space uses while also including a range of small and family-sized units.

- b) fostering collaboration between public and private sectors, such as joint development projects

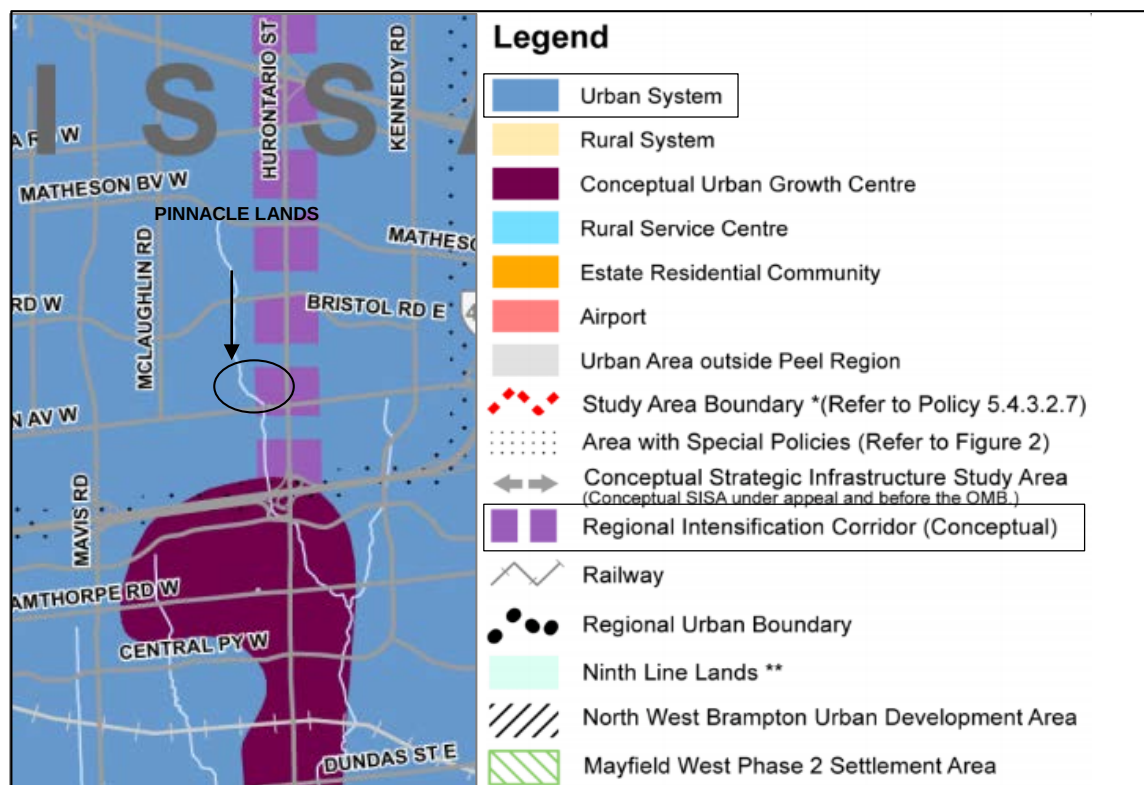
As noted above, the proposed development is seeking to improve the public realm along Hurontario but also Pinnacle has been working in partnership with City Staff and the local Councillor to explore the potential of including a public art installation on site.

- d) prohibiting land uses and built form that would adversely affect the achievement of transit-supportive densities.

The development proposal increases and improves mid-block connections and overall pedestrian and cyclist connectivity of the site to its surrounding lands. The proposal seeks to increase height and density on the site, fostering the achievement of transit-supportive densities.

5.3 Region of Peel Official Plan

Figure 13: Map 1 – Regional Structure



5.3.1.5 To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

The ROP also states that lands designated *Urban System* be developed in a manner that recognizes and protects the physical characteristics of existing communities, while conserving the natural environment. The proposed increase in dwelling units, height and density, is compatible with the surrounding commercial, residential and office land uses and no adverse impacts from

development, traffic and servicing are anticipated. Additionally, as part of the previously approved Plan of Subdivision all environmental issues were identified and protected for in previous phases. No environmental features are identified on the subject lands. Justification for the development in this regard is shown in the policies below:

5.3.1.1 To conserve the environment and resource attributes of the region.

5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

5.3.1.7 To recognize the integrity and physical characteristics of existing communities in Peel.

As seen in Section 5.3.3 of the ROP, the Regional Intensification Corridor is identified as one of the major locations for intensification and is to include compact forms of urban development that provides a range and mix of housing, employment, recreation, entertainment, civic, cultural and other activities. As per Policy 5.3.3.2.6, the Regional Intensification Corridor is expected to provide:

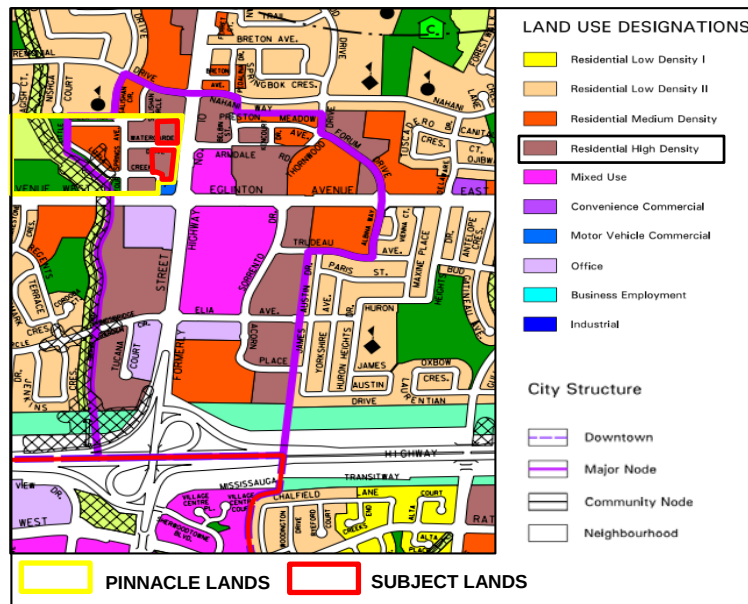
- a) Prime opportunities for intensification;
- b) Opportunities for residents to live and work within the Regional Intensification Corridor;
- c) A high intensity, compact urban form with an appropriate mix of uses including commercial, office, residential, recreation and major institutional; and
- d) Transit-supportive and pedestrian-oriented urban forms.

Furthermore, Section 5.5 of the ROP directs municipalities to accommodate a minimum of 40 percent of all residential development within the built-up area, echoing the intent of the intensification policies of the Growth Plan. The importance of the Hurontario *Intensification Corridor* has only increased given the context of the new Growth Plan policies. The subject lands are located on this important corridor, at the proposed key transit hub within the built-up area, thus representing a viable opportunity to add new housing within the identified *Urban System*.

Overall, the proposed intensification of the site assists in achieving the growth management and intensification policies of the ROP and is an efficient use of land, services, and infrastructure while maintaining the characteristics of the surrounding community.

5.4 City of Mississauga Official Plan

The consolidated version of the City of Mississauga Official Plan (adopted 2010) includes all approved amendments to January 10, 2018 and is the guiding document for all planning and development that occurs within the City. The subject lands are designated *Residential High Density* and are located within the *Uptown Major Node Character Area*, as per Schedule 10 of the Mississauga Official Plan (Figure 14).

Figure 14: Schedule 10 – Land Use Designations

The policies for *Residential* uses are provided in Section 11.2.5 of the Official Plan. Policy 11.2.5.2 outlines the following as permitted uses within all residential designations:

- Residential dwelling;
- Accessory office for physicians, dentists, health professionals and drugless practitioners;
- Home occupation;
- Special needs housing; and
- Urban gardening.

In addition to the above uses, policy 11.2.5.6 permits apartment dwellings within the *Residential High Density* land use designation. Therefore, the proposal for residential apartment-style towers on the subject lands conforms to the policies of the Official Plan pertaining to permitted land uses.

Schedule 9 of the Official Plan identifies the subject lands as being within the *Uptown Major Node Character Area*. Policies within the Official Plan state that development within *Major Nodes* will be of a form and density that achieves a high quality urban environment, and that these areas will be served by frequent transit including higher order transit. The development proposal seeks to build densities that support the introduction of the planned Hurontario LRT in a built form that is compact and supportive of a high-quality pedestrian urban environment, largely supporting the *Major Nodes* policies.

The subject lands are also within an *Intensification Area* as discussed in Sections 5.5 and 9.2 of the Official Plan. As per Policies 5.5.5 and 5.5.8, development within these areas should promote the qualities of complete communities with densities that are sufficiently high to support transit usage. Furthermore, Policy 5.5.9 states that *Intensification Areas* will be planned to maximize the use of existing and planned infrastructure. The proposed development does so, specifically related to utilizing and maximizing existing servicing infrastructure as well as planned transit initiatives.

- 5.5.5 Development will promote the qualities of complete communities
- 5.5.8 Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged

5.5.9 Intensification Areas will be planned to maximize the use of existing and planned infrastructure.

Chapter 9.2.1 of the Official Plan lists several design and development parameters for lands designated *Intensification Areas*. These policies were taken into consideration when designing the proposed development and site plan. Elements of the proposed design that satisfy the intent of the design policies listed in Section 9.2.1 are summarized, in part, below:

- The introduction of distinctive architectural features and streetscaping efforts along the Hurontario corridor as well as the planned public art installation satisfy the intent of Policy 9.2.1.3.
- The creation of a high quality, compact and urban built form with underground parking limits the impact of extensive surface parking while the establishment of mid-block connections, sidewalks/driveways and a finer-grain pedestrian network all contribute to meeting the intent of Policy 9.2.1.4. Additionally, minimal amounts of surface parking are being proposed, satisfying the intent of Policy 9.2.1.37.
- The location and design of the buildings directly adjacent to an existing *Major Transit Station Area* satisfies Policy 9.2.1.8.
- The continuous building frontages provide for continuity of the built form with high design standards and provide for a distinct yet seamless integration between the public and private realm, alluding to the Policies 9.2.1.17 and 9.2.1.19. Furthermore, the positioning of the buildings along the street edge help to define the edge of the right-of-way and creates a relationship with the public sidewalk (Policy 9.2.1.31), while the clearly defined primary entry points provide direct flow-through access to the sidewalk, pedestrian connections and transit facilities, satisfying Policy 9.2.1.32.
- The inclusion of active façades with clear glazing oriented towards Hurontario Street, incorporating the intent of Policies 9.2.1.24 and 9.2.1.25.

Please note that this list is not intended to be exhaustive, but rather intended to highlight the fact that the proposed development largely addresses the intent of the urban design policies listed within the Official Plan.

From a localized design perspective, the proposed design and development also conforms with the design criteria of the *Uptown Node Character Area* policies. Policy 13.3.1.1 of the City of Mississauga Official Plan seeks to enhance the sense of community through streetscape improvements that will impart a sense of character and identify the major geographic areas within the *Uptown Node*. Policy 13.3.1.2 states that the community form and structure uses along Hurontario Street should be integrated with the overall community design by providing for a graduated transition in development intensity and building scale; and an orientation of buildings, related open spaces and service functions which minimize visual and functional conflicts on abutting lands.

The proposed development proposes to improve both the public and private realms along the Hurontario corridor by including a tree-lined separation between the sidewalk and curb edge, improved lighting and pedestrian infrastructure, upgraded landscaping and hardscaped materials and a build-to line which defines the private vs. public realm. The varying setbacks fronting the streets are intended to create pockets of significance that allow for entrances and retail to be recessed or pushed closer to the street. The increase in height and density along the Hurontario corridor places the highest heights and densities along the eastern edge of the site, closest to the future Eglinton LRT station. This building placement maintains the overall community design intent that provides for a gradual transition in built form and building intensity from east to west in order address the existing low-rise townhome community.

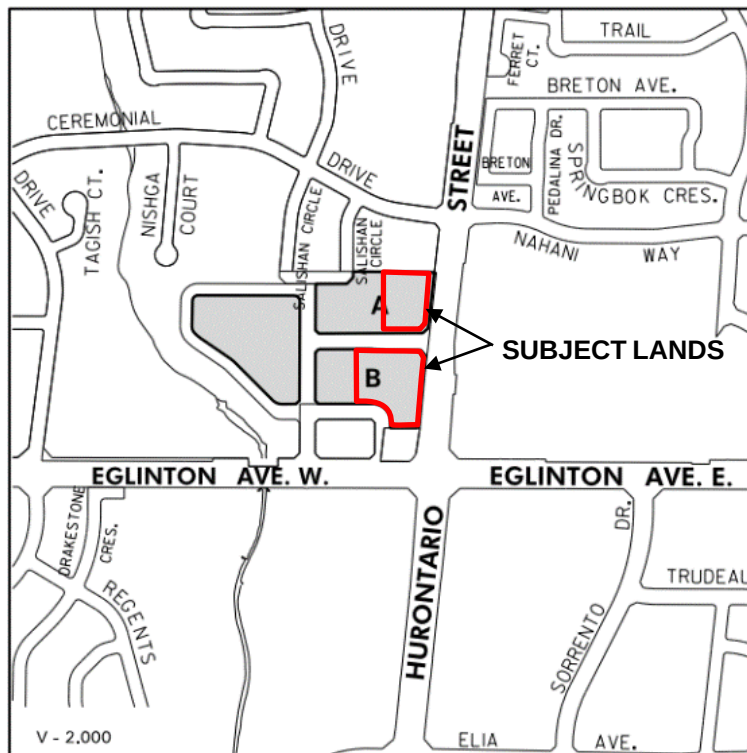
The subject lands are also subject to a number of Site Specific Policies identified in Section 13 of the Official Plan. As noted above the pending development applications are proposing to update these site specific policies to reflect the development plan.

5.4.1 Site Specific Policies

Section 13 of the Official Plan provides overall policies on the two identified *Major Nodes* within the City, and includes Site Specific Policies for the subject lands. As specified in Policy 13.1.1.2 of the OP, all lands within a *Major Node* should have a height range of 2-25-storeys, unless Character Area policies specify alternative building height requirements. The subject lands are subject to Special Site Policy 13.3.4.6, which details the following additional applicable policies:

- a) a maximum of 1,969 dwelling units will be permitted;
- b) a minimum of 11,000m² and a maximum of 25,200m² of retail commercial and office space will be provided, contained within the first three floors of the apartment buildings within Area 6A and 6B;
- c) notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A will be permitted to develop to a maximum floor space index (FSI) of 5.19. Townhouse dwellings will also be permitted; and,
- d) notwithstanding the provision of the Residential High Density designation, the lands identified as Area 6B will be permitted to develop to a maximum floor space index (FSI) of 7.11 and a height of 34 storeys.

Figure 15: Special Site Policy – Site 6



As detailed in the Official Plan Amendment (see Appendix B), the following amendments to Special Policy Area 13.3.4.6 of the Official Plan are being proposed:

- **Building Heights:** Increase the maximum allowable building height to 50-storeys in Area 6A and to 50-storeys in Area 6B;
- **Maximum Dwelling Units:** Increase the maximum number of permitted dwelling units in Area 6A to 1,403, and the maximum number of permitted dwelling units in Area 6B to 1,606, in addition to the 100 townhouse units (already constructed) for a maximum total permission of 3,109 units across the Special Site Area 6.
- **Floor Space Index:** Increase the maximum FSI to 6.99 in Area 6A and to 8.23 in Area 6B.

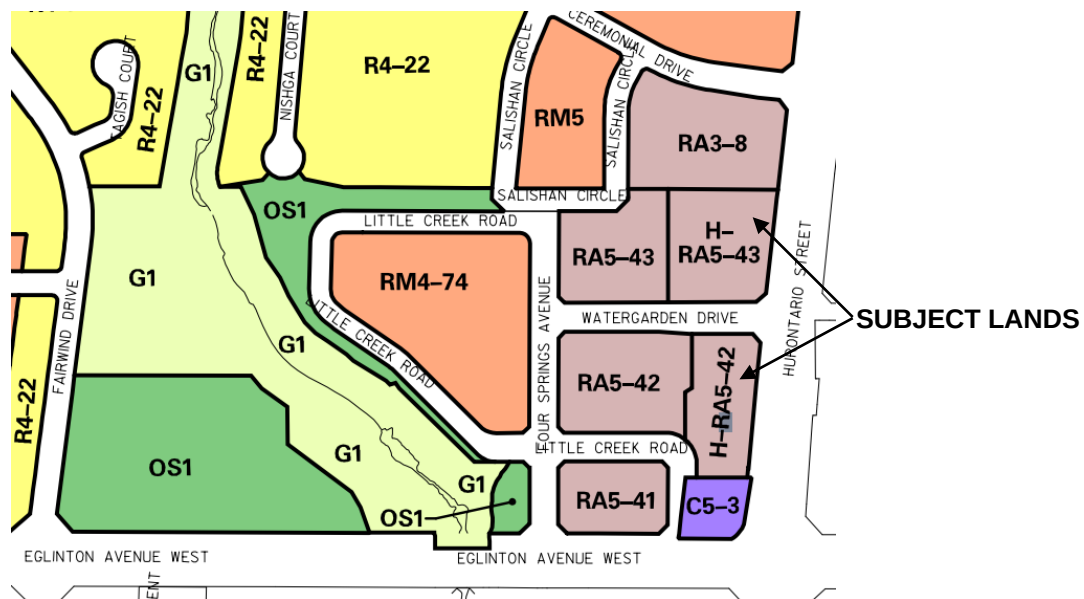
The Official Plan directs new growth to be accommodated through redevelopment and intensification within developed areas of the City. The subject lands are located within an already developed area, directly adjacent to an identified *Major Transit Station Area* and within an identified *Major Node*. The proposed Official Plan Amendment is in keeping with the policies of the Official Plan that speak to high density residential land uses, intensification within *Major Nodes*, and building a compact and urban built form to enhance pedestrian circulation and support transit. Furthermore, the proposed increase in dwelling units, height and density is compatible with the surrounding land uses and no adverse impacts from development, traffic and servicing are anticipated.

5.5 City of Mississauga Zoning By-law 0225-2007

The City of Mississauga Zoning By-law 0225-2007 zones the subject lands generally as 'Residential' and more specifically as the following, as identified on Map 37E below:

- RA5-42 (Residential Apartment Five – Site Specific Exemption 42)
- H-RA5-42 (Residential Apartment Five – Site Specific Exemption 42, Holding Provision)
- H-RA5-43 (Residential Apartment Five – Site Specific Exemption 43, Holding Provision)

Figure 16: Zoning By-law Schedule B – Map 37E



5.5.1 Site Specific Exception Zones: RA5-42 & H-RA5-42

The subject lands are partially zoned as RA5-42 & H-RA5-42. Please note that the H-RA5-42 zone is subject to the same zoning provisions as the RA5-42 zone, however the 'H' symbol is to be removed prior to development.

As part of the provisions for the RA5-42 & H-RA5-42 zones, the City adopted Schedule RA5-42. This schedule was provided to differentiate the blocks of land with different zoning provisions. A summary of the RA5-42 zoning code is provided in Appendix C.

5.5.2 Site Specific Exception Zone H-RA5-43

The subject lands are zoned as H-RA5-43. Please note that as above, the H-RA5-43 zone is subject to the same zoning provisions as the RA5-43 zone, however the 'H' symbol is to be removed prior to development.

As part of the provisions for the RA5-43 & H-RA5-43 zones, the City also adopted Schedule RA5-43 to differentiate the blocks of land with different zoning provisions. A summary of the RA5-43 zoning code is provided in Appendix C.

5.5.3 Holding Provisions

The holding provision associated with the H-RA5-42 zone reads:

"The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-42 by further amendment to Map 37E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

- (1) the identification of all land requirements in relation to the lands zoned H-RA5-42 (H-RA5-43) for the development of Light Rapid Transit along Hurontario Street, to the satisfaction of the City of Mississauga, provided that such land requirements shall be determined by the City of Mississauga in accordance with the completed and approved Environmental Assessment, through the Transit Project Assessment Process for the Hurontario Light Rapid Transit Project and the corresponding amendment(s) to the official plan is implemented and in full force on or before June 30, 2015; and
- (2) if the land requirements are not identified on or before June 30, 2015 as set out in Paragraph (1), then, an application may be made to remove the holding "H" symbol from the lands zoned H-RA5-42".

It is anticipated that the lands within the H-RA5-42 zone are no longer needed to be held for the purposes of developing the Hurontario LRT, as plan and profile drawings shown in the Hurontario-Main LRT Project Preliminary Design Transit Project Assessment Process, Appendix A1 do not show that they are required. Therefore, part of this Zoning By-law Amendment will seek to remove the Holding Provisions as an amendment to Map 37E.

The holding provision associated with the H-RA5-43 zone reads:

"The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-43 by further amendment to Map 37E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

- (1) a satisfactory agreement is in place with the City of Mississauga for a \$375,000 public art contribution to be provided for Area 'A2' identified on Schedule RA5-43 of this Exception."

Through this development proposal, Pinnacle International is proposing to enter into an agreement to the satisfaction of the City of Mississauga for a \$375,000 public art contribution to be provided for Area 'A2', as identified on Schedule RA5-43 of this Exception.

Appendix C includes a table showing the prevailing provisions for the RA5 zone, plus the overriding zoning provisions of the exception zones. The proposed Zoning By-law Amendment will seek to amend the site-specific zoning provisions and include the following zone standards:

- **Building Heights**
 - o An increase in building heights on Block 17 and part of Block 1 (zoned RA5-42) to a maximum of 50 storeys; and
 - o An increase in building heights on Block 16 and part of Block 2 (zoned RA5-43) to a maximum of 50 storeys.
- **Maximum Number of Dwelling Units:**
 - o An increase in the maximum number of dwelling units on the lands zoned RA5-42 to 1,606; and
 - o An increase in the maximum number of dwelling units on the lands zoned RA5-43 to 1,403.
- **Floor Space Index:**
 - o An increase in the maximum FSI on lands zoned RA5-42 to 8.23; and
 - o An increase in the maximum FSI on lands zoned RA5-43 to 6.99.

The purpose of the above-noted amendments is to allow for site intensification. Increasing the maximum building heights, as well as the maximum number of dwelling units, will facilitate the compact development of urban lands intended for higher density residential in the form of apartment dwellings. The Zoning By-law Amendment is included as Appendix D.

6 Planning Analysis and Justification

The following is a discussion of the rationale for the proposed Official Plan Amendment and Zoning By-law Amendment, which will facilitate the intensification of the Phase Four Part Two and Phase Five Pinnacle lands. The proposal supports provincial policy objectives, is consistent with regional and municipal land use policy, and represents good planning.

6.1 Consistent with Provincial Policy Direction

The proposal for an increase in height and density on the subject lands achieves several provincial policy objectives (PPS and Growth Plan), including: the promotion of efficient land use patterns, the accommodation of growth in urban settlement areas, the development of compact built forms, the creation of healthy and complete communities, and the availability of necessary infrastructure and community services.

The site's location within the built-up area boundary, 1.5 km north of the Mississauga City Centre, and adjacency to the future Hurontario LRT represents a logical location to permit additional density and height permissions. Existing and planned infrastructure for the already approved plan of subdivision on the Pinnacle lands will adequately service the additional development being proposed. The proposal will also assist in achieving 'complete community' standards by providing more residential dwellings in an established and growing mixed-use community in the City of Mississauga.

6.2 Conforms with Regional Official Plan Policy

The subject lands are located within the identified Urban System of the Region of Peel and along a Regional Intensification Corridor. The Regional Official Plan (ROP) encourages intensified and compact development in these areas in order to efficiently use land, services, infrastructure and public finances. Echoing provincial policy, the Region has identified areas most suitable to accommodate residential and employment growth and directs development and redevelopment to these areas. The site is already approved for apartment development, located adjacent to a transit corridor, and has existing and planned infrastructure and services. The proposed additional density will assist in achieving allocated growth targets for the Region of Peel, and more specifically, contribute to dwelling unit targets for the City of Mississauga. Overall, the proposal seeking additional density on the subject site is consistent with the policies of the ROP.

6.3 Consistent with Existing and Proposed City Official Plan Policy

The City of Mississauga's Official Plan organizes the City into functional areas, referred to as the City Structure, which provides guidance regarding density, height, uses and appropriate growth. The subject lands are located within the 'Uptown Major Node'. Major Nodes are intended to provide a variety of higher density housing for residents, as well as employment uses. The proposal for site intensification conforms to the vision for Major Nodes, providing more residential units in an area that has existing and planned infrastructure and servicing, and in an area that is located adjacent to the proposed higher order transit facility on the Hurontario Street Corridor. Additionally, the site's adjacency and proximity to commercial and employment uses fosters a mixed-use environment that supports transit and active transportation modes. Therefore, the Official Plan Amendment, which seeks to amend Special Site Policy 13.3.4.6 to permit taller building heights and more residential dwelling units, is consistent with the policy direction of the Official Plan.

6.4 Consistent with Existing and Proposed Zoning Provisions

The proposed Zoning By-law Amendment facilitates the intensification of the subject lands to permit a total of 2,095 residential dwelling units. Site specific provisions for the lands are outlined under Exception 42 and 43, which were passed by Council in 2012 as part of the initial Plan of Subdivision Approval process. Since the site specific provisions were passed in 2012, the Province underwent a review of their Provincial land use planning policies and have announced funding for a large scale capital works project which has changed the land use planning and development landscape along the Hurontario corridor. As discussed in Sections 6.1 and 6.2 of this report, the Province supports intensification and the accommodation of growth in urban settlement areas. Furthermore, Provincial policy directs residential development and redevelopment in built-up areas with existing and planned infrastructure and services and in close proximity to transit. The proposed Zoning By-law Amendment, which seeks additional height and density on the subject lands, is in keeping with the policies of the 2017 Growth Plan for the Greater Golden Horseshoe and the 2014 Provincial Policy Statement.

7 Conclusion

Based on IBI Group's analysis of the subject lands, the surrounding lands, supporting studies, and the applicable planning policy framework, the design and development proposal for the Phase Four Part Two and Phase Five lands of Pinnacle's landholding constitutes good planning and is consistent with the Provincial, Regional and Municipal framework. The proposal updates the

previous approvals in order to better implement the recent changes in planning policy, announcement of the Hurontario LRT project, and the overall importance for intensification along identified intensification corridors and key transit hubs. This development supports and takes advantage of Provincial, Regional and Municipal infrastructure initiatives, adds housing stock and diversity, and contributes to a future transportation node at Hurontario Street and Eglinton Avenue West.

Respectfully submitted this 1st day of June, 2018.

Regards,

IBI Group



Stephen Albanese MCIP RPP

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994, and is for this property only.

Appendix A – Site Plan & Statistics

EXISTING ZONING CATEGORY: 'DEVELOPMENT ZONE' PROPOSED ZONING CATEGORY: ALL SUBJECT TO OPA/REZONING APPLICATION 02/16/10
PHASE 4, PART 1 AND 2, SITE DATA (BY LAW# 0275-2012)

LOT AREA (INCLUDE RESERVE AREA)		14,604.1 SM
PART 1		
LOT AREA	7327.2 SM (100%)	
COVERED AREA/ FLOOR AREA	7484.2 SM (102%)	
PAVED AREA	2025.8 SM (27%)	
LANDSCAPED AREA	1827.5 SM (25%)	
PART 2		
LOT AREA	7276.9 SM (100%)	
COVERED AREA/ FLOOR AREA	7088.2 SM (97%)	
PAVED AREA	865.0 SM (12%)	
LANDSCAPED AREA	2804.2 SM (39%)	
TOTAL FSI - PART (1 + 2)		14,604.1 SM

MINIMUM LANDSCAPED AREA		25% OF LOT AREA
MINIMUM ALLOWED FLOOR SPACE INDEX (3.9 X LOT AREA)		42351.9 SM
MAXIMUM ALLOWED FLOOR SPACE INDEX (5.19X LOT AREA)		75799.3 SM

PROPOSED FLOOR SPACE INDEX (FSI)		FSI - PART 1	FSI - PART 2	TOTAL FSI - PART (1 + 2)
FLOOR SPACE INDEX (FSI)		5.12X	8.87X	6.99X

PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)		PART 1	PART 2	TOTAL - PART (1 + 2)
PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)		37,349.1 SM	62,555.5 SM	99,904.6 SM
PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA)		235.0 SM	2031.0 SM	2266.0 SM
TOTAL PROPOSED RESIDENTIAL+NON-RESIDENTIAL GROSS FLOOR AREA (GFA)		37,584.1 SM	64,586.5 SM	102,170.6 SM

REQUIRED NON-RESIDENTIAL GROSS FLOOR AREA AS PER 02/16/10 (INCLUDED IN MAX. 5.19X F.S.I.)		MINIMUM GROSS FLOOR AREA NON-RESIDENTIAL
AREA		
A		250.0 SM
B		0.0 SM
C		4770.0 SM

BUILDING HEIGHT ALLOWED AS PER 02/16/10		MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	MINIMUM HEIGHT OF PODIUM	MAXIMUM HEIGHT OF PODIUM
AREA					
A		5 STOREYS	15 STOREYS	1 STOREY	4 STOREYS
B		5 STOREYS	34 STOREYS	1 STOREY	4 STOREYS
C		10 STOREYS	25 STOREYS	3 STOREYS	6 STOREYS

BUILDING HEIGHT PROPOSED		PART 1 (ZONE A AND B)	PART 2 (ZONE C)
BUILDING HEIGHT		BUILDING 1 15 STOREYS	BUILDING 2 34 STOREYS

NUMBER OF UNITS ALLOWED		748
NUMBER OF UNITS PROPOSED		1403

UNITS		BUILDING 1	BUILDING 2	TOTAL (H+2)	BUILDING 3	BUILDING 4	TOTAL (3+4)	TOTAL - PART (1 + 2)
1 BEDROOM		57	88	145	101	144	245	390
1 BEDROOM + DEN		47	44	91	316	118	434	525
2 BEDROOM		5	2	7	96	136	232	239
2 BEDROOM + DEN		64	152	216	10	8	18	234
3 BEDROOM		-	-	-	4	2	6	6
2 STOREY		5	4	9	-	-	-	9
TOTAL SUITES PROPOSED		178	290	468	527	408	935	1403

AMENITY REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA)		2620.8 SM	5236.0 SM	7856.8 SM
MINIMUM AMENITY AREA ALLOWED (5.6SM PER DWELLING UNIT-COMBINED INDOOR AND OUTDOOR)				

AMENITY PROVIDED:		BUILDING 1	BUILDING 2	TOTAL (H+2)	BUILDING 3	BUILDING 4	TOTAL (3+4)	TOTAL - PART (1 + 2)
INDOOR AMENITY AREA PROVIDED		540.1	600.9	941.0 SM	605.5	1,078.3	1683.8 SM	2624.9 SM
OUTDOOR AMENITY AREA PROVIDED		1086.1	1086.1	2172.2 SM	1,123.5	2,246.9	3,370.4 SM	5,499.6 SM
TOTAL AMENITY AREA PROVIDED		973.4	1687.0	2660.4 SM	1,729.0	3,325.2	5,054.2 SM	7856.8 SM

TOTAL AMENITY AREA REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA)		N/A	N/A	2620.0 SM	N/A	N/A	5236.0 SM	7856.0 SM
AVERAGE AMENITY AREA PROVIDED PER DWELLING UNIT				5.74 SM				

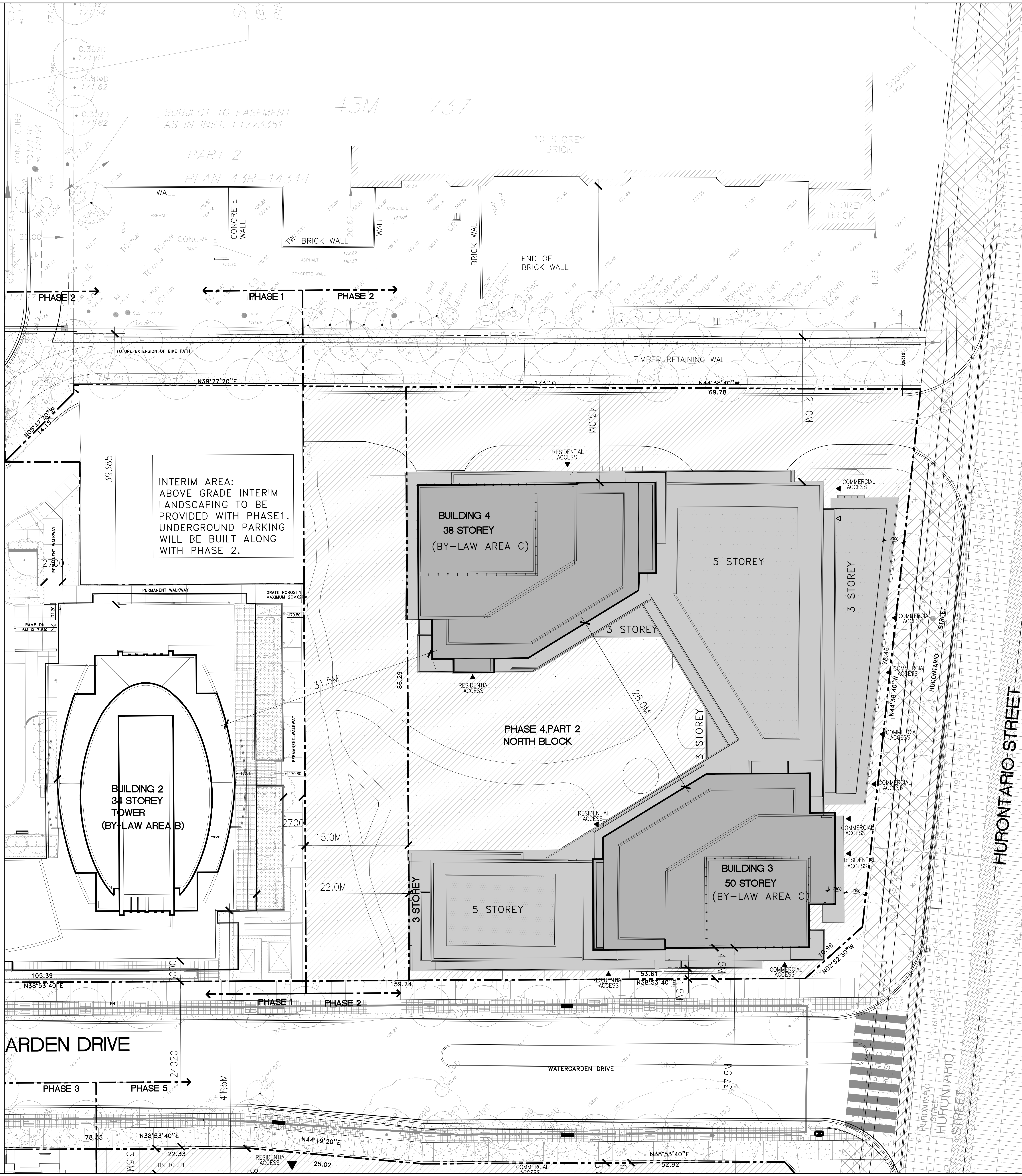
AVERAGE AMENITY AREA PROVIDED PER DWELLING UNIT								5.74 SM
50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA REQUIRED IN ONE CONTIGUOUS AREA	490.0 SM	820.0 SM	1310.0 SM	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA REQUIRED IN ONE CONTIGUOUS AREA	1475.6 SM	1142.4 SM	2618.0 SM	3928.0 SM
50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA	371.5 SM	371.5 SM	743.0 SM	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA	864.5	1830.6	2695.1 SM	3438.1 SM
MINIMUM AMENITY AREA REQUIRED OUTSIDE AT GRADE			55.0 SM	MINIMUM AMENITY AREA REQUIRED OUTSIDE AT GRADE			55.0 SM	110.0 SM
AMENITY AREA PROVIDED OUTSIDE AT GRADE			1036.0 SM	AMENITY AREA PROVIDED OUTSIDE AT GRADE	1039.3	1306.2	2,345.5 SM	3381.5 SM

PARKING REQUIRED (BY-LAW # 0225-2007)		BUILDING 1	BUILDING 2	TOTAL (H+2)	BUILDING 3	BUILDING 4	TOTAL (3+4)	TOTAL - PART (1 + 2)
RESIDENTIAL PARKING REQUIRED PER 1 BEDROOM AND 2 BEDROOM:		187	318	505	576	447	1023	1528
1.1 SPACE/DWELLING UNIT								
RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM:		6	5	11	5	3	8	19
1.2 SPACE/DWELLING UNIT								
SHARED PARKING REQUIRED:		-	-	-	-	-	-	-
NUMBER OF VISITOR PARKING REQUIRED OR ALL NON-RESIDENTIAL PARKING REQUIRED:		-	-	-	-	-	-	-
VISITOR PARKING REQUIRED:		27*	44	71	79*	61*	140*	211
0.15 SPACES/DWELLING UNIT								
COMMERCIAL RETAIL PARKING REQUIRED:		13*	-	-	30*	58*	-	88
4.3 SPACES/100 SM								
TOTAL PARKING REQUIRED:		220	367	587	660	511	1171	1758

PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED (4% OF TOTAL NON-RESIDENTIAL PARKING SPACES - AS PER TABLE 3.1.3.1-ZONING BY LAW 0225-2007)		1	2	3	4	3	7	10
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PARKING PROVIDED:		BUILDING 1	BUILDING 2	TOTAL (H+2)	BUILDING 3	BUILDING 4	TOTAL (3+4)	TOTAL - PART (1 + 2)
PARKING LEVEL 1		27	16	43	210	215	425	468
PARKING LEVEL 2		0	72	72	215	215	430	502
PARKING LEVEL 3		0	72	72	215	215	430	502
PARKING LEVEL 4		0	72	72	215	215	430	502
PARKING LEVEL 5		20	-	20	215	215	430	502
TOTAL PARKING PROVIDED		27	252	279	850	850	1700	1979

* SHARED PARKING SPACES WILL NOT BE RESERVED FOR CERTAIN USES AT SPECIFIC TIMES.
* IF PARKING SPACES ARE RESERVED TO ALL USERS IN THE SHARED PARKING ARRANGEMENT, THE SHARED SPACES WILL ALL BE PART OF THE SAME CONDOMINIUM.



GENERAL NOTES

KEYPLAN N.T.S.

LEGAL DESCRIPTION AND SURVEY INFORMATION

SURVEY INFORMATION TAKEN FROM:
PLAN OF SURVEY OF
BLOCKS 1, 2 AND 16
REGISTERED PLAN 43M-1957
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SURVEY INFORMATION PROVIDED BY:
R. AVIS SURVEYING INC.
230 VIKING DRIVE, SUITE 201
TORONTO, ONTARIO
M5T 1A5
TEL: (416) 593-8827 FAX: (416) 491-6256
WWW.RAVISSURVEYING.COM
DATE: FEBRUARY 23, 2018

NO.	DATE	REVISIONS	REMARKS
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RICHMOND | Architects Ltd.

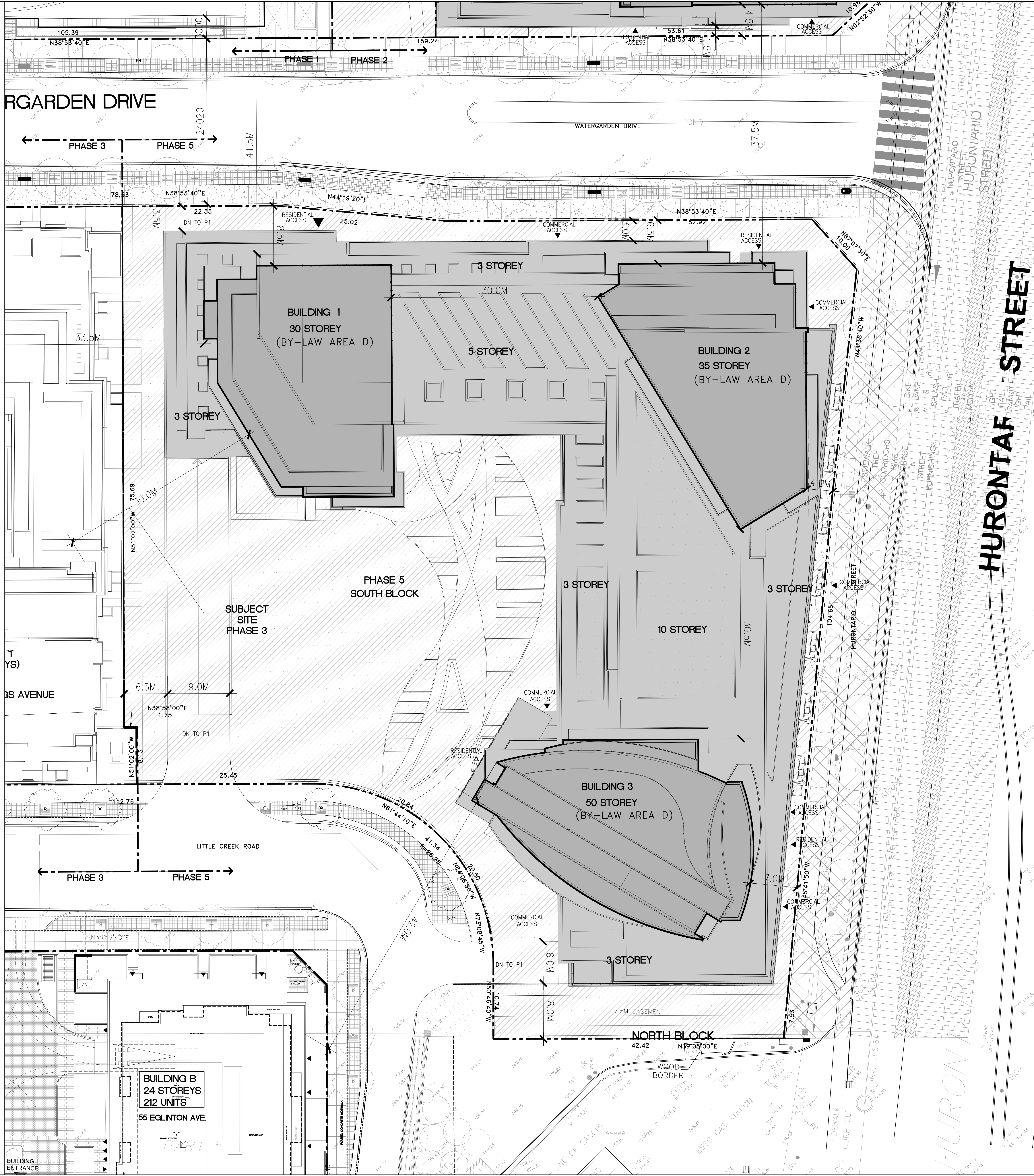
243 COLLEGE STREET
TORONTO, ONTARIO M5T 1R5
TEL: 416-961-1567
FAX: 416-961-1321
WWW.RICHMONDARCHITECTS.COM

PROPOSED CONDOMINIUM DEVELOPMENT
"WATERGARDEN" PHASE 4, PART 2 (H-RAS-43) &
PHASE 5 (H-RAS-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC V6B 2W6
PH: (604) 602-7747 Fax: (604) 680-7749

Drawn By: AA
Checked By: AA
Date: 03 MAY 2018
Scale: 1:200
Revision Number: 1
Sheet: 2017-002
Project: SP A102

EXISTING ZONING CATEGORY: "DEVELOPMENT ZONE" PROPOSED ZONING CATEGORY: ALL SUBJECT TO OPA/ REZONING APPLICATION OZ 16/10				PHASE 3 AND 5 SITE DATA (BY LAW# 0275-2012)			
LOT AREA (INCLUDE RESERVE AREA 7)				15,466.1 SM			
TO AREA COVERAGE	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	LOT AREA	5,166.0 SM (100%)		10,300.1 SM (100%)	15,466.1 SM (100%)		
	COVERED AREA/ FLOOR AREA	3014.0 SM (58.7%)		5920.0 SM (57.4%)	8934.0 SM (57.7%)		
	PAVED AREA	380.0 SM (7.3%)		546.0 SM (5.3%)	926.0 SM (6.1%)		
	LANDSCAPED AREA	1772.4 SM (35.4%)		3865.1 SM (37.0%)	5637.5 SM (36.1%)		
MINIMUM LANDSCAPED AREA				25% OF LOT AREA			
GFA AND FSI	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	MINIMUM ALLOWED FLOOR SPACE INDEX (2.9 X LOT AREA)			44851.69 SM			
	MAXIMUM ALLOWED FLOOR SPACE INDEX (7.11X LOT AREA)			109963.9 SM			
	PROPOSED FLOOR SPACE INDEX (FSI)			FSI - PHASE 3			TOTAL FSI - PHASE (3+5)
	FLOOR SPACE INDEX (FSI)	6.94X		FLOOR SPACE INDEX (FSI)	8.88X		6.23X
BUILDING HEIGHT	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)			PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)			TOTAL - PHASE (3+5)
	PROPOSED RESIDENTIAL GROSS FLOOR AREA (GFA)	35,865.0 SM		82,843.2 SM	118,708.2 SM		
	PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA)			PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA)			TOTAL - PHASE (3+5)
	PROPOSED NON-RESIDENTIAL GROSS FLOOR AREA (GFA)	—		8632.5 SM	—		
LINES	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	TOTAL PROPOSED RESIDENTIAL+NON-RESIDENTIAL GROSS FLOOR AREA (GFA)			TOTAL PROPOSED RESIDENTIAL+NON-RESIDENTIAL GROSS FLOOR AREA (GFA)			TOTAL - PHASE (3+5)
	35,865.0 SM			91,475.7 SM	127,340.7 SM		
	REQUIRED NON-RESIDENTIAL GROSS FLOOR AREA AS PER OZ 16/10 (INCLUDED IN MAX. 7.11X F.S.I.)			MINIMUM GROSS FLOOR AREA NON-RESIDENTIAL			
	AREA			1,000.0 SM			
AMENITY	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	MINIMUM AMENITY AREA ALLOWED (5.5SM PER DWELLING UNIT—COMBINED INDOOR AND OUTDOOR)			2497.6 SM			8496.0 SM
	MINIMUM AMENITY AREA ALLOWED TO BE PROVIDED OUTSIDE AT GRADE			55.0 SM			
	AMENITY PROVIDED:			AMENITY PROVIDED:			
	INDOOR AMENITY AREA PROVIDED	831.0	177.0	1008.0 SM	INDOOR AMENITY AREA PROVIDED	824.1	1,014.9
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	OUTDOOR AMENITY AREA PROVIDED			1872.0 SM	OUTDOOR AMENITY AREA PROVIDED		
	1060.0	612.0	1672.0 SM	1,479.1	1,384.9	2,864.0	5,935.6 SM
	TOTAL AMENITY AREA PROVIDED			2680.0 SM	TOTAL AMENITY AREA PROVIDED		
	1891.0	789.0	2680.0 SM	2103.0	2999.6	4044.8	9144.6 SM
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	TOTAL AMENITY AREA REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA)			2497.6 SM	TOTAL AMENITY AREA REQUIRED (GENERAL BY-LAW-CITY OF MISSISSAUGA)		
	—	—	2497.6 SM	—	—	—	6496.0 SM
	AVERAGE AMENITY AREA PROVIDED PER DWELLING UNIT			5.60 SM	AVERAGE AMENITY AREA PROVIDED PER DWELLING UNIT		
	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA	655.0 SM	593.6 SM	1248.6 SM	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA	823.2	991.2
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA			1340.0 SM	50% MINIMUM PERCENTAGE OF TOTAL REQUIRED AMENITY AREA PROVIDED IN ONE CONTIGUOUS AREA		
	945.5 SM	394.5 SM	1340.0 SM	1051.5	1499.9	2020.0	4572.3 SM
	MINIMUM AMENITY AREA PROVIDED OUTSIDE AT GRADE			55.0 SM	MINIMUM AMENITY AREA PROVIDED OUTSIDE AT GRADE		
	402.0	321.0	723.0 SM	1479.1	686.6	882	3059.0 SM
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	AMENITY AREA PROVIDED OUTSIDE AT GRADE			723.0 SM	AMENITY AREA PROVIDED OUTSIDE AT GRADE		
	—	—	723.0 SM	—	—	—	1479.1
	PARKING REQUIRED (BY-LAW # 0225-2007)			PARKING REQUIRED (BY-LAW # 0225-2007)			TOTAL - PHASE (3+5)
	RESIDENTIAL PARKING REQUIRED PER 1 BEDROOM AND 2 BEDROOM:	—	—	—	RESIDENTIAL PARKING REQUIRED PER 1 BEDROOM AND 2 BEDROOM:	320	345
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	1.1 SPACE/DWELLING UNIT			—	1.1 SPACE/DWELLING UNIT		
	—	—	—	—	1.1 SPACE/DWELLING UNIT		
	—	—	—	—	1.1 SPACE/DWELLING UNIT		
	—	—	—	—	1.1 SPACE/DWELLING UNIT		
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM:			—	RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM:		
	—	—	—	—	RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM:		
	—	—	—	—	RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM:		
	—	—	—	—	RESIDENTIAL PARKING REQUIRED PER 3 BEDROOM:		
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	SHARED PARKING REQUIRED:			—	SHARED PARKING REQUIRED:		
	—	—	—	—	SHARED PARKING REQUIRED:		
	—	—	—	—	SHARED PARKING REQUIRED:		
	—	—	—	—	SHARED PARKING REQUIRED:		
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	VISITOR PARKING REQUIRED:			—	VISITOR PARKING REQUIRED:		
	—	—	—	—	VISITOR PARKING REQUIRED:		
	—	—	—	—	VISITOR PARKING REQUIRED:		
	—	—	—	—	VISITOR PARKING REQUIRED:		
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	COMMERCIAL RETAIL PARKING REQUIRED:			—	COMMERCIAL RETAIL PARKING REQUIRED:		
	—	—	—	—	COMMERCIAL RETAIL PARKING REQUIRED:		
	—	—	—	—	COMMERCIAL RETAIL PARKING REQUIRED:		
	—	—	—	—	COMMERCIAL RETAIL PARKING REQUIRED:		
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	TOTAL PARKING REQUIRED:			—	TOTAL PARKING REQUIRED:		
	—	—	—	—	TOTAL PARKING REQUIRED:		
	—	—	—	—	TOTAL PARKING REQUIRED:		
	—	—	—	—	TOTAL PARKING REQUIRED:		
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED (AS PER TABLE 3.1.1-1 ZONING BY LAW 0225-2007)			—	PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED (AS PER TABLE 3.1.1-1 ZONING BY LAW 0225-2007)		
	—	—	—	—	PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED (AS PER TABLE 3.1.1-1 ZONING BY LAW 0225-2007)		
	—	—	—	—	PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED (AS PER TABLE 3.1.1-1 ZONING BY LAW 0225-2007)		
	—	—	—	—	PARKING SPACES FOR PERSONS WITH DISABILITIES REQUIRED (AS PER TABLE 3.1.1-1 ZONING BY LAW 0225-2007)		
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	PARKING PROVIDED:			PARKING PROVIDED:			TOTAL - PHASE (3+5)
	BUILDING 1	BUILDING 2	TOTAL (H+2)	BUILDING 1	BUILDING 2	BUILDING 3	TOTAL
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	PARKING LEVEL 1			PARKING LEVEL 1			189
	—	—	—	—	—	—	178
	—	—	—	—	—	—	276
	—	—	—	—	—	—	276
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	PARKING LEVEL 2			PARKING LEVEL 2			276
	—	—	—	—	—	—	276
	—	—	—	—	—	—	276
	—	—	—	—	—	—	199
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	PARKING LEVEL 3			PARKING LEVEL 3			1670
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	PARKING LEVEL 4			PARKING LEVEL 4			—
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—
PARKING	PHASE 3			PHASE 5			TOTAL - PHASE (3+5)
	TOTAL PARKING PROPOSED			TOTAL PARKING PROPOSED			—
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—

SHARED PARKING SPACES WILL NOT BE RESERVED FOR CERTAIN USES AT SPECIFIC TIMES.
* THE PARKING SPACES WILL BE ACCESSIBLE TO ALL USERS IN THE SHARED PARKING ARRANGEMENT.
THE SHARED SPACES WILL ALL BE PART OF THE SAME CONDOMINIUM.



GENERAL NOTES

KEYPLAN N.T.S.

LEGAL DESCRIPTION AND SURVEY INFORMATION

SURVEY INFORMATION TAKEN FROM:
PLAN OF SURVEY OF BLOCKS 1, 2 AND 15
REGISTERED PLAN 43M-1957
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEE

SURVEY INFORMATION PROVIDED BY:
R. AVIS SURVEYING INC.
230 YORKLAND BOULEVARD, SUITE 203
TORONTO, ONTARIO
TEL: (416) 490-0000
FAX: (416) 491-6206
WWW.RAVISSURVEYING.COM
DATE: FEBRUARY 23, 2018

NO	DATE	REVISIONS
1		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.
2		PRINTS ARE NOT TO BE SCALED.

RICHMOND | Architects Ltd.

243 COLLEGE STREET
SECOND FLOOR
TORONTO, ONTARIO M5T 1R5

416 961 1567
416 961 1321
RICHMONDARCH.COM

PROPOSED CONDOMINIUM DEVELOPMENT
"WATERGARDEN" (PHASE 4, PART 2)(H-R45-43) & (PHASE 5)(H-R45-42)
WATERGARDEN DRIVE
MISSISSAUGA, ONTARIO
Pinnacle International (Ontario) Limited
Suite 300-911 Homer Street
Vancouver, BC V6B 0W6
PH: (604) 602 7747 Fax: (604) 680 7749

SITE PLAN & STATS
SOUTH BLOCK/PHASE 5 (BLDG. 1, 2&3)

Sheet No. **2017-002** Date: 03 MAY 2018
Scale: 1:200
Drawn By: AA
Checked By: AA
Job No.: 2017-002
Sheet No.: SP A103

Appendix B – Draft Official Plan Amendment

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2018

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

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the “*Planning Act*”) Council may adopt an Official Plan or an amendment thereto;

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

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

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

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

1. The explanatory text, constituting Amendment No. XX to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____ 2018.

MAYOR

CLERK

Amendment No. XX
to
Mississauga Official Plan

The following text constitutes Amendment No. XX.

PURPOSE

The purpose of this Amendment is to revise Special Policy Area 13.3.4.6.

LOCATION

The lands affected by this Amendment are located within the northwest quadrant of Hurontario Street and Eglinton Avenue West. The subject lands are located in the *Uptown Major Node* Character Area, as identified in the Mississauga Official Plan.

BASIS

The Mississauga Official Plan came into effect on November 14, 2012. This Amendment has been prepared based on the Office Consolidation of the Mississauga Official Plan dated January 10, 2018.

The subject lands are designated *Residential High Density* and are located within the *Uptown Major Node*. Additionally, the subject lands are identified as part of Site 6A and 6B of Special Site Policy 13.3.4.6, which permits a maximum floor space index (FSI) of 5.19 on Site 6A and of 7.11 on Site 6B. A combined total of 1,969 dwelling units are permitted on all of the lands included as part of Special Site Policy 13.3.4.6.

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

1. The proposed Amendment implements the Mississauga Official Plan policy direction to accommodate new growth through redevelopment and intensification within developed areas of the City. The subject lands are located within an already developed area, directly adjacent to an identified *Corridor* and planned *Major Transit Station Area* and within an identified *Major Node*.
2. The proposed Amendment supports the Mississauga Official Plan policies that direct intensification to *Major Nodes* and transit *Corridors*, and encourage the development of compact urban built forms that enhance pedestrian circulation and support transit.
3. The proposed development is compatible with the land uses adjacent to the site, and the design achieves appropriate relationships with the surrounding built form.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.3.4.6, Special Site 6, of the Mississauga Official Plan, is hereby amended by deleting policy 13.3.4.6.2 and replacing it with the following:
13.3.4.6.2 Notwithstanding the provisions of this Plan, the following additional policies will apply:
 - a. a maximum of 3,109 dwelling units will be permitted;

- b. a minimum of 10,700 m² and a maximum of 25 200 m² of retail commercial and office space will be provided, contained within the first three floors of apartment buildings within Area 6A and 6B;
- c. notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A will be permitted to develop to a maximum **floor space index (FSI)** of 6.99; and
- c. notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6B will be permitted to develop to a maximum **floor space index (FSI)** of 8.23.

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

INTERPRETATION

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

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

Appendix C – Zoning Table

ZONING REGULATION	PERMITTED			PROPOSED AMENDMENT	
	RA5	RA5-42	RA5-43	RA5-42	RA5-43
Permitted Uses	- Apartment Dwelling - Long-Term Care Dwelling - Retirement Dwelling	Same as RA5, plus: - Office - Medical Office - Restricted - Retail Store - Financial Institution - Restaurant - Take-out Restaurant - Personal Service Establishment These uses must be located within a building, structure or part thereof, used for an apartment, long-term care building, retirement building or part thereof.	Same as RA5, plus: - Office - Medical Office - Restricted - Retail Store - Financial Institution - Restaurant - Take-out Restaurant - Personal Service Establishment These uses must be located within a building, structure or part thereof, used for an apartment, long-term care building, retirement building or part thereof.	Same as RA5-42, plus: Veterinary Clinic	Same as RA5-42, plus: Veterinary Clinic
Minimum Lot Frontage	30.0 m	No change	No change	No change	No change
Minimum Floor Space Index – Apartment Dwelling Zone	1.9	2.9	2.9	No change	No change
Maximum Floor Space Index – Apartment Dwelling Zone	2.9	7.11	5.19	8.23	6.99
Maximum Gross Floor Area – Apartment Dwelling Zone per Storey for each Storey above 12 Storeys	1, 000 m ²	No change	No change	No change	No change
Minimum Gross Floor Area – non residential	Not specified	Area 'C' – 2,000 m ² Area 'D' – 4,000 m ²	Area 'B' – 1,000 m ² Area 'C' – 1,000 m ² Area 'D' – 1,000 m ² Area 'E' – 2,000 m ²	A1 – 0 m ² A2 – 8,000 m ²	A1 – 230 m ² A2 – 2,000 m ²
Maximum Gross Floor Area – non residential	Not specified	15,000 m ²	10,200 m ²	No change	No change
Maximum number of dwelling units	Not specified	1,121	748	1,606	1,403
Minimum Building Height	No change	Area 'A' – 5 storeys Area 'B' – 5 storeys Area 'C' – 3 storeys Area 'D' – 10 storeys	Area 'A' – 2 storeys Area 'B' – 5 storeys Area 'C' – 5 storeys Area 'D' – 5 storeys Area 'E' – 10 storeys	A1 – 10 storeys A2 – 20 storeys	A1 – 5 storeys A2 – 10 storeys
Maximum Building Height	77.0 m and 25 storeys	Area 'A' – 23 storeys Area 'B' – 26 storeys Area 'C' – 5 storeys Area 'D' – 34 storeys	Area 'A' – 12.5 m Area 'B' – 15 storeys Area 'C' – 10 storeys Area 'D' – 20 storeys Area 'E' – 25 storeys	A1 – 26 storeys A2 – 50 storeys	A1 – 34 storeys A2 – 50 storeys
Minimum and Maximum Podium Heights	Not specified	Area 'A' – 2 and 4 storeys Area 'B' – 2 and 4 storeys Area 'C' – 3 and 5 storeys Area 'D' – 3 and 6 storeys	Area 'A' – N/A Area 'B' – 3 and 4 storeys Area 'C' – N/A Area 'D' – 3 and 4 storeys Area 'E' – 3 and 6 storeys	A1 – 2 & 6 storeys A2 – 1 & 10 storeys	A1 – 1 & 4 storeys A2 – 3 & 6 storeys

Minimum Front and Exterior Side Yards:					
For that portion of the dwelling with a height less than or equal to 13.0 m	7.5m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	8.5m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	9.5m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 26.0 m	10.5m	No change	No change	No change	No change
Minimum Interior Side Yard					
For that portion of the dwelling with a height less than or equal to 13.0 m	4.5m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	6.0m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	7.5m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 26.0 m	9.0m	No change	No change	No change	No change
Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5m	No change	No change	No change	No change
Minimum Rear Yard					
For that portion of the dwelling with a height less than or equal to 13.0 m	7.5m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	10.0m	No change	No change	No change	No change
For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	12.5m	No change	No change	No change	No change

greater than 20.0 m and less than or equal to 26.0 m					
For that portion of the dwelling with a height greater than 26.0 m	15.0m	No change	No change	No change	No change
Where a rear lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5m	No change	No change	No change	No change
Encroachments and Projections					
Maximum encroachment of a podium into a required front or exterior side yard	1.5m	No change	No change	No change	No change
Maximum encroachment of a balcony or canopy located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard (0325-2008)	1.0m	No change	1.8m	No change	2.5 m
Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	1.8m	No change	No change	No change	No change
Maximum projection of a balcony or canopy located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0m	No change	1.8m	No change	2.5 m
Maximum projection of a balcony from the exterior wall of a tower	Not Specified	1.75 m	Not Specified	2.5 m	No change
Maximum projection of a canopy from the exterior building wall of a podium	Not Specified	2.5 m	Not Specified	3.0 m	No change
Maximum projection of architectural elements, fins and cornices from the exterior building wall	Not Specified	1.75 m	Not Specified	2.5 m	No change
Minimum Above Grade Separation Between Buildings					

For that portion of dwelling with a height less than or equal to 13.0 m	3.0m	No change	No change	No change	No change
For that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m For that portion of a building above six (6) storeys except as identified on Schedule RA5-42 of this Exception	9.0m	28.0m	No change	No change	No change
For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	12.0m	No change	No change	No change	No change
For that portion of dwelling with a height greater than 26.0 m For that portion of the building above ten (10) storeys	15.0m	No change	26.5m	No change	No change
Parking, Loading, Servicing Area and Parking Structures					
Minimum setback from surface parking spaces or aisles to a street line	4.5m	No change	No change	No change	No change
Minimum setback from surface parking spaces or aisles to any other lot line	3.0m	No change	No change	No change	No change
Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5m	No change	No change	No change	No change
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0m	0.0m	0.0m	No change	No change
Minimum vertical depth	Not Specified	Not Specified	1.0m	No change	Removed
Minimum setback from a waste enclosure/loading area to a street line	10.0m	No change	No change	No change	No change
Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached dwellings	10.0m	No change	No change	No change	No change

Minimum setback from a surface parking space to Hurontario Street	Not Specified	25.0m	25.0m	No change	No change
Parking					
Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	1.25	1.1	1.1	No change	No change
Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.4	1.1	1.1	No change	No change
Minimum number of resident parking spaces per three-bedroom apartment dwelling unit	1.5	1.2	1.2	No change	No change
Minimum number of visitor parking spaces per apartment dwelling unit	0.20	0.15	0.15	No change	No change
Minimum number of parking spaces per 100 m ² GFA non-residential		4.3	4.3	No change	No change
Internal Roads and Aisles					
Internal roads and aisles are permitted to be shared with abutting lands zoned to permit horizontal multiple dwellings with more than six (6) dwelling units, townhouse dwellings or apartment dwellings, or any combination thereof	No change	No change	No change	No change	No change
Minimum Landscaped Area, Landscaped Buffer and Amenity Area					
Minimum Landscaped Area	40% of the lot area	25% of lot area	25% of lot area	No change	No change
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	4.5 m	No change	3.0m	No change	No change
Minimum depth of a landscaped buffer along any other lot line	3.0 m	No change	No change	No change	No change
Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	No change	No change	No change	No change

Minimum percentage of total required amenity area to be provided in one contiguous area	50%	No change	No change	No change	No change
Minimum amenity area to be provided outside at grade	55.0 m ²	No change	No change	No change	No change
Accessory Buildings and Structures	Permitted	No change	No change	No change	No change
Minimum setback from the exterior face of a podium to a building, structure or part thereof, located above the podium	Not specified	2.5 m	1.3 m	Changed – removed from exception	Changed – removed from exception
Where the height of a podium exceeds four storeys, minimum setback from the fourth storey of the exterior face of a podium to the fifth and/or sixth storeys of the exterior face of a podium	Not specified	2.5 m	Not specified	Changed – removed from exception	No change
Minimum setback of a podium to a private road	Not specified	3.0 m	3.0 m	Changed – removed from the exception	No change

Appendix D – Draft Zoning By-law Amendment

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2018

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

WHEREAS pursuant to section 34 and 36 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 The lands subject to this By-law consist of Part of Lot 1, Concession 1, City of Mississauga, as shown in hatching on Schedule “A” attached hereto, and that Schedule “A” forms part of this By-law
- 2 By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.15.6.42 and substituting the following therefor:

4.15.6.42	Exception: RA5-42	Map #37E	By-law: XXX-2018
In a RA5-42 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.42.1	(1) Office (2) Medical Office – Restricted (3) Retail Store (4) Financial Institution (5) Restaurant (6) Take-out Restaurant (7) Personal Service Establishment (8) Veterinary Clinic		
Regulations			
4.15.6.42.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1, Subsection 2.1.14, Subsection 4.1.15 and Lines 13.6, 15.4, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.42.3	For the purposes of this By-law, all lands zoned RA5-42 shall be considered one (1) lot		
4.15.6.42.4	Maximum number of dwelling units on all lands zoned RA5-42	1 606	
4.15.6.42.5	The uses contained in Sentence 4.15.6.42.1 shall only be located within a building, structure or part thereof, used for an apartment, long-term care building, retirement building or any combination thereof		

4.15.6.42	Exception: RA5-42	Map #37E	By-law: XXX-2018															
4.15.6.42.6	Minimum total gross floor area – non-residential used for uses identified in Sentence 4.15.6.42.1, in Areas ‘A1’ and ‘A2’ identified on Schedule RA5-42 of this Exception shall comply with the following: <table><tr><td>Area</td><td>Minimum Gross Floor Area – Non-Residential</td></tr><tr><td>A1</td><td>0 m²</td></tr><tr><td>A2</td><td>8 000 m²</td></tr></table>			Area	Minimum Gross Floor Area – Non-Residential	A1	0 m ²	A2	8 000 m ²									
Area	Minimum Gross Floor Area – Non-Residential																	
A1	0 m ²																	
A2	8 000 m ²																	
4.15.6.42.7	Maximum total gross floor area – non-residential used for uses contained in Sentence 4.15.6.42.1, on all lands zoned RA5-42	15 000 m ²																
4.15.6.42.8	Office and medical office – restricted shall not be permitted above the fifth storey																	
4.15.6.42.9	Retail store, financial institution, restaurant, take-out restaurant, and personal service establishment shall not be permitted above the second storey																	
4.15.6.42.10	Indoor amenity areas accessory to an apartment, long-term care building or retirement building, shall not be permitted on the first storey within 10.0m of the lot lines for the portions of Area ‘A2’ abutting Watergarden Drive and Hurontario Street identified on Schedule RA5-42 of this Exception																	
4.15.6.42.11	Minimum floor space index – apartment zone on all lands zoned RA5-42	2.9																
4.15.6.42.12	Maximum floor space index – apartment zone on all lands zoned RA5-42	8.23																
4.15.6.42.13	Minimum and maximum building height and height of a podium of all buildings and structures in Areas ‘A1’ and ‘A2’ identified in Schedule RA5-42 of this Exception shall comply with the following: <table><tr><td>Area</td><td>Minimum Building Height</td><td>Maximum Building Height</td><td>Minimum Height of Podium</td><td>Maximum Height of Podium</td></tr><tr><td>A1</td><td>10 storeys</td><td>26 storeys</td><td>2 storeys</td><td>6 storeys</td></tr><tr><td>A2</td><td>20 storeys</td><td>50 storeys</td><td>1 storeys</td><td>10 storeys</td></tr></table>			Area	Minimum Building Height	Maximum Building Height	Minimum Height of Podium	Maximum Height of Podium	A1	10 storeys	26 storeys	2 storeys	6 storeys	A2	20 storeys	50 storeys	1 storeys	10 storeys
Area	Minimum Building Height	Maximum Building Height	Minimum Height of Podium	Maximum Height of Podium														
A1	10 storeys	26 storeys	2 storeys	6 storeys														
A2	20 storeys	50 storeys	1 storeys	10 storeys														
4.15.6.42.14	Minimum setback from a parking structure completely below finished grade to a street line	0.0 m																
4.15.6.42.15	A building shall be located at the build-to-line identified on Schedule RA5-42 of this Exception																	
4.15.6.42.16	Notwithstanding the provisions of Sentence 4.15.6.42.15, a maximum of 76% of the length of a streetwall may be set back beyond the build-to-line identified on Schedule RA5-42 of this Exception, up to a maximum of 7.5 m																	

4.15.6.42	Exception: RA5-42	Map #37E	By-law: XXX-2018
4.15.6.42.17	Notwithstanding the provisions of Sentences 4.15.6.42.15 and 4.15.6.42.16, a maximum of 15% of the length of a streetwall may be set back beyond the build-to-line identified on Schedule RA5-43 of this Exception		
4.15.6.42.18	An at-grade driveway, aisle, parking area or loading space shall not be permitted between a wall of a building, structure or part thereof, and the lot line abutting a street		
4.15.6.42.19	Minimum number of resident parking spaces per one-bedroom and two-bedroom condominium apartment dwelling unit	1.1	
4.15.6.42.20	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit	1.2	
4.15.6.42.21	Minimum number of visitor parking spaces per condominium apartment dwelling unit	0.15	
4.15.6.42.22	For the visitor 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 spaces per unit or Parking required for all non-residential uses, except restaurant and take-out restaurant Restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.42.23	Minimum number of parking spaces per 100 m ² gross floor area – non-residential for office, medical office – restricted, retail store, financial institution, and personal service establishment	4.3	
4.15.6.42.24	Minimum landscaped area	25% of lot area	
4.15.6.42.25	Main front entrances shall face a street		
4.15.6.42.26	Minimum above grade separation between buildings for that portion of the building above six (6) storeys except as identified on Schedule RA5-42 of this Exception	28.0 m	
4.15.6.42.27	Notwithstanding the location and setbacks of the tower component of the development as identified on Schedule RA5-42 of this Exception, the maximum projection of a balcony from the exterior wall of a tower	2.5 m	
4.15.6.42.28	Maximum projection of a canopy from the exterior building wall of a podium	3.0 m	

4.15.6.42	Exception: RA5-42	Map #37E	By-law: XXX-2018
4.15.6.42.29	Maximum projection of architectural elements, fins and cornices from the exterior building wall		2.5 m
4.15.6.42.30	"Podium" means the base of a building, structure or part thereof located at or above established grade, that projects from the building		
4.15.6.42.31	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.42.32	All site development plans shall comply with Schedule RA5-42 of this Exception		
Holding Provision			
The holding symbol H is to be removed from the whole or any parts of the lands zoned H-RA5-42.			

- 3 Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended to remove the holding symbol H from the whole part of the lands zoned H-RA5-42, and to include different area labels as shown in in Schedule "B"
- 4 By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.15.6.43 and substituting the following therefor:

4.15.6.43	Exception: RA5-43	Map #37E	By-law: XXX-2018
In a RA5-43 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.43.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Personal Service Establishment (5) Financial Institution (6) Medical Office – Restricted (7) Office (8) Veterinary Clinic		
Regulations			
4.15.6.43.2	The provisions of Lines 1.0 and 3.0 of Table 2.1.2.1.1 contained in Article 2.1.2.1, Subsection 2.1.14, Subsection 4.1.15 and Lines 12.1 to 12.4, 13.6, 15.5 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.43.3	For the purposes of this By-law, all lands zoned RA5-43 shall be considered one (1) lot		

4.15.6.43	Exception: RA5-43	Map #37E	By-law: XXX-2018															
4.15.6.43.4	The uses contained in Sentence 4.15.6.43.1 shall only be permitted within a building, structure or part thereof, used for an apartment, long-term care building, retirement building, or any combination thereof																	
4.15.6.43.5	Minimum gross floor area – non-residential used for uses identified in Sentence 4.15.6.43.1 in Areas ‘A1’ and ‘A2’ identified on Schedule RA5-43 of this Exception shall comply with the following: <table><tr><td>Area</td><td>Minimum Gross Floor Area – Non-Residential</td></tr><tr><td>A1</td><td>230 m²</td></tr><tr><td>A2</td><td>2 000 m²</td></tr></table>			Area	Minimum Gross Floor Area – Non-Residential	A1	230 m ²	A2	2 000 m ²									
Area	Minimum Gross Floor Area – Non-Residential																	
A1	230 m ²																	
A2	2 000 m ²																	
4.15.6.43.6	Maximum total gross floor area – non-residential used for uses contained in Sentence 4.15.6.43.1, on all lands zoned RA5-43	10 200 m ²																
4.15.6.43.7	Uses contained in Sentence 4.15.6.43.1 shall not be permitted above the third storey																	
4.15.6.43.8	Apartment, long-term care and retirement dwelling units shall not be permitted on the first storey of buildings located within Area ‘A2’ identified on Schedule RA5-43 of this Exception																	
4.15.6.43.9	Indoor amenity areas accessory to an apartment, long- term care building or retirement building, shall not be permitted on the first storey of building located within 10.0m of the lot line abutting Hurontario Street identified on Schedule RA5-43 of this Exception																	
4.15.6.43.10	Minimum floor space index – apartment zone on all lands zoned RA5-43	2.9																
4.15.6.43.11	Maximum floor space index – apartment zone on all lands zoned RA5-43	6.99																
4.15.6.43.12	Maximum number of dwelling units on all lands zoned RA5-43	1 403																
4.15.6.43.13	Minimum and maximum building height and height of a podium of all buildings and structures in Areas ‘A1’ and ‘A2’ identified on Schedule RA5-43 of this Exception shall comply with the following: <table><tr><td>Area</td><td>Minimum Building Height</td><td>Maximum Building Height</td><td>Minimum Height of Podium</td><td>Maximum Height of Podium</td></tr><tr><td>A1</td><td>5 storeys</td><td>34 storeys</td><td>1 storeys</td><td>4 storeys</td></tr><tr><td>A2</td><td>10 storeys</td><td>50 storeys</td><td>3 storeys</td><td>6 storeys</td></tr></table>			Area	Minimum Building Height	Maximum Building Height	Minimum Height of Podium	Maximum Height of Podium	A1	5 storeys	34 storeys	1 storeys	4 storeys	A2	10 storeys	50 storeys	3 storeys	6 storeys
Area	Minimum Building Height	Maximum Building Height	Minimum Height of Podium	Maximum Height of Podium														
A1	5 storeys	34 storeys	1 storeys	4 storeys														
A2	10 storeys	50 storeys	3 storeys	6 storeys														
4.15.6.43.14	Minimum setback to a walkway unless otherwise identified on Schedule RA5-43 of this Exception	3.0 m																

4.15.6.43	Exception: RA5-43	Map #37E	By-law: XXX-2018
4.15.6.43.15	Minimum setback to a private road identified on Schedule RA5-43 of this Exception	3.0 m	
4.15.6.43.16	Minimum setback from a parking structure completely below finished grade to a street line	0.0 m	
4.15.6.43.17	A building shall be located at the build-to-line in each of Areas 'A1' and 'A2' identified on Schedule RA5-43 of this Exception		
4.15.6.43.18	Notwithstanding the provisions of Sentence 4.15.6.43.17, a maximum of 37% of the length of a streetwall may be set back beyond the build-to-line identified on Schedule RA5-43 of this Exception, up to a maximum of 7.5 m		
4.15.6.43.19	Notwithstanding the provisions of Sentences 4.15.6.43.17 and 4.15.6.43.18, a maximum of 6% of the length of a streetwall may be set back beyond the build-to-line identified on Schedule RA5-43 of this Exception		
4.15.6.43.20	Maximum encroachment into a required yard of a balcony or canopy located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	2.5 m	
4.15.6.43.21	Maximum projection of a balcony or canopy located above the first storey measured from the outermost face or faces of the building from which the balcony projects	2.5 m	
4.15.6.43.22	An at-grade driveway, aisle, parking area or loading space shall not be permitted between a wall of a building, structure or part thereof, and the lot line abutting a street		
4.15.6.43.23	No internal road or driveway access shall be permitted to Salishan Circle		
4.15.6.43.24	Minimum number of resident parking spaces per one-bedroom and two-bedroom condominium apartment dwelling units	1.1	
4.15.6.43.25	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit	1.2	
4.15.6.43.26	Minimum number of visitor parking spaces per condominium apartment dwelling unit	0.15	

4.15.6.43	Exception: RA5-43	Map #37E	By-law: XXX-2018
4.15.6.43.27	For the visitor 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 spaces per unit or Parking required for all non-residential uses, except restaurant and take-out restaurant Restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.43.28	Minimum number of parking spaces per 100 m ² gross floor area – non-residential for uses identified in Sentence 4.15.6.43.1, except Clauses 4.15.6.43.1(2) and 4.15.6.43.1(3)	4.3	
4.15.6.43.30	Minimum landscaped area	25% of lot area	
4.15.6.43.31	Main front entrance of buildings within Areas ‘A1’ and ‘A2’ identified on Schedule RA5-43 of this Exception, shall face a street		
4.15.6.43.32	Minimum above grade separation between buildings for that portion of the building above ten (10) storeys	26.5 m	
4.15.6.43.33	"Podium" means the base of a building or structure located at or above established grade, that projects from the building		
4.15.6.43.34	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.43.35	“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		
4.15.6.43.36	All site development plans shall comply with Schedule RA5-43 of this Exception		
Holding Provision			
The holding symbol H is to be removed from the whole or any parts of the lands zoned H-RA5-43 by further amendment to Map 37E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements: 1) A satisfactory agreement is in place with the City of Mississauga for a \$375,000 public art contribution to be provided for Area ‘A2’ identified on Schedule RA5-43 of this Exception.			

- 5 Map Number 37E 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 43" to "H RA5 43", the zoning of Part of Lot 1, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H RA5 43" 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 43" zoning indicated thereon.
- 6 This By-law shall not come into force until Mississauga Official Plan Amendment Number XX is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2018.

MAYOR

CLERK

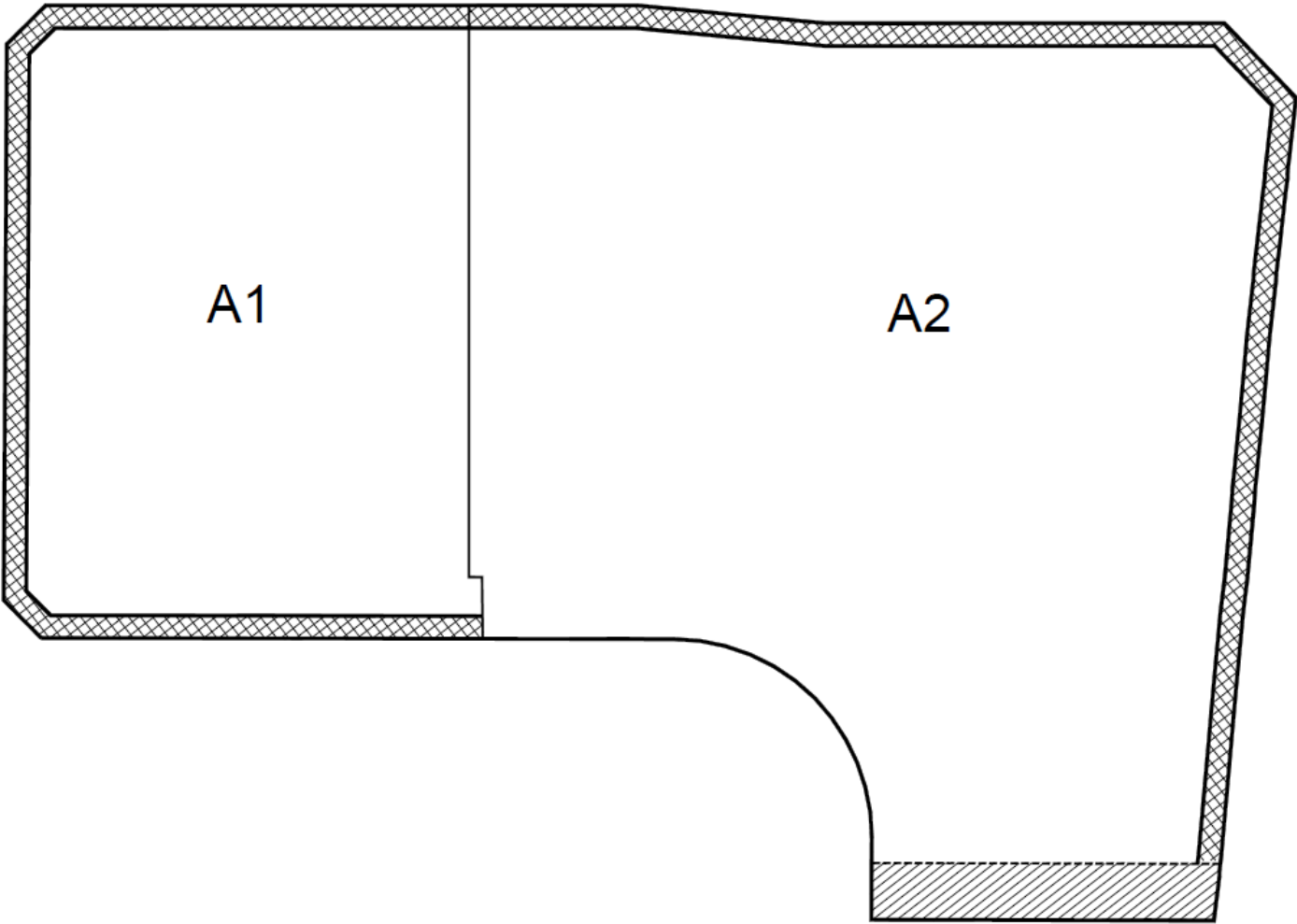
SCHEDULE "A" (EXCEPTION SCHEDULE RA5-42 ZONE)

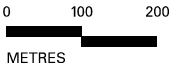
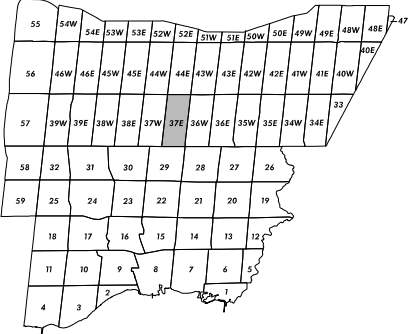
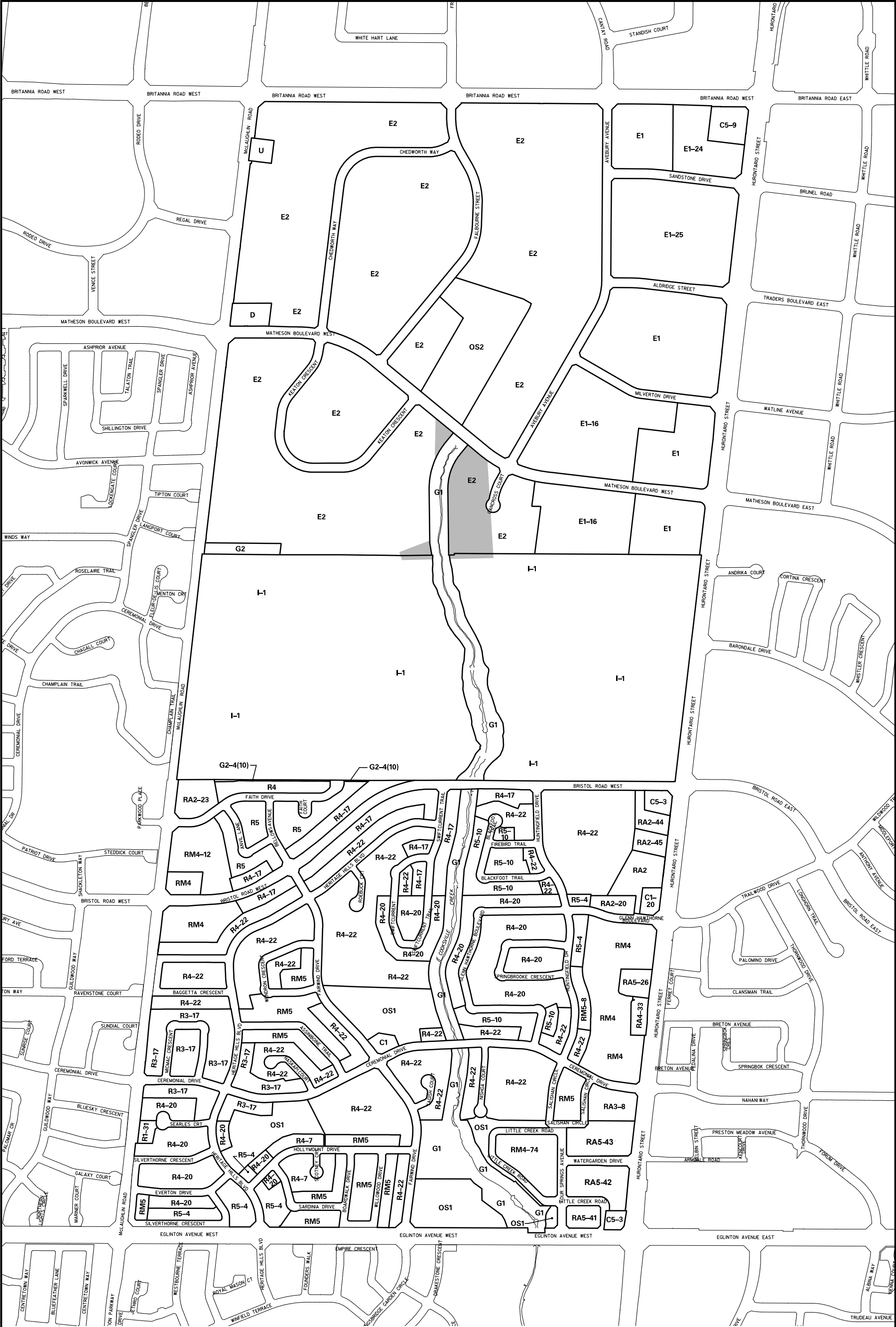


3.0m Build-to-Line



7.5m Walkway





Greenlands Overlay

Zoning Notation Example:
R4-12 = R4-Exception 12

Zoning
Map 37E

Schedule "B" To
By-law No. 0225-2007

Revised: 2018 XXXXXXXX XX

APPENDIX “A” TO BY-LAW NUMBER XXX-2018

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit site intensification of the property known as Part of Lot 1, Concession 1, West of Hurontario Street, City of Mississauga, Regional Municipality of Peel.

This By-law amends the zoning of the property outlines on the attached Schedule “A” from “H-RA5-42” to “RA5-42” and from “H-RA5-43” to “RA5-43”.

This By-law revises Exception Table 4.15.6.42 (RA5-42) and Exception Table 4.15.6.43 (RA5-43) of Zoning By-law 0225-2007 to allow for greater intensification.

The “RA5-42” zone in By-law 0225-2007 permits a maximum of 1,121 dwelling units, a maximum building height of 37-storeys and a maximum Floor Space Index (FSI) of 7.11. The applicable regulations of the RA5-42 zone are amended, as part of this By-law, to permit a maximum of 1,606 dwelling units, a maximum building height of 50-storeys and a maximum site density of 8.23 FSI.

The “RA5-43” zone in By-law 0225-2007 permits a maximum of 748 dwelling units, a maximum building height of 25-storeys and a maximum density of 5.19 FSI. The applicable regulations of the RA5-43 zone are amended, as part of this By-law, to permit a maximum of 1,403 dwelling units, a maximum building height of 50-storeys and a maximum site density of 6.99 FSI.

Location of the Lands Affected

The lands affected by this Amendment are located within the northwest quadrant of Hurontario Street and Eglinton Avenue West in the City of Mississauga, as shown on the attached Map designated as Schedule “A”.