

1.0 INTRODUCTION

John D. Rogers & Associates Inc. has been retained by Starlight Investments Inc. with respect to the property municipally known as 1315 Silver Spear Road, in the City of Mississauga. The subject lands are approximately 0.84ha in area and are situated in the southwest quadrant of Burnhamthorpe Road East and Dixie Road. The lands are currently developed with an 8 storey, 93 unit, rental apartment building.

The lands are currently designated Residential High Density and zoned RA2-4. A development application proposing the construction of an 8 storey, 159 unit, rental apartment building is being proposed. The development proposal will require an amendment to the Official Plan as well as the Zoning By-law. This planning justification report has been prepared in support of the development application.

The subject lands are surrounded predominantly by a mix of residential uses, the Dixie Bloor Neighbourhood Centre, Burnhamthorpe Library and Maja Prentice Theatre are immediately to the east, high density residential to the southeast, 5 storey high density residential apartment building to the west, townhouse and single family detached dwellings to the south across Silver Spear Road and a gas station and office building to the north, on the north side of Burnhamthorpe Road.



Development Proposal		
Number of Units	Existing - 93 Proposed – 159 Total = 252	
Height	Existing – 8 Storeys Proposed – 8 Storeys	
Floor Space Index	Existing – 0.96 Proposed – 1.26 Total = 2.22	
Landscaped Area		
Gross Floor Area	Existing – 8,091m ² Proposed – 10,578m ² Total – 18,669m ²	
Parking	Required - 372	Proposed - 258

2.0 PROVINCIAL PLANNING POLICY

As Mississauga is at a decisive moment in its history – most of its greenfield lands have been developed and much of its infrastructure is in place. New growth will take place primarily through infilling and redevelopment in appropriate areas, which can benefit from growth and change (Mississauga Plan Section 1.1). In recent years, there has been a shift particularly at the Provincial level towards the promotion of development that is sustainable, supportive of public transit and oriented towards pedestrian based communities. The Provincial Policy Statement, 2014, contains the Province’s policies for land use planning in Ontario. All planning decisions are to be consistent with the policies. The PPS promotes Ontario’s long term prosperity and social well-being by wisely managing change and promoting efficient land use and development patterns (Mississauga Official Plan (MOP) Section 2.1.2). The proposed development application is consistent with the PPS.

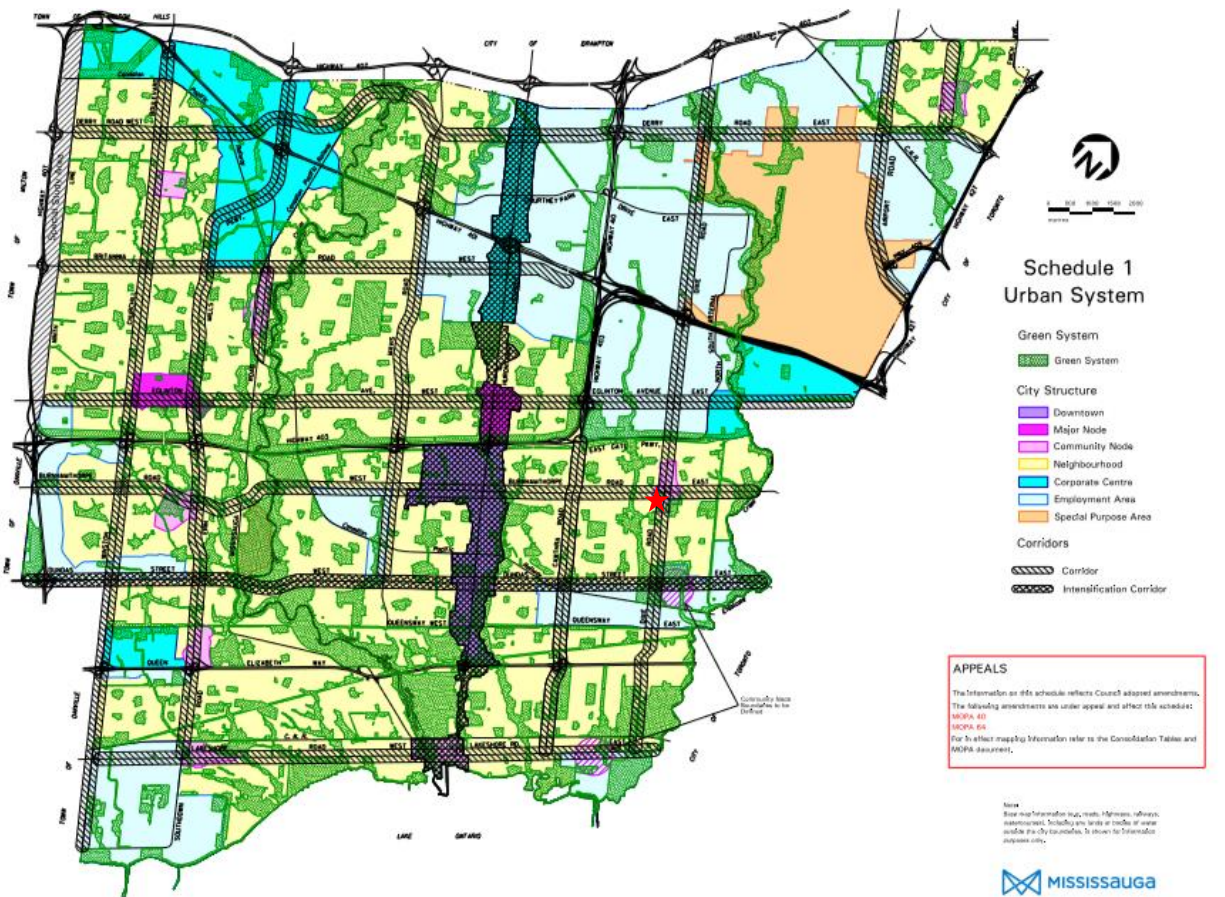
Prepared under the Places to Grow Act 2005, the Growth Plan for the Greater Golden Horseshoe 2006 is the centrepiece of a regional growth management strategy. The Growth Plan vision is grounded in the following principles that provide the basis for guiding decisions on how land is developed, resources are managed, and public dollars are invested:

- build compact, vibrant and complete communities;
- optimize the use of existing and new infrastructure to support growth in a compact, efficient form; (MOP Section 2.1.3)

3.0 MISSISSAUGA OFFICIAL PLAN and ZONING BY-LAW 0225-2007

Mississauga is now entering a new stage in its evolution – one of intensification and urbanization, optimize the use of existing and new infrastructure to support growth in a compact, efficient form. Given that the city is at the end of its greenfield growth phase, new residential development is expected to be accommodated in already developed areas in compact forms such as townhouses and apartments.

Over time, the city will evolve to include a vibrant Downtown, a number of mixed use Major Nodes and Community Nodes, several prestigious Corporate Centres, stable residential Neighbourhoods and diverse Employment Areas. (Mississauga Plan Section 5.1). The subject lands are situated within an identified Community Node, specifically the Rathwood-Applewood Community Node. Encouraging compact, mixed use development in appropriate locations will provide greater opportunities to live and work in Mississauga and reduce the need for extensive travel to fulfill the needs of day-to-day living. Directing growth to locations with existing or planned higher order or express transit service and enhancing opportunities for walking and cycling will allow for competitive alternatives to vehicular travel, which will minimize impacts on our environment and promote public health. The subject lands are well served by public transit in both the east-west direction along Burhamthorpe Road with connections to City Centre and the TTC in Etobicoke, as well as the north-south direction along Dixie Road.



Community Nodes provide access to a multitude of uses that are required for daily living – local shops and restaurants, community facilities, cultural, heritage and entertainment uses, schools, parks, open space as well as a diverse housing stock that meets housing needs of the adjacent population as they move through their lifecycle. Community Nodes contain a variety of community infrastructure such as, recreational facilities, libraries, police stations and places of religious assembly (MOP Section 5.3.3). The

proposed development is near a multitude of community infrastructure, a Community Centre is situated on the east side of Dixie Road (Chic Murray Community Centre), retail facilities are located at both the northeast and southeast corners of the intersection of Dixie Road and Burnhamthorpe Road and a library and community theatre are adjacent to the subject lands.

Future growth will primarily be directed to Intensification Areas and Community Nodes are Intensification Areas (MOP 5.3.3.3, and Schedule 2). Intensification Areas will be attractive mixed-use areas, developed at densities that are sufficiently high to support frequent transit service and a variety of services and amenities. It is expected that more efficient use of land within Intensification Areas will occur as single storey buildings and surface parking lots are replaced with multi-storey developments and structured parking facilities (MOP 5.5). It is expected that most future additions to the housing stock will be higher density forms, particularly apartments. The Plan encourages the creation of new housing in the Downtown, Major Nodes and Community Nodes that meets the needs of a diverse population. Within Intensification Areas, Mississauga will consider: reducing minimum parking requirements to reflect transit service level. The proposed development intends to reduce the existing surface parking by developing an underground parking structure in conjunction with a new multi-storey apartment building. The associated by-law amendment is seeking a reduction in the amount of required parking as the subject site benefits from nearby public transit facilities and a Parking Utilization Report which supports a reduction in required parking has been prepared and accompanies this development application.

Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties.

- For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.
- Proposals for heights less than two storeys, more than four storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City’s satisfaction, that:
 - an appropriate transition in heights that respects the surrounding context will be achieved;
 - the development proposal enhances the existing or planned development;
 - the City Structure hierarchy is maintained; and
 - the development proposal is consistent with the policies of this Plan.
- Proposals for additional development on lands with existing apartment buildings will, as a condition of development, demonstrate the following:
 - that the site in its entirety meets site plan and landscaping requirements;
 - compliance with the property standards by-law; and

compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed).

- new development should not exceed the height of any existing buildings on the property, and should be further limited in height so as to form a gradual transition in massing when located adjacent to low density residential development;
- buildings immediately adjacent to low density housing forms should be limited to three storeys; and
- in situations where the low-density housing forms are separated from the high-density development by a public road, park, utility corridor or other permanent open space feature, four to five storeys may be compatible.

Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs (MOP 7.1.6). It is expected that most future additions to the housing stock will be higher density forms, particularly apartments (MOP 7.2).

Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price; and the production of a variety of affordable dwelling types for both the ownership and rental markets (MOP 7.2.2).

The proposed 93 unit rental apartment building will contribute toward meeting the housing needs of people of all ages, abilities and income groups.

Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties (MOP 9.1).

Buildings should be positioned along the edge of the public streets and public open spaces, to define their edges and create a relationship with the public sidewalk (MOP 9.2.1.31).

Developments should minimize the use of surface parking in favour of underground or aboveground structured parking (MOP 9.2.1.37).

Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area (MOP 9.5.1.1)

The intensification of the site through the proposed development of an 8 storey apartment building, with underground parking, situated along the Burnhamthorpe Road street frontage will allow the existing underdeveloped and underutilized site to be developed in a manner that complements and is compatible with the existing surrounding development. The subject lands have frontage on Burnhamthorpe Road, which is an Intensification Corridor, and are within the Rathwood-Applewood Community Node which is an intensification area.

The Rathwood-Applewood Community Node policies limit the FSI for the subject lands to 1.2-1.5. The proposed development would result in an FSI of 2.25. An amendment to Mississauga Plan to increase the allowable FSI for the subject lands is required.

The subject lands are currently zoned RA2-4 Apartment Dwellings which permits apartment dwellings with a maximum height of 8 storeys (26.0m), a maximum FSI of 1.5, a minimum parking requirement of 372 spaces, and a minimum setback of 3.0m to an underground parking structure, among other development standards to be maintained. An amendment to the by-law is required to increase the allowable FSI to 2.25, reduce the number of required parking spaces to 258, and reduce the setback to an underground parking structure to 0.1m.

4.0 CONCLUSION

The proposed Official Plan Amendment and Rezoning are consistent with the Provincial Policy Statement and generally consistent with the overall intent, goals and objectives of Mississauga Official Plan as the subject lands are currently designated for High Density Residential and zoned for Apartment Dwellings and the site is situated within a designated Community Node, on an Intensification Corridor, where growth and development are directed and encouraged. The proposed land use and built form is compatible with both the surrounding and future land uses contemplated for the area. The proposed official plan provisions and zoning standards are appropriate for the requested uses.