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PLANNING JUSTIFICATION REPORT

Applications for:
Official Plan Amendment
Zoning By-Law Amendment

PLAZACORP

2512-2532 Argyle Road, Mississauga
Part of Block A of Registered Plan E-23,
City of Mississauga
Regional Municipality of Peel

Prepared by
DESIGN PLAN SERVICES INC.
File 1712
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1 Introduction

This Planning Justification Report has been prepared in support of development applications under the Planning Act, R.S.O. Chapter p.13, as amended, Zoning By-Law Amendment, and Official Plan Amendment for lands in City of Mississauga located at 2512, 2522 and 2532 Argyle Road. These applications, if approved, would result in 112 new back-to-back stacked townhouses made up of a mix of unit sizes on condo roads. A DARC meeting was held with the City of Mississauga staff and a Planning Justification Report was identified as one of the requirements of a complete application submission. This report provides an overview of the development proposal, identifies relevant Provincial and City policies and regulations that currently apply to the subject property, details amendments to the City of Mississauga Official Plan, details amendments to the Citywide Zoning By-law 0225-2007, and provides background and rationale for those proposed amendments.

1.1 Description of the subject land

The subject land is located in the southwest area of the City of Mississauga, within the regional Municipality of Peel. It is more specifically located on the west side of Argyle Road, south of Dundas Street West.

The legal description of the subject site is Part of Block A of Registered Plan E-23 in the City of Mississauga, within the Regional Municipality of Peel. Three individual properties make up the land subject to this proposal and they are municipally known as 2512, 2522 and 2532 Argyle Road. See Schedule "A" for the general location of the subject land boundaries and Schedule "B" for the survey of the subject land.

2512 Argyle Road is currently occupied by a one-storey single detached dwelling. The dwelling, single integral garage and driveway are oriented to Argyle Road. The existing dwelling has a front yard setback of 21m to Argyle Road, and a side yard setback of 1.19m to 220 Dunbar Road.

2522 Argyle Road is currently occupied by a one-storey single detached dwelling. The house, single integral garage and driveway are oriented to Argyle Road. The existing dwelling has a front yard setback of 24.54m to Argyle Road.

2532 Argyle Road is currently occupied by a one-storey single detached dwelling. The house, single integral garage and driveway are oriented to Argyle Road. The existing dwelling has a front yard setback of 27.16m to Argyle Road, and a side yard setback of 6.42m to 2542 Argyle Road which is a 13-storey apartment building.

The combined frontage of the subject land on Argyle Road is 72.50m, and 91.19m of depth. The site is generally rectangular in shape, and has a total area of approximately 6,611.28 m² (0.66 hectares or 1.63 acres).

Dundas Street West is a major street with MiWay Bus Route (1 Dundas & 101 Dundas Express) which provides regular daily service westbound and eastbound connected to Islington TTC Subway Station. The site is located within 500m of the Dundas Street Bus Stop at Dundas Street West and Argyle Road. This generally represents a 5 min walk. A Context Plan has been prepared as one of the DARC submission requirements and is included on the Site Plan as Schedule "C" to this report.

1.2 Description of the Proposal

The proposed development includes the demolition of the existing buildings on each of the three properties, and the construction of 4 blocks of four-storey back-to-back stacked townhouses with 112 dwelling units (Block A, Block B, Block C & Block D). More specifically, Block A is proposed to include 32 dwelling units; Block B is proposed to include 26 dwelling units, the east side of the this block contains dwelling units directly oriented towards Argyle Road; Block C is proposed to construct include 28 dwelling units, 3 the east side of the this block contains dwelling units directly oriented towards Argyle Road; and Block D is proposed to include 26 dwelling units. An underground garage is proposed to provide 154 parking spaces and 52 bicycle parking spaces, and the garage will be accessible from a planned private laneway.

1.3 Surrounding Land Uses

- a) North
To the immediate north of the subject lands are four 13-storey apartment buildings. Further north to the subject site is Dundas Street West that runs East West. There are Commercial buildings and apartment buildings located along the street. A townhouse neighbourhood is located to the north west of the subject site, on the north side of Dundas Street.
- b) South
To the south of the subject site the predominant land use is residential, with a public school present. The residential dwellings to the south of the subject site vary in types including townhouses, semi-detached dwellings and single detached dwellings.
- c) East
To the East, the immediate land uses are single detached residential Dwellings. A small plaza and 2 apartment buildings are located to the northeast of the subject site, at the southwest corner of Dundas Street West and Confederation parkway. Further East, there are commercial plazas and apartment buildings along Hurontario Street.
- d) West
Land to the immediate west of the subject site is the amenity area of the apartment buildings to the north of the subject site. Further north, the predominant land use is residential which consists of single detached residential dwellings and semi-detached residential dwellings.

See Schedule "A" for the context map of this site and surrounding areas.

2 Provincial Plans

2.1 Provincial Policy Statement 2014

- a) The Provincial Policy Statement (PPS) 2014 was issued under section 3 of the Planning Act R.S.O. Chapter p.13, as amended, and came into effect on April 30, 2014. it replaces the Provincial Policy Statement issued March 1, 2005. It was approved by the Lieutenant Governor in Council, Order in Council No 107/2014.
- b) The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development.
- c) The relevant and applicable policies of the PPS 2014 are addressed below.

- a. Policy 1.1.1 indicates that Healthy, liveable and safe communities are sustained by:
 - i. promoting efficient development and land use patterns which sustain the financial well being of the province and municipalities over the long term;
 - ii. accommodate an appropriate range and mix of residential housing types;
 - iii. avoid development patterns that may cause environmental or public health and safety concerns;
 - iv. promote cost effective development and land use patterns to minimize land consumption and servicing costs;
 - v. promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate;
- b. Policy 1.1.3 addresses development within settlement areas and states that:
 - i. settlement areas shall be the focus of growth and development
 - ii. land use patterns shall be based on:
 - densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure, minimize negative impacts to air quality and climate change, and support active transportation.
 - iii. planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated;
 - iv. new development should occur adjacent to the existing built up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities;

The proposed plan takes advantage of currently under-utilized land with full municipal servicing adjacent to existing developments within the settlement area of the City of Mississauga. The built form proposed for the site is compatible and similar to the existing housing stock in the City of Mississauga and provides desirable, and anticipated intensification to the community. The range of unit types will provide a variety of opportunities for residents of varied income levels to find adequate housing.

After reviewing the policies within Part V Sections 1, 2 and 3 of the PPS, it is our opinion that the proposed development is consistent with and will implement the policies of the Provincial Policy Statement 2014.

2.2 Places to Grow - Growth Plan for the Greater Golden Horseshoe (2017)

- a) The Growth Plan for the Greater Golden Horseshoe 2017 was prepared and approved under the Places to Grow Act, 2005. The first version was issued in 2006, and it has recently been updated with the new version and came into effect on July 1, 2017. It is a frame work for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2041.
- b) The subject land is located within the Delineated Built-Up Area as determined by the Growth Plan 2017 (See Schedule "D" for Growth Plan 2017)
- c) The guiding principles of the growth plan include supporting the achievement of complete communities; prioritizing intensification and higher densities; providing flexibility to capitalize

on new economic and employment opportunities as they emerged; supporting a range and mix of housing options; Improving the integration of land use planning with planning and investment in infrastructure and public service facilities; providing for different approaches to manage growth that recognize the diversity of communities in the GGH; and promoting collaboration amongst the Province, other levels of government, First Nations and Metis communities, residents, private and non-profit sectors across all industries, and other stakeholders to successfully achieve this vision.

- d) Policy 2.2.2 of the Growth Plan addresses developments within 'Delineated Built-Up Areas', and includes the following policies:
 - 1. By the year of 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*.
 - 2. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:
 - a) encourage intensification generally to achieve the desired urban structure;
 - b) identify the appropriate type and scale of development and transition of built form to adjacent areas;
 - d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
 - f) be implemented through official plan policies and designations, updated zoning and other supporting documents.
- e) Policy 2.2.6 of the Growth Plan addresses 'housing', and includes the following policies:
 - 2. a).i. Supports the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by identifying a diverse range and mix of housing options and densities.
 - 3. a) municipalities will support the achievement of complete communities by planning to accommodate forecasted growth to the horizon of this Plan;
 - b) planning to achieve the minimum intensification and density targets in this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality.
- f) The subject site is located in proximity to designated Urban Growth Centres (Less than 500m to Downtown Mississauga), the following growth plan policies regarding Urban Growth Centres are applicable to lands nearby and can be kept in mind when considering the proposed development application:
 - 2. b) 200 residents and jobs combined per hectare for each of the Downtown Brampton, Downtown Burlington, Downtown Hamilton, downtown Milton, Markham Centre, Downtown Mississauga, Newmarket Centre, Midtown Oakville, Downtown Oshawa, Downtown Pickering, Richmond Hill Centre/ Langstaff Gateway, Vaughan metropolitan Centre, Downtown Kitchener, and Uptown Waterloo urban growth centres.

The subject site is located within the 'Delineated Built-Up Areas' and the proposal is to demolish the existing three single detached dwellings and develop 4 blocks of townhouses which includes 112 dwelling units. Intensification of under developed lands within the Delineated Build-Up Areas is encouraged by the Growth Plan. The proposed development is an appropriate type and

scale of development that can also serve as a transition in built form from the existing high density apartment buildings that are north of the subject property to the existing single detached residential dwellings located to the south.

Although a density target for the subject site is not specifically set out within the Growth Plan, consideration should be given to the fact that it is located less than 500m from the designated 'Urban Growth Centre'. The proposed development is an increase in the efficient use of subject property from its current use. The introduction of back-to-back stacked townhouses provides additional housing option in a neighbourhood that already contains apartments and single detached residential dwellings.

We have reviewed all the policies of the Growth Plan for the Greater Golden Horseshoe and are of the opinion that this specific proposal contributes positively toward the goals and objectives of the Plan.

3 Region of Peel Official Plan

- a) The subject site for this proposed development lies within the area designated as a 'urban system' by the Region of Peel's Official Plan (See Schedule "E"). It is located in close proximity to the designated 'Urban Growth Centre' by City of Mississauga. (See Schedule "E"). The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities.
- b) The Urban System (section 5.3 of the Peel Region's Official Plan)
 - 5.3.1.2 - To achieve sustainable development within the Urban System.
 - 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.
 - 5.3.1.4 - To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
 - 5.3.1.5 - To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.
 - 5.3.1.6 - To promote crime prevention and improvement in the quality of life.
 - 5.3.1.7 - To recognize the integrity and physical characteristics of existing communities in Peel.

The proposed development for the subject site will achieve sustainable development, healthy complete urban communities, intensification and compact urban form and respect the integrity and physical characteristics of existing communities. The use of contemporary urban design techniques and focus on effective streetscape design will ensure that residents will enjoy high quality of life. The location of the development is appropriately sited within the Built Up area that will efficiently utilize the currently under developed land and existing services and infrastructure.

- c) Urban Growth Centres and Regional intensification Corridor (Section 5.3.3 of the Peel Region's Official Plan)

- The subject land is located within walking distance (approximately 500m) to the area that is designated as 'Urban Growth Centre' by Region of Peel and City of Mississauga (See Schedule "E"). Urban growth centres are major locations of intensification that include compact forms of urban development and redevelopment providing a range and mix of housing, employment, recreation, entertainment, civic, cultural and other activities for Peel residents and workers and other residents of the Greater Toronto Area and Hamilton (GTHA). The 'Urban Growth Centre' is subject to the following objectives as stated in the Region of Peel's Official Plan:
 - 5.3.3.1.1 - To achieve Urban Growth Centres that are linked by public transit, and include a range and mix of high intensity compact forms and activities while taking into account the characteristics of existing communities and services.
 - 5.3.3.1.2 - To achieve Urban Growth Centres that support safe and secure communities, public transit, walking and cycling.
 - 5.3.3.1.3 - To achieve Urban Growth Centres that incorporate a range and mix of residential and employment opportunities.
 - 5.3.3.1.4 - To achieve in each urban growth centre a minimum gross density target of 200 residents and jobs combined per hectare by 2031 or earlier.

Although the proposed development is not located within the designated 'Urban Growth Centre' area, considering its proximity to the designated area for intensification, the subject site should still recognize and support the objectives and policies set out in the Official Plan for 'Urban Growth Centre' and serve as a transition from the higher-density intensification in 'urban growth centre' to the low-density neighbourhoods.

d) Growth Management (Section 5.5 of Peel Region's Official Plan)

The growth management policies of this Official Plan are consistent with those found in the *Growth Plan for the Greater Golden Horseshoe* regarding the need to "build compact, vibrant and complete communities". A selected list of relevant objectives and policies from this section of the Official Plan is listed below.

- 5.5.1.1 - To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- 5.5.1.5 - To optimize the use of the existing and planned infrastructure and services.
- 5.5.1.6 - To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- 5.5.2.2 - Direct a significant portion of new growth to the built-up areas of the community through intensification.
- 5.5.2.3 - Develop compact, transit-supportive communities in designated greenfield areas.

Section 5.5.3 deals with intensification, setting out requirements to ensure that intensification in built up areas comprises a significant portion of new growth in the Region. A selected list of objectives and policies associated with these goals is shown below:

- 5.5.3.1.1 - To achieve compact and efficient urban forms.
- 5.5.3.1.2 - To optimize the use of existing infrastructure and services.
- 5.5.3.1.3 - To revitalize and/or enhance developed areas.
- 5.5.3.1.4 - To intensify development on underutilized lands.
- 5.5.3.1.6 - To optimize all intensification opportunities across the Region.
- 5.5.3.1.8 - To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.
- 5.5.3.2.2 - Facilitate and promote intensification.
- 5.5.3.2.3 - Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.

The subject site is an underutilized site within the developed areas in close proximity to the designed 'Urban Growth Centre' of City of Mississauga. The subject land is currently connected to full municipal infrastructure and services which is an ideal location for intensification at a level consistent with the policies established in the region's Official Plan. The proposed stacked back-to-back townhouse development is a compact and efficient urban form. It is our opinion that the proposed development conforms to the objectives and policies established by the Growth Management section (Section 5.5) of the Region's official Plan.

e) Housing (Section 5.8 of Peel Region's Official Plan)

The Region's Official Plan focuses on providing housing that will meet the full range of needs of Peel residents for the present and future. Sustainable development techniques and patterns, a range of types and tenures of housing and issues of social inclusion and equity are all elements that the Official Plan attempts to account for in its policies. A short list of relevant policies from this section of the Official Plan is provided below:

- 5.8.1.1 - To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the project requirements and housing needs of current and future residents of Peel.
- 5.8.1.3 - To foster efficient and environmentally sensitive use of land and buildings in the provision of housing.
- 5.8.2.2 - Encourage the area municipalities, while taking in to account the characteristics of existing communities, to establish policies in their official plans which support:
 - a. residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure.
- 5.8.2.6 - Collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification.

The proposed development provides an appropriate range of housing types, sizes and higher densities to meet the housing needs of the region. 112 units in total are proposed including 42 one-bedroom units, 10 one-plus-den units, 56 two-bedroom units, and 4 three-bedroom units. The development is in close proximity to designated Major Corridor (Dundas St W) and Downtown Area of the City of Mississauga which makes the subject site appropriate for the

proposed residential development. The proposed development will implement the policies of the Region of Peel Official Plan.

4 City of Mississauga Official Plan

- a) The City of Mississauga Official Plan provides policies to manage and direct the physical change of the city and the effects of such change on the social, economic, cultural and natural environment. The subject site is designated as "Neighbourhood" and "Residential Low Density I" by the City's Official Plan (see Schedule "F" and "H"). Listed below are objectives and policies that the City has established in order to develop the lands in ways that are sustainable and promote healthy growth throughout the City.

- b) Direct Growth (Chapter 5 of Mississauga's Official Plan)

This chapter of the Official Plan focuses on identifying the growth targets and directing growth to key strategic locations with existing and proposed services and infrastructure. As stated in this chapter, the City is now at the end of its greenfield growth phase, new growth will be accommodated through redevelopment and intensification within developed areas. The proposed development is an infill development to redevelop and intensify the subject land that is within a mature neighbourhood. The policies pertinent to the development proposed here are listed below:

- 5.1.1 The population and employment forecasts for Mississauga are shown in Table below.

Year	Population	Employment
2009	730 000	453 000
2011	738 000	455 000
2021	768 000	500 000
2031	805 000	510 000

- 5.1.2 Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth to 2031.
- 5.1.3 Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to:
 - b. utilize existing and proposed services and infrastructure such as transit and community infrastructure;
 - d. meet long term needs;
 - e. build strong, livable, universally accessible communities; and
 - f. promote economic prosperity.
- 5.1.6 Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.
- 5.1.7 Mississauga will protect and conserve the character of stable residential Neighbourhoods.
- 5.1.10 The population and employment forecasts are premised on the adequacy of services and infrastructure to support growth in the appropriate locations. This includes the Mississauga Bus Rapid Transit corridor and higher order transit along Hurontario Street and Dundas Street.

The proposed development is an infill development which will utilize existing services and infrastructure to build a strong and livable community. Even though the subject site is not within the designated intensification areas, it is located less than 500m south of Dundas street which is a designated "Higher Order Transit Corridor" and "Intensification Corridor". The subject property is also located less than 500m west of the designated "Downtown" area which will accommodate most of anticipated growth and intensification in the City of Mississauga. The proposed townhouse development is an improvement and represents a modest intensification of the subject site, and will contribute to accommodate population and employment growth in the City to 2031.

c) Direct growth in neighbourhoods (Chapter 5 section 5.3.5 of Mississauga's Official Plan)

The subject site is designated as "Neighbourhoods" under the Official Plan. The city recognizes that the physical character of neighbourhoods are relatively more stable compared to the other urban structures and they shall be protected. But this does not mean that the neighbourhoods will remain static or new developments must imitate previous development patterns. As stated in the Official Plan, new developments should be sensitive to the Neighbourhood's existing and planned character. Listed below are the relevant objectives and policies that the City of Mississauga has established to responsibly guide growth and intensification within "Neighbourhoods":

- 5.3.5.2 Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.
- 5.3.5.3 Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing sites or commercial centres.
- 5.3.5.5 Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
- 5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

The proposed residential intensification is occurring through infilling, and the subject site is immediately adjacent to two 13 storey existing apartment buildings. The proposed development is appropriate as it is compatible in built form and scale to surrounding development. The proposed stacked back-to-back townhouses can serve as a transition in built form, density and scale from the existing high density apartment buildings that are north of the subject property to the existing single detached residential dwellings located to the south.

d) Complete Communities (Chapter 7 of Mississauga's Official Plan)

The City establishes goals and policies of achieving complete communities in this Chapter of the Official Plan. The policies relevant to the proposed development from this chapter are listed below:

- 7.1.1 Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.
- 7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will:

- a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;
- b. design streets that facilitate alternative modes of transportation such as public transit, cycling , and walking;
- c. encourage environments that foster incidental and recreational activity; and
- d. encourage land use planning practices conducive to good public health.
- 7.1.6 Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.
- 7.2.1 Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.
- 7.2.2 Mississauga will provide opportunities for:
 - a. the development of a range of housing choices in terms of type, tenure and price;
- 7.2.3 When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of Provincial and Regional housing policies.

The close proximity to the designated Major Corridor (Dundas St W) and Downtown Area of the City of Mississauga makes the subject site appropriate for a more intensified residential development. The detailed approach to urban design displays the commitment to appropriate urban form that characterizes this development, leading to a complete community with strong support for active transportation and resident safety. Different unit types (42 one-bedroom units; 10 one-plus-den units; 56 two-bedroom units; and 4 three-bedroom units) are proposed to provide an appropriate range of housing choices to accommodate people at all stages of life. In addition, the introduction of back-to-back stacked townhouses in an area that already contains apartments and single detached residential dwellings fills in the range of housing option in this neighbourhood. The proposed development will achieve higher density to meet the housing needs through a compact architectural and urban design.

e) Build a Desirable Urban Form (Chapter 9 of Mississauga's Official Plan)

In this chapter, The City provides goals and policies to guide future developments to achieve a desirable and sustainable urban form. The subject site is located within the non-intensification areas, and standards are established for developments within this area. The following policies are relevant to the proposed development:

- 9.1.3 Infill and redevelopment within Neighbourhoods will respect the existing and planned character.
- 9.2.2.3 While new development need not mirror existing development, new development in Neighbourhoods will:
 - a. respect existing lotting patterns;
 - c. respect the scale and character of the surrounding area;
 - d. minimize overshadowing and overlook on adjacent neighbours;
 - e. incorporate stormwater best management practices;
 - g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

The subject site is situated in between 13-storey apartment buildings to the north and 2-storey single detached dwellings to the south. The proposed Townhouses are 4 storeys in height which create a better transition in height and massing from the apartment buildings to the residential single detached neighbourhood. The upper storeys of the east elevation of Block B and C of the proposed townhouses facing Argyle Road is setback to reduce visual impact from street level, and to provide an appropriate transition in height and scale to the single family detached dwellings as you travel south on Argyle Road from Dundas Street West. The proposed townhouses are also oriented and designed to minimize overshadowing and overlook on adjacent neighbours. According to the shadow study dated September 5th, 2018 provided by the architect, the proposed townhouses will create a very minimal increase to the existing shadow that is cast by the apartment buildings. It is our opinion that the proposed development respects the existing and planned character of the neighbourhood.

- f) General Land Use Designations (Chapter 11 of Mississauga's Official Plan)
- Based on the Urban System, the City has further developed land use designations to provide general policies on each of the land uses. The subject property is designated as "residential density I" and the following uses are permitted:
- a. detached dwelling;
 - b. semi-detached dwelling; and
 - c. duplex dwelling.

In order for the proposed townhouses to be permitted on the subject land, an Official Plan Amendment is prepared and submitted with this report. For further details of the amendment, please refer to Section "h" of this chapter.

- g) Neighbourhoods (Chapter 16 of Mississauga's Official Plan)
- The subject site is located in the Cooksville Neighbourhood, it is designated one of the 23 Neighbourhood Character Areas in Mississauga. General policies regarding land use and urban design in Neighbourhood Character Areas have been identified in the Official Plan, and the following policy is relevant to the proposed development:
- 16.1.1.1 For lands within a Neighbourhood, 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.

The proposed townhouses are 4 storeys in height which meets the intent and purpose of the above listed official plan policy.

- h) Proposed Official Plan Amendment
- The proposed official plan amendment is included in Schedule "I" to this report;
 - The proposed official plan amendment is to change the land use designation from "Residential Low Density I" to "Residential Medium Density" to permit all forms of townhouse dwellings on the subject land;
 - Add a Special Site in the Cooksville Neighbourhood Character Area;

- Amend the FSI range of the subject lands to 1.5-2.9 from Map 16-6: Cooksville Neighbourhood Character Area;
- In addition, the Land Use Designations Map (Schedule 10 of Mississauga's Official Plan) would be amended to reflect the location of proposed land use within the subject property;
- This Official Plan amendment would be limited to this specific Site.

i) Justification for the Proposed Official Plan Amendment

1. Proposed amendment to land use designation.

- i. The subject site is currently designated as "Residential Low Density I" which permits detached dwelling, semi-detached dwelling and duplex dwelling.
- ii. The subject site is adjacent to 13-storey apartments which is designated "Residential High Density". There is currently no transition in density, scale or built form provided as the land use changes directly from High Density apartment buildings to Low Density single detached dwellings.
- iii. On the Land Use Designation Map of Mississauga's Official Plan (see schedule "H" of this report), the adjacent lands to the north and west of the subject site are designated as "Residential High Density". The subject site appears as if it has been carved out from the "Residential High Density" designated area. This creates an opportunity for the subject site to round out the designation of adjacent lands with appropriate built form and density. The "Residential High Density" designated area will smoothly transition into the "Residential Low Density I" designated neighbourhood to the south of the subject site.
- iv. The proposed back-to-back townhouses is an appropriate built form and housing type that provides adequate transition between High Density apartment buildings and Low Density single detached dwellings. The proposed "Residential Medium Density" designation will round out or fill in the "carved out corner" on the land use map which illustrates a more logical transition from the designated "Intensification Corridor" (Dundas Street West) to "Residential High Density" (Apartments) to the proposed "Residential Medium Density" (Proposed back-to-back townhouses) and finally transitions to "Residential Low Density I" neighbourhood to the south.
- v. The proposed amendment to the land use designation meets the goals and objectives of intensification identified in the Provincial Policy Statement, Growth Plan, and Region of Peel Official Plan.

2. Proposed amendment to FSI range.

- i. The subject site currently has an FSI range of 0.4-0.9 (Map16-6: Cooksville Neighbourhood Character Area of Mississauga's Official Plan), Single detached Residential, semi-detached dwellings and duplex dwelling would generally fall within this FSI range.
- ii. The FSI of the proposed back-to-back stacked townhouses is 1.585, which falls within the FSI range of 1.5-2.9. It is only 0.085 over the FSI of 1.5. Map16-6 of the Mississauga's Official Plan is also proposed to be amended to reflect the proposed FSI range.

- iii. The increase in FSI is appropriate as the proposed development provides a more efficient use of the subject lands and existing public services and infrastructure.
- iv. The proposed amendment to the FSI range of the subject property is consistent with the intention and purpose of the Provincial Policy Statement, Growth Plan, and Region of Peel Official Plan.

5 City of Mississauga Urban Design Guidelines: Low-Rise Multiple Dwellings

- a) The proposed townhouse development is subject to the Urban Design Guidelines and categorized as Low-Rise Multiple Dwellings. The purpose of the guidelines is to ensure that new development is sensitive to established communities through design continuity and the relationship with neighbouring properties. The guidelines intends to increase the standard of design in the city by encouraging new neighbourhoods and communities, or areas in transition to set new precedents. Listed below are the principles established by the City to set out the framework of this design guidelines:

- Ensure compatibility with neighbours
- Build pedestrian focused development
- Create animated and attractive streetscapes
- Ensure the highest quality of light, view and privacy on all development
- Develop communities with character and identity
- Promote environmental sustainability
- Offer alternatives to automobile reliant development
- Balance parking requirements with pedestrian areas
- Ensure community safety

The proposed development is planned and will be designed in accordance with the Urban Design Guidelines. The upper storeys of the east elevation of Block B and C of the proposed Townhouses facing Argyle Road is setback to reduce visual impact from street level, and to provide an appropriate transition in height and scale to the single family detached dwellings to the south of the subject property. According to the Shadow Study dated September 5th, 2018 prepared by the architect (See Schedule "K"), the proposed development will cast very minimal shadow in addition to the shadow cast by the existing apartment buildings to the north of the subject property. The additional shadow created by the proposed townhouses will have little or very minimal impact on the neighbouring properties. 52 bicycle parking is proposed to promote the use of active transportation which is an alternative to automobile reliant development. An 858.2m² amenity area including a playground is proposed in the south west corner of the subject property, and the proposed townhouses are surrounded by landscape buffer. The proposed development meets the intent and principles of the Urban Design Guidelines.

6 City of Mississauga Zoning By-law 0225-2007

6.1 Existing Zoning

- The subject site is currently zoned Residential (R3) under the City of Mississauga's Zoning By-law 0225-2007, as amended.

6.2 Proposed Zoning

- The proposed zoning by-law is included in Schedule "J" to this report and includes standards that would permit the use proposed on the subject site.
- At the time of writing this report, the specific building designs are still being developed, and therefore some basic development regulations are proposed in the draft zoning by-law, however, we would suggest that the Town accept some minor changes to the proposed development standards as the specific building designs are progressed closer to the time of passing of the zoning by-law.

7 Other Supporting Reports and Studies Reviewed

- a) Functional Servicing Report (Prepared by Odan Detech Consulting Engineers)
 - The Functional Servicing Report concludes that the site is servicable utilizing existing sanitary, storm and watermain infrastructure within and adjacent to the site. Storm water management can be accommodated with on-site storage.
- b) Phase 1 Environmental Site Assessment (Prepared by McClymont & Rak Engineers Inc.)
 - The executive summary of the Phase 1 Environmental Site Assessment identifies the steps taken by the consultants to assess the environmental conditions of the subject site. Based on the findings of report, no further environmental investigation is required for the subject site at this time.
- c) Transportation Impact Study (Prepared by Nextrans Consulting Engineers)
 - An underground car garage is proposed to provide 154 parking spaces in total. According to the parking assessment provided by Nextrans, the proposed parking supply is 7 spaces short from the zoning requirements. Justifications have been provided in the latest Transportation Impact Study prepared by Nextrans. In addition, 52 bicycle parking spaces are proposed to encourage alternative travel modes.
 - The Transportation Impact Study concludes that the proposed development is appropriate from the transportation engineering perspective.
- d) Archaeological Assessment (Prepared by ASI)
 - The conclusion of stage 1 Archaeological Assessment recommends a stage 2 Archaeological Assessment to be conducted.
- e) Arborist Report (Urban Forest Innovations Inc.)
 - The Arborist Report identifies 128 trees on the subject property may be affected by the proposed development. 39 by-law regulated private trees and 10 municipally-owned trees are proposed for removal. 18 private trees will require injury. An Application to Permit the injury or Destruction of Trees on Private Property and a Tree Injury or Destruction Questionnaire and Declaration will likely be required to enable any proposed removal or injury.

f) Acoustical Feasibility Study

- The Acoustical Feasibility study concludes that no additional noise abatement is required to comply with the MOECC criteria.

8 Summary & Conclusions

The proposed use of the subject land for residential townhouse development is an appropriate use given its context within a wide variety of land uses close to a major Corridor (Dundas Street West). The proposed intensification of the subject land from three single detached dwellings to 112 townhouse units is contemplated by the policies of the City of Mississauga Official Plan (Subject to minor change to the land use designations from Residential Low Density I to Residential Medium Density), the Region of Peel Official Plan and represents a logical progression of the existing residential development within City of Mississauga. While contributing to the overall variety of dwelling types available to the current and future residents of the City, this development directly assists the City in achieving a complete community with appropriate density that reflects current policy and plans of the Province. The development of the subject lands will contribute positively to the lives of the residents of the City by implementing Official Plan policies and goals, and adding to the residential tax base within the City and Region.

Based on all of the information above, and after a review of all the supporting documentation, it is our professional opinion that the submitted applications should be approved to permit residential development as proposed. This proposal is a logical improvement and intensification to the existing development in City of Mississauga and will implement all applicable Provincial, Regional and City policies while serving to enhance the lifestyle of all future residents.



I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.

Date: October 29th, 2018

A handwritten signature in blue ink, appearing to read "T.J. Cieciora", written over a horizontal line.

T.J. Cieciora, MSc MCIP RPP

Planner and Principal

9 Schedules

Schedule A Context Map

Schedule B Survey

Schedule C Site Plan

Schedule D Growth Plan for the Greater Golden Horseshoe (Excerpt)

Schedule E Region of Peel Official Plan Regional Structure Map

Schedule F City of Mississauga Official Plan Urban System Map

Schedule G City of Mississauga Official Plan Character Areas Map

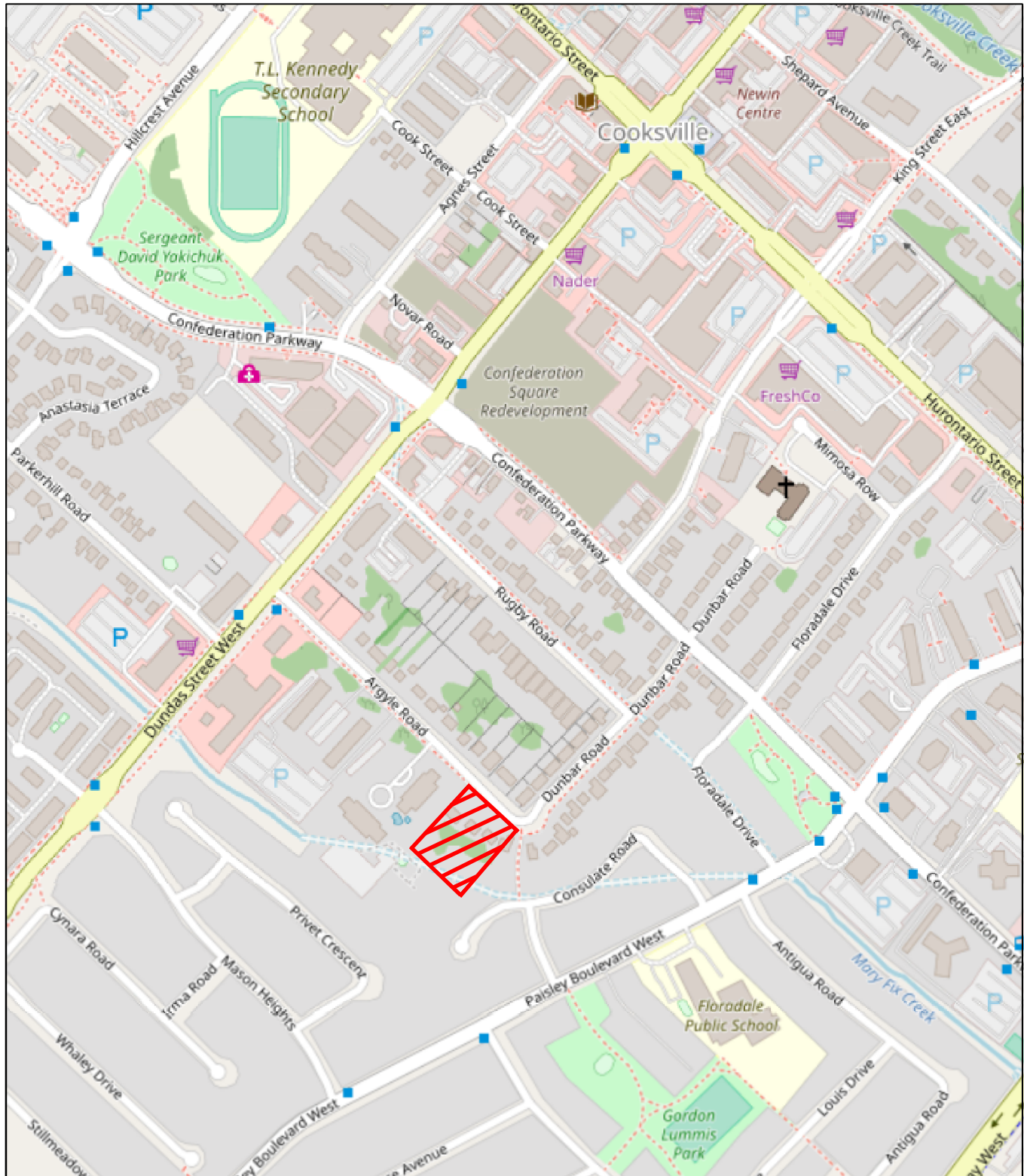
Schedule H City of Mississauga Official Plan Land Use Map

Schedule I Proposed Official Plan Amendment

Schedule J Proposed Zoning By-law Amendment

Schedule K Shadow Study

Schedule A - Context Map



Location of Subject Property



DESIGN PLAN SERVICES INC.
Town Planning Consultants



900 The East Mall, Suite 300
Etobicoke, Ontario M9B 6K2
Telephone (416) 626-5445
Fax: (416) 620-6665
www.designplan.ca

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CONSULTANTS

N.T.S.
Scale

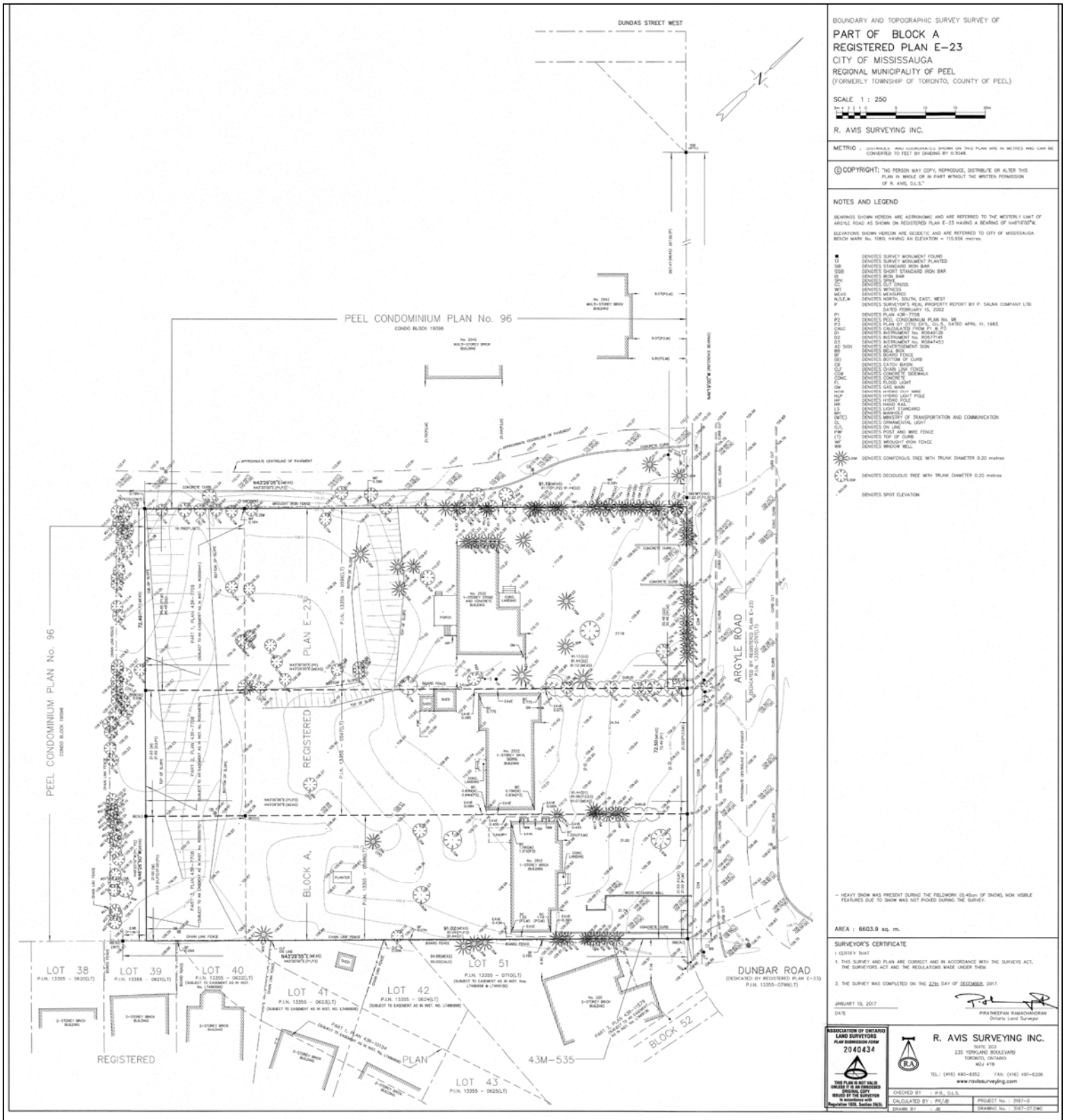
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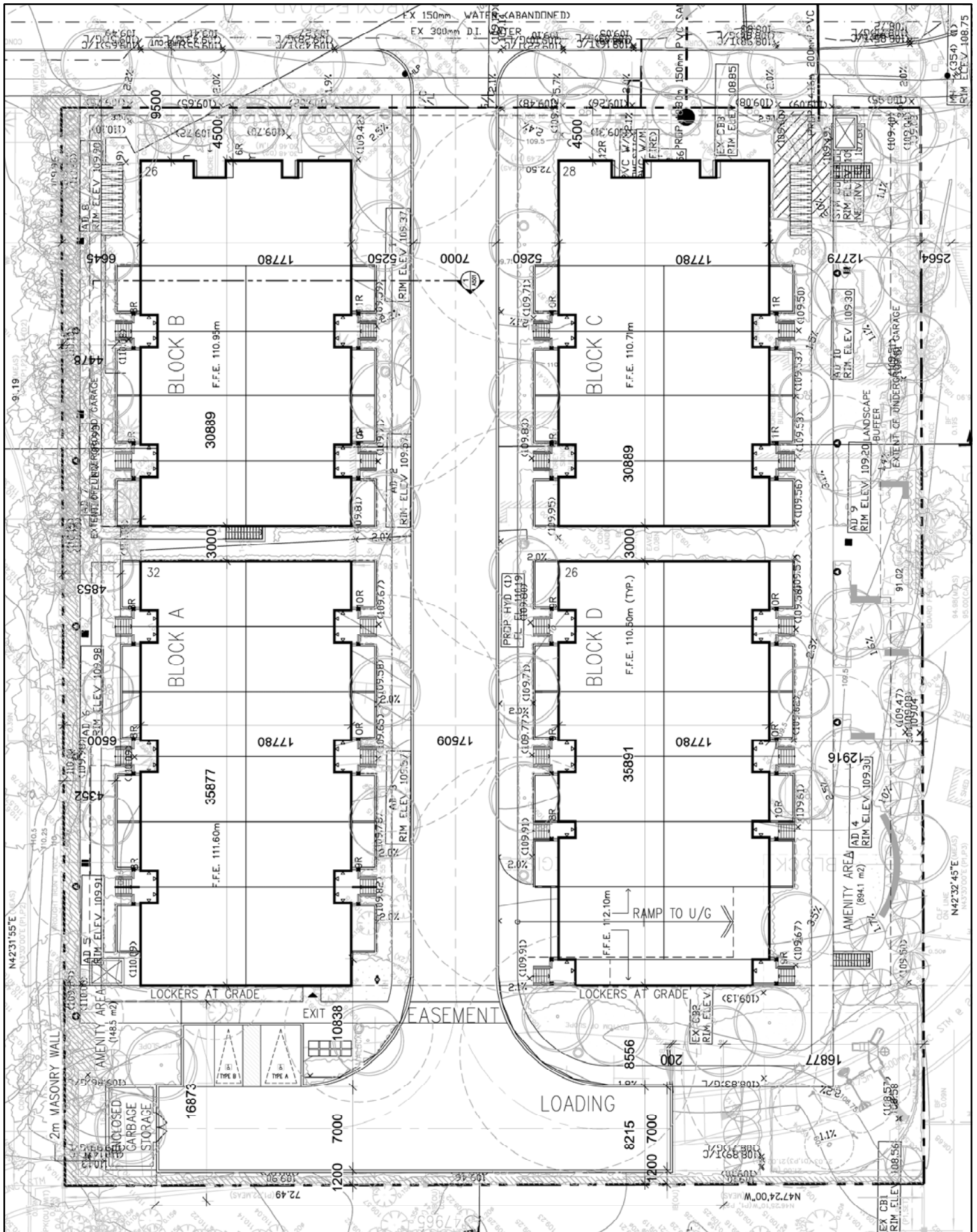
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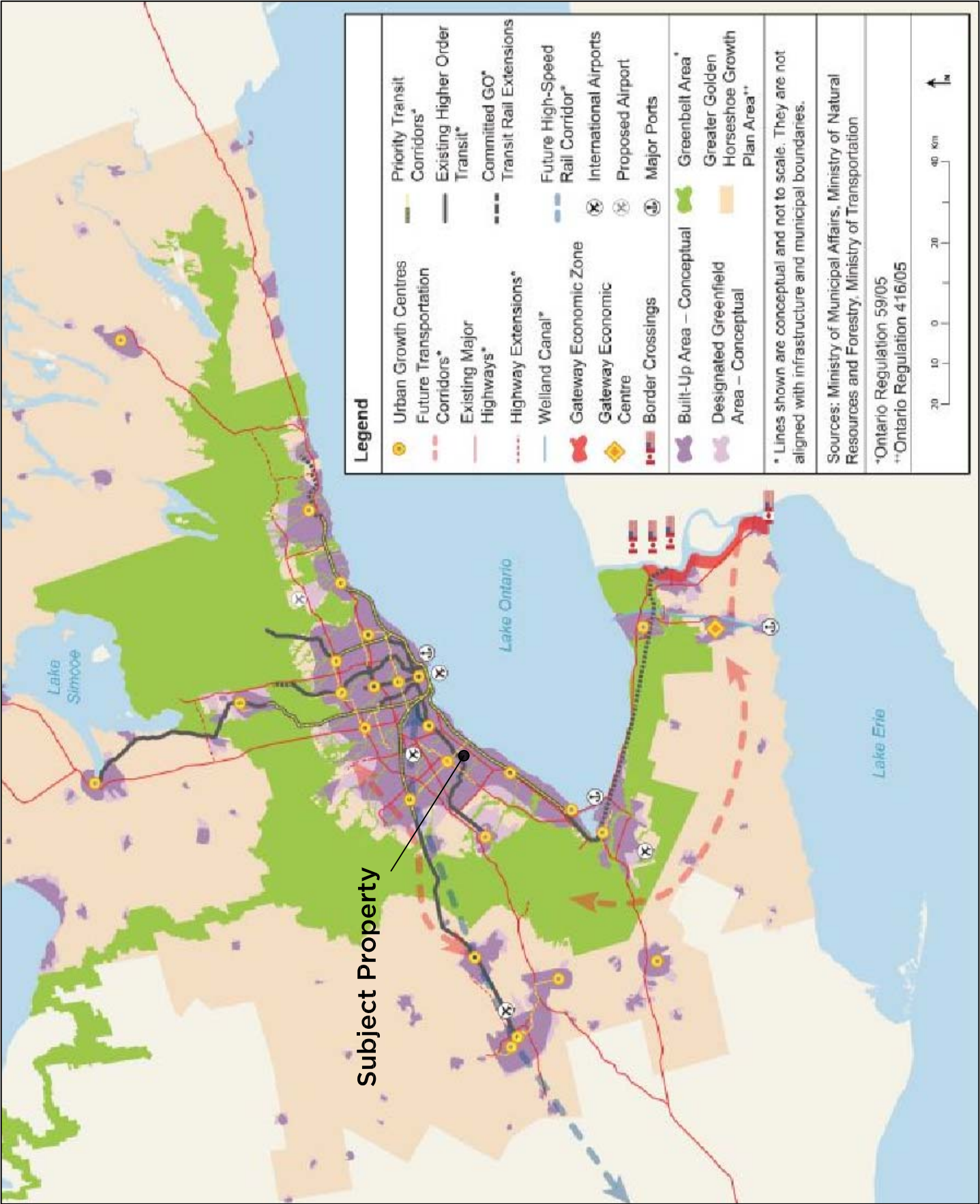
Schedule B - Survey



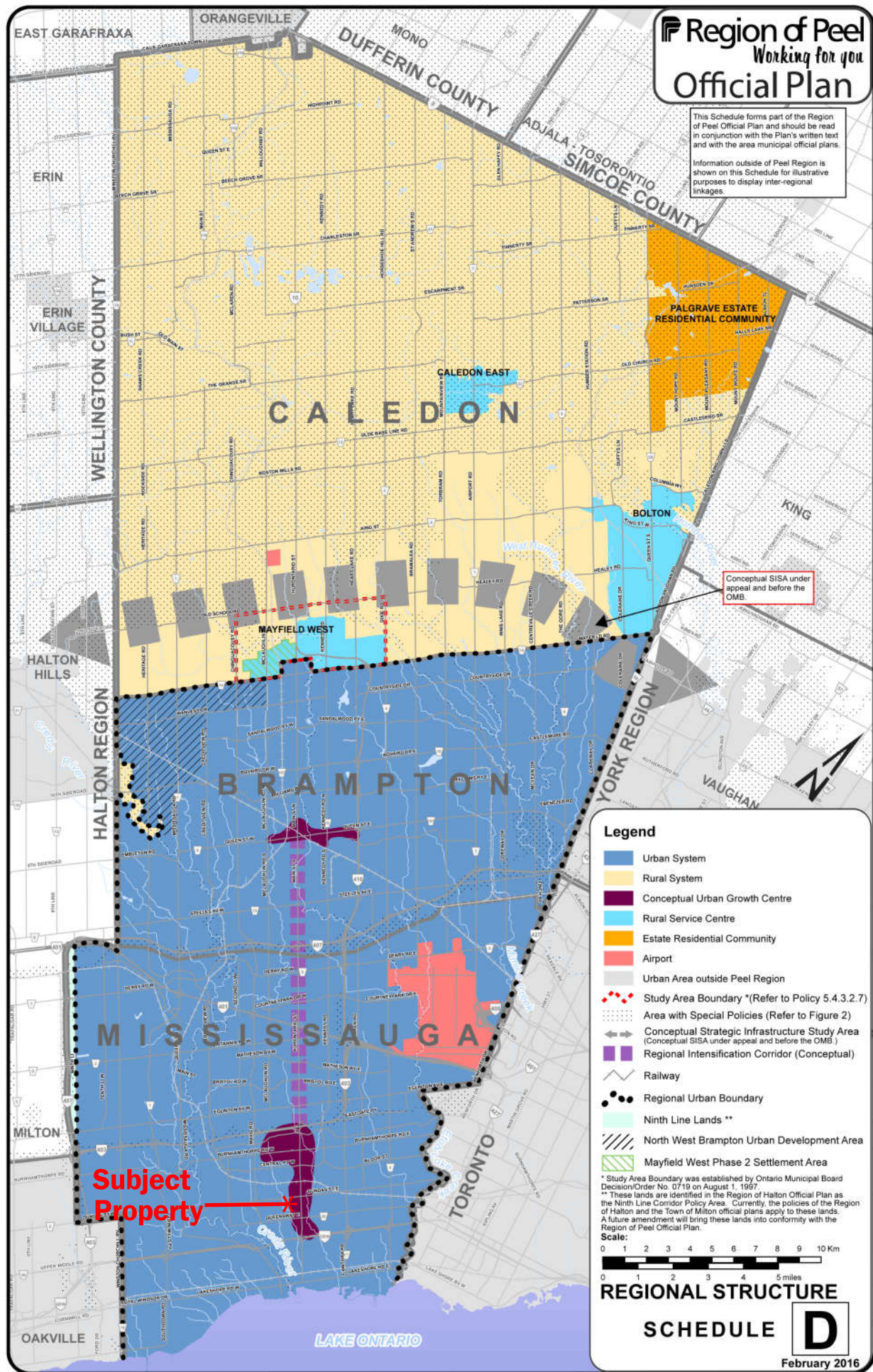
Schedule C - Site Plan



Schedule D - Places to Grow

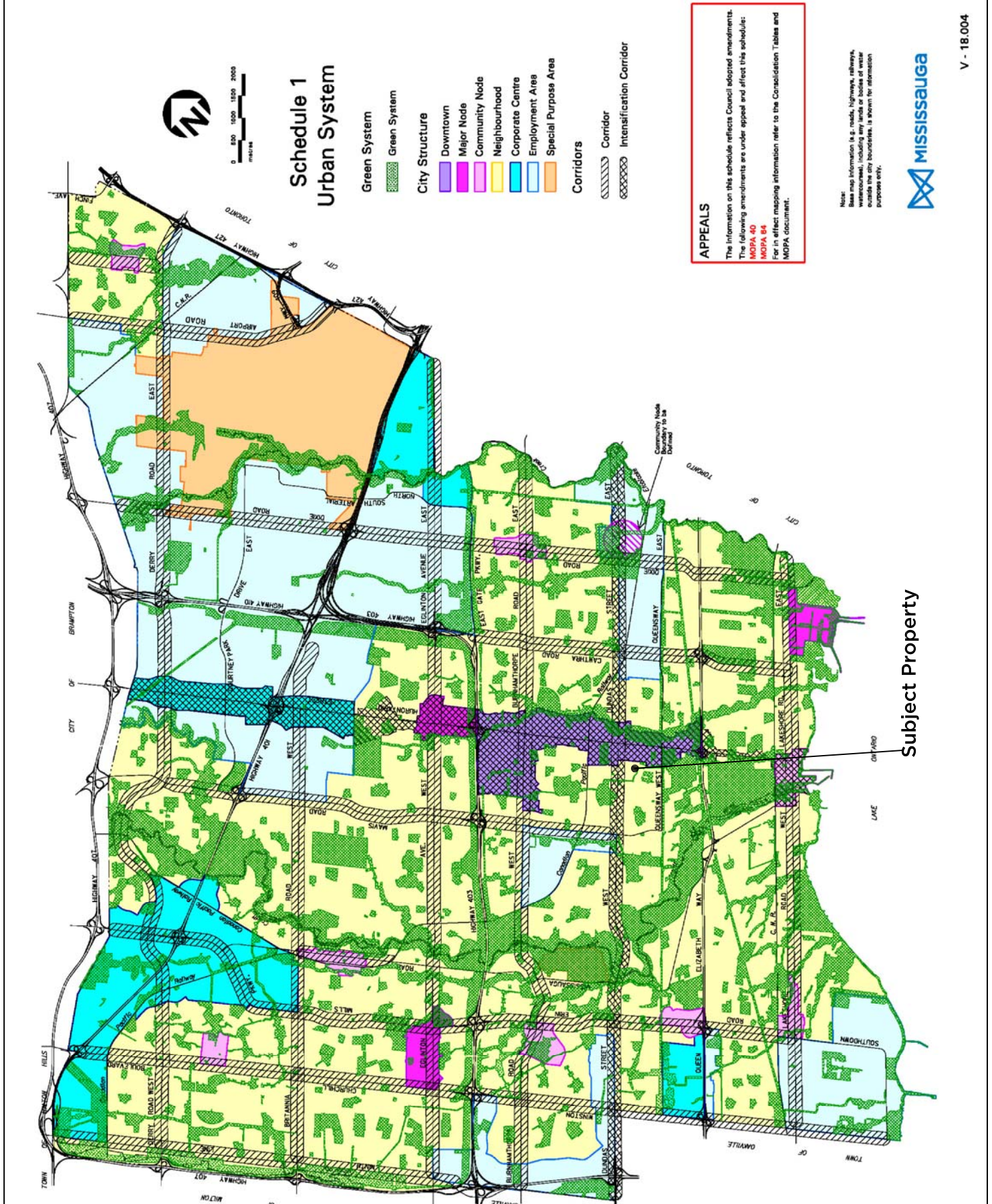


Schedule E - Region of Peel (Map D)

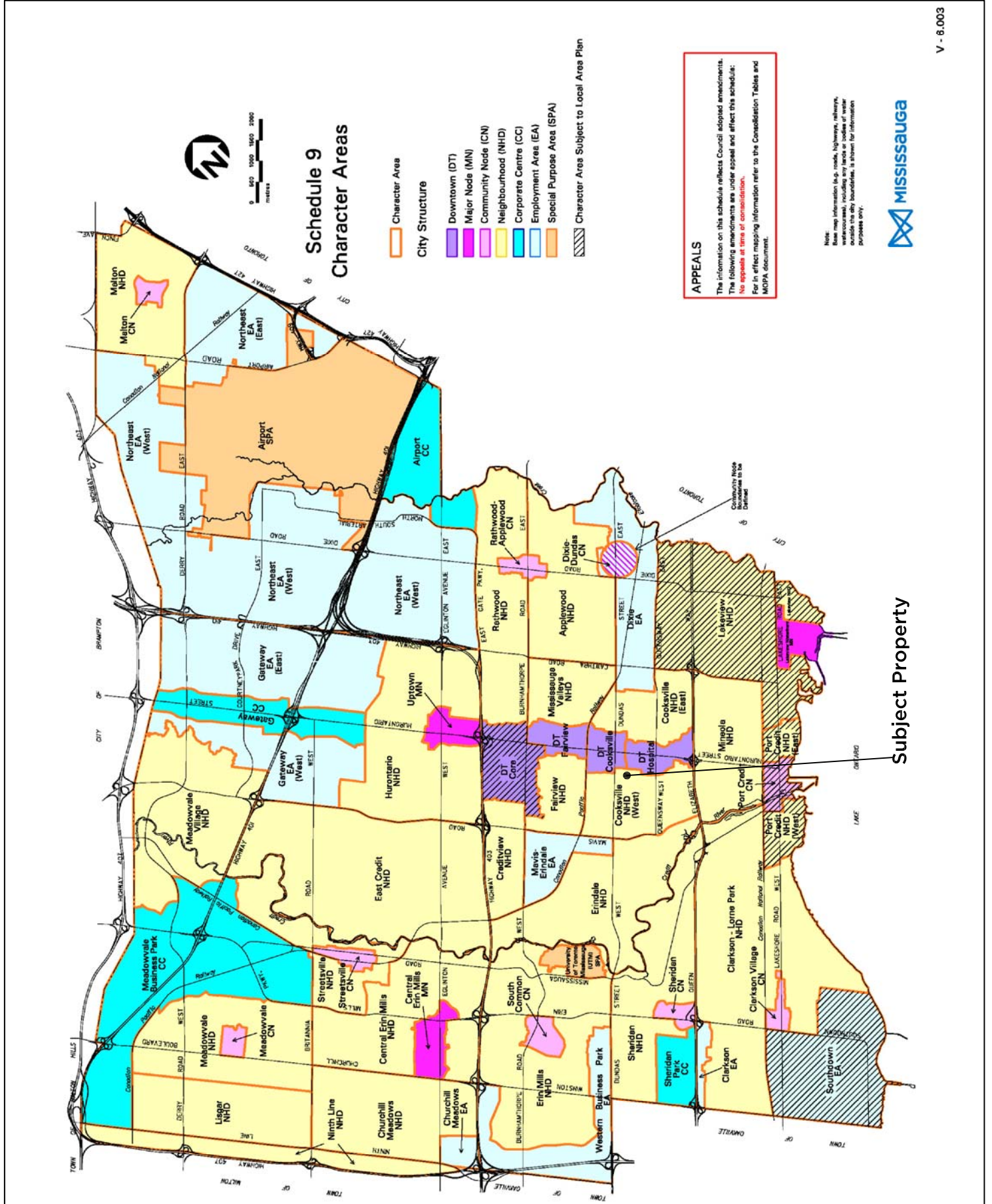


Schedule F

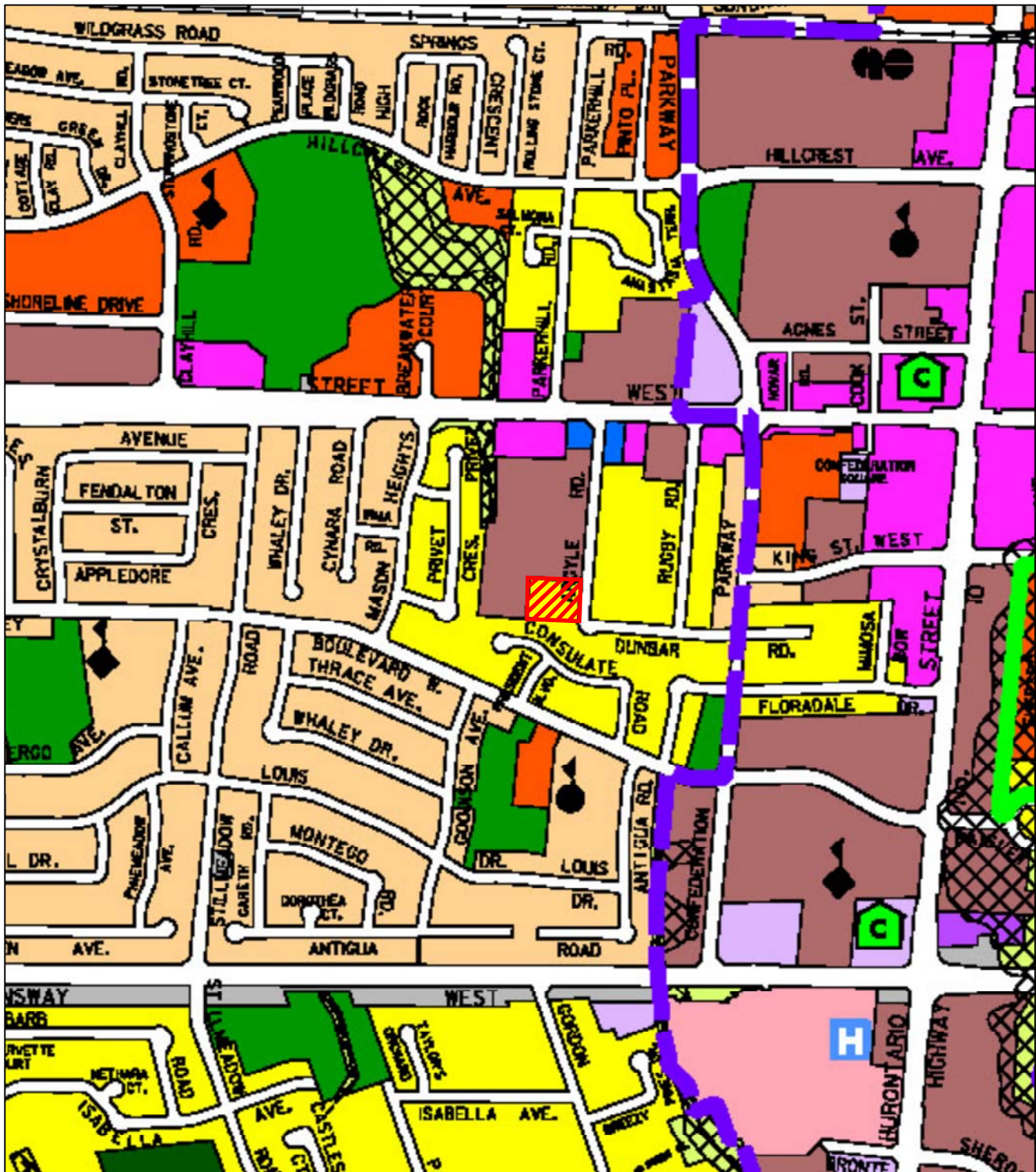
City of Mississauga - Urban System



Schedule G City of Mississauga (Character Areas)



Schedule H City of Mississauga (Land Use)



Location of Subject Property



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900 The East Mall, Suite 300
Etobicoke, Ontario M9B 6K2
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Schedule I - OPA

Amendment No. XX

to

Mississauga Official Plan

The following text and Maps "A" "B" attached constitute Amendment No. xx.

DRAFT

PURPOSE

The purpose of this Amendment is to: change the land use designation of the subject lands from Residential Low Density I to Residential Medium Density; to add a Special Site in the Cooksville Neighbourhood Character Area; to amend the FSI range of the subject lands from Map 16-6: Cooksville Neighbourhood Character Area.

LOCATION

The lands affected by this Amendment are located at 2512, 2522 and 2532 Argyle Road. The subject lands are located in the Cooksville Neighbourhood Character Areas, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Residential Low Density I which permits detached dwelling, semi-detached dwelling and duplex dwelling.

An official plan amendment is required to amend the Residential Low Density I land use designation to Residential Medium Density to permit back-to-back stacked townhouses, and amend the FSI range of the subject lands to 1.5-2.9 from Map 16-6: Cooksville Neighbourhood Character Area.

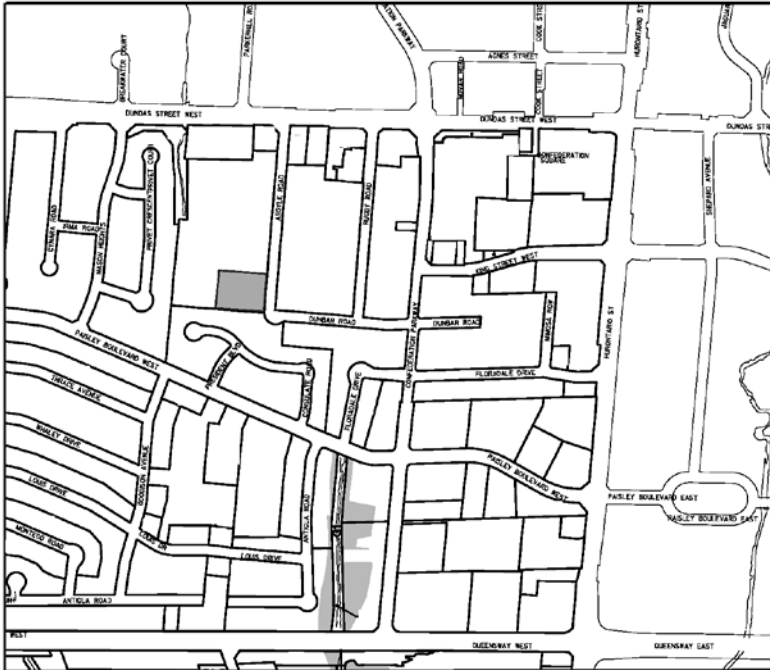
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The subject site is located in proximity to an Intensification Corridor and the designated Downtown area of the City of Mississauga.
2. The proposed land use and density is compatible with the surrounding land uses and provides a transition between the apartments closer to Dundas Street West and the low density residential neighbourhood to the south.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.6, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 8 on Map 16-6: Cooksville Neighbourhood Character Area in accordance with the Special Site Policies, and by amending the floor space index (FSI) range of the subject site from 0.4-0.9 to 1.5-2.9.
2. Section 16.6.5, Special Site Policies, Cooksville Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.6.5.9 Site 9



16.6.5.9.1 The lands identified as Special Site 9 are located on the west side of Argyle Road and south side of Dundas Street West.

16.6.5.9.2 (*additional policies to be determined*)

3. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Low Density I to Residential Medium Density, as shown on Map "B" of this Amendment.

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

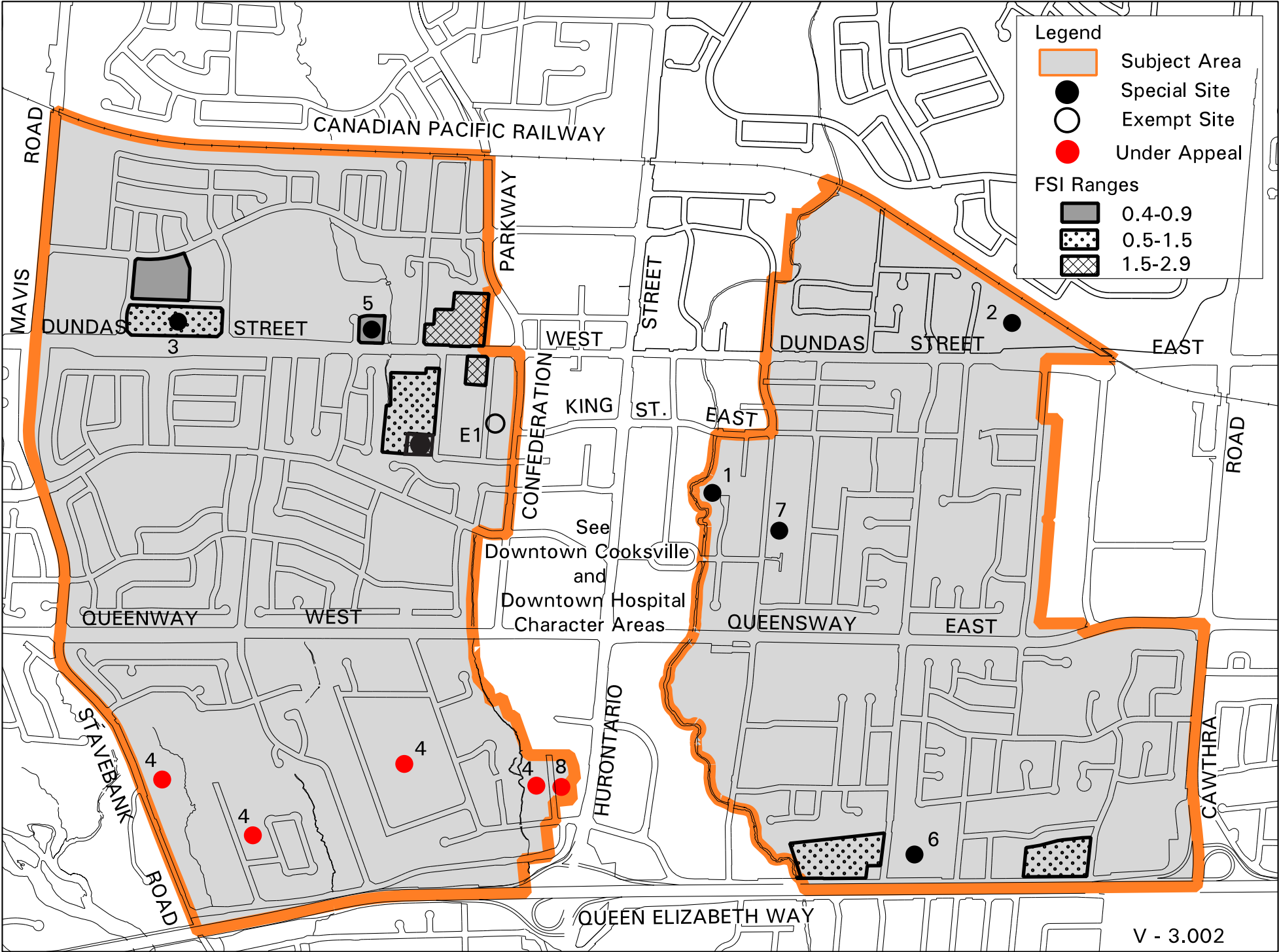
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan *Month XX, 2018*.

INTERPRETATION

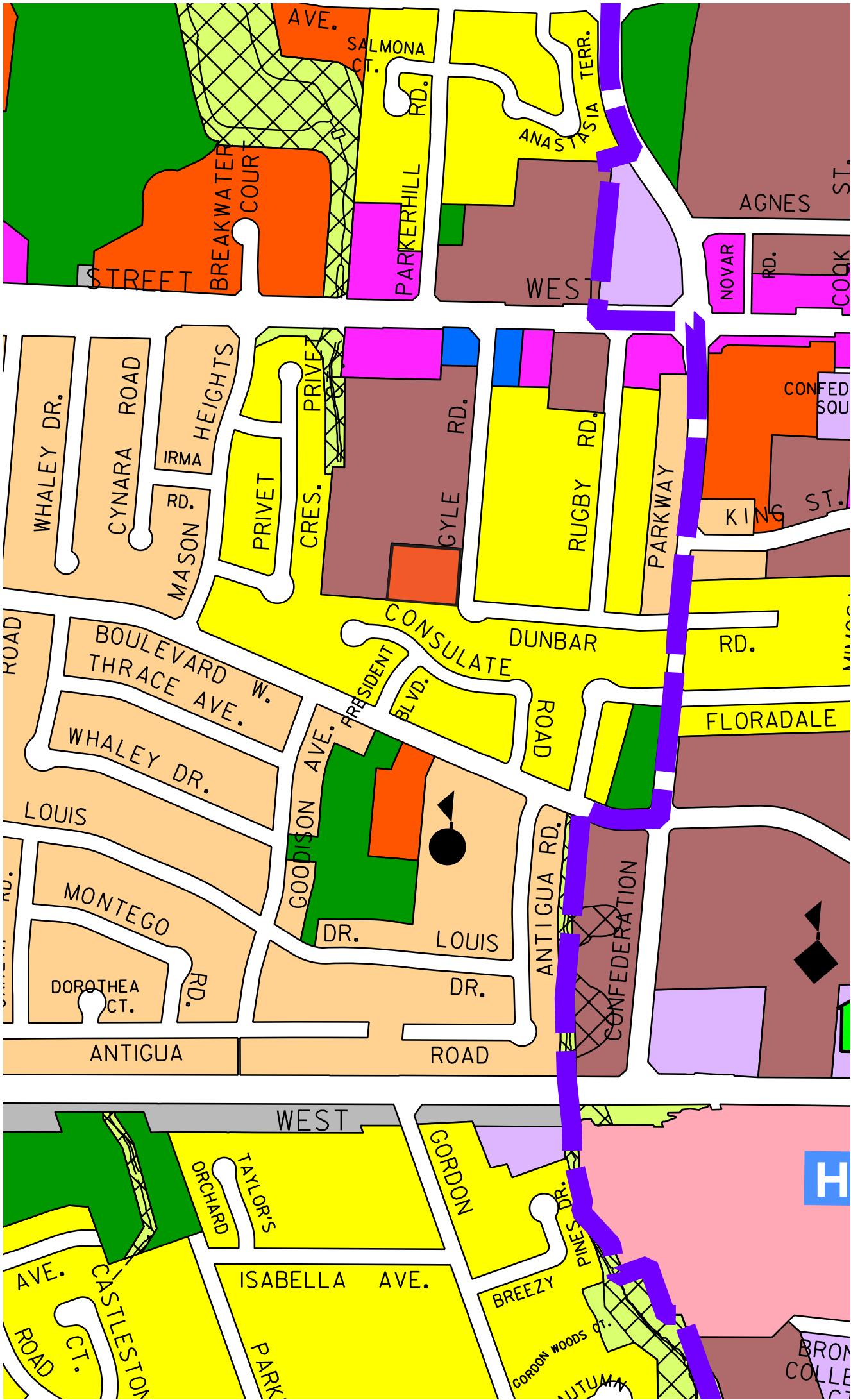
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

OPA ??? - SCHEDULE A
2512-2532 ARGYLE ROAD, MISSISSAUGA



OPA ??? - SCHEDULE B
2512-2532 ARGYLE ROAD, MISSISSAUGA



Schedule J - ZBA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER.....

A by-law to amend By-law Number 0225-2007

WHEREAS pursuant to sections 34, 36 and 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may, respectively, pass a zoning by-law, impose a holding provision and require a public benefits contribution;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.13.3.xx	Exception: RM8-xx	Map #15	By-law:
In a RM8-xx zone the permitted uses and applicable regulations shall be as specified for a RM8 zone except that the following regulations shall apply:			
Regulations			
<i>Detailed Zoning Regulations to be determined to permit the proposed development and built form.</i>			
4.13.3.xx.1			
4.13.3.xx.2 Maximum floor space index			1.6
4.13.3.xx.3 Maximum height: flat roof			15.0 m and 4 storeys

2. Map Number 15 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 "R3" to "RM8-xx", the zoning of Part of Block A of Registered Plan E-23, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM6-19" 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, outline in the heaviest broken line with the "RM8-xx" zoning indicated thereon.
3. 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

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit the development of the subject lands for back to back stacked townhouses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R3" (Residential Detached) to "RM8-xx" (Back to Back Stacked Townhouses).

"R3" permits detached dwelling.

"RM8-xx" zone will permit back to back stacked townhouses with a maximum floor space index of 1.6 and a maximum height of 15 metres. There are also exceptions for setbacks, encroachments, parking and required amenity area.

Location of Lands Affected

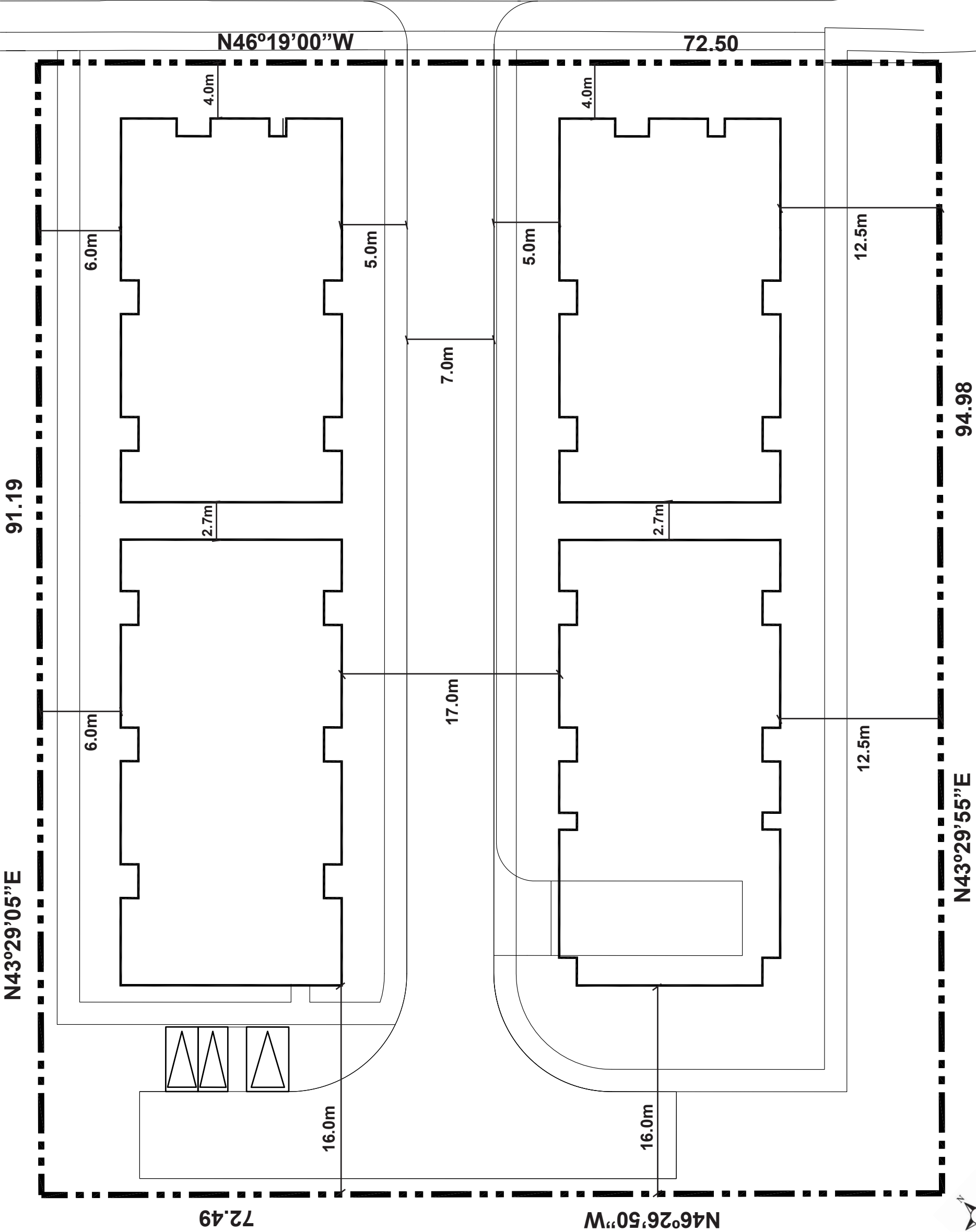
West side of Argyle Road, south of Dundas Street, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from _____ of the City Planning and Building Department at _____.

Schedule A RM8-xx

2512-2532 Argyle Road

Argyle Road



Zoning By-law Amendment ?? Schedule B

2512-2532 Argyle Road, Mississauga, ON



219 duferin street, suite 201b, toronto, on, M6x 3j1 tel: (416) 881-5416 info@unfolding.ca



drawing number:
A410

219 dufferin street, suite 201b, toronto, on, max jji tel: (416) 501-3416 info@unfolds.co



notes:

KEY	
	PROPOSED SHADOW

1 issued for rezoning 07-09-2018

revisions:

architectural team :
mark zwicker

planning:
design plan services inc
structural:
=

electrical:
=

mechanical:
=

landscape:
nck design group

site services:
odan-deftech

owner:
pilzascorp

project:
2532-2542 argyle rd
mississauga, ontario

shadow study -
june 21st cont.

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architectural unfolded



notes:

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september 05, 2018
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mf

date:
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project:
drawn by:

drawing number:
A411

architecture **unfolds**

drawing number:
A411a

1919 dufferin street, suite 201b,
toronto, on. max 3.1
tel: (416) 501 1416
info@unfolds.ca



notes:

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mississauga, ontario

shadow study -
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A412