

PLANNING JUSTIFICATION REPORT

2132 Dundas Street West

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

Date:

February 2017

Prepared for:

Devonshire Erinmills Inc. c/o Sifton Properties Limited

Prepared by:

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Our File Y316AB

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1.0

INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by Devonshire Erin Mills Inc. c/o Sifton Properties Limited (hereinafter the “Owner”), to provide planning justification for an Official Plan Amendment and Zoning By-law Amendment on the lands located near the southwest corner of Dundas Street West and Fifth Line West in the City of Mississauga and is municipally addressed as 2132 Dundas Street West.

Hereinafter, the site described above will be referred to as the “Subject Lands” or the “Site”.

The redevelopment of the Subject Lands is proposed in two phases. Phase 1 proposes to demolish the existing retirement dwelling portion of the existing building which is located at the back of the site and construct a new 3- to 4-storey retirement dwelling in its place. Phase 2 proposes to demolish the remainder of the existing building used for long-term care and construct a new 5-storey retirement dwelling, in the form of independent living senior’s apartments, fronting Dundas Street West and a new entrance lobby between the new buildings with pedestrian access to Fifth Line.

Phase 1 is anticipated to move forward by way of Site Plan Approval and Committee of Adjustment approval relative to variances related to height, rear yard setback, landscape open space and parking. Phase 2 completes the redevelopment of the Subject Lands and is supported by the Rationale provided in this proposal

This Planning Justification Report has been prepared to review and assess the relevant land use planning policies and regulations related to the Owner’s proposal. An Official Plan Amendment and Zoning By-law Amendment is required to site-specifically allow for the proposal. The proposal is seeking relief from the following provisions:

Official Plan Amendment:

- To recognize Apartment Dwellings as a permitted use on the property;
- To permit a maximum height of 5 storeys whereas the Official Plan permits a maximum height of 4 storeys;
- To permit a maximum density of 1.0 whereas Map 16-22 of the Sheridan Neighbourhood Character Area permits a maximum density of 0.75.

Zoning By-law Amendment

- Notwithstanding the definition of “retirement dwelling unit” a retirement dwelling unit may contain limited culinary facilities including a stove top and/or oven
- To permit a minimum front yard setback of 8m whereas the By-law requires a minimum front yard setback of 8.5m;

- To permit balconies located above the first storey to encroach a maximum of 1.44m, whereas the By-law permits an encroachment of balconies above the first storey to a maximum of 1.0m;
- To permit the maximum projection of a **balcony** located above the **first storey** measured from the outermost face or faces of the **building** from which the **balcony** projects to be 1.4m, whereas the By-law requires the maximum projection to be 1.0m;
- To permit a maximum floor space index - apartment dwelling zone of 1.0 whereas the By-law requires a maximum floor space index of 0.9;
- To permit a maximum height of 20m and 5 storeys along Dundas Street West, whereas the By-law requires 13.0m and 4 storeys;
- To permit a minimum off-street parking setback of 1.35m whereas the By-law requires a minimum off street parking setback of 3.0m;
- To permit a minimum landscaped area of 35% whereas the By-law requires a minimum landscaped area of 40%; and,
- To permit a minimum depth of buffer strips to be 1.9m whereas the By-law requires a minimum depth of buffer strips to be 3.0m.

While it is our opinion that the use as a retirement dwelling is permitted by the Official Plan as it exists as-of-right on the property and predates the plan, in an abundance of caution and at the request of City Staff we are seeking to add apartment dwelling as a permitted use. Apartment dwellings are intended to capture all forms of dwelling units in the OP that are more than 3-storeys. In the accompanying Zoning By-law Amendment we have specified that the proposal relates to a retirement dwelling use.

The purpose of this OPA and ZBA is to encapsulate the entirety of the Subject Lands and capture the approval of Phase 1 and the proposal of Phase 2 going forward.

In preparing this Planning Justification Report, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Mississauga Official Plan, and the City of Mississauga Zoning By-law have been reviewed to ensure the proposed development maintains consistency, conformity and compliance.

In preparing this Planning Justification Report, the following supporting documents have been considered:

- Site Plan prepared by James Fryett Architect Inc.;
- Grading and Servicing Plans prepared by MTE Consultants Inc.;
- Landscape Plan and Tree Preservation Plan prepared by Catherine H. Kirk Landscape Architect;
- Phase 1 Environmental Site Assessment prepared by Chung & Vander Doelen Engineering Ltd.;
- Traffic Impact Study prepared by Paradigm Transportation Solutions Limited;
- Functional Servicing and Stormwater Management Reports prepared by MTE Consultants Inc.;
- Arborist Report prepared by Catherine H. Kirk Landscape Architect;
- Acoustical Feasibility Study prepared by HGC Engineering; and,
- Plan of Survey prepared by Tarasick McMillan Kubicki Limited

2.0

SITE AND SURROUNDING AREA CONTEXT

2.1 SITE

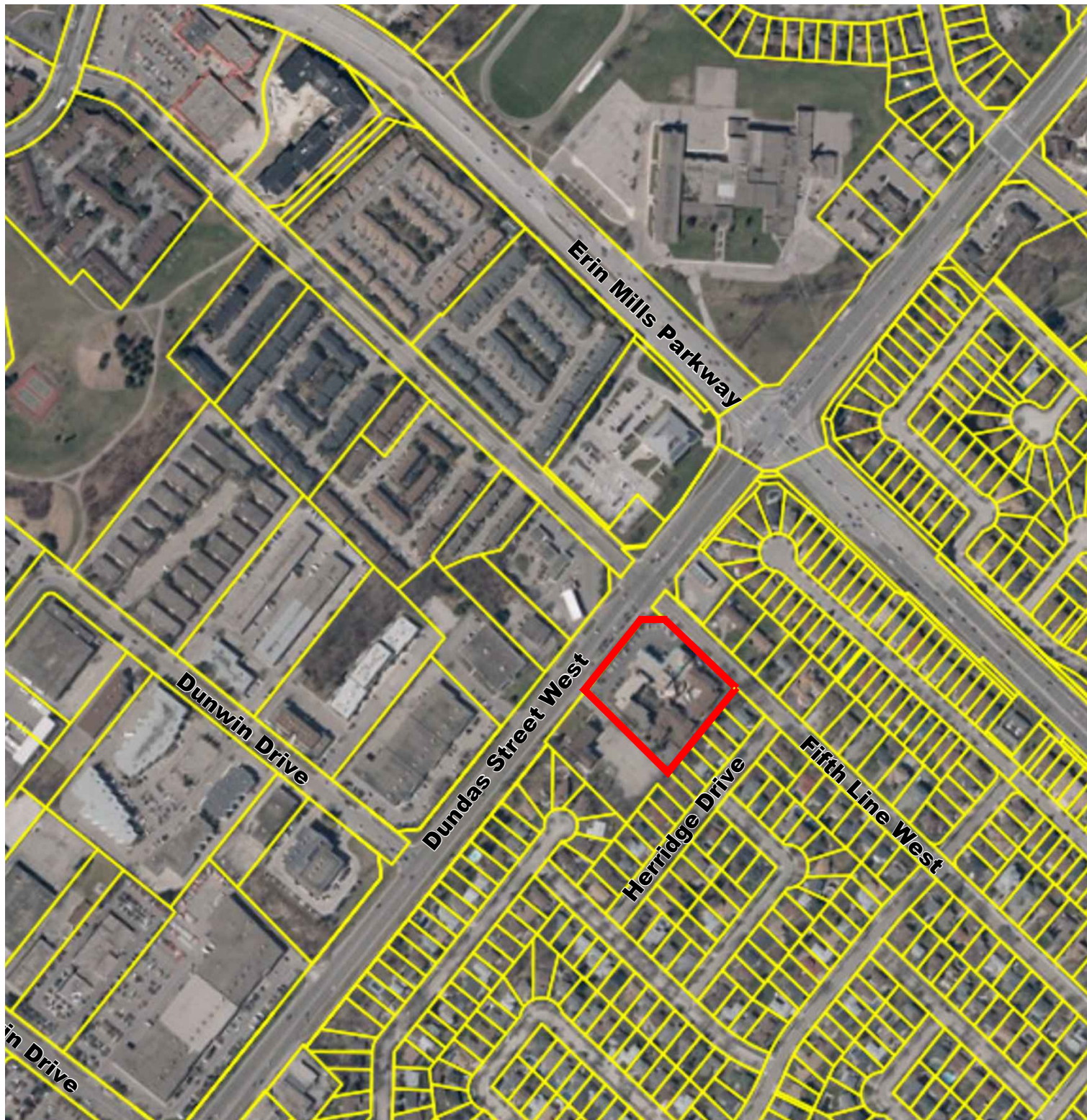
The Subject Lands are 10,245.602 square metres in size and are currently comprised of an existing 3-storey long-term care and retirement facility that has been operating since the late 1970s with a total of 159 units, consisting of 88 long-term care units and 71 retirement units. The Subject Lands are generally flat, but have steep grade changes as the property reaches the intersection with Fifth Line and Dundas Street West.

An aerial view of the Subject Lands is provided as **Figure 1**.

2.2 SURROUNDING LAND USES

The Subject Lands are surrounded by various land uses (see **Figure 2**), which include:

- To the east and south are low-rise residential neighbourhoods as well as a gas station;
- To the north is a Peel Regional Police Station and single-storey buildings with commercial and employment uses, including a furniture store, an auto-repair facility and a gas station; and,
- To the west is a church and a low-rise residential neighbourhood.



Data Source: First Base Solutions Aerial Flown 2015

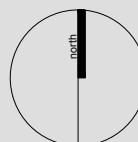
Figure 1
Location Map

LEGEND

Subject Lands

DATE: January 4, 2017

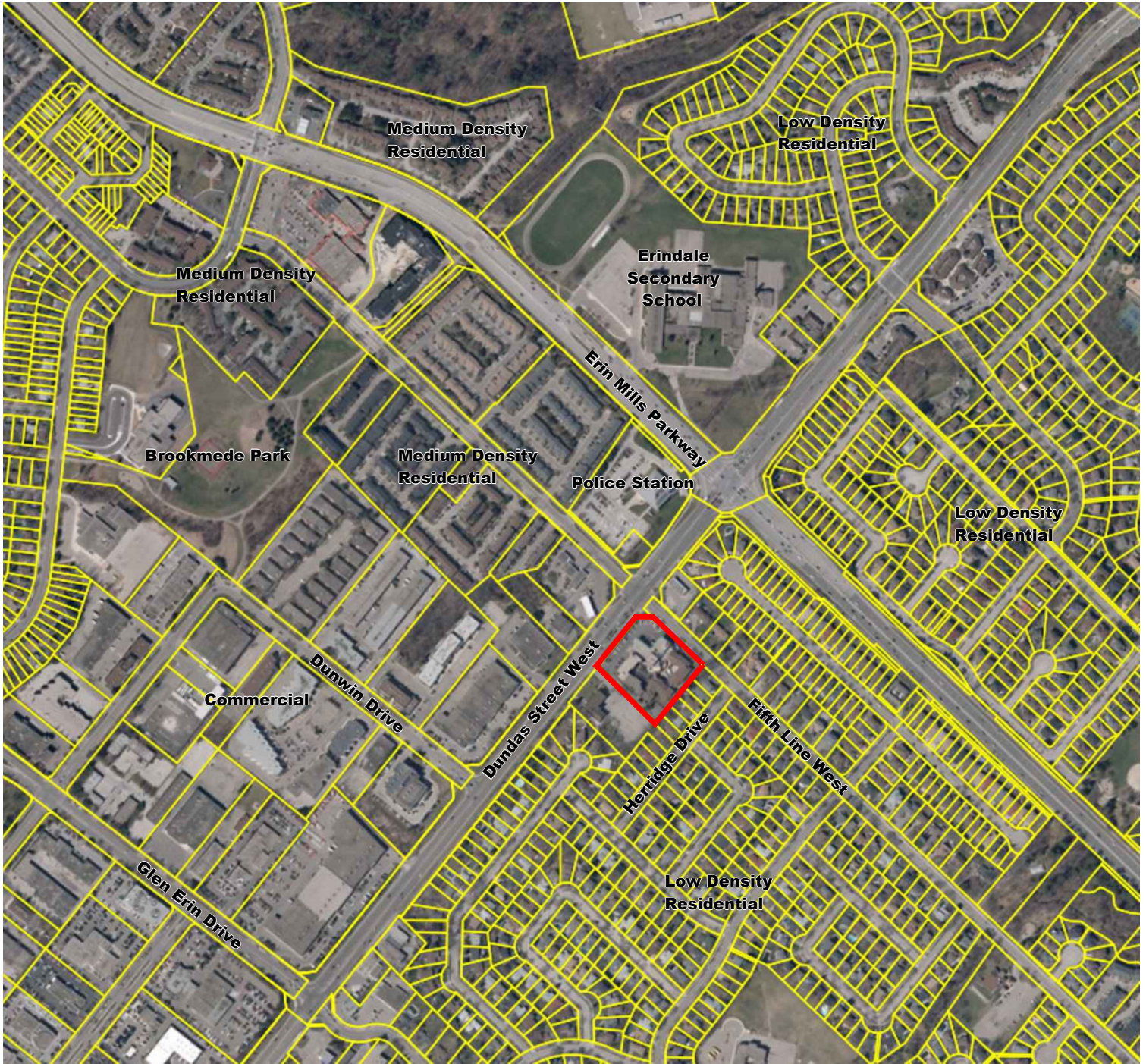
SCALE 1:5,000



**2132 Dundas Street West,
Mississauga, Ontario**

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Data Source: First Base Solutions Aerial Flown 2015

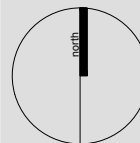
Figure 2
Context Map

LEGEND

Subject Lands

DATE: January 4, 2017

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3.0

DESCRIPTION OF THE PROPOSAL

The Subject Land is proposed to be redeveloped to accommodate the changing needs of the retirement community. The redevelopment of the Subject Lands is proposed in two phases. Phase 1 proposes to demolish a portion of the existing retirement dwelling which is located at the back of the site and construct a new 5,812.1sq. m retirement dwelling of 3-storeys stepping back to 4-storeys in its place. Phase 2 proposes to demolish the remainder of the existing building used for long-term care and construct a new 5-storey 8,657.02 sq. m retirement dwelling in the form of independent living senior's apartments, fronting Dundas Street West and a new entrance lobby of 1,704.26 sq. m between the new buildings with pedestrian access to Fifth Line.

This redevelopment is proposed to occur in two phases due to the tight timeline to meet the new Ontario Building Code ("OBC") requirements for providing sprinklers in retirement residences. Rather than expending the costs to renovate the existing retirement dwelling only to demolish and rebuild later, the owner has proposed the development in two phases as noted above in order to comply with these new OBC requirements in a timely and cost-effective manner. It was agreed that Phase 1 can proceed by way of a minor variance and Site Plan Approval as discussed with City Staff, with the filing of an Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") for Phase 2 concurrently which would ultimately capture both the Phase 1 approvals and Phase 2 proposal for the full build-out of the Subject Lands.

For the purposes of this submission and application, only Phase 2 and its completion of redevelopment on the Subject Lands will be considered.

Phase 2 has been reviewed by the Urban Design Advisory Panel due to its location along Dundas Street West, which is identified as an Intensification Corridor and is being studied under the Dundas Connects project. Although the proposed development indicates 5-storeys for Phase 2, the owner is open to additional height and density as part of this OPA and ZBA application. It was suggested by City staff that given the property's prominence on the Dundas Street Corridor, they would be willing to consider greater height and density in line with the current Dundas Connects initiative. The Owner is prepared to work with the City to develop appropriate heights that meet the functional needs of the retirement dwelling over the long term.

Given the above, the policies analyzed below are relevant to the Phase 2 development and provide justification for the design of the development and for future OPA and ZBA Applications.

4.0

PLANNING ANALYSIS

The following is a review of the relevant land use policies and regulations applicable to the proposal, and how the proposal has or will meet them:

4.1 PROVINCIAL POLICY STATEMENT, 2014

The Provincial Policy Statement, 2014 ("PPS") was approved by the Minister of Municipal Affairs and Housing on April 30th, 2014 and is applicable to the Subject Lands. The PPS aims to facilitate the construction of healthy, livable, safe communities by encouraging efficient use of land, resources and infrastructure that in turn contribute to citizen wellbeing, economic vitality, and environmental protection.

The PPS promotes efficient development and land use patterns which sustain the financial well-being in Ontario and municipalities over the long term, and requires that we accommodate an appropriate range and mix of residential uses to meet long term needs (Policy 1.1.1.a and b). The PPS also promotes cost effective development patterns and standards to minimize land consumption and servicing costs, and to improve accessibility by removing land use barriers that restrict full participation in society (Policy 1.1.1 e and f).

Within Settlement Areas, the PPS seeks land use patterns based on densities and a mix of land uses which efficiently use land and resources, as well as infrastructure and public service facilities planned or available to avoid the uneconomical expansion of said services. Land use patterns shall also minimize impacts to air quality and climate change thereby promoting energy efficiency, support active transportation and be transit supportive (Policy 1.1.3.2). Finally, the PPS requires planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated, taking into account existing building stock or areas, including brownfield sites and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (Policy 1.1.3.3).

The proposal meets the objectives of the PPS as the proposal represents the revitalization of the Subject Lands by modernizing the existing retirement dwelling, maintaining the mix and range of residential living options to meet the City's long term needs. By redevelopment on the Subject Lands within an existing built-up area, the proposal promotes cost-effective development patterns that minimize land consumption and servicing costs. By virtue of being a retirement dwelling, the proposal will strive to meet all requirements for accessibility, removing barriers both on site and to adjacent properties. The proposal also provides for an intensified building form, going from 3

storeys to 5 storeys along Dundas Street West, a proposed higher order transit corridor. The redevelopment of the Subject Lands takes advantage of existing and future transit investments, promoting active transportation options for seniors who live in the building. As Dundas Street West is identified as an area for intensification and redevelopment, the proposal meets the City's objectives of intensifying along this route while being sensitive to the existing lower density development in the surrounding context.

Based on the above, the proposed Official Plan Amendment and Zoning By-law Amendment is consistent with the PPS.

4.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006

The Growth Plan for the Greater Golden Horseshoe (hereinafter referred to as the "Growth Plan"), was approved by the Ministry of Public Infrastructure and Renewal on June 16, 2006, amended on June 17, 2013, and is applicable to the Subject Lands. The policies of the Growth Plan promote the full integration of land and buildings within the built boundary. Specifically, the Growth Plan directs a significant portion of new growth to the built-up areas through intensification.

In general, the Growth Plan calls for growth management that ensures directing a significant portion of growth to the built up areas through intensification, focusing intensification in intensification areas, and developing mixed use, transit-supportive, pedestrian friendly urban environments that help to reduce dependence on the automobile (Policy 2.2.2.1 a), b) and d)). The Growth Plan also manages growth by encouraging cities to develop as complete communities with a mix and range of housing types, with easy access to local stores and services, and ensuring that major growth is directed to settlement areas where water and wastewater are available (Policy 2.2.2.1 h) and j)). Finally, the growth plan requires a minimum of 40% of all residential development to occur annually within the existing built-up area (Policy 2.2.3.1).

The Subject Lands are located in the Built-up Area of the City of Mississauga and Dundas Street West is identified as an intensification corridor. The proposal meets the policy direction of the Growth Plan by focusing intensification along an intensification area, and developing a building form that is both transit supportive and pedestrian friendly, supporting future higher order transit use. Maintaining retirement uses on the Subject Lands continues to preserve the principles of a complete community within this neighbourhood and area, as residents within the building will have access to services and conveniences along Dundas Street West. The development will optimize the use of existing infrastructure, avoiding the unnecessary expansion of municipal services. Finally, the proposal will support the Growth Plan and City objectives of providing development within an existing built-up area, assisting the City in meeting its minimum 40% target.

Based on the above, it is concluded that the proposal is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe.

4.3 REGION OF PEEL OFFICIAL PLAN, 2014

The Region of Peel Official Plan (ROP) was approved by the Minister of Municipal Affairs and Housing and came into effect on October 1, 1997 and is applicable to the Subject Lands. Portions of the ROP remain under appeal at the Ontario Municipal Board but do not impact this application.

The Peel ROP is the Region's long-term policy framework for decision making. It sets the Regional context for detailed planning by protecting the environment, managing resources, directing growth and setting the basis for providing Regional services in an efficient and effective manner. The ROP provides direction for future planning activities and for public and private initiatives aimed at improving the existing physical environment.

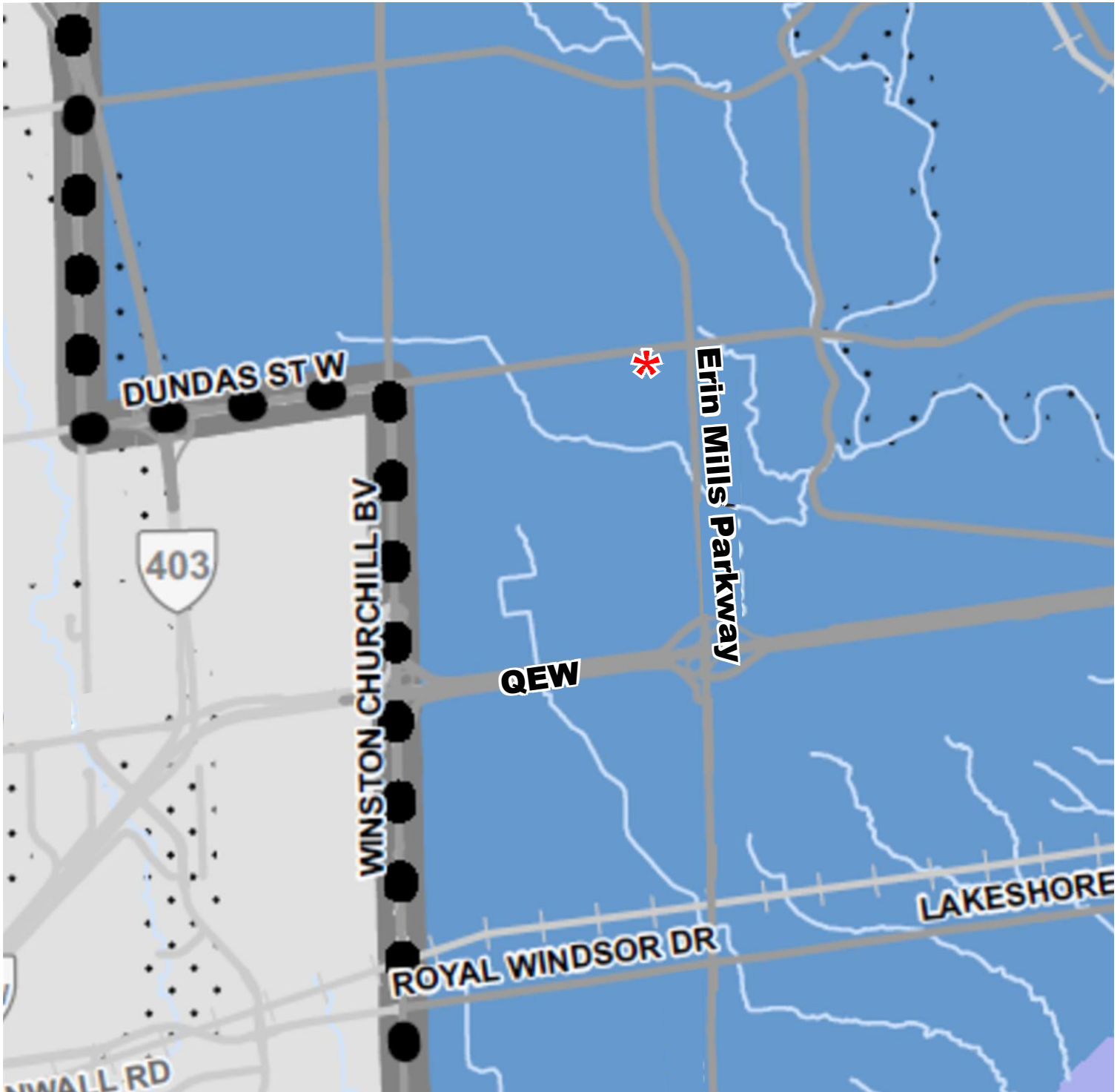
The Subject Lands are designated "Urban Systems" on Schedule D of the ROP (see **Figure 3**). The ROP directs urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, consistent with the policies in this Plan and the area municipal official plans (Policy 5.3.2.2). Furthermore, the designation requires development and redevelopment to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services (Policy 5.3.2.4). Finally, the Urban System designation directs the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:

- a) support the Urban System objectives and policies in this Plan;
- b) support pedestrian-friendly and transit-supportive urban development;
- c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and
- d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.

The proposed development on the Subject Lands represents redevelopment within the Urban Systems that will be in accordance with development objectives of the City of Mississauga Official Plan. The proposal will occur along an identified intensification corridor in the City, supporting existing and future transit service, and promoting pedestrian-friendly development. The amendment will allow for a development form that enhances its engagement with the public realm, promoting greater safety while being sensitive to the surrounding area context.

The Subject Lands are also located along Dundas Street West which is a Major Road on Schedule E of the ROP (see **Figure 4**). Policies within the ROP require the protection of Major Roads through the restriction on the number of access points, the separation of access points from major intersections and protecting for the appropriate Right of Way width for future expansion (Policies under 5.9.4.2). The main access to the Subject Lands is anticipated to be from Fifth Line West, with a secondary access from Dundas Street West, thereby limiting the number of access points along this planned transit corridor and meeting the objectives of this policy.

Based on the above, the proposed Zoning By-law Amendment to permit the proposed development conforms to the policy direction of the Region of Peel Official Plan.



Region of Peel Official Plan 2014

Figure 3

Region of Peel Official Plan

Schedule D: Regional Structure

2132 Dundas Street West,
Mississauga, Ontario

LEGEND



Subject Lands



Urban System



Urban Area Outside Peel
Region



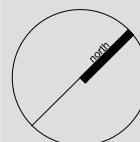
Regional Urban Boundary



Area with Special Policies

DATE: January 4, 2017

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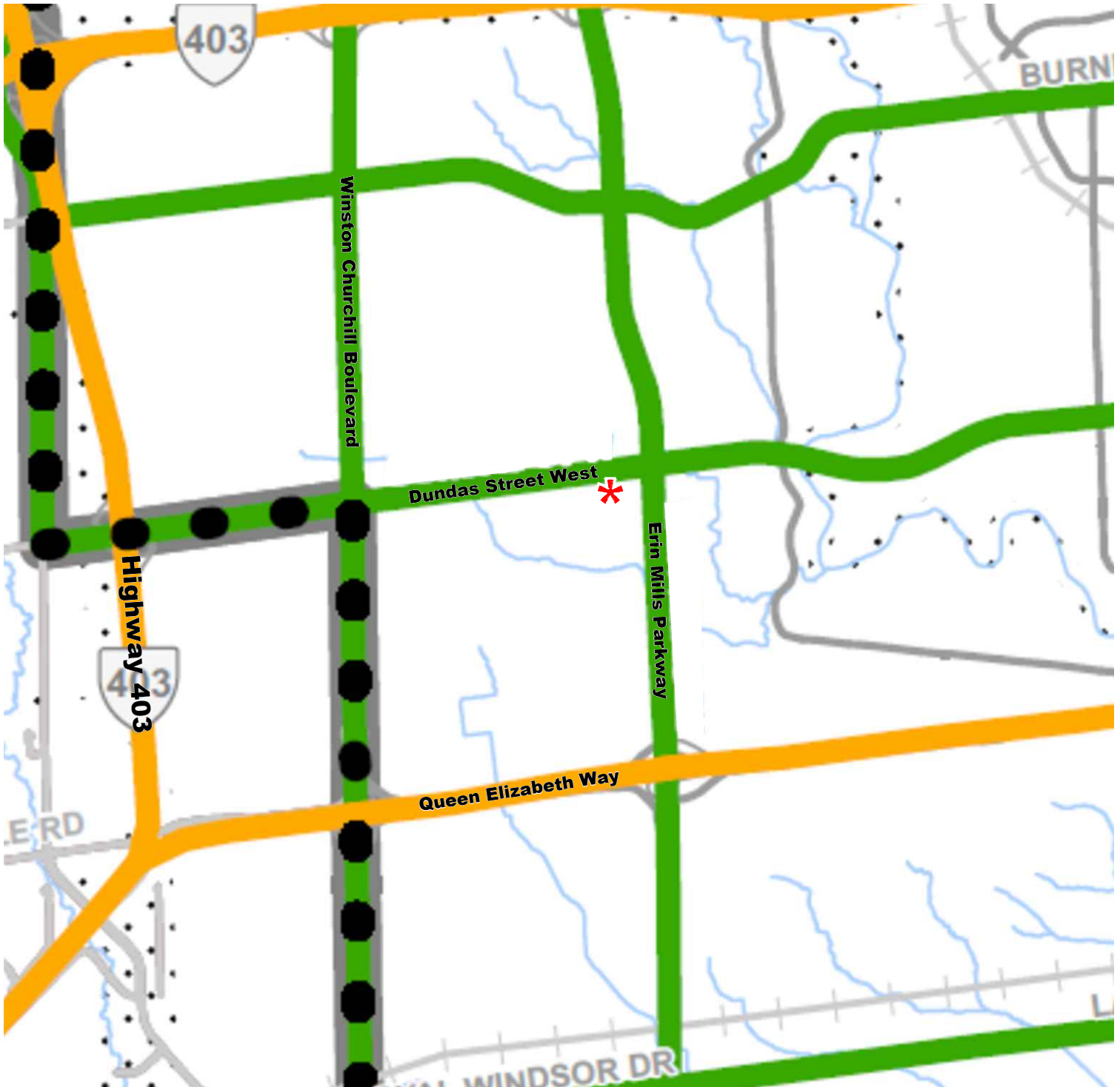


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Data Source: Region of Peel Official Plan 2012

Figure 4

Region of Peel Official Plan

Schedule E: Road Network Map

2132 Dundas Street West,
Mississauga, Ontario

LEGEND



Subject Lands



Major Road



Freeway



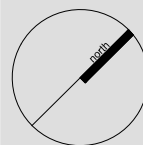
2031 Regional Urban
Boundary



Area with Special Policies

DATE: January 4, 2017

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4.4 CITY OF MISSISSAUGA OFFICIAL PLAN

The City of Mississauga Official Plan ("OP") came into partial effect on November 14, 2012 and has been updated to include Region of Peel and Ontario Municipal Board ("OMB") decisions and City Council approved Official Plan Amendments as of July 13, 2016. This is the version referred to in the following analysis.

The Subject Lands are designated 'Residential Medium Density' in the OP and are located in the 'Sheridan Neighbourhood' and along the planned Dundas Street Intensification Corridor. A key objective of the OP is to direct growth to areas with existing and proposed service and infrastructure capacity such as transit and community facilities. These objectives will enhance opportunities for alternative modes of transportation such as transit, walking and cycling opportunities so that impacts on the environment are minimized.

Guiding Principles

The Mississauga OP identifies a number of guiding principles on how to shape and guide growth in the City as envisioned by the Plan. Section 4.4 of the OP provides that the OP is in line with the City's Strategic Plan and focuses on the long term land use, growth and development plans for Mississauga. In order to protect and enhance its stable areas, the following principles have been established:

Policy 4.4.5 Mississauga will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts.

Policy 4.4.6 Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life; and

Policy 4.4.7 Mississauga will support the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness.

These guiding principles are achieved with the proposed redevelopment as it maintains a place for the ageing population to be integrated into the changing fabric of the City and more specifically, Dundas Street. The maintenance and redevelopment of an existing retirement dwelling, and future addition of a connected senior's apartment (i.e. – Phase 2) will assist in meeting the City's objective of providing a wide range of housing to meet the needs of the community through their later stages of life and will establish a complete community by providing a sense of community and place for its residents.

Directing Growth

Section 5.1 of the OP discusses the ways in which Mississauga will address and promote future development. More specifically, policy 5.1.7 seeks to protect and conserve the character of stable neighbourhoods. The proposed redevelopment of the Subject Lands will maintain its current use

as a retirement facility thus conserving the existing conditions of the neighbourhood while enhancing the built form of the Subject Lands.

Since the directives for guiding growth to areas that are well serviced by municipal infrastructure, policy 5.1.9 states that “New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure” and that if existing or planned servicing and/or infrastructure are inadequate to support the additional population that would be generated, development proposals may be refused. Since there is an existing building being used for the same purpose as intended through the redevelopment of the Subject Lands, servicing infrastructure and capacity is readily available. A Functional Servicing Report prepared by MTE Consultants Inc. confirms that the existing services are sufficient to support the proposed redevelopment of the retirement dwelling. It should also be noted that the redevelopment as currently proposed and when fully built out will have four less units than what currently exists, thereby not requiring more servicing capacity. Should additional density be considered at the time of proceeding with Phase 2, capacity requirements would be reconfirmed at that time.

Neighbourhoods are discussed in Section 5.3.5. As previously noted, the Subject Lands are within the Sheridan Neighbourhood (see **Figure 5**), therefore the policies of Section 5.3.5 are relevant. Neighbourhoods are identified in the OP as physically stable areas where new development needs to be sensitive to the Neighbourhood’s existing and planned character. Since the existing use of the Subject Lands is the planned use of the Subject Lands, the proposal complies with the Neighbourhood objective. The following is an analysis of the specific policies respecting the proposed redevelopment:

Policy Response

5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

The proposal does not propose any significant intensification on the Subject Lands and is intended to be occupied by the same general type of uses that exist on the Subject Lands today. Therefore, the proposal maintains the intent of this policy as it recognizes and preserves the existing character of the neighbourhood.

5.3.5.2 Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.

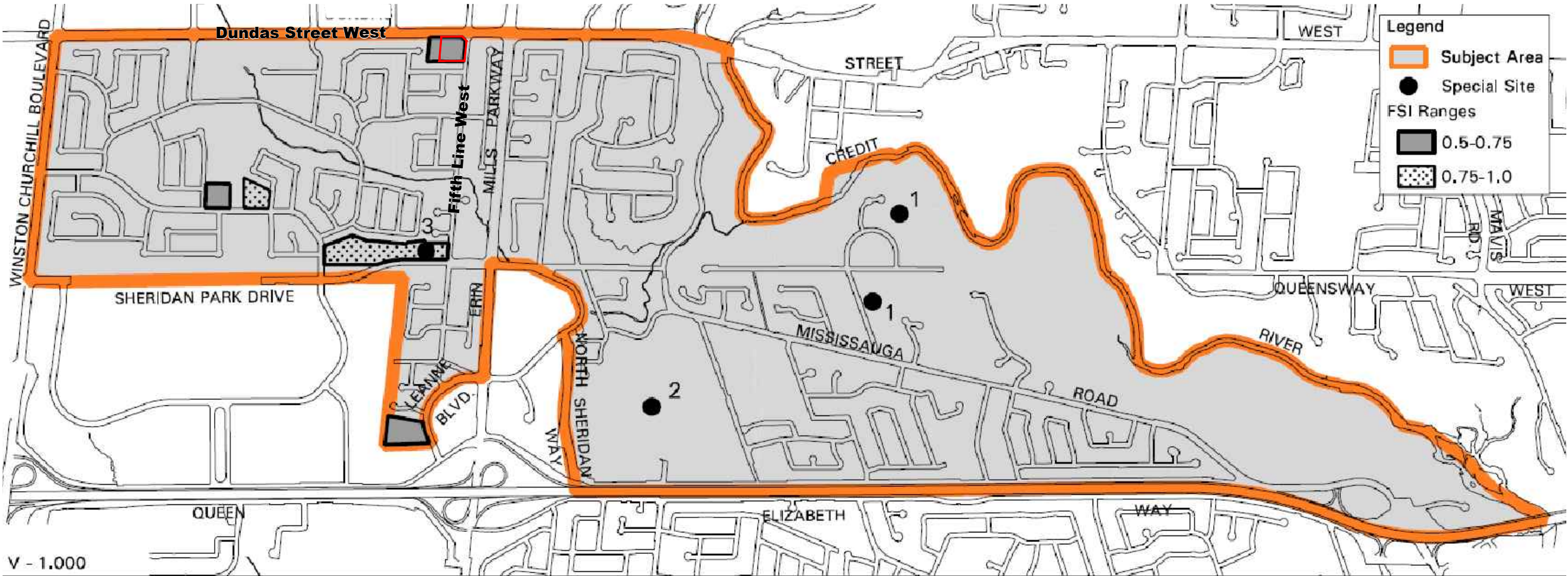
The proposal is to redevelop the existing residential long-term care and retirement facility and as such is considered an infill development.

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 apartment sites or commercial centres.

The proposed redevelopment is not a higher density use at this time despite the fact that the new building is proposed to be 5-storeys as opposed to the existing 3-storeys. Further, the Subject Lands are located along the Dundas Street Corridor, where higher densities are encouraged.

Figure 5
City of Mississauga
Official Plan
Map 16-22:
Sheridan Neighbourhood
Character Area

2132 Dundas Street West,
Mississauga, Ontario



LEGEND

Subject Lands

Sheridan Neighbourhood Character Area

DATE: January 4, 2017

SCALE: 1 : 20,000



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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.

The proposal is considered compatible in built form and scale to surrounding development as it only proposes a 2-storey height increase along Dundas Street from what currently exists today. It will enhance the existing development with a newly updated built form which will be more architecturally and aesthetically pleasing for the surrounding community and the planned transit and pedestrian infrastructure along Dundas Street West.

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.

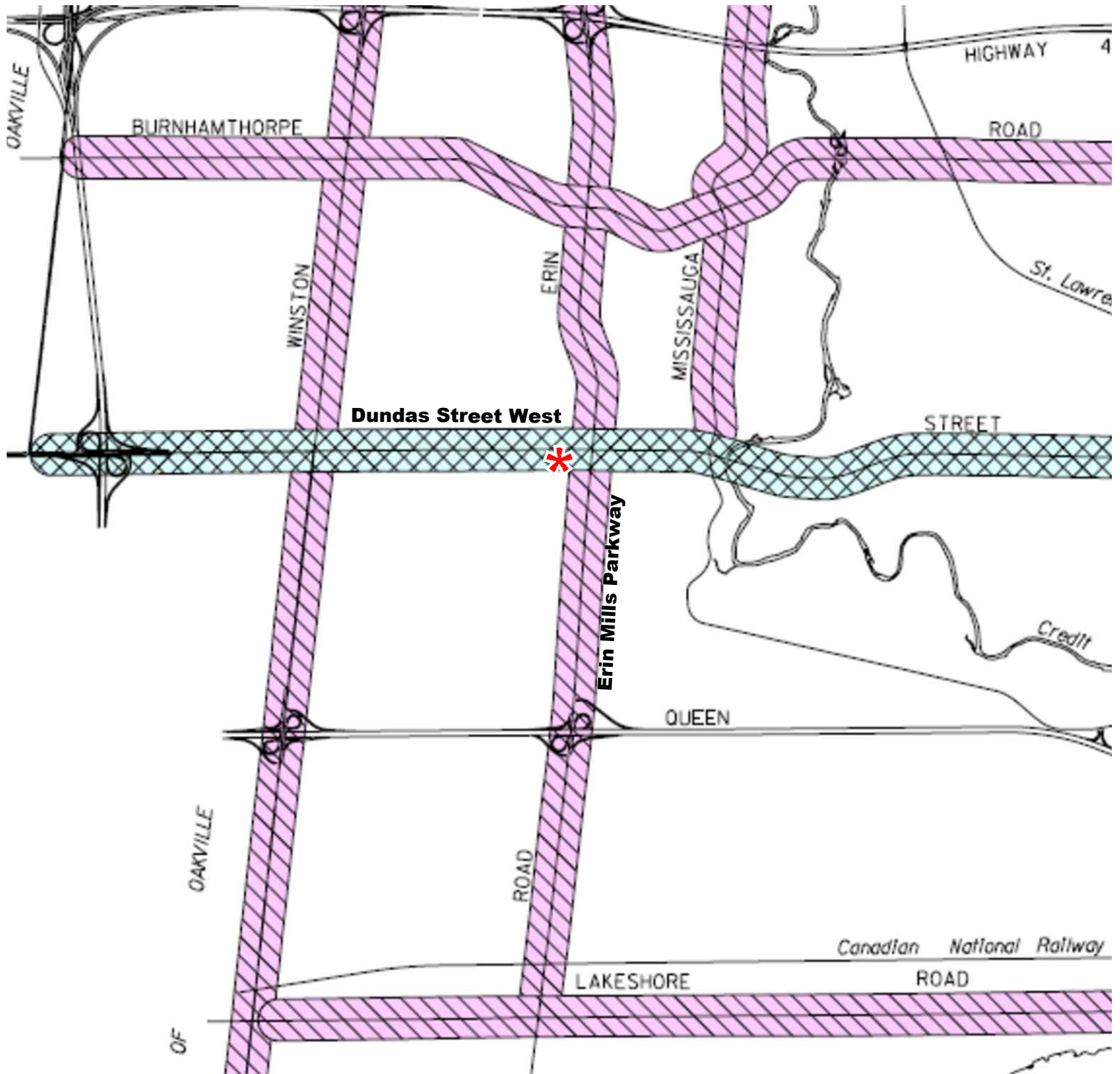
Given that the proposed use of the Subject Lands is one that currently exists, the redevelopment is sensitive to the existing and planned context and will provide appropriate transition in built form and will be positioned along Fifth Line West to be more open and inviting.

Figure 5-5 in the OP prescribes heights in Neighbourhoods as having a minimum of 2-storeys along Corridors and in Major Transit Station Areas and a maximum of 4-storeys. The Phase 2 proposal currently contemplates a height maximum of 5-storeys and 20 m to top of mechanical penthouse to accommodate the new development. The existing grade elevations are a factor in this new proposed height. **An Official Plan Amendment will be required to address increases in permitted height.**

Section 5.4 of the OP discusses the role of Corridors in the City. The Subject Lands are located along Dundas Street West which is a planned Intensification Corridor (see **Figure 6**). Intensification Corridors are considered a Corridor in the OP. Policy 5.4.7 states that land uses and building entrances are to be oriented to the Corridor where possible. The proposed orientation of the building maintains a main entrance at the corner of Dundas Street West and Fifth Line West as a focal entrance point. In addition, policy 5.4.13 states that "Low density residential development will be discouraged from locating within Intensification corridors". Therefore the proposed redevelopment of the Subject Lands with a slightly taller built form than what is permitted complies with this policy as it is not a form of low-rise residential development.

Since the Subject Lands are within an Intensification Corridor as identified on Schedules 1c and 2 of the OP, they are considered to be in an Intensification Area. Section 5.5 discusses Intensification Areas as having densities that support frequent transit service and a variety of services and amenities. It anticipates that single-storey buildings and surface parking lots will be replaced with multi-storey developments and structured parking facilities. The proposal does just that. It replaces an existing building with one of slightly taller proportions that will accommodate a population that can support frequent transit service.

Policy 5.5.7 indicates that a mix of medium and high density housing will be encouraged in Intensification Areas, and policy 5.5.8 further states that residential density should be sufficiently high to support transit usage and that low density development will be discouraged. The proposed redevelopment of the Subject Lands is a form of medium density residential and will utilize existing infrastructure as required by policy 5.5.9 without the need to increase capacity.



Data Source: City of Mississauga Official Plan 2015




Figure 6

City of Mississauga Official Plan

Schedule 1C: Corridors Map

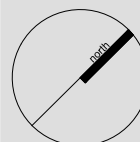
2132 Dundas Street West,
Mississauga, Ontario

LEGEND

-  Subject Lands
-  Corridor
-  Intensification Corridor

DATE: January 4, 2017

SCALE 1:40,000



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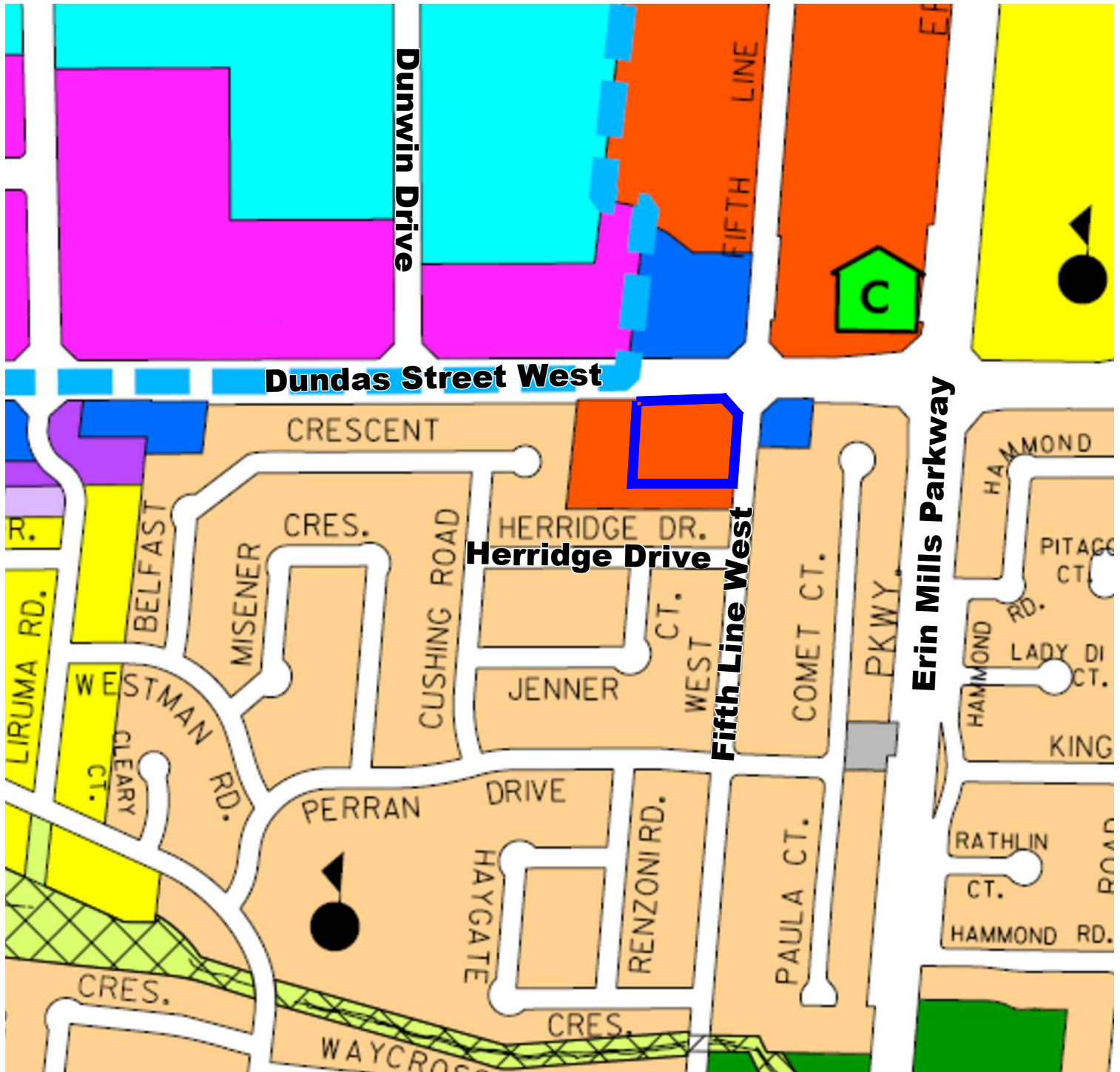
Section 7 of the OP recognizes the importance of establishing complete communities which meet the housing needs of people of all ages and to create inclusive communities where people are connected, supported and allowed to flourish. Policy 7.1.1 “encourages the provision of services, facilities and housing that support the population living and working in Mississauga”, therefore the redevelopment of the Subject Lands meets this objective and the objective of section 7 as it establishes a place for a specific population where they can flourish.

Land Use

The Subject Lands are designated Residential Medium Density (see **Figure 7**). Section 11.2.5 discusses the policies related to this designation which permits townhouse dwellings and all forms of horizontal multiple dwellings. It is our opinion that the existing building can be considered a “Retirement Dwelling” as per the Zoning definition given the way it has operated since inception in the 1970’s; however, it is the City’s interpretation that the proposal represents an Apartment Dwelling. Therefore in abundance of caution and at the City’s request, the addition of Apartment Dwelling as a permitted use in the Residential Medium Density designation is being sought for the Subject Lands. The existing retirement building and its operation predates the current OP and would be considered legal non-conforming. The proposed OPA for the Subject Lands will legalize the existing use as an Apartment Dwelling. The accompanying Zoning By-law Amendment will recognize the proposed development as a Retirement Dwelling being a type of Apartment use as the proposed redevelopment is intended to operate similar to what exists today. The proposed development will provide enhanced design and improved relationship to the public realm, in keeping with the Urban Design policies and OP expectations for an Intensification Corridor. **An Official Plan Amendment will be sought to recognize Apartment Dwelling as a permitted use on the Subject Lands.**

Section 16 of the OP identifies various Character Neighbourhoods, which includes the Sheridan neighbourhood within which the Subject Lands is located. Although the maximum height permitted in the Neighbourhood designation is 4-storeys, policy 16.1.1.2 considers the establishment of greater heights where it can be demonstrated to the City’s satisfaction, that there is an appropriate transition in heights that respects the surrounding context, that the development proposal will enhance the existing or planned context, that the City Structure hierarchy is maintained, and that the development proposal is consistent with the OP policies. The development proposal for Phase 2 meets these objectives. It will maintain an appropriate transition to the surrounding built form as it proposes an additional 2-storeys to what exists today, which is only 1-storey more than what is permitted by the OP. Further, the Phase 1 building is proposed at 4-storeys which helps the transition to the low-rise residential neighbourhood to the south. Existing and proposed landscaping will minimize the visual impact to the surrounding neighbourhood and enhance the streetscape. The City’s Structure hierarchy will be maintained as the proposal maintains the medium density built form as required, further confirming that the proposal is consistent with the policies of the OP.

Section 16.22 provides an overview of the objectives of the Sheridan neighbourhood policies. This section does not specifically speak to the Subject Lands; however, they are identified on Map 16-22 as having a permitted FSI of 0.5 to 0.75. The proposed development contemplates an FSI of 1.0 whereas the existing building currently has an approximate FSI of 0.97. The proposed redevelopment is therefore density neutral as it does not necessarily increase the density of what currently exists today and that is permitted by the Zoning By-law as noted below. Notwithstanding this, and to legalize existing densities on the Subject Lands, an Official Plan



Data Source: City of Mississauga Official Plan 2016

Figure 7

City of Mississauga Official Plan

Schedule 10: Land Use Plan

2132 Dundas Street West,
Mississauga, Ontario

LEGEND

- Subject Lands
- Residential Low Density I
- Residential Low Density II

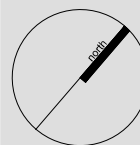
- Residential Medium Density
- Mixed Use
- Public Open Space
- Utility

- Greenlands
- Business Employment
- Motor Vehicle Commercial
- Convenience Commercial

- Office
- Public School
- Community Facilities
- Employment Area

DATE: January 4, 2017

SCALE 1:3,000



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Amendment to permit a density of 1.0 FSI is included in this submission. The new proposed buildings improve the building form and quality of life for seniors residing there and do not impact the neighbourhood with higher density. The proposed building eliminates a number of bachelor units and replaces them with more one bedroom units which represents the current preferences for seniors' living.

Dundas Connects

Although not an in force policy document, the Dundas Connects project is identified here to inform the proposed development and its relevance to the Dundas Corridor.

The City of Mississauga has identified Dundas Street West as an Intensification Corridor and is developing a long-term, future-oriented Master Plan for the Dundas Corridor which will shape the future look and feel of Dundas, focusing on transit, land-use, and public space. Dundas Street extends through Mississauga from Oakville in the west to Toronto in the east.

The project commenced in Spring of 2016 and is in its early stages of consultation with a second public meeting held in the fall of 2016. The project is anticipated to be completed in late 2017. Comments from area residents, land owners and the public have been received from the first public meeting which identify their vision for Dundas Street:

- A vibrant and dynamic public realm is vital to Dundas' future
- Transit on Dundas Street should be improved
- Add Rapid Transit and address congestion, bikeability and walkability
- The practical and diverse retail, landmark features and transit route options provide a mix of landscapes and uses and provide connectivity, although linkages between routes can be improved
- For the stretch of Dundas Street West between Winston Churchill Boulevard and Erin Mills Parkway the following was suggested:
 - Build pedestrian/cyclist infrastructure, restore Loyalist Creek, and create BIA
 - Ensure unified transit strategy with Oakville and Toronto
 - Ideal stretch for mixed-use development, design upgrades
 - Improve zoning to support walkability
- And, more specifically, improving intersection safety and developing a mixed-use hub was suggested for the intersection of Dundas Street West and Erin Mills Parkway

The proposed redevelopment of the Subject Lands does not contemplate a change in use from what currently exists today, with the exception of adding independent living component of the retirement dwelling in Phase 2. The proposed built form is an update from the current building, will be more architecturally pleasing, will be located closer to the street, and will add to the pedestrianization of Dundas Street West with new landscaping elements and pedestrian connections. Maintaining its use as a retirement dwelling provides that diverse population along the corridor that is envisioned, a population that may not be so dependent on automobiles but that prefer walking to places of passive recreation. This proposed redevelopment will support the vision for Dundas Street West as a main street in Mississauga with a mix of uses, transit connectivity and an improved public realm.

THE AMENDMENTS

The following amendments will be sought as part of this application:

- A maximum height of 5 storeys shall be permitted.
- A density of 1.0 shall be permitted for the Subject Lands;
- Apartment Dwelling shall be permitted

The amendment to permit 5-storeys is justified as it represents only one additional storey to the permitted 4-storeys. Further, it supports the objectives of the Dundas Connects project as it provides greater intensification along a planned transit network.

The proposed Phase 2 development contemplates an FSI of 0.93; however, the proposed density of 1.0 is generally consistent with the existing 0.97 FSI that currently exists today, and allows flexibility during the detailed design stages. Therefore this amendment is density neutral and is appropriate as it permits a density that is already established.

The proposed addition of Apartment Dwelling as a permitted use recognizes the proposed built form on the Subject Lands while allowing for the continued operation of the existing retirement residence.

A copy of the draft Official Plan Amendment is included as **Appendix A** of this report.

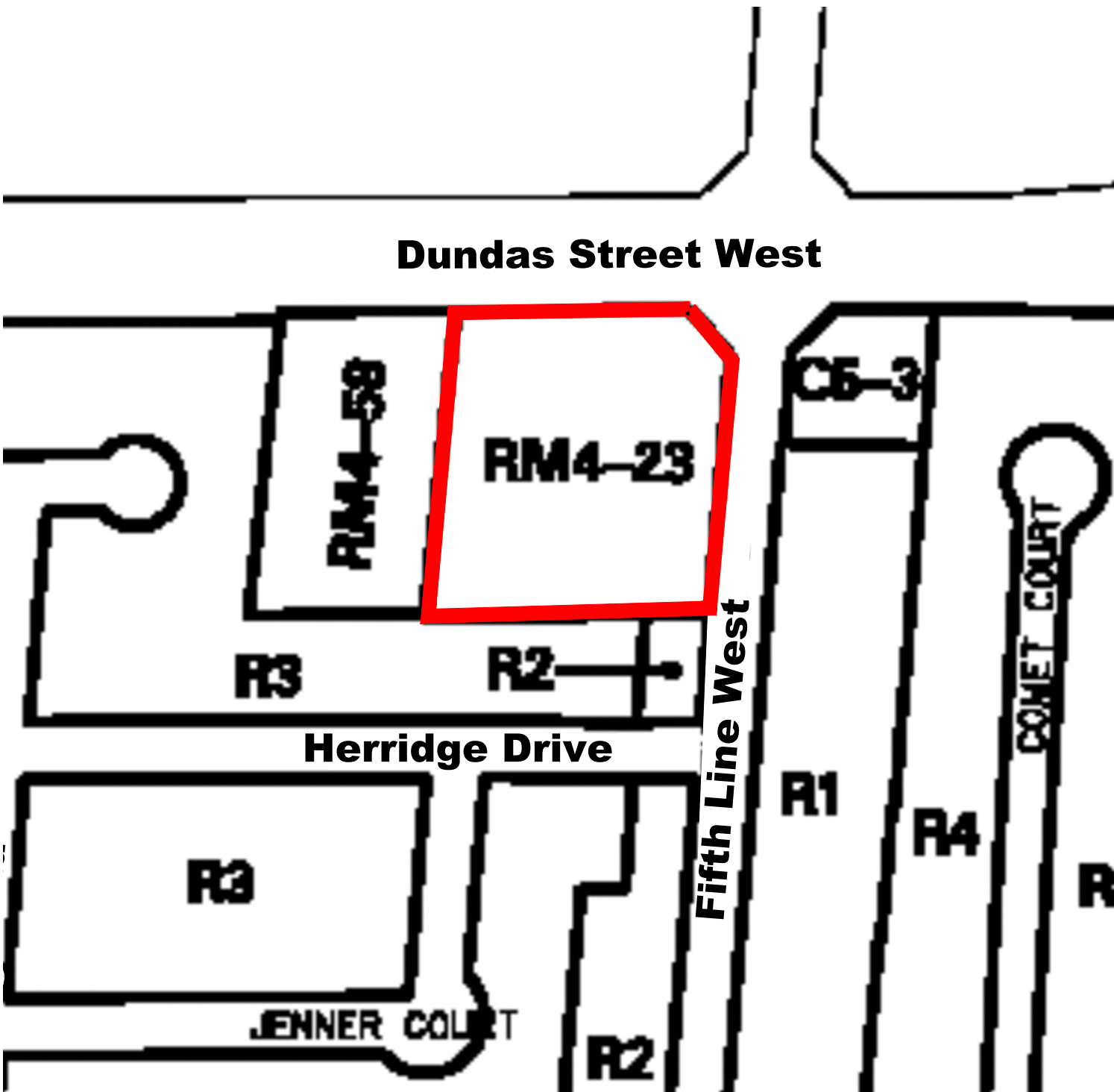
Overall, the proposal for Phase 2 and the contemplated amendments needed to allow for the proposal meet the policy direction of the Official Plan.

4.4.1 SUMMARY

Based on the above, the proposal is in conformity with the policy direction of the City of Mississauga Official Plan Residential Medium Density designation. The proposed amendments support the continuation of uses on the Subject Lands, support the Dundas Intensification Corridor/Higher Order Transit Corridor initiative, and represents good planning.

4.5 CITY OF MISSISSAUGA ZONING BY-LAW

The City of Mississauga Zoning By-law ("ZBL") was enacted and passed On June 20th, 2007 as By-law Number 0225-2007 and has since been revised up to August 2016. The Subject Lands are zoned RM4-23 (see **Figure 8**) which permits Long-Term Care Dwellings and Retirement Dwellings and refers to the policies of the RA1 zone for zone regulation compliance. The permitted height through this zone exception is 3-storeys and 10.7 metres. The proposed Phase 2 development of the Subject Lands currently contemplates a height of 5-storeys and 20 metres for the building to the top of the mechanical penthouse. The following two tables provide the site-specific zoning provisions for the Subject Lands (**Table 1**) and a complete site statistics and zoning compliance comparison (**Table 2**).



Data Source: City of Mississauga Zoning By-law 0225-2007

Figure 8

City of Mississauga
Zoning By-law
0225-2007

Map 18

2132 Dundas Street West,
Mississauga, Ontario

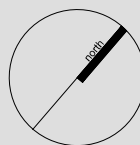
LEGEND

 Subject Lands

DATE: January 4, 2017

SCALE 1:2,000

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Table 1: Site-specific Zoning Provision

4.10.2.23	Exception: RM4-23	Map# 18	By-law: 0308-2011
In a RM4-23 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.23.1 Lands zoned RM4-23 shall only be used for the following:			
(1) Long-Term Care Dwelling (2) Retirement Dwelling			
Regulations			
4.10.2.23.2 Long-term care and/or retirement dwelling shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:			
(1) the provisions contained in Article 4.1.15.1 of this By-law shall apply (2) maximum height 10.7 m and 3 storeys			

Table 2: Site Statistics and Zoning Compliance

SITE DATA Zone: RM4-23 Site Area: 10,245.602 sq. m.						
	Item	By-law Number	Required	Provided	Complies	Comments
1	Min. Lot Frontage	4.15.1	30 m	81.077 (Dundas St. West)	Yes	
2	Min. Front Yard Min. Exterior Side Yard	4.15.1	8.5 m (for heights between 13 m & 20 m)	8 m (Dundas St. West) 8.5 m (Fifth Line West)	No Yes	Amendment required to reduce setback to 8 m
3	Min. Interior Side Yard (west)	4.15.1	4.5 m (abuts institutional)	4.5 m	Yes	Based on closest building face
	Min. Rear Yard (south)	4.15.1	7.5 m + 1.0 m for each additional 1.0 m of dwelling height, or portion thereof exceeding 10 m of height to a max. 25.5 m = 10.7 m required	8.9 m	No	<i>Minor Variance sought to reduce setback to 8.9 m as part of Phase 1</i>
4	Max. encroachment of a balcony or cornice above the first	4.15.1	1.0 m	1.44 m - south (based on 10.5m setback)	No	<i>Minor Variance sought to reduce rear yard setback to 8.9m. As a</i>

	storey into a required yard			0.61 m – north (Dundas St. West)	Yes	<i>result, the balcony will not encroach in setback</i>
	Max. Encroachment into a 1.8 m required yard of a balcony located on the first storey that each shall have a maximum width of 6.0m	4.15.1	1.8 m	N/A South N/A North	N/A	
	Max. projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	4.15.1	1.0 m	1.40 m (Dundas St. West)	No	Amendment required to allow for 1.40 m balcony projection
5	Min. above-grade separation between buildings	4.15.1	3.0 m (Building height less than 13 m) 9.0 m (Height between 13.0 m & 20 m)	+ 3.0 m +9.0 m	Yes Yes	
6	FSI Apartment Dwelling Zone	4.15.1	0.4 min. to 9.0 Max.	9,482.37sq.m /10,245.60sq.m = 0.93	No	Amendment required to permit an FSI of 1.0
7	Height Max.	4.10.2.23.2(2)	3 storeys and 10.7 m	5 storeys and +/- 15.48 m (to top of building) and 20 m (to top of mech. PH)	No	Amendment required to allow for 5 storeys and 20 m max. height
8	# Units			137		
9	Use	4.10.2.23.1	Long-Term Care/ Retirement Dwelling	Retirement Dwelling	Yes	
10	Off-Street Parking	3.1.2.1	0.5 spaces per unit =72	72 spaces	Yes	
	Off-Street Parking Dimensions	3.1.1.4.1, 3.1.1.5.1	2.6 x 5.2 (7.0 m aisle)	2.6 x 5.2 (7.0 m aisle)	Yes	

	Off-Street Parking Setback	4.15.1	4.5 m min. (to a street line) 3.0 m min. (any other lot line) 7.5 m Min. (parking structure partially above grade to lot line)	2.66 m to 5.8 m (Fifth Line West) 1.3 m to 3.0 m (west) 10.255 m (Dundas Street)	Yes No Yes	Existing Condition to be captured in amendment.
11	Loading Spaces	3.1.4.5	1 Required (3.5 m W x 9.0 m L)	1 Provided (3.5m x 9.0m)	Yes	
12	Min. setback for a waste enclosures/loading area to street line Min. setback for waste enclosure/loading area to detached dwellings	4.15.1	10 m 10 m	N/A + 40 m	N/A Yes	
13	Outdoor Storage			N/A	N/A	
14	Min. Landscaped Area		40% of Lot Area = 4,098.24 sq.m.	35% of Lot Area	No	Amendment required to reduce required landscaped area to 35%
15	Buffer Strips	4.15.1, 2.1.25, 4.1.15.4	4.5 m street line/residential 3.0 m (other lot line)	+ 4.5 m Varies: West – 1.918m min. at parking South – 4.4m at parking	Yes No Yes	Existing Condition to be captured in amendment
16	Fences		---			
17	Amenity	4.15.1	Greater of 5.62 sq.m./unit (784 sq.m.) OR 10% of site area (1,024.56 sq.m.) Min. % of total amenity area	Exterior +/-1,093 sq.m. Interior +/-920 sq.m. TOTAL: 2,013 sq.m. + 135% (courtyard)	Yes Yes	

			required to be provided in one contiguous area (50% or 512.28 sq.m.) Min. amenity area to be provided outside at grade (55 sq.m.)	694.352 sq.m.) 1,093 sq.m.	Yes	
18	Bicycle Parking		5% or Required car spaces 5% of 70 = 3.5	4 spaces	Yes	
19	Lot Area			10,245.602 sq. m.		

As the proposed redevelopment for Phase 2 requires a Zoning By-law Amendment, the provisions noted above will be sought for the By-law amendment in order to enable the planned development of Phase 2. As previously noted, through consultation with staff and the potential for greater heights along the Dundas Street corridor the proponent may seek more height at the time of the Phase 2 development as may be supported by the Dundas Connects project. The proposed amendments are slight variations to the zoning provisions and some are to maintain existing conditions, therefore a zoning amendment addressing the above development standards is appropriate for the redevelopment of the Subject Lands.

4.5.1 Summary of Zoning Compliance

Based on the above, relief from the following provisions will be required in order to permit the proposal:

- Notwithstanding the definition of “retirement dwelling unit” a retirement dwelling unit may contain limited culinary facilities including a stove top and/or oven
- A minimum front yard setback of 8 metres
- A maximum projection of 1.40 metres of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects
- A maximum FSI of 1.0
- A maximum height of 20 metres to the top of the mechanical penthouse
- A minimum off-street parking setback of 1.35 metres to capture an existing condition
- A minimum landscaped area of 35% of the Lot Area
- A minimum buffer strip width of 1.92 metres to capture an existing condition

It is the opinion of this report that the above noted relief being requested through this Zoning By-law Amendment is appropriate as it allows for the implementation of the proposed Official Plan Amendment.

4.5.2 Rationale for Amendment

Kitchens in “retirement dwelling unit”

The current definition of the “retirement dwelling unit” does not allow for a stovetop and/or oven to be located within the units. The proposed amendment to this definition is to allow for stove tops and/or ovens to be located within the units of the Phase 2 development for use by active seniors.

The reason for this amendment is to provide a more independent lifestyle for the seniors, recognizing that the facility requires meal plans for all residents of the facility. The intention of the full kitchens is to allow residents the opportunity to have breakfast in their units as part of the semi-independent living afforded in retirement dwellings per its definition in Mississauga’s Zoning By-law. The facility has mandatory meal plans that must be purchased by the residents and provides common facilities for preparation and consumption of food, housekeeping services and on-site emergency services. The independent seniors will benefit from the array of services available to residents of both Phases 1 and 2, ensuring a fulsome level of care consistent with the definition of Retirement Dwelling. There are many examples in the City of Mississauga that provide for seniors retirement living that offer full kitchens for the independent seniors, similar to this proposal. As such, this amendment is appropriate because units will always be associated with a continuum of care managed by Erinview Residences, avoiding the potential for Phase 2 becoming fully independent. The services and mandatory meal plans provided ensure that this facility is maintained as a retirement dwelling.

Minimum Front Yard Setback

The proposed front yard setback of 8 metres is only a slight variation from the required 8.5 metres and is therefore justifiable. The amendment enables the development of the Phase 2 building to accommodate appropriately sized internal units and corridors and maintain a common area that is suitable for the residents. The 8 metres is taken from the architectural projections between unit windows which add to the design of the building elevations. Having a building setback that is closer to the public realm is desirable when considering the objectives of Dundas Connects and animating the transit corridor.

Balcony projection located above the first storey measured from the outermost face or faces of the building from which the balcony projects

A balcony projection of 1.40 metres is proposed which is a slight increase from the required 1.0 metre projection. This amendment is appropriate as it brings active uses closer to the public realm, similar to the building footprint.

Maximum FSI

The FSI of the existing development is 0.97 while the proposed redevelopment will provide an FSI of 0.93, based on the current conceptual site plan for Phase 2. However, an FSI of 1.0 proposed and is appropriate as it will allow flexibility during the detailed design stages and is generally consistent with what currently exists on site today.

Maximum Height

The maximum height for the Phase 2 building is proposed to be 5-storeys and 15.5 metres to the top of the building or 20 metres to the top of the mechanical penthouse. The addition of building height is supported by the Dundas Connects project which encourages development and intensification along its corridor. The proposed height will enable the zoning of the Subject Lands

to be in line with the City's transit project and bring it into conformity with the proposed OPA. The maximum height of 20 metres captures the mechanical penthouse located on a portion of the roof. The actual building height is proposed to be 15.5 metres and allows for the proper screening of the mechanical penthouse. Therefore, this amendment is appropriate.

Minimum Off-street Parking Setback

The proposed setback to the site parking is 1.34 metres and is being sought in order to capture an existing condition. Given that the current development has operated with this minimum off-street parking setback of 1.34 metres, and has had no adverse impact on the development, the proposed amendment is appropriate.

Minimum Landscaped Area

The proposed development of Phase 2 will maintain the landscaped area sought through the minor variance application for Phase 1 and captures the site in its entirety. The amendment for a reduced landscaped area is required to ensure the integration of Phase 2 with Phase 1 which will operate as one facility upon completion of Phase 2. The ultimate build out of the Site slightly reduces the landscaped area because of the symmetrical built form of the entrance area, common areas, and indoor amenities and recreational opportunities provided between the two buildings as well as to accommodate the required parking. The proposed indoor recreational opportunities will assist in augmenting the slight reduction. Although the landscaped area is reduced throughout the site, the landscape elements themselves will be enhanced in order to screen the south side of the Phase 1 building from the adjacent low-rise residential backyards, and to provide a more comfortable landscaped environment along Dundas Street West and Fifth Line West for the enjoyment of the residents. Therefore the reduction in landscaped area is appropriate.

Minimum Buffer Strip Width

The amendment to reduce the minimum buffer strip is to capture an existing condition on the west side between the existing parking spaces and the lot line. These parking spaces are to remain therefore the amendment is required. The amendment is appropriate as the existing condition has not had any adverse impacts to the operation of the Subject Lands or to the adjoining lands.

A copy of the draft Zoning By-law is attached as **Appendix B**.

5.0

CONCLUSION

It is the opinion of this report that the proposal for an Official Plan Amendment and a Zoning By-law Amendment to permit the redevelopment of a retirement dwelling on the Subject Lands is in the public interest and represents good planning for the following reasons:

1. The proposed development will accommodate an ageing population on a site that is currently used for the same purpose. It will provide an opportunity for seniors to live in an established and familiar area while offering amenities such as meal plans, housekeeping services and medical services as well as recreational areas where they can live a semi-independent lifestyle.
2. The proposal is consistent with the Provincial Policy Statement, and conforms to both the Growth Plan for the Greater Golden Horseshoe and the Regional Official Plan. The proposed development will provide 77 units for an ageing population. Together with the Phase 1 redevelopment, the Subject Lands in its entirety will provide a total of 137 units to service the residential retirement living market, thereby contributing to the availability of housing for seniors.
3. The proposed redevelopment of the Subject Lands is a form of medium density residential and will utilize existing infrastructure and housing to meet the needs of the community through their later stages of life which will establish a sense of community and place for its residents.
4. The proposal will utilize existing municipal water and wastewater infrastructure already available to the Site. Furthermore, the proposal can be accommodated within the existing transportation system, and will provide sufficient on-site parking for the proposed uses.
5. The proposed redevelopment is sensitive to the existing and planned context and will provide appropriate transition in built form to the surrounding community. It will be positioned along Fifth Line West to be more open and inviting for the residents.
6. The proposal will revitalize an existing Site located on a major road that is the subject of a major transportation study in the City of Mississauga. It will create a more aesthetically pleasing built form along a major corridor and will provide amenity areas and appropriate landscaping to better compliment the surrounding land uses.
7. The proposed Official Plan Amendment is appropriate as it enhances the built form along Dundas Street West, which is in line with the Dundas Connects transit corridor initiative; and,

8. The proposed Zoning By-law Amendment is appropriate as it allows for the implementation of the Official Plan Amendment, maintaining the planned function of the Site as a retirement dwelling to accommodate improved residences for the senior population.

Yours Truly,

MHBC

A handwritten signature in black ink, appearing to read 'Eldon C. Theodore', with a large, stylized initial 'E'.

Eldon C. Theodore
BES, MUDS, MCIP, RPP, LEED AP
Partner and Urban Designer

A handwritten signature in black ink, appearing to read 'Lisa La Civita', with a stylized, cursive script.

Lisa La Civita
HBA, MES, MCIP, RPP
Planner

APPENDIX **A**

Amendment No. XX
To
Mississauga Official Plan
for the
City of Mississauga Planning Area

The following text and map designated Map “A” attached hereto constitutes Amendment No. XX.

Also attached hereto but not constituting part of the Amendment are Appendices I, II and III.

Appendix I is a description of the Public Open House and Statutory Public Meeting held in connection with this Amendment.

Appendix II is a summary of the resident comments heard at the Public Open House held for the Phase 1 redevelopment on November 29, 2016.

Appendix III is a copy of the Planning and Building Department Report dated _____, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the permitted use, maximum building height, and maximum density within the current land use designation of “Residential Medium Density” within the “Sheridan Neighbourhood” to include Apartment Dwelling, a maximum permitted height of five storeys along Dundas Street West, and a maximum density of 1.0 FSI. This will permit a new retirement dwelling to replace the existing facility on the subject lands.

LOCATION

The lands affected by the Amendment are the lands municipally addressed as 2132 Dundas Street West, and legally described as Pt Lt 31, Con I Sds Tt, As In Ro698 l 68; Mississauga.

BASIS

The subject lands are located in the Sheridan Neighbourhood Character Area of the current City of Mississauga Official Plan that partially came into effect on November 14, 2012. As of July 13, 2016 the most recent approved Official Plan Amendments have been included with the outstanding policies and land use designations remaining under appeal with the Ontario Municipal Board. There are no policies affecting the subject lands under appeal with the Ontario Municipal Board.

The entirety of the subject lands are designated “Residential Medium Density” that permits townhouse dwellings, all forms of horizontal multiple dwellings and low-rise dwellings. The subject lands front onto Dundas Street West, a designated Urban System Intensification Corridor that is intended for future growth.

The proposed Amendments are acceptable from a planning analysis and should be approved for the following reasons:

1. The proposed development is compatible with the surrounding land uses and maintains an appropriate low-rise built form, and transition to existing land uses.
2. The proposed Official Plan and Zoning By-law Amendments are appropriate to accommodate the proposed development and meet the intent, goals and objectives of the Official Plan.

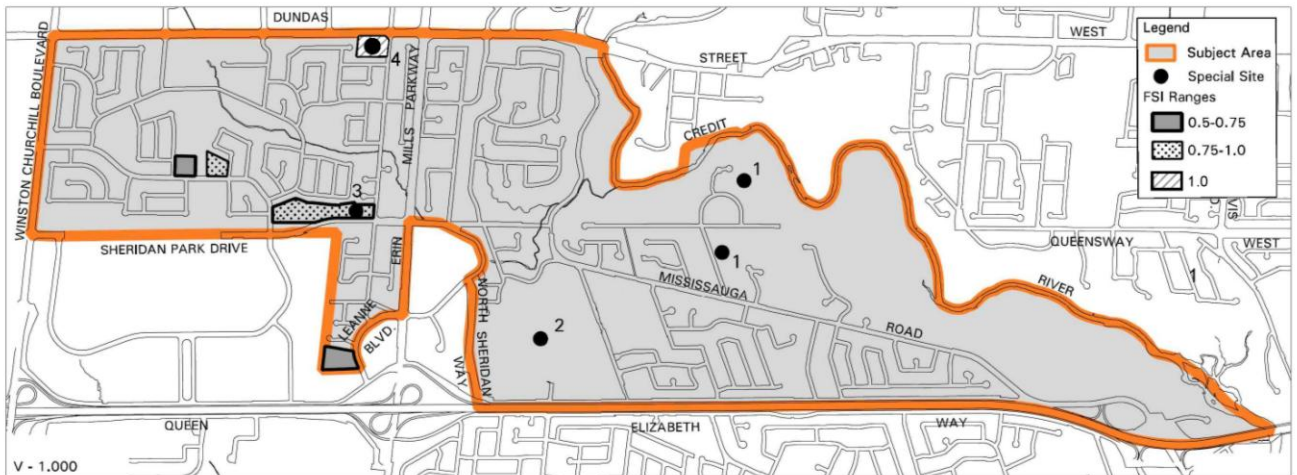
Details regarding this Amendment to the Sheridan Neighbourhood Character Area within the City of Mississauga Official Plan are contained in the Planning and Building Report dated ____, attached to this Amendment as Appendix B.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Notwithstanding the provisions of this Plan and Figure 5-5, a maximum height of 5 storeys shall be permitted along Dundas Street West.

2. Notwithstanding the provisions of Section 11.2.5.5 Apartment Dwellings are permitted on the lands identified as Site 4
3. Notwithstanding the provisions of Section 16.1.1.1 and 16.1.1.2 a maximum building height of five storeys shall be permitted along Dundas Street West.
4. Map 16-22 shall be deleted and replaced with the following Map 'A' to permit a density of 1.0 for the lands identified as Site 4.

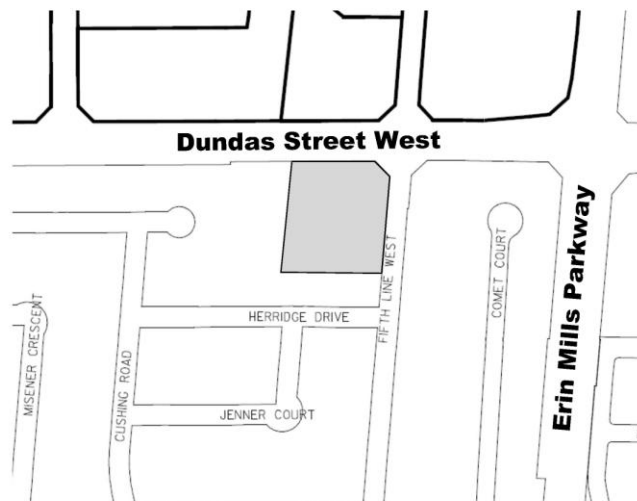
Map 'A':



Map 16-22: Sheridan Neighbourhood Character Area

5. Section 16.22.2 Special Site Policies within the Sheridan Neighbourhood Character Area is hereby amended by adding the following provisions:

16.22.2.4 Site 4:



16.22.2.4.1 The lands identified as Special Site 4, are located on the south side of Dundas Street West, west of Fifth Line West and contain an Apartment Dwelling.

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, and thereafter forms of the Mississauga Official Plan.

The lands will be rezoned to implement this Amendment.

INTERPRETATION

The provisions of the 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.

APPENDIX I

PUBLIC OPEN HOUSE FOR PHASE 1

Although not the subject of this Official Plan Amendment, all property owners within a radius of 130m of the subject lands were invited to attend a Public Open House held by the applicant and their project team on November 29, 2016 to provide information on the Phase 1 redevelopment. City staff was also in attendance. Approval on the Phase 1 redevelopment is being sought through minor variance and site plan applications.

A number of area residents were in attendance at the meeting and raised issues that have been identified in the Open House Summary of Resident Comments attached hereto as Appendix II.

PUBLIC MEETING

All property owners within a radius of 120m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on _____ in connection with this proposed Amendment.

A number of area residents were in attendance at the meeting and raised issues that have been addressed in the Planning and Building Department Report dated _____ attached to the Amendment as Appendix III.

APPENDIX II

PUBLIC OPEN HOUSE FOR PHASE 1 SUMMARY OF RESIDENT COMMENTS

A Public Open House was held by the Applicant and their project team on November 29, 2016. The Public Open House was held to inform area residents about the proposed Phase 1 redevelopment of the existing retirement dwelling as the Phase 1 building is located along the rear yards of six homes in the adjacent low-rise residential neighbourhood.

Although not a requirement as part of the site plan application process, the applicant felt it was necessary to provide information to the public on Phase 1 due to Provincially Legislated requirements, its location on the subject lands and its relation to the Phase 2 development, both of which will be subject to this Official Plan Amendment.

Although the Open House was for the Phase 1 development, the entirety of the site was presented to the public so they understood the context and vision of the development as a whole.

A summary of the comments heard from the residents who attended are identified below. Mississauga Planning Staff and the Ward Councillor were also in attendance.

Summary of Resident Comments related to Phase 1:

- Concerned about the height of the building directly behind the low-rise residential properties as it affects privacy.
- No visual appeal at the front of our home.
- Concerned that the size of the trees to be planted are large enough in height to allow for privacy.
- What are the provisions for safety and protection from ensuring dust and hazardous material such as asbestos during demolition.
- The exterior of the building is ugly, it looks like a penitentiary. You need to break up the stark lines, less brick, more windows, more variation in lines.
- Height over the houses on Herridge is too great and significantly impacts the quality/value of their properties and the whole street. If you want to go that high, do so over another side of the property.
- The excuse used for demolition and rebuild focuses only on the owners of Erinview and what they need, putting sprinklers into the existing building is still feasible, the owners just don't want to take this approach.
- The multi-phase approach prolongs the construction and causes disruption in the neighbourhood. We are facing up to four years of construction, this is unacceptable.
- Should look at 4 storey condo at Erin Mills Parkway and Dundas (north of Dundas, on the left) – much nicer design and materials than what Sifton is proposing, and would fit in better with residential area.
- Currently have a big problem with garbage spilling out onto the street (on Fifth Line) – have to step over it or go around it when using a stroller.
- A number of general questions about timing, shadow impact, construction impact (noise and dust), traffic impact but no real concerns expressed once explanations were provided.

Appendix **B**

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER _____

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

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

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

1. By-law Number 0308-2011, as amended, being a City of Mississauga Zoning By-law, is to be deleted and replaced with the following exception table:

4.10.2.23	Exception: RM4-23	Map # 18	By-law:0308-2011
In a RM4-23 zone the applicable regulations shall be as specified for a RM4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.10.2.23.1	Lands zoned RM4-23 shall only be used for the following:		
	(1) Long-Term Care Dwelling		
	(2) Retirement Dwelling		
Regulations			
4.10.2.23.2	Long-term care and/or retirement dwelling and shall comply with the RA1 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1) the provisions contained in Article 4.1.15.1 of this By-law shall apply		
	(2) maximum height	20m and 5 storeys	
	(3) minimum front yard	8 m	
	(4) minimum rear yard	8.9 m	
	(5) maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.40 m	
	(6) maximum Floor Space Index	1.0	
	(7) minimum setback from surface parking spaces or aisles to any other lot line	1.348 m	

	(8)	minimum landscaped area	35%
	(9)	minimum depth of a landscaped buffer along any other lot line	1.9 m
4.10.23.3	Notwithstanding the definition of retirement dwelling unit , a stove top and/or oven shall be permitted within a retirement dwelling unit		

2. 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 _____ 2017.

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 amend various sections of the Zoning By-law pertaining to the subject lands municipally addressed as 2132 Dundas Street West. Changes include the following:

- Establish permission for cooking facilities within a retirement dwelling unit
- Establish a minimum front yard setback
- Establish a minimum rear yard setback
- Establish a maximum projection of a balcony located above the first storey
- Establish a maximum Floor Space Index
- Establish a maximum height
- Establish a minimum setback from surface parking spaces
- Establish a minimum landscaped area
- Establish a minimum depth of a landscaped buffer strip

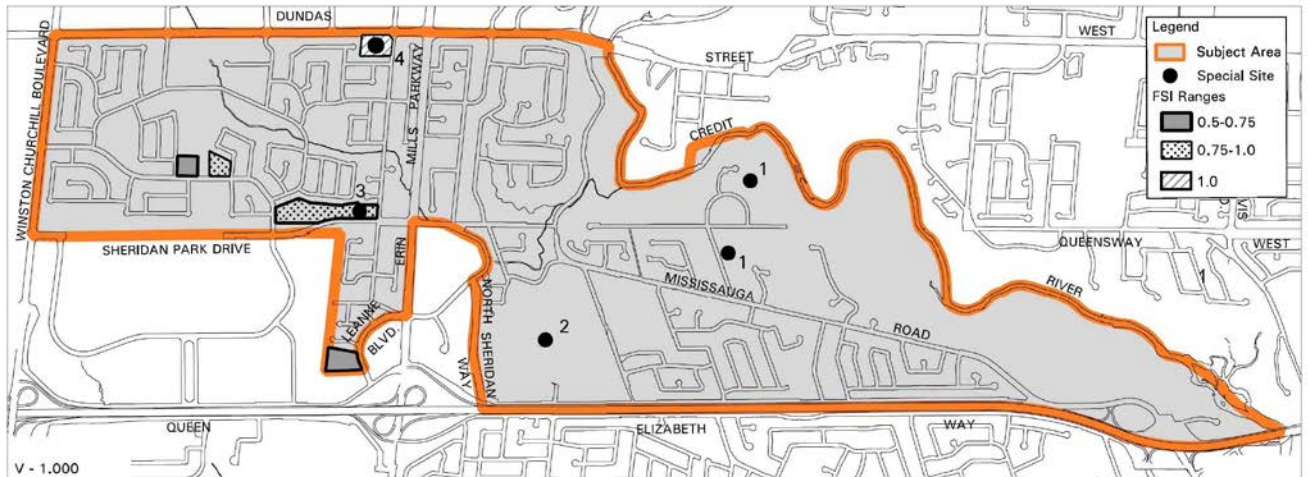
Location of Lands Affected

Lands located in Sheridan Neighbourhood Character Area in the City of Mississauga, as shown on the Attached Maps designated as Schedule “A” and Appendix “B”.

Further information regarding this By-law may be obtained from Ashlee Rivet, Planner, Development South, 905-615-3200 ext. 5751, ashlee.rivet@mississauga.ca

APPENDIX “B”

SCHEDULE “A” – LOCATION OF SUBJECT LANDS WITHIN THE SHERIDAN NEIGHBOURHOOD CHARACTER AREA





MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E