



MISSISSAUGA

Notice of Passing an Official Plan Amendment (OPA) 33 and a Zoning By-law # 0155-2016 South side of Elm Drive West, between Kariya Drive & Hurontario St. in the City of Mississauga

Date of Decision: July 6, 2016
Date of Notice: July 14, 2016
Last Date of Appeal: August 2, 2016

On the date noted above, the Council of the Corporation of the City of Mississauga passed Official Plan Amendment 33 (By-law 0154-2016) and Zoning By-law 0155-2016, to amend Zoning By-law 0225-2007, under Sections 17 or 21, and 34 of the Planning Act, R.S.O., 1990, c.P.13 as amended.

The Purpose and Effect: The purpose of this Amendment is to amend the Downtown Fairview Character Area Special Site policies to permit three residential apartment buildings with a floor space index (FSI) of 8.2, heights of 35, 40 and 50 storeys, commercial uses and a day care, and to redesignate a portion of the site from Residential High Density to Public Open Space for a city park. The purpose of the Zoning By-law is to permit 35, 40 & 50 storey apartment buildings and a City park.

The Zoning by law shall not come into force until Mississauga Official Plan Amendment Number 33 is in full force and effect.

When and How to File an Appeal: Any appeal to the Ontario Municipal Board must be filed with the Clerk of the City of Mississauga **no later than the 2nd day of August, 2016**. An appeal form is available from the OMB website at www.omb.gov.ca

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

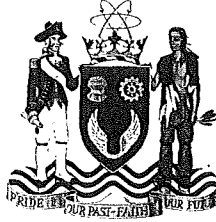
Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information: A copy of the by-law is available for viewing during regular office hours at the City of Mississauga at the address noted below, or from Michael Hynes of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5525, or on the City's website at:
www.mississauga.ca/portal/cityhall/publicnotices

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk
300 City Centre Drive, 2nd Floor
Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0154-2016

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 33

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

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

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

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 33, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change of land use designation from Residential High Density to Public Open Space and amendment of Downtown Fairview Character Area Special Site 1 policies.

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

1. The document attached hereto, constituting Amendment No. 33 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 6 day of July, 2016.

APPROVED
AS TO FORM
City Solicitor
MISSISSAUGA

Date July 6 16

Bonnie Crombie
MAYOR

Crystal Green
CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0155-2016

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

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 pass a zoning by-law, and may impose a holding symbol or provision;

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:

4.15.6.46	Exception: RA5-46	Map # 22	By-law:
In a RA5-46 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.46.1	(1) Day Care (2) Retail Store		
Regulations			
4.15.6.46.2	The provisions contained in Subsection 2.1.14, Articles 2.1.9.4, 4.1.15.1 and Lines 11.1, 11.2, 15.2 and 15.3 in Table 4.15.1 of this By-law shall not apply		
4.15.6.46.3	For the purposes of this By-law, all lands zoned RA5-46 shall be considered one lot		
4.15.6.46.4	The uses contained in Sentence 4.15.6.46.1 shall only be located within a building, structure or part thereof, used for an apartment dwelling, long-term care dwelling, retirement dwelling, or any combination thereof		
4.15.6.46.5	Maximum total number of dwelling units in Buildable Area 'A' identified on Schedule RA5-46 of this Exception		350
4.15.6.46.6	Maximum total number of dwelling units in Buildable Area 'B' identified on Schedule RA5-46 of this Exception		411
4.15.6.46.7	Maximum total number of dwelling units in Buildable Areas 'C1' and 'C2' identified on Schedule RA5-46 of this Exception		522
4.15.6.46.8	Maximum floor space index - apartment dwelling zone, measured over the lot area prior to road widening(s)		8.2

4.15.6.46	Exception: RA5-46	Map # 22	By-law:																									
4.15.6.46.9	Maximum total gross floor area - apartment dwelling zone in Buildable Area 'A' identified on Schedule RA5-46 of this Exception		24 450 m ²																									
4.15.6.46.10	Maximum total gross floor area - apartment dwelling zone in Buildable Area 'B' identified on Schedule RA5-46 of this Exception		28 500 m ²																									
4.15.6.46.11	Maximum total gross floor area - apartment dwelling zone in Buildable Areas 'C1' and 'C2' identified on Schedule RA5-46 of this Exception		36 000 m ²																									
4.15.6.46.12	A day care shall only be permitted within the first storey within Buildable Area 'A' identified on Schedule RA5-46 of this Exception																											
4.15.6.46.13	A retail store shall only be permitted within the first storey of Buildable Areas 'C1' and 'C2' identified on Schedule RA5-46 of this Exception																											
4.15.6.46.14	Maximum gross floor area - non-residential for a day care		510 m ²																									
4.15.6.46.15	Maximum gross floor area - non-residential for a retail store		675 m ²																									
4.15.6.46.16	Minimum and maximum building heights and tower floor plates of all buildings and structures in Buildable Areas 'A' to 'C2' identified on Schedule RA5-46 of this Exception shall comply with the following:																											
		<table border="1"> <thead> <tr> <th>Area</th> <th>Maximum Building Height</th> <th>Maximum Tower Floor Plate, excluding balconies</th> <th>Minimum Height of a Podium</th> <th>Maximum Height of a Podium</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>118 m and 35 storeys</td> <td>750 m²</td> <td>9.1 m and 2 storeys</td> <td>14 m and 3 storeys</td> </tr> <tr> <td>B</td> <td>134 m and 40 storeys</td> <td>750 m²</td> <td>9.1 m and 2 storeys</td> <td>14 m and 3 storeys</td> </tr> <tr> <td>C1</td> <td>176.4 m and 50 storeys</td> <td>750 m²</td> <td></td> <td></td> </tr> <tr> <td>C2</td> <td></td> <td></td> <td>9.1 m and 2 storeys</td> <td>20 m and 5 storeys</td> </tr> </tbody> </table>	Area	Maximum Building Height	Maximum Tower Floor Plate, excluding balconies	Minimum Height of a Podium	Maximum Height of a Podium	A	118 m and 35 storeys	750 m ²	9.1 m and 2 storeys	14 m and 3 storeys	B	134 m and 40 storeys	750 m ²	9.1 m and 2 storeys	14 m and 3 storeys	C1	176.4 m and 50 storeys	750 m ²			C2			9.1 m and 2 storeys	20 m and 5 storeys	
Area	Maximum Building Height	Maximum Tower Floor Plate, excluding balconies	Minimum Height of a Podium	Maximum Height of a Podium																								
A	118 m and 35 storeys	750 m ²	9.1 m and 2 storeys	14 m and 3 storeys																								
B	134 m and 40 storeys	750 m ²	9.1 m and 2 storeys	14 m and 3 storeys																								
C1	176.4 m and 50 storeys	750 m ²																										
C2			9.1 m and 2 storeys	20 m and 5 storeys																								
4.15.6.46.17	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		1.53 m																									
4.15.6.46.18	Minimum above grade separation distance between the tower floor plate, excluding balconies, of Buildable Areas 'A' and 'B' identified on Schedule RA5-46 of this Exception		22.5 m																									
4.15.6.46.19	Minimum above grade separation distance between the tower floor plate of Buildable Areas 'B' and 'C1' identified on Schedule RA5-46 of this Exception		22.5 m																									
4.15.6.46.20	Minimum setback from surface parking spaces or aisles to a street line		1.5 m																									
4.15.6.46.21	Minimum number of resident parking spaces per bachelor dwelling unit		0.8																									
4.15.6.46.22	Minimum number of resident parking spaces per one-bedroom dwelling unit		0.9																									

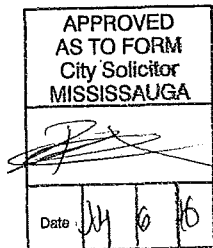
4.15.6.46	Exception: RA5-46	Map # 22	By-law:
4.15.6.46.23	Minimum number of resident parking spaces per two-bedroom dwelling unit		1.0
4.15.6.46.24	Minimum number of resident parking spaces per three-bedroom dwelling unit		1.3
4.15.6.46.25	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.6.46.26	Minimum number of parking spaces for a day care within Buildable Area 'A' identified on Schedule RA5-46 of this Exception		4
4.15.6.46.27	Minimum number of parking spaces for all retail stores combined within Buildable Areas 'C1' and 'C2' identified on Schedule RA5-46 of this Exception		7
4.15.6.46.28	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line unless otherwise identified on Schedule RA5-46 of this Exception		0.0 m
4.15.6.46.29	Minimum landscaped area		35% of lot area
4.15.6.46.30	Minimum amenity area		2.0 m ² per dwelling unit
4.15.6.46.31	Minimum percentage of total required amenity area to be provided in one contiguous area		20%
4.15.6.46.32	"Podium" means the base of a building or structure located at or above established grade, that projects from the building		
4.15.6.46.33	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.46.34	All site development plans shall comply with Schedule RA5-46 of this Exception		
4.15.6.46.35	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0m		2.0m for a porch, landing or awning, and a further 1.0m for a staircase

4.15.6.46	Exception: RA5-46	Map # 22	By-law:
Section 37 Public Benefits Contribution			
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O 1990, c.P.13, as amended, the height and density of development provided by this Exception shall be permitted subject to the owner of the lands zoned RA5-46 entering into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increase in height and density of development granted by this Exception as provided by section 37(3) of the <i>Planning Act</i>, R.S.O. 1990, c.P.13, as amended. This agreement shall be registered on title to the lands zoned RA5-46 and shall require the owner to:</p>			
<p>(1) (1) perform works and/or make payment to the City the sum of \$3,020,000 to be applied toward improvements to the adjacent, future city park, other parks within the surrounding Neighbourhood and public realm projects within the Downtown Character Areas, and be in compliance with all other terms and conditions of the agreement.</p>			

2. Map Number 22 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 "D-1" to "RA5-46" and "OS2", the zoning of Part of Lot 16, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-46" and "OS2" zoning shall apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RA5-46", and "OS2", zoning indicated thereon.

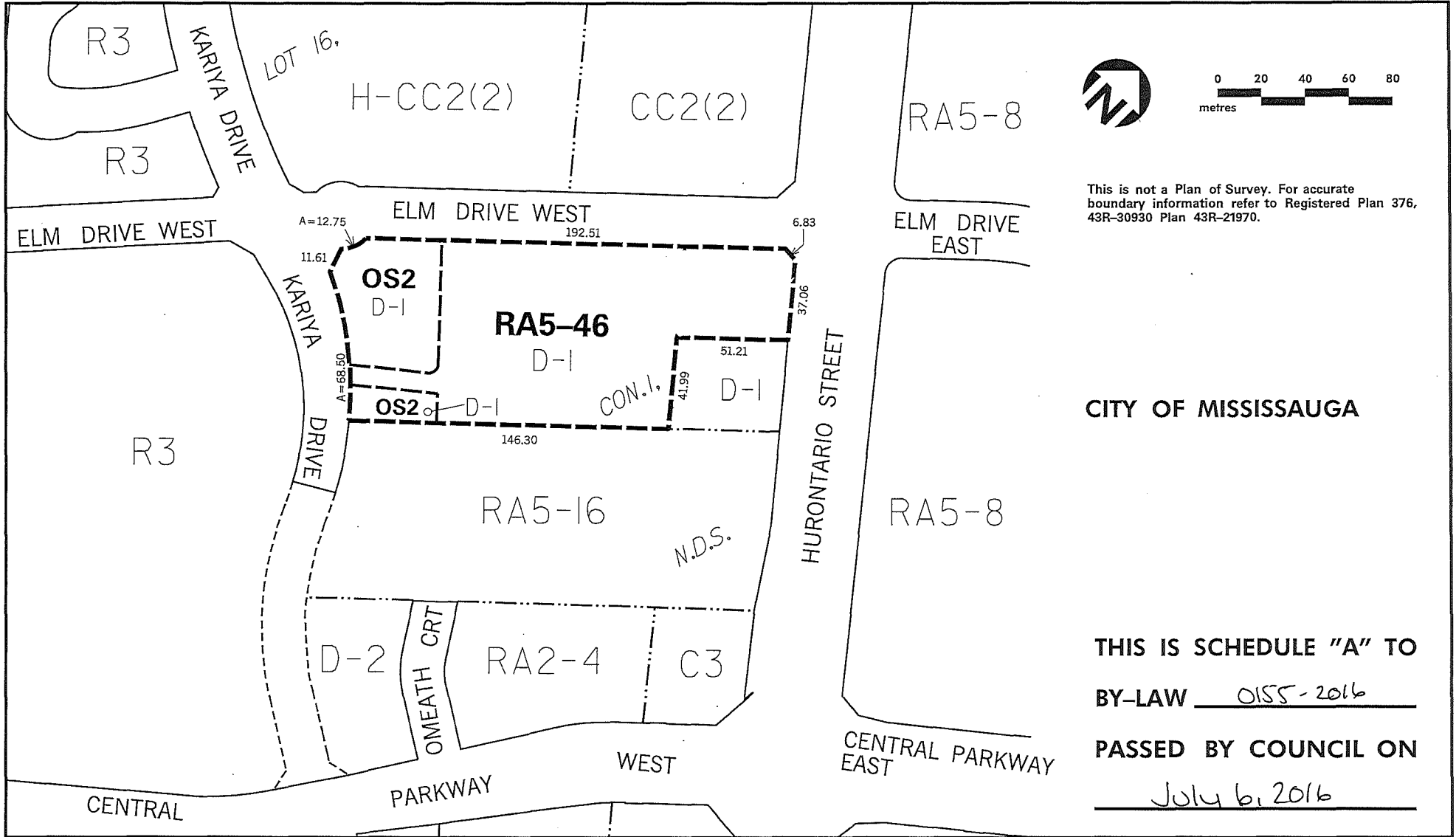
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 33 is in full force and effect.

ENACTED and PASSED this 6th day of JULY 2016.



Bonnie Crombie
MAYOR

Crystal Green
CLERK

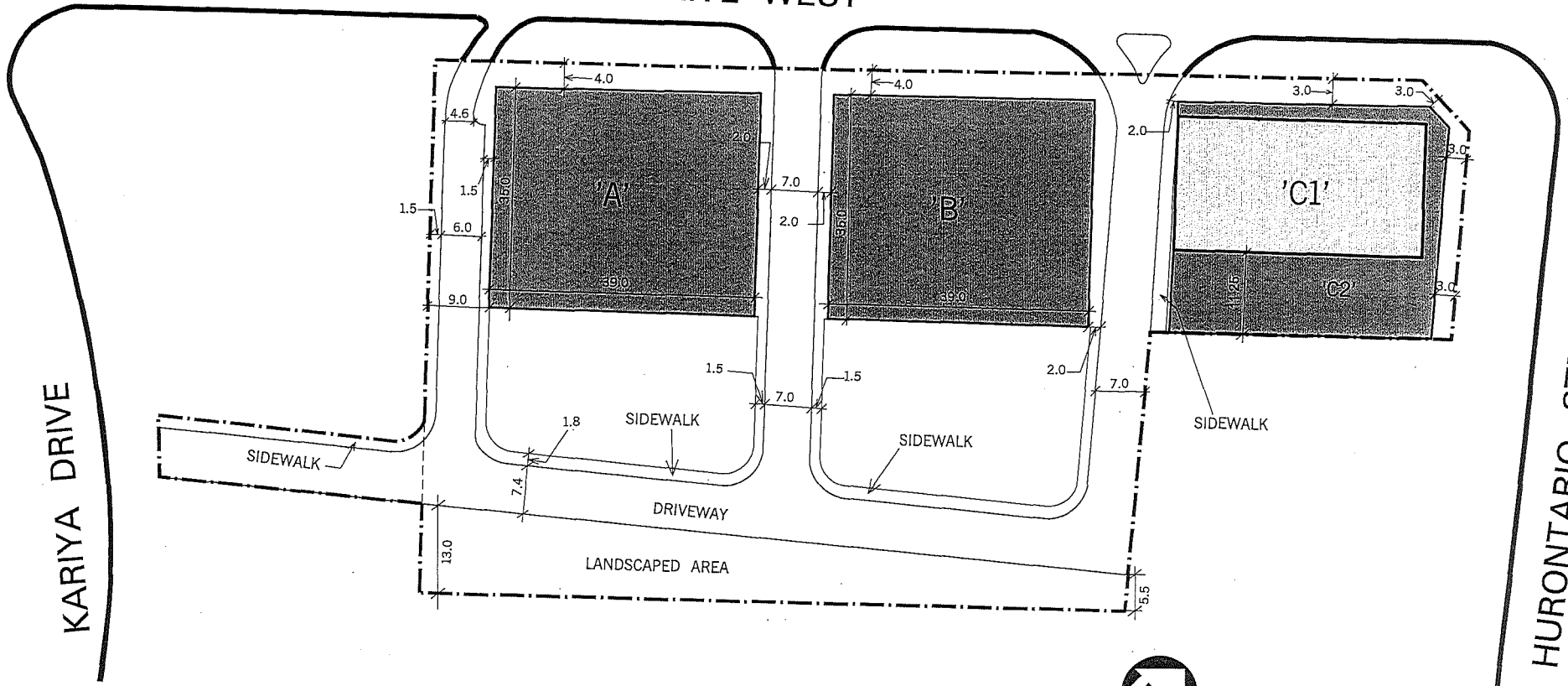


This is not a Plan of Survey. For accurate boundary information refer to Registered Plan 376, 43R-30930 Plan 43R-21970.

CITY OF MISSISSAUGA





THIS IS SCHEDULE "A" TO
BY-LAW 0155-2016
PASSED BY COUNCIL ON
July 6, 2016

ELM DRIVE WEST



KARIYA DRIVE

HURONTARIO STREET

-  BUILDABLE AREA (C1)
-  BUILDABLE AREA (A, B AND C2)
-  SUBJECT LANDS
-  UNDERGROUND PARKING LIMIT



This is not a Plan of Survey
 Note:
 All measurements are in metres
 and are minimum setbacks,
 unless otherwise noted.

THIS IS SCHEDULE "RA5-46"

AS ATTACHED TO BY-LAW 0155-2016

PASSED BY COUNCIL ON July 6, 2016

APPENDIX "A" TO BY-LAW NUMBER 0155-2016

Explanation of the Purpose and Effect of the By-law

The purpose of the By-law is to permit 35, 40 and 50 storey apartment buildings and a city park.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D-1" (Development - Exception) to "RA5-46" (Apartment Dwellings - Exception) and "OS2" (Open Space - City Park).

"D-1" permits the detached dwellings legally existing on the date of passing of this By-law.

"RA5-46" permits three apartment dwellings of 35, 40 and 50 storeys.

"OS2" permits a city park.

Location of Lands Affected

Located on the south side of Elm Drive West between Kariya Drive and Hurontario Street, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Michael Hynes of the City Planning and Building Department at 905-615-3200 ext. 5525.

[http://teamsites.mississauga.ca/sites/18/bylaws/oz13022zblamendment with h.mh.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz13022zblamendment%20with%20h.mh.jmcc.docx)

Amendment No. 33

to

Mississauga Official Plan

By-law No. 0154-2016

A by-law to Adopt Mississauga Official Plan Amendment No. 33

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

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

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

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 33, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change of land use designation from Residential High Density to Public Open Space and amendment of Downtown Fairview Character Area Special Site 1 policies.

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

1. The document attached hereto, constituting Amendment No. 33 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 6th day of July, 2016.

Signed Bonnie Crombie
MAYOR

Signed Crystal Green
CLERK

Amendment No. 33

to

Mississauga Official Plan

The following text and Maps "A", "B", "C" and "D" attached constitutes Amendment No. 33.

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

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

Appendix II is a copy of the Planning and Building Department report dated June 2, 2015, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to amend the Downtown Fairview Character Area Special Site policies to permit three residential apartment buildings with a **floor space index (FSI)** of 8.2, heights of 35, 40 and 50 storeys, commercial uses and a day care, and to redesignate a portion of the site from Residential High Density to Public Open Space for a city park.

LOCATION

The lands affected by this Amendment are located on the south side of Elm Drive West, between Kariya Drive and Hurontario Street. The subject lands are located in the Downtown Fairview Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board.

The subject lands are designated Residential High Density which permits apartments and are within an area subject to Special Site policies.

An Official Plan Amendment is required for the following reasons:

1. The proposed Public Open Space is not a permitted use;
2. The proposed **floor space index (FSI)** of 8.2 is in excess of the permitted FSI of 2.2 - 2.9; and
3. Commercial uses are not permitted.

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

1. The amendment to Mississauga Official Plan - Downtown Fairview Character Area meets the overall intent, goals and objectives and policies of Mississauga Official Plan;
2. The proposal is compatible with existing and future uses of surrounding lands; and
3. A city park (Public Open Space) will be introduced to the Downtown Fairview Character Area.

Details regarding this Amendment to the Downtown Fairview Character Area Policies of Mississauga Official Plan are contained in the Planning and Building Report dated June 2, 2015, attached to this Amendment as Appendix II.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 12.3, Downtown Fairview Character Area of Mississauga Official Plan, is hereby amended by revising the **floor space index (FSI)** ranges on Map 12.3: Downtown Fairview Character Area in accordance with the changes to the Special Site Policies.

2. Downtown Fairview, Special Site Policies, Site 1, is hereby amended by deleting Policy 12.3.2.1.2 and replacing it with the following:

12.3.2.1.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. three apartment buildings with maximum heights of 35, 40 and 50 storeys with a total maximum **floor space index (FSI)** of 8.2 will be permitted;
- b. commercial uses will be permitted; and
- c. access to the site will only be permitted from Kariya Drive and Elm Drive West.

3. Schedule 1, Urban System, of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Map "A" of this Amendment.

4. Schedule 1a, Urban System - Green System, of Mississauga Official Plan is hereby amended by adding lands to the Green System, as shown on Map "B" of this Amendment.

5. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan is hereby amended by adding Public Open Space, as shown on Map "C" of this Amendment.

6. Schedule 10, Land Use Designations, of Mississauga Official Plan is hereby amended by changing the land use designation for the city park from Residential High Density to Public Open Space, as shown on Map "D" 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.

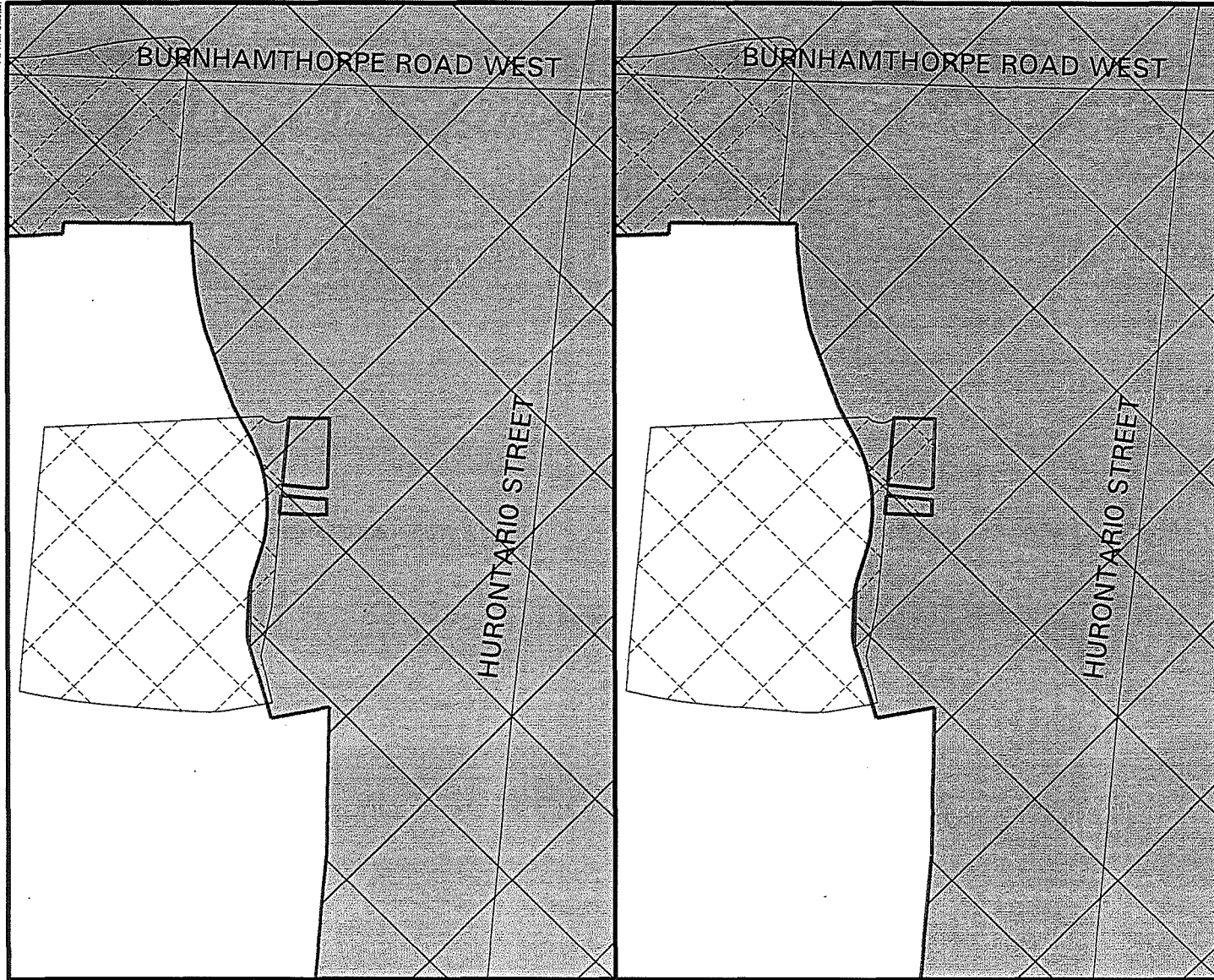
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 11, 2016.

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.



EXISTING

AMENDED

LEGEND

GREEN SYSTEM

Green System

CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

CORRIDORS

Corridor

Intensification Corridor

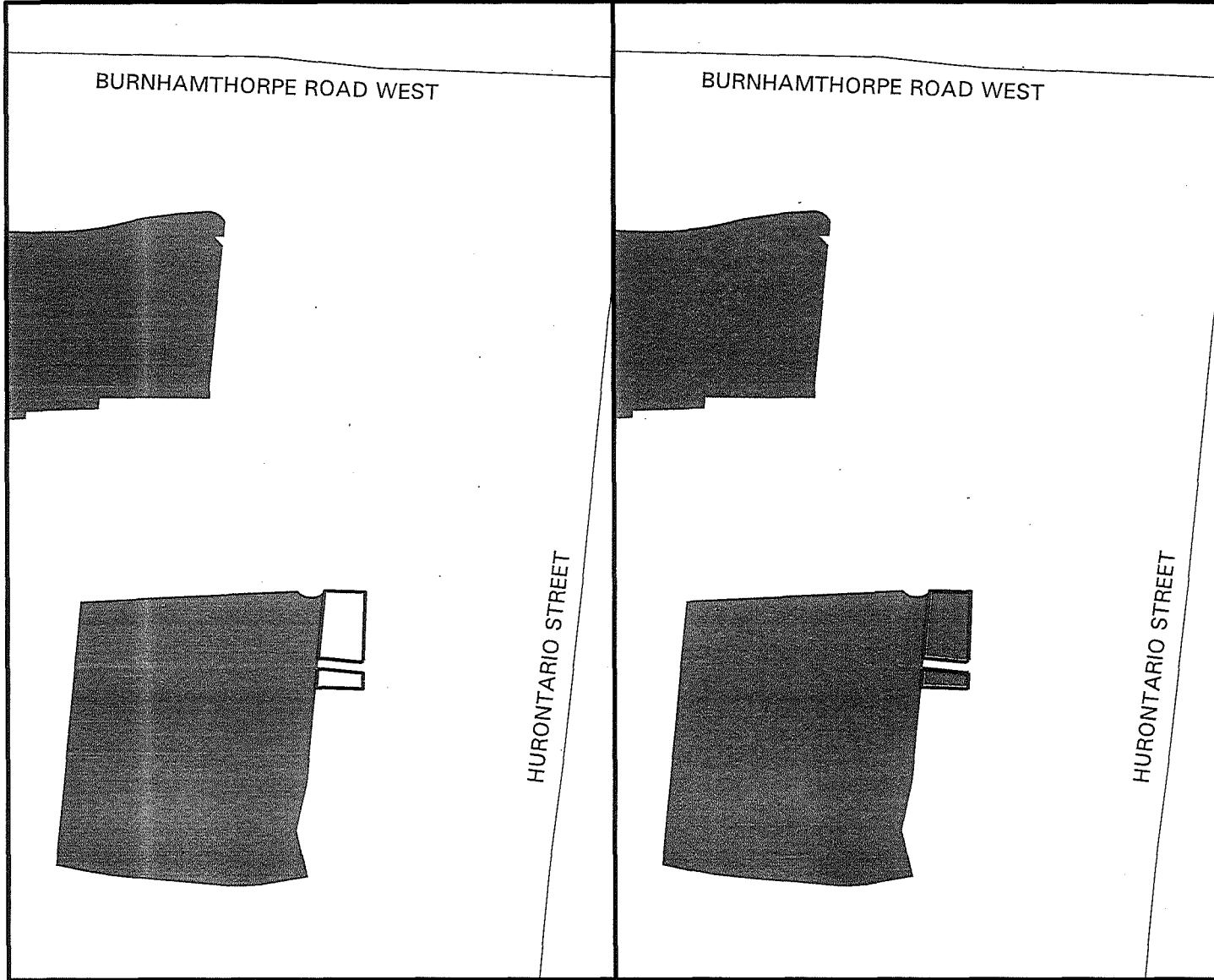
AREA OF AMENDMENT
Addition to the Green System

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.




MAP 'A'
Part of
Schedule 1-Urban System
of Mississauga Official Plan





LEGEND

 AREA OF AMENDMENT
Addition to the Green System

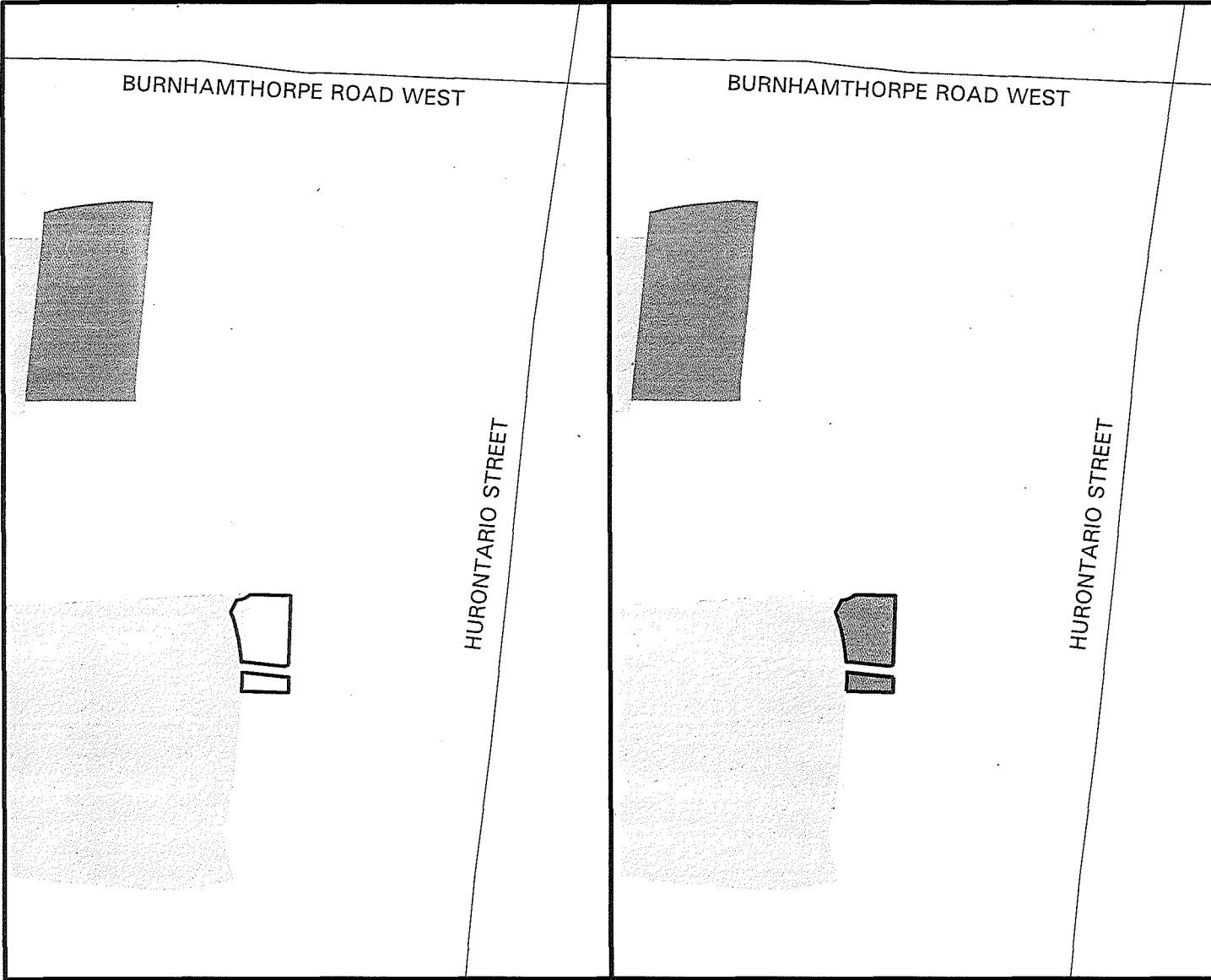
Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'

Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan

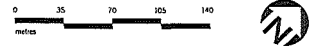




LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT
Addition to the Public and Private Open Spaces

- Notes:
1. The entire Green System is shown on Schedule 1a.
 2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
 3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.



MAP 'C'
Part of Schedule 4
Parks and Open Spaces
of Mississauga Official Plan



EXISTING

AMENDED



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
 - To Be Determined
- BASE MAP INFORMATION**
- Heritage Conservation District
 - 1996 NEP/2000 NEF Composite Noise Contours
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - Area Exempt from LBPIA Operating Area
 - Natural Hazards
 - Civic Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- CITY STRUCTURE Elements**
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - ND2 Region of Peel Non-Decision
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

MOPA Appealed to the Ontario Municipal Board

- AREA OF AMENDMENT**
- FROM:**
- RESIDENTIAL HIGH DENSITY
- TO:**
- PUBLIC OPEN SPACE



MAP 'D'
 Part of Schedule 10
 Land Use Designations
 of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on June 22, 2015 in connection with this proposed Amendment.

At the Public Meeting, several residents stated their concerns with the proposal, including the height and density of the proposal, tree preservation and for a request for a city park, and the impact of the proposed changes to the Downtown Fairview Character Area.



Corporate Report

PDC JUN 22 2015

Clerk's Files

Originator's
Files

OZ13/022 W7

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to permit three residential apartment buildings ranging in height from 35 to 50 storeys and a City Park 24-64 Elm Drive West and 3528-3536 Hurontario Street Southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar Inc.

Recommendation Report

Ward 7

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending the applications under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from Residential High Density – Special Site 1 to Residential High Density – Special Site to permit a maximum of 1,300 residential apartment units and a maximum FSI of 7.8 including retail commercial and office uses; and from

Residential High Density – Special Site 1 to Public Open Space to only permit a City park, be approved.

3. That the application to change the Zoning from D-1 (Development – Exception) to RA5-Exception (Apartment Dwellings-Exception) and H-RA5-Exception (Apartment Dwellings-Exception) in a three phase development comprising 3 residential apartment buildings with heights of 35, 40 and 50 storeys; a minimum 510 m² day care (5,500 sq. ft.); a minimum 650 m² (7,000 sq. ft.) of office and/or retail uses; a maximum of 1,300 residential apartment units; a maximum FSI of 7.8, and to change the Zoning from D-1 (Development-Exception) to (Open Space – City Park) to permit a 0.27 hectare (0.68 acre) City Park in Phase 1; and to place an "H" Holding Symbol on Phase 3 lands, be approved, in accordance with the zoning standards included in the Planning Comments Section of this report, subject to the following condition:
 - a) That the applicant agree to satisfy all requirements of the City and any other official agency concerned with the development.
4. In the event the applications for the Phase 1 and Phase 2 lands are approved by Council that result in an increase in height and density beyond what is existing on the site, that staff be directed to hold discussions with the applicant to secure community benefits for both phases, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
5. That the "H" Holding Symbol is to be removed from the Phase 3 H-RA5-Exception (Apartment Dwellings-Exception) lands, by further amendment, upon confirmation that Section 37 contributions have been finalized and upon confirmation from the applicant that they have made satisfactory arrangements in the coordination of development with the abutting landowners at 3518 Hurontario Street and 3514 Hurontario Street as

outlined in the Report dated June 2, 2015, from the Commissioner of Planning and Building.

6. That the decision of Council for approval of the official plan amendment and rezoning applications be considered null and void and new development applications be required unless an official plan amendment and zoning by-law is passed within 18 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- Since the Public Meeting, revisions have been made to the application including the reduction in the number of apartment buildings from 4 to 3; proposed dedication of a City Park; and the inclusion of ground floor retail with offices above at the intersection of Hurontario Street and Elm Drive;
- Staff are satisfied with the revisions and additional information provided and recommend approval of the development; and
- An "H" Holding Symbol will be placed on the lands at the southwest corner of Elm Drive West and Hurontario Street in order to address the coordination of development with the abutting landowners at 3518 Hurontario Street and 3514 Hurontario Street.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on June 2, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0041-2014 which was subsequently adopted by Council and is attached as Appendix R-2.

The applicant has been working on the issues raised through the technical review and those raised at the public meeting last spring. On May 15, 2015, the applicant submitted a final revised development plan and supporting materials to the City for review. Changes include the following:

- The proposed number of apartment buildings has been reduced from 4 to 3 buildings;

- Two residential apartment buildings of 35 and 40 storeys (Phases 1 and 2) containing a maximum of 762 dwelling units and a daycare are proposed along the Elm Drive frontage;
- At the intersection of Hurontario Street and Elm Drive West, a 50 storey residential apartment building is proposed containing a maximum of 523 dwellings, including retail uses at grade and offices above grade (Phase 3);
- A 0.274 hectare (0.68 acre) parcel of land located at the southeast corner of Kariya Drive and Elm Drive will be dedicated to the City and combined with a remnant parcel of city-owned land for a park;
- The number of residential units has been reduced from 1,367 to 1,284 units;
- The Floor Space Index has been reduced from 9.4 to 7.8; and
- An internal laneway that provides for efficient permeability and connectivity from the site to Elm Drive West and Hurontario Street.

The site plan (Appendix R-3) and elevation plan (Appendix R-4) are attached.

On May 6, 2015, the Councillor held an additional community meeting. Issues regarding traffic and the proposed City park were discussed.

COMMENTS:

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

COMMUNITY ISSUES

Issues raised by residents through written correspondence and at both the May 26, 2014 and May 6, 2015 community meetings held by Ward 7 Councillor, Nando Iannicca, and the June 2, 2014 public meeting held by the Planning and Development Committee are as follows:

Comment

Comments were raised regarding impacts on traffic along Elm Drive, Kariya Drive and the movement of vehicles into and out of the site, including the implications of queueing both internally and on Elm Drive.

Response

Comments from the Transportation and Works Department regarding traffic volume and queueing of vehicles are included in the Updated Agency and City Department Comments section of this Report.

Comment

Comments were raised regarding the removal of many on-site trees to accommodate the proposed development.

Response

The findings of the Arborist Study indicate a total of 161 trees will need to be removed to accommodate the proposed development. Other trees may be saved provided appropriate tree protection measures are maintained during construction. Additional trees will be added to the site as part of the site plan approval process (See Appendix R-6).

Comment

Concerns were raised over the provision of an adequate number of parking spaces. The applicant is requesting 0.7 spaces per unit for residents and 0.15 spaces per unit for visitors.

Response

The applicant has submitted a Transportation Impact Assessment for the proposed number of on-site parking spaces, which includes reducing residential and visitor parking standards in order to reflect

the presence of the Hurontario-Main Light Rail Transit project. Although staff are generally supportive of the proposed parking for the non-residential and daycare uses being shared with the proposed on-site visitor parking, further parking analysis is required by the applicant for the residential portion prior to the passing of the Zoning By-law. This analysis is to include site statistics (e.g. unit breakdown) and rates used by other municipalities along higher order transit corridors to confirm the extent to which the residential parking rate can be reduced within the context of the Hurontario-Main Light Rail Transit project.

Comment

Concerns were raised over the height and number of residential apartment buildings proposed.

Response

City staff support the height and density of the proposal. Staff's response is contained within the Planning Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

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

PLANNING COMMENTS

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

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. There are numerous policies that encourage intensification of land within urban areas, promote efficient use of infrastructure and public

facilities, encouraging mixed use developments and the support of public transit.

The subject property is located within the Downtown, an area of the City where intensification is encouraged and the efficient use of infrastructure and public transit is promoted. The subject property is currently designated High Density Residential in the Mississauga Official Plan and the site is located along Hurontario Street, a major transit corridor. The application conforms to the PPS policies.

The Provincial *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan.

Downtown Mississauga is identified as an *Urban Growth Centre* (UGC) by the Province. The UGC is an area planned to accommodate and support major transit infrastructure and population growth. This area is to contain the highest densities and tallest buildings in the City. The application conforms to the Growth Plan.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan policies for the Downtown Fairview Character Area. The following amendments to the Mississauga Official Plan are required:

- To redesignate the lands from **Residential High Density – Special Site 1** to **Residential High Density – Special Site** to permit:
 - o Heights of 35-50 storeys;

- o FSI of 7.8; and
 - o Retail commercial and office uses.
- To redesignate the lands from **Residential High Density – Special Site 1** to **Open Space** to permit a 0.27 hectare (0.68 acre) City Park;

Although use of the lands for high density residential purposes has already been established in the Official Plan, this project proposes the transfer of some of the density to the Hurontario Street frontage, and the introduction of parkland on the western portion of the site. This provides for a stronger design based on a transit supportive presence on Hurontario Street and an appropriate transition to existing lower density development lands to the west.

As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific official plan amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criterion.

Will the proposal adversely impact or destabilize the goals and objectives of the Official Plan?

The proposal meets the goals and objectives of the land use policies of the Official Plan. The current Official Plan policies designate the lands for high density residential uses. Staff are in receipt of an acceptable revised site plan as per the Official Plan requirements. Approval will not adversely impact the development and functioning of these lands.

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

The proposed development is consistent with the land use designation and policies of the Official Plan. Consideration was given for the overall massing and scale of the proposed built form, to integrate and relate appropriately with surrounding development

including a transition in heights from the Downtown Core and the compatible use of Hurontario Street for transit usage.

Is there adequate infrastructure and community services to support the development?

The submission of technical studies in support of the applications have confirmed that the development will have limited impacts from an environmental, noise, shadow and servicing perspective. Matters regarding the impact of traffic are reported in the Transportation and Works Department section of Appendix R-5. In addition, the applicant is providing land for a City park.

Urban Design Policies

The following are specific design elements that demonstrate how the development is in keeping with the urban design policies of the Official Plan.

- An appropriate distribution of heights to allow the tallest buildings to front Hurontario Street, with a stepping down of heights and building scale toward existing residential development;
- An internal private laneway that provides for efficient permeability and connectivity from the site to Elm Drive West and Hurontario Street;
- Inclusion of ground floor retail in appropriate locations to animate the street and support transit and pedestrian activity;
- For the high density apartment portion, limited surface parking and access to underground parking and service areas, which will occur mainly from a private service lane; and
- The introduction of a City park on the west side of the proposal abutting Kariya Drive helps to separate the towers from the lower built form to the west.

Height/Shadow and Traffic/Parking

Height

The site is located just south of the Downtown Core Character Area, the boundary of which is the north side of Elm Drive West. Policy 12.1.2.2 of the Mississauga Official Plan establishes a maximum height of 25 storeys for buildings that are designated "Residential High Density" in the Downtown but outside of the Downtown Core Character Area. The lands are surrounded on three sides by high density residential apartment buildings.

Lands within the Downtown Core Character Area or immediately adjacent to the Downtown area are to provide a transition between the height and density of higher density development and the neighbouring lower density development. Immediately to the south, the buildings range from 31 to 33 storeys, to the north, from 23 to 32 storeys and to the east 19 storeys. The proposed heights of 35 and 40 storeys are higher than the existing buildings but provide a transition from higher buildings in the Downtown Core which are generally in excess of 30 storeys. The 35 storey residential apartment building is proposed on the western section of the site, the portion of the site that is located nearest to lower density residential uses (west of the subject property). The proposed City park located at the west end of the subject lands also provides a buffer between the proposed high density residential development and the low density residential uses.

The 50 storey building is proposed along Hurontario Street which is identified as an Intensification Corridor in Mississauga Official Plan. The proposed 50 storey building establishes the southern edge of the Downtown transitioning up to the corner of Burnhamthorpe Road and Hurontario Street where the highest heights in the City exist at 56 and 50 storeys respectfully.

Shadow

A shadow study was undertaken by Sorensen Gravely Lowes Planning Associates dated March 9, 2015. The proposed 35, 40

and 50 storey apartment buildings will add an incremental shadow over above existing shadows caused by existing buildings south of the subject property. The additional incremental shadows will cause limited impact on outdoor private and public amenity spaces in the area.

Traffic

A Transportation Impact Assessment Study was prepared to assess the traffic impact for both existing traffic and predicted future traffic volumes. The Transportation and Works Department reviewed this study and is satisfied with the findings with some increase in vehicle delay anticipated. The Transportation and Works Department has requested minor revisions to the study to clarify the proposed road improvements and/or modifications to the roadway cross-sections to accommodate this development. Prior to zoning by-law approval, a revised Traffic Impact Study is required to address the requested minor revisions.

Parking

The Transportation Impact Assessment Study also supported a reduced blended parking standard of 0.87 spaces/unit for all bedroom units. Staff have reviewed the study and undertaken further analysis of parking standards in other municipalities and determined that the requested standard is too low. Staff are recommending that parking be provided at the rates indicated in the Zoning Section of this report and unbundled from residential units for this development. The parking is being unbundled as there are fewer total parking spaces provided than total units. Through unbundling, the purchasers of residential units will have the option to purchase a parking space(s) but will not be obligated to do so.

The parking standard can be reviewed as the buildings are constructed and occupied. If through further study it determined parking is underutilized, the applicant can apply to have it reduced.

Transit Supportive Development

The proposed mixed use development will support the Hurontario Main Light Rapid Transit project which is planned to start construction in 2018. The proposed internal road and walkways system including the laneway, promotes improved access to transit services. The nearest LRT station stop is proposed to be located approximately 100 metres (330 ft.) south of the subject lands at Central Parkway and Hurontario Street.

Zoning

The zoning categories proposed for the lands are:

- **RA5-Exception** for Phases 1 and 2;
- **OS2** for Phase 1; and
- **H-RA5-Exception** for Phase 3.

The zone categories are appropriate to accommodate the proposed development. The **RA5-Exception** zoning will include provisions for the following:

- Retail and commercial uses in addition to high residential apartment buildings;
- Heights of 35 to 50 storeys;
- An FSI of 7.8;
- A maximum of 1,300 units;
- Minimum setbacks, streetwalls and build-to-lines to provide for an appropriate relationship of the building to the street line, while prohibiting parking on the laneways;
- Usable front doors on Elm Drive West and Hurontario Street;
- Minimum landscape requirements;
- Parking requirements as follows:
 - 0.8 spaces/unit for bachelor;
 - 0.9 spaces/unit for one-bedroom;
 - 1.0 spaces/unit for two-bedroom;
 - 1.3 spaces/unit for three-bedroom; and
 - 0.15 spaces/unit for visitors.

- Holding Symbol provisions.

The "H" Holding Symbol is to be lifted subject to the following conditions:

- Satisfactory arrangements have been made between the applicant, the City and the abutting land owners of 3514 and 3518 Hurontario Street in order to develop a concept plan for all their lands; and
- Section 37 contributions from the Phase 3 lands.

Phasing

The applicant has advised that development will be phased over time, commencing first with the residential apartment building closest to Kariya Drive (See Appendix R-3). The Development Agreement and Site Plan Agreement will contain the necessary provisions regarding phasing including timing, servicing and interim conditions.

Development Agreement

A Development Agreement will be required. Matters that may be incorporated into this agreement include the following:

- Phasing and the provisions for a condominium development;
- Review and certification of plans from a noise perspective;
- Submission of a satisfactory composite utility plan;
- Submission of satisfactory micro climate and sun shadow studies, specific to each proposed building;
- Submission of plans that reflect satisfactory streetscape master plans, principal street entrances, location of exhaust vents, and landscape areas;
- Environmental features, in keeping with the City's Green Development initiatives;
- The location and payment for public art, in accordance with City requirements;
- Submission of a detailed cost estimate outlining all required works within the Park including grading, storm water

retention-culvert or chamber, hydro service, water service and cash contribution for street trees along Kariya Drive frontage;

- Provisions that speak to the final disposition of the remnant lands located along Kariya Drive to be purchased by Solmar from the City; and
- Transfer of land for the proposed park and road widenings along Hurontario Street and Elm Drive West.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain site plan approval. A Site Plan Application (SP 13/219 W7) has been submitted for Phase 1 of the subject property (See Appendix R-3).

To address certain matters, Site Plan Agreements will be required. Items that will be considered through Site Plan Approval include the following:

- Building design, massing and materials, in particular the relationship of any structure to Hurontario Street and Elm Drive West;
- Appropriate landscaping and associated environmental features and green standards;
- Design and location of parking and loading areas, vehicular access points, and pedestrian connections;
- Building orientation and entrance location, for purposes of ensuring compliance with emergency services requirements;
- Implementation of the recommendations of the Wind and Shadow Studies.

Parkland Dedication

The Community Services Department will accept the proposed City Park having a combined area of approximately 0.274 ha (0.68 ac.). Recognizing the higher land value within the Downtown Growth area, an alternate method is recommended to

calculate parkland dedication credit for this development. The alternate method involves using the land value of the dedicated park blocks and applying the fixed cash-in-lieu rate to that value. Upon receipt from the applicant and review of a satisfactory appraisal report by the Realty Services Section, parkland credits will be calculated based on land value and the cash-in-lieu rates for medium and high density units applicable at the time. The park is to be transferred to the City prior to the issuance of the first Building Permit.

Bonus Zoning

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

Should these applications be approved by Council, staff will report back to Council with a Section 37 report outlining the recommended community benefits as a condition of approval.

"H" Holding Provision

The application proposes that the Zoning By-law incorporate an "H" Holding provision on a portion of the lands, which can be lifted upon clearance of conditions. See the Zoning section of this report for the condition to release the "H" Holding Symbol.

FINANCIAL IMPACT: Development charges will be payable as required by the Development Charges By-law of the City. Also, the financial requirements of any other official agency review must be met.

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

1. The proposal to permit three residential apartment buildings of 35, 40 and 50 storeys is compatible with the surrounding land uses, for the reasons outlined in this report.
2. The revised proposal addresses Provincial legislation and the policies of both the Region of Peel and City of Mississauga Official Plans. The applicant has also addressed the technical issues, including traffic and land use compatibility through adjustments to the plan.
3. An "H" Holding Symbol will be applied to Phase 3 lands until the applicant has made satisfactory arrangements with the City and the abutting land owners of 3514 Hurontario Street and 3518 Hurontario Street for future development.
4. Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of Section 37 community benefits.

Prior to enactment of the Zoning By-law, the applicant will be required to address the following:

- a) Provide updated Site Plan, Grading Plan, Servicing Plan, Utility Plans and Functional Servicing Report with additional technical details;
- b) Enter into a Servicing Agreement for sanitary sewer works, road improvements, required cash payments, streetscape and boulevard works;
- c) Convey gratuitously any lands and/or easements as required by the City (i.e. Elm Drive, Hurontario Street widening, sight triangle, public access easement);
- d) Enter into a Development Agreement to implement conditions of rezoning; and
- e) Submit a Record of Site Condition.

ATTACHMENTS:

- Appendix R-1: Information Report
- Appendix R-2: Recommendation PDC-0041-2014
- Appendix R-3: Site Plan
- Appendix R-4: Elevation Plan
- Appendix R-5: Updated Agency Comments
- Appendix R-6: Landscape Plan



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner



Corporate Report

Clerk's Files

 Originator's
Files OZ 13/022 W7

PDC JUN 2 2014

DATE: May 13, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 2, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit four residential apartment buildings
ranging in height from 35 to 50 storeys
24-64 Elm Drive West and 3528-3536 Hurontario Street
Southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar Inc.
Applicant: Sorensen Gravely Lowes Planning Associates Inc.
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated May 13, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Fairview Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "D-1" (Development – Exception) to "RA5-Exception" (Apartment Dwellings-Exception), to permit the development of four residential apartment buildings with heights of 35, 40, 45 and 50 storeys, a day care, and retail uses under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be received for information.

REPORT**HIGHLIGHTS:**

- The site consists of 10 separate parcels of land containing detached dwellings on the southwest corner of Elm Drive West and Hurontario Street;
- The existing detached dwellings will be demolished to permit 4 residential apartment buildings;
- Comments from the May 26, 2014 community meeting and the scheduled June 2, 2014 Planning and Development Committee meeting will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report; and
- Prior to the Supplementary Report, the following matters need to be addressed including: intensification objectives; height; density; built form and massing; traffic; parkland dedication; shadow impact on adjacent land uses; and construction management plans.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting will be held on May 26, 2014.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

The subject property is located on the south side of Elm Drive West between Kariya Drive and Hurontario Street and contains 10 detached dwelling lots (24, 28, 34, 38, 44, 50, 58 and 64 Elm Drive West, and 3528 and 3536 Hurontario Street). The proposal is to demolish the detached dwellings and construct four residential apartment buildings ranging in height from 35 to 50 storeys. A total of 1,367 residential units are proposed on this 1.4 hectare (3.45 acre) site. All the detached dwellings are vacant except for 28 Elm Drive West, which is currently being used as a day care. The day care is proposed to be relocated into Building A (see Appendix I-6).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application(s) submitted:	Received: December 19, 2013 January 17, 2014 (deemed complete)
Height:	35, 40, 45 and 50 storeys
Lot Coverage:	31.4%
Floor Space Index (FSI):	9.43
Landscaped Area:	53.2%
Proposed Gross Floor Area:	135 396.8 m ² (1,457,447 sq. ft.)
Proposed Number of Units:	1,367 total units (proposed) 555 – one bedroom 812 – two bedroom
Anticipated Population:	3,964* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	2,132
Parking Provided:	1,085
Supporting Documents:	Context Map, Context Plan, Survey Master Landscape Plan Existing Utilities Plan Hydro Master Plan Building Elevations and Floor Plans Planning Assessment Report Shadow Study Tree Inventory & Preservation Plan Report Traffic Impact Study Functional Servicing Report Preliminary Soil Investigation Phase 1 Environmental Site Assessment Noise Feasibility Study

Site Characteristics	
Frontage:	192.55 m (631.7 ft.)
Depth:	79.11 m (259.5 ft.)
Lot Area	1.4 ha (3.5 ac) (Excluding 3514 and 3518 Hurontario Street)
Existing Use:	The site is composed of 10 lots. One of the properties is being used as a day care. The remaining dwellings are vacant.

Additional information is provided in Appendices I-1 to I-12.

Green Development Initiatives

The applicant has identified several green development initiatives that will be incorporated into the development, including: on-site storm water retention; energy efficient lighting and storage; and, collection areas for recycling and organic waste within the building.

Neighbourhood Context

The subject property is located just south of the Downtown Core within the Downtown Fairview Character Area. The Character Area consists of predominantly higher density development in the form of residential apartment buildings with commercial on the first floor along the Hurontario Street corridor. The Downtown is an intensification area and the intent is to achieve a gross density of between 300 to 400 residents and jobs combined per hectare (121 to 162 residents and jobs per acre).

Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Three residential apartment buildings of 31, 32, and 23 storeys and 3 townhouse blocks

East: Residential apartment buildings ranging in height from 19 to 24 storeys

South: Three residential apartment buildings, of 33, 32 storey and 31 storeys

West: Adult Education Centre South School Facility, Peel District School Board

Mississauga Official Plan Designation and Policies for the Downtown Fairview Character Area

The subject property is located within the "Downtown Mississauga Urban Growth Centre", an intensification area in the Provincial Growth Plan (See Appendix I-3).

The site is designated "Residential High Density" and is subject to "Special Site 1" policies (See Appendix I-4) which state:

"Notwithstanding the provisions of the Residential High Density designation and applicable policies, the following additional policies will apply:

- a. A concept plan for all or part of this site will be required and will address, among other matters, the following:
 - Compatibility of building form and scale with existing and proposed surrounding land uses;
 - Convenient pedestrian access through this site to nearby transit services on Hurontario Street;
 - Traffic generated will not adversely affect the transportation system;
 - Acceptable ingress and egress, off-street parking, landscaping, and buffering; and
 - Preservation of nature trees and other significant natural features; and
- b. Mississauga will encourage the assembly of lots fronting along Elm Drive and comprehensive redevelopment of lands in Site 1;

- c. The redevelopment of lands will minimize access points to Hurontario Street to preserve the integrity of Hurontario Street as an arterial roadway. Alternative access to Elm Drive or the proposed Kariya Drive extension should be investigated as part of the comprehensive redevelopment of Site 1; and
- d. Apartments will be permitted at a maximum floor space index of 2.2 - 2.9."

There are other policies in the Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-11.

Criteria for Site Specific Official Plan Amendments

Section 19.5.1 of Mississauga Official Plan contains criteria that requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application.

Proposed Official Plan Designation and Policies

To amend the existing "Residential High Density - Special Site 1" policies to permit residential apartment buildings with an FSI of 9.43 and heights of 35, 40, 45 and 50 storeys.

Existing Zoning

"D-1" (Development Exception Zone), which permits detached dwellings and accessory structures legally existing on the date of the passing of the zoning by-law and enlargement of existing buildings and structures in compliance with zone regulations.

Proposed Zoning By-law Amendment

"RA5-Exception" (Apartment Dwellings - Exception), to permit, in addition to the permitted uses, the following:

- four apartment dwellings containing 1,367 units;
- maximum height of 50 storeys;
- FSI of 9.4;
- 260.93 m² (2,808.63 sq. ft.) of retail; and
- a minimum parking rate of 0.6 spaces/dwelling unit for residents and 0.1 spaces/dwelling unit for visitors.

A complete list of proposed zoning standards are identified in Appendix I-10 attached to this report.

Bonus Zoning

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

COMMUNITY ISSUES

A community meeting is scheduled to be held by the Ward 7 Councillor, Nando Iannicca, on May 26, 2014. The community

concerns from this meeting and the comments raised during the Planning and Development Committee will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters must be addressed prior to the Supplementary Report:

- appropriate height and density;
- impact and transition to the abutting land uses;
- proposed urban design including massing and public realm;
- additional retail space along Elm Drive West and along Hurontario Street;
- traffic impact on Elm Drive West and Hurontario Street;
- shadow and privacy concerns on the abutting properties;
- loading and servicing requirements for all apartment dwellings;
- tree removal, replacement and preservation;
- opportunity for this development to incorporate additional publicly accessible open space;
- resolution of land ownership along Kariya Drive;
- compatibility with adjoining properties to the south; and
- number and location of parking spaces;

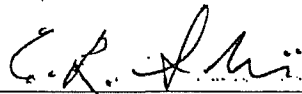
FINANCIAL IMPACT:

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

CONCLUSION:

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

- ATTACHMENTS:**
- Appendix I-1: Site History
 - Appendix I-2: Aerial Photograph
 - Appendix I-3: Excerpt of Downtown Fairview Character Area Map
 - Appendix I-4: Excerpt of Existing Land Use Map
 - Appendix I-5: Excerpt of Zoning Map
 - Appendix I-6: Concept Plan
 - Appendix I-7: Elevations
 - Appendix I-8: Agency Comments
 - Appendix I-9: School Accommodation
 - Appendix I-10: Proposed Zoning Standards
 - Appendix I-11: Mississauga Official Plan policies
 - Appendix I-12: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

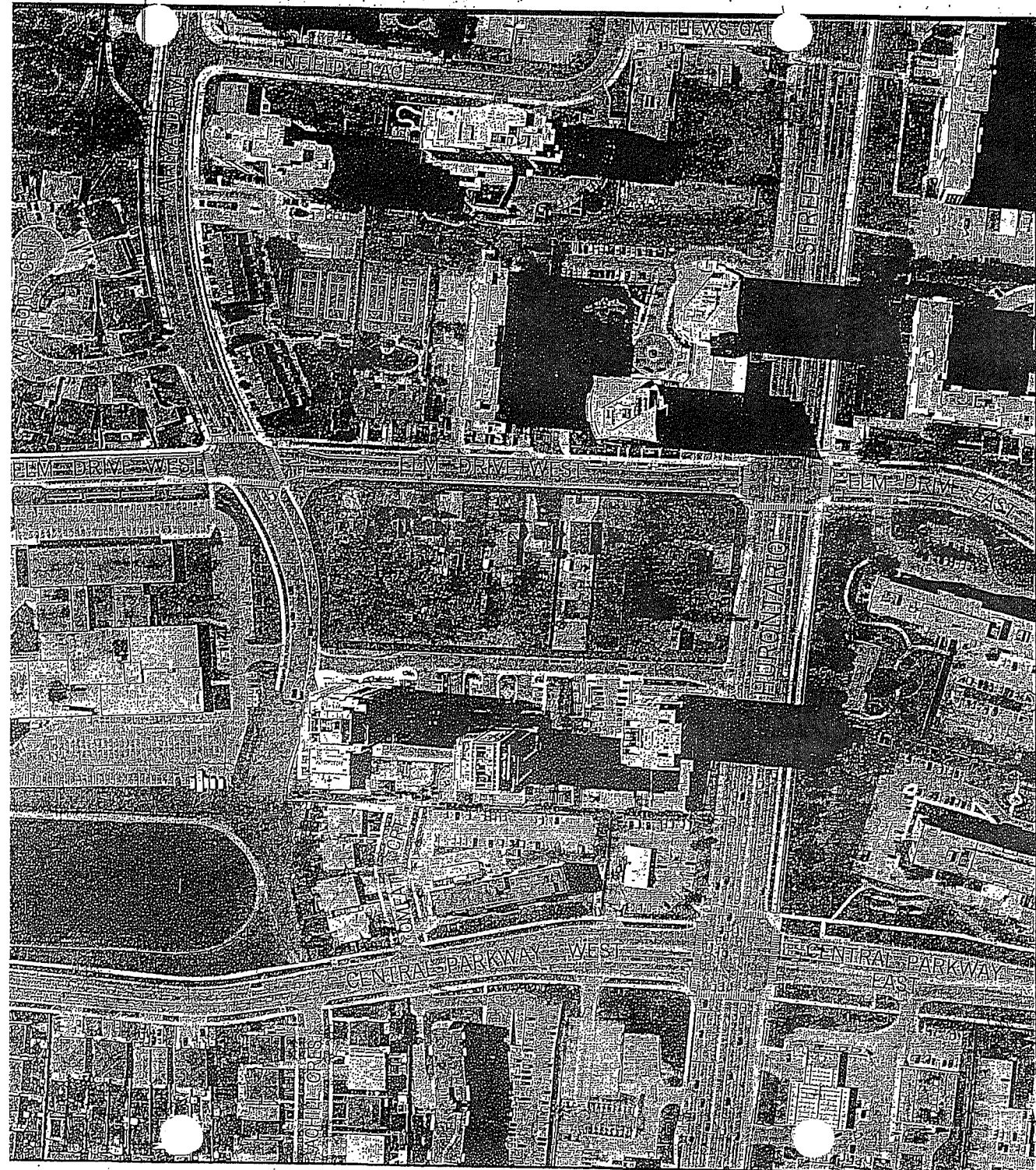
Prepared By: Michael Hynes, Development Planner

Solmar Inc.

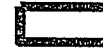
File: OZ 13/022 W7

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "D-1" (Development – Exception) to recognize the existing single detached dwellings;
- May 5, 2003 – The Region of Peel approved Mississauga Official Plan policies for the Fairview District which designated the subject lands "Residential High Density I";
- November 12, 2012 – Mississauga Official Plan came into force except for those policies which have been appealed. As no appeals have been filed for the subject site the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential High Density – Special Site 1" in the Fairview Character Area.



LEGEND:



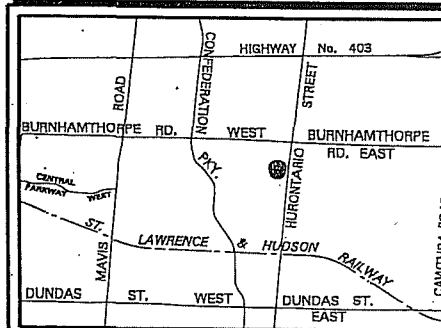
SUBJECT LANDS

DATE OF IMAGERY: SPRING 2013



SUBJECT:

SOLMAR INC.



FILE NO:
OZ 13022 W7

DWG. NO:
13022A

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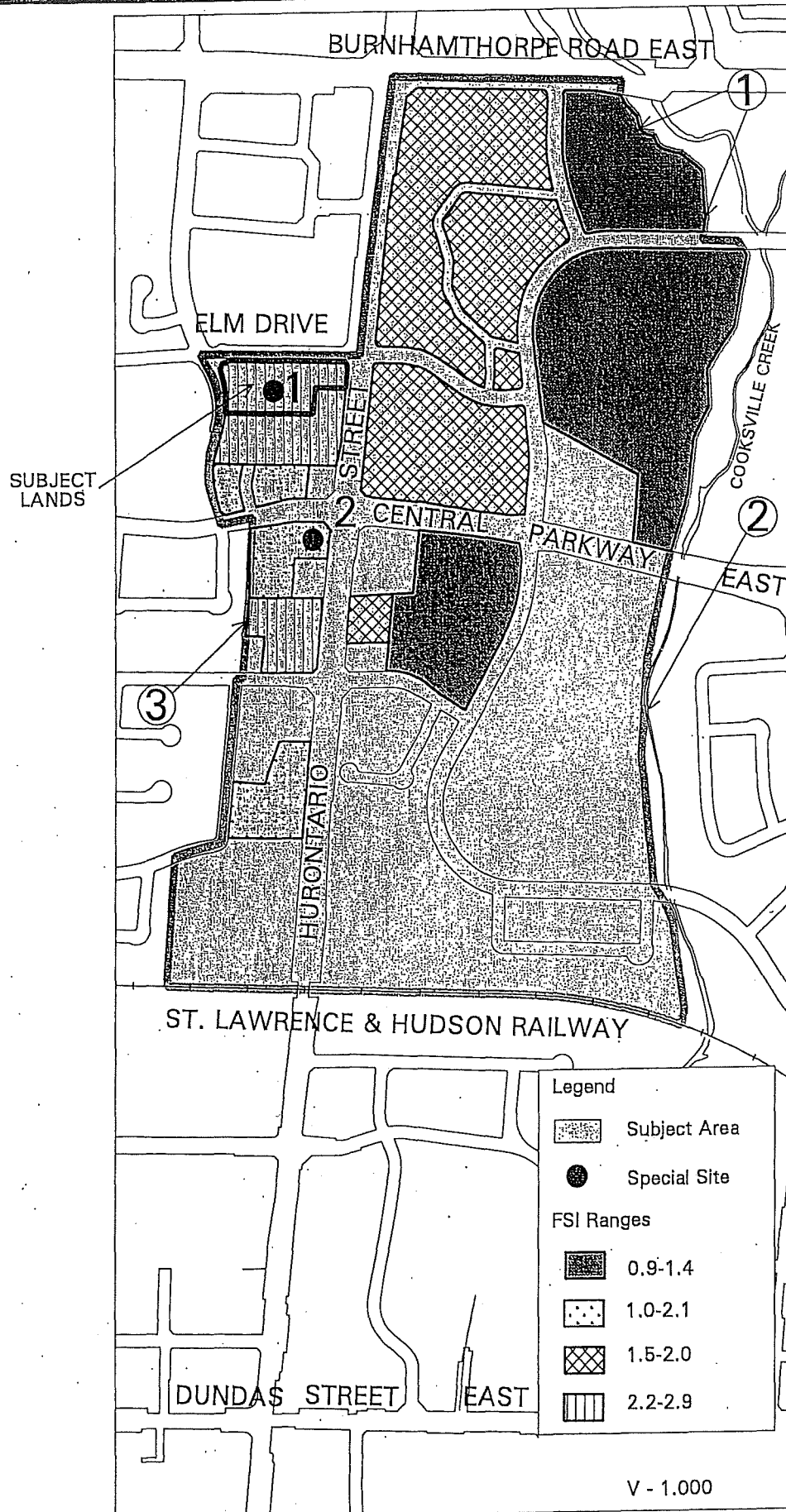
DATE:
2014/06/02

DRAWN BY:
B. KRUGER

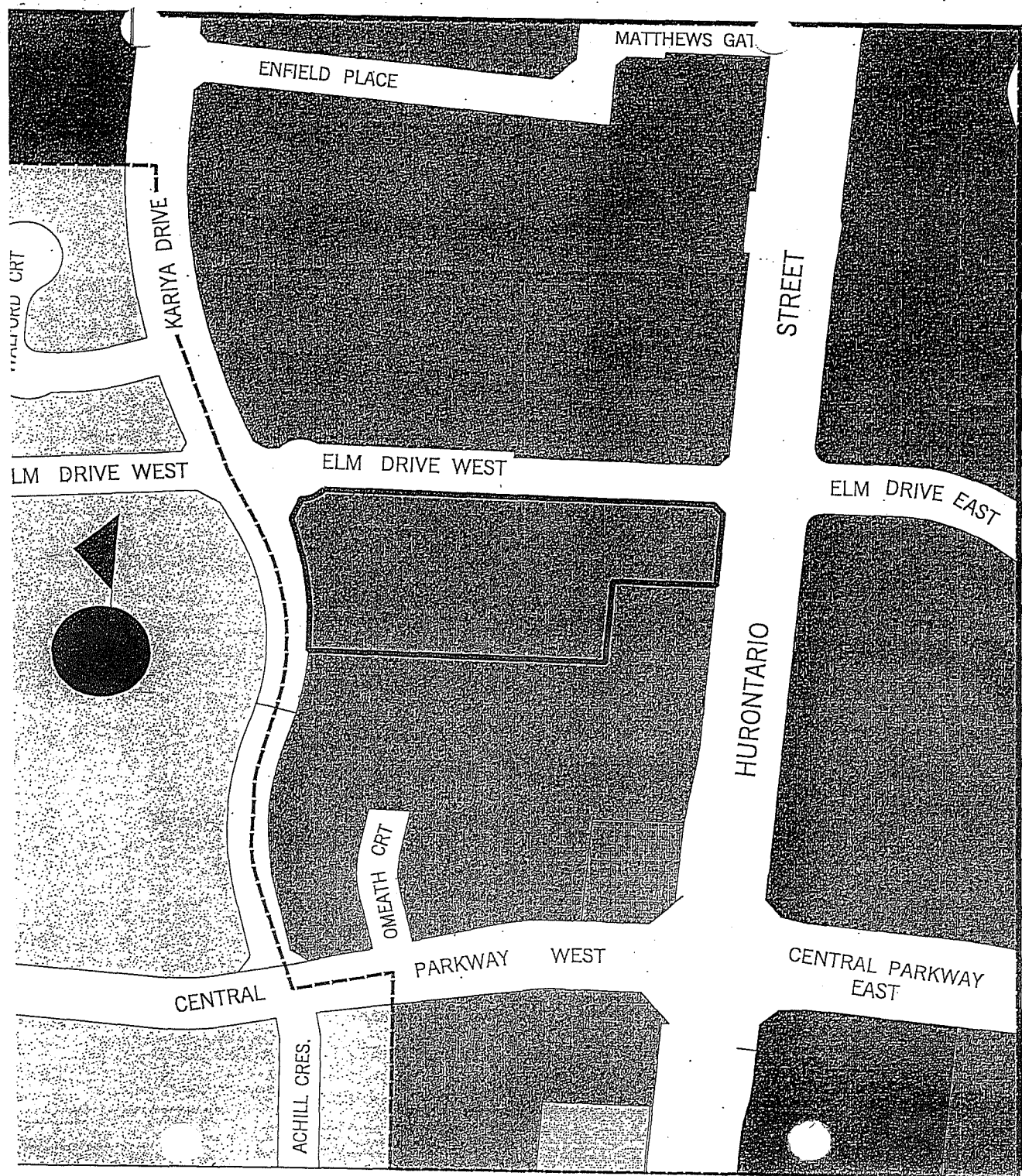
MISSISSAUGA
Planning and Building

Prod. by
T&W, Geomatics

APPENDIX I-2



Map 12-3: Downtown Fairview Character Area



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1998 NEP/2000 NEP Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

CITY STRUCTURE

Elements

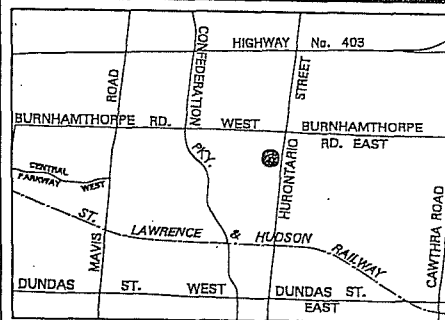
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

ND2 Region of Peel Non-Decision

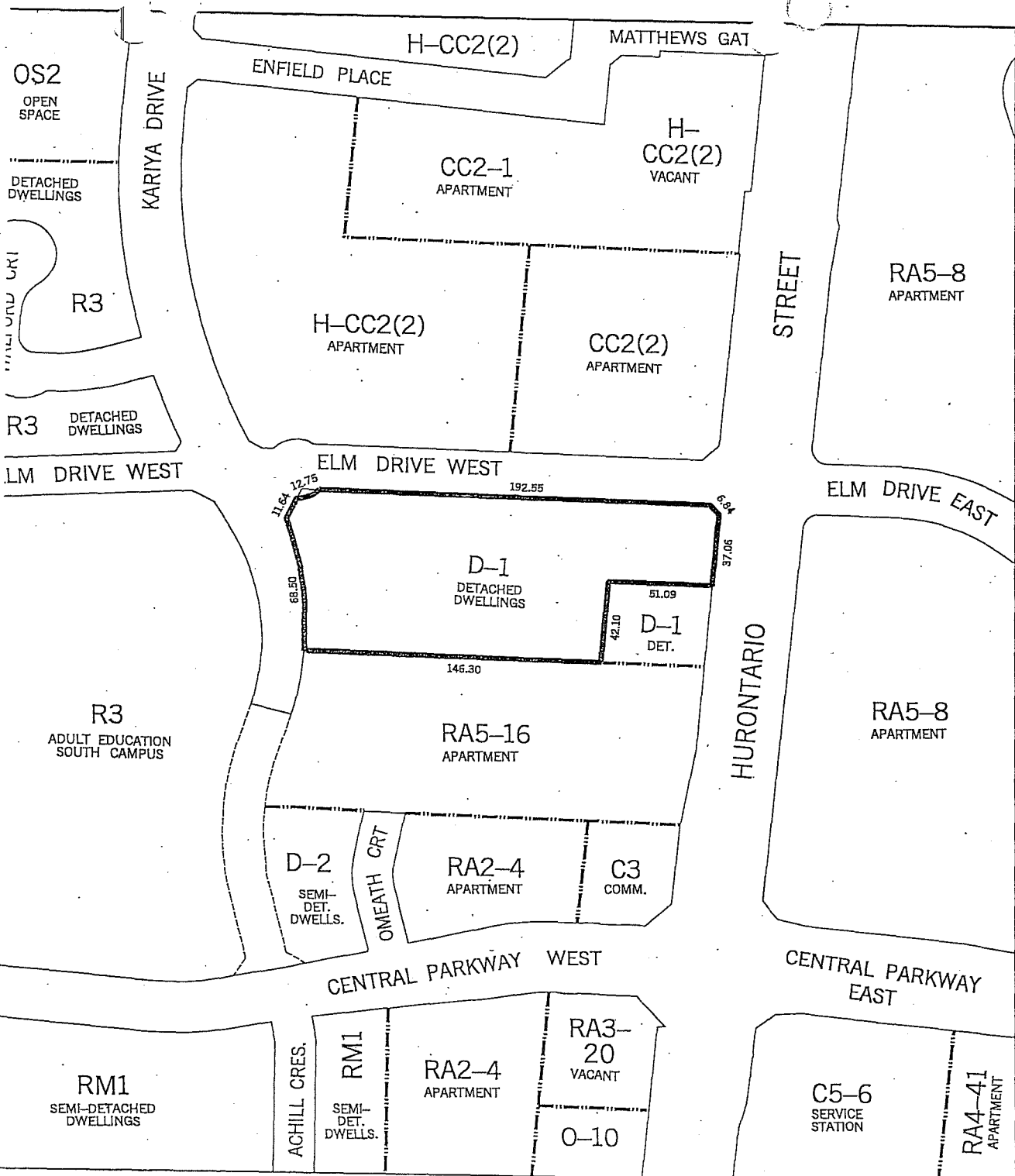
SUBJECT LANDS



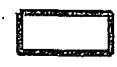
SUBJECT: SOLMAR INC.



FILE NO: OZ 13/022 W7
DWG. NO: 13022L
SCALE: 1:1500
DATE: 2014/06/02
DRAWN BY: B. KRUGER



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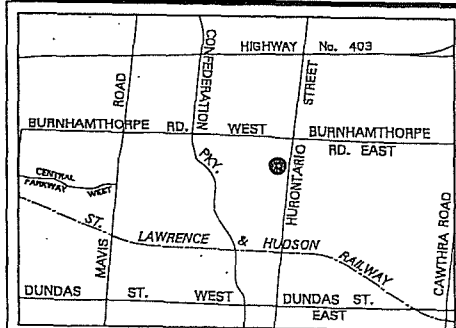
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL HIGH DENSITY SPECIAL SITE 1" TO "RESIDENTIAL HIGH DENSITY SPECIAL SITE" AND PROPOSED REZONING FROM "D-1" (DEVELOPMENT-EXCEPTION) TO "RA5-EXCEPTION" (APARTMENT DWELLINGS-EXCEPTION) TO PERMIT THE DEVELOPMENT OF FOUR RESIDENTIAL APARTMENT BUILDINGS OF 35,40, 45 AND 50 STOREYS, A DAY CARE AND RETAIL USES AT GRADE.

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



SUBJECT:

SOLMAR INC.



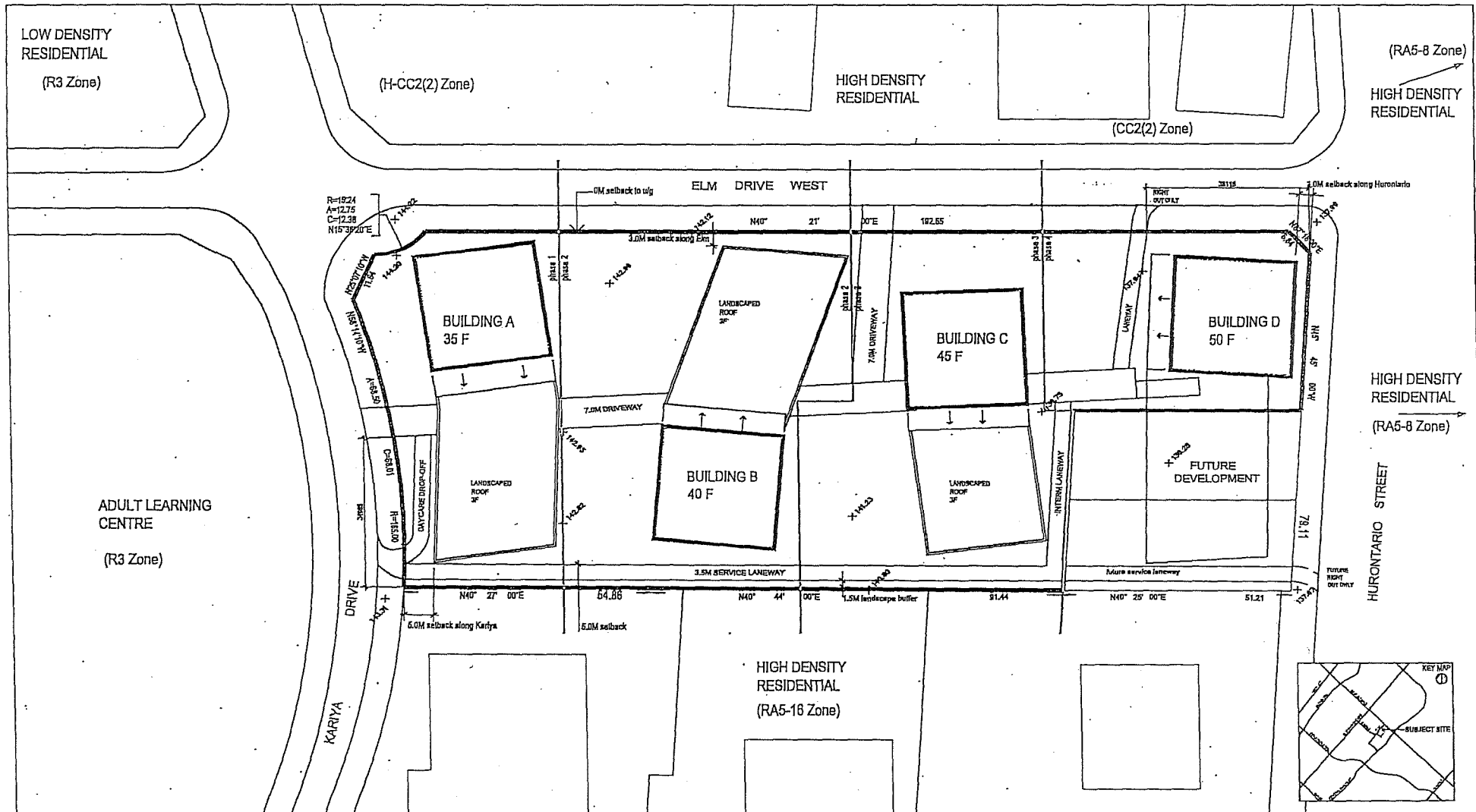
FILE NO:
OZ 13022 W7

DWG. NO:
13022R

SCALE:
1:3000

DATE:
2014/06/02

DRAWN BY:
B. KRUGER



LOW DENSITY
RESIDENTIAL
(R3 Zone)

(H-CC2(2) Zone)

HIGH DENSITY
RESIDENTIAL

(CC2(2) Zone)

(RA5-8 Zone)
HIGH DENSITY
RESIDENTIAL

R=1824
A=12.75
C=12.38
N15°39'20"E

BUILDING A
35 F

BUILDING B
40 F

BUILDING C
45 F

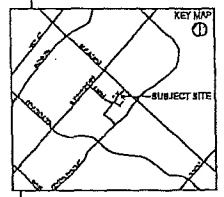
BUILDING D
50 F

FUTURE
DEVELOPMENT

ADULT LEARNING
CENTRE
(R3 Zone)

HIGH DENSITY
RESIDENTIAL
(RA5-8 Zone)

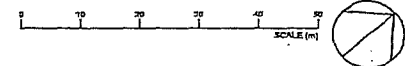
HIGH DENSITY
RESIDENTIAL
(RA5-18 Zone)



CONCEPT MAP
24-64 Elm Drive & 3528-3536 Hurontario Street, Mississauga
Solmar Inc.
122 Romina Drive, Concord, ON L4K 4Z7 (905) 660-9222

Official Plan Designation
Existing: Residential High Density
Proposed: Residential High Density
(with site specific policies)

Zoning
Existing: D-1
Proposed: RA5-XX
(with site specific provisions)



November 2013

CONCEPT MAP

APPENDIX I-6

The City of Hurontario, Ontario, Canada, is the client for this project. The project is a proposed mixed-use development consisting of a multi-story office building, a multi-story residential building, and a multi-story parking garage. The project is located on Elm Drive in Hurontario, Ontario, Canada.

C. Varracelli Architect, Inc.
INCORPORATED
 100 Hurontario Street, Suite 100, Hurontario, Ontario, Canada, N1R 1A1
 Tel: (905) 874-1111
 Fax: (905) 874-1112

No.	Description	Quantity	Unit	Value
1	Site Preparation	1	Lot	\$100,000
2	Foundation	1	Foundation	\$200,000
3	Structural Steel	1	Structural Steel	\$500,000
4	Exterior Cladding	1	Exterior Cladding	\$300,000
5	Interior Finishes	1	Interior Finishes	\$400,000
6	Mechanical, Electrical, Plumbing	1	Mechanical, Electrical, Plumbing	\$200,000
7	Landscape	1	Landscape	\$100,000
8	Contingency	1	Contingency	\$100,000
Total				\$1,900,000

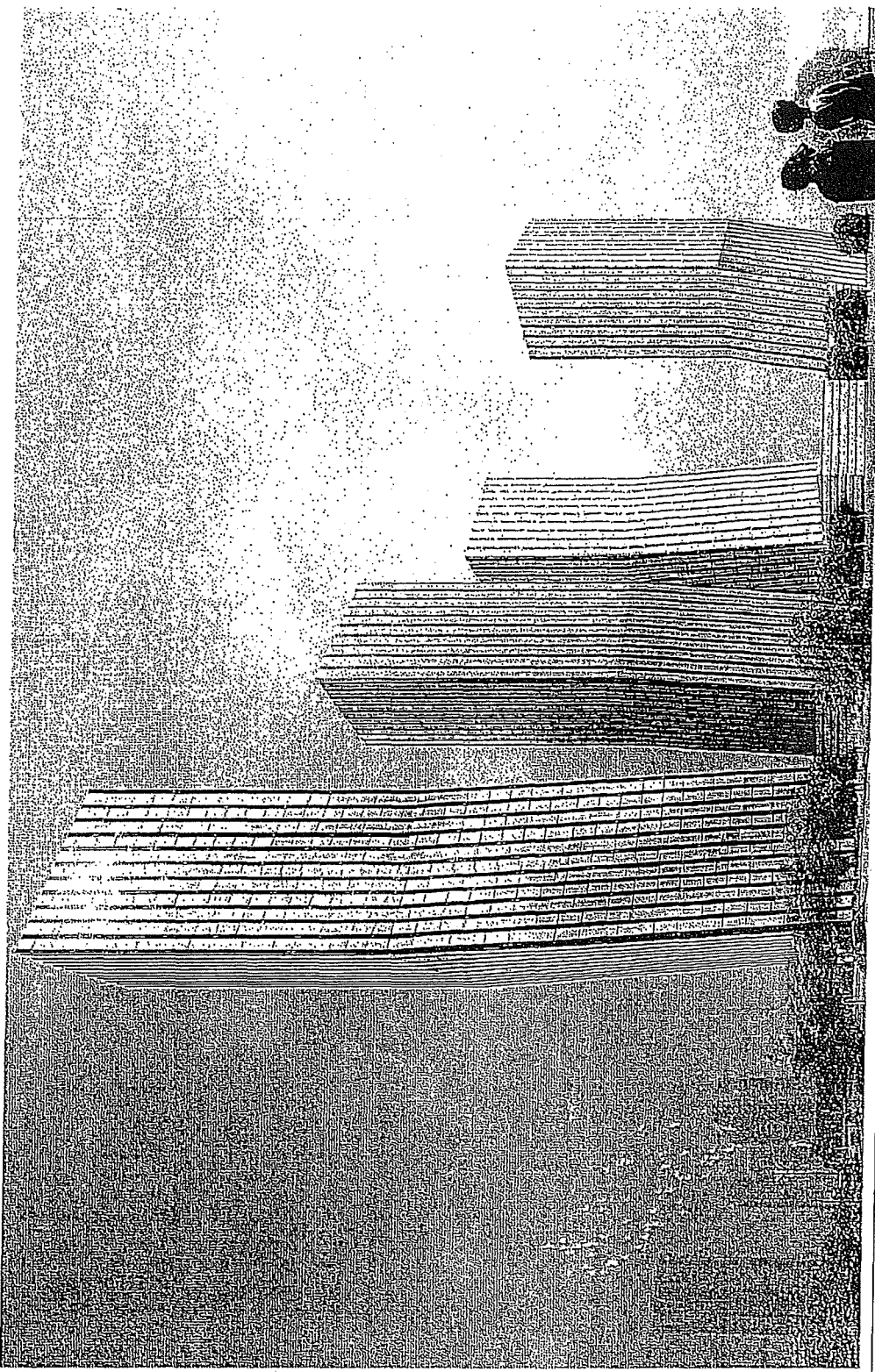
Proposed Mixed-Use Development

ELM DRIVE
 HURONTARIO, ONTARIO

Drawing
 COVER SHEET

Sheet
 A100

Scale: N.T.S.
 Date: NOVEMBER 27, 2015



VIEW FROM HURONTARIO AND ELM



CUSIMANO ARCHITECT
 1150 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1B 3Y9
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW.CUSIMANO.COM

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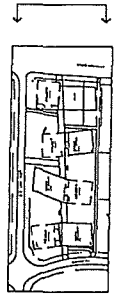
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18	ISSUED FOR PERMIT	2014.07.23
19	ISSUED FOR PERMIT	2014.07.23
20	ISSUED FOR PERMIT	2014.07.23

Proposed Mixed-Use Development

ELM DRIVE
 MISSISSAUGA, ONTARIO

DRIVING
 HURONTARIO STREET ELEVATION
 (WEST)

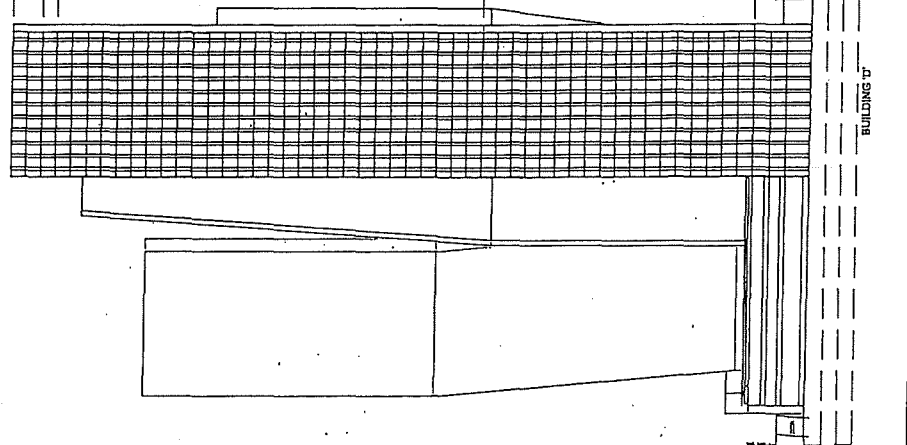
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- ENVIRONMENTAL LEGEND**
- 1. PAVED SURFACES
 - 2. UNPAVED SURFACES
 - 3. WATER BODIES
 - 4. TREES
 - 5. LANDSCAPE PLANTINGS
 - 6. EXISTING BUILDINGS
 - 7. PROPOSED BUILDINGS
 - 8. EXISTING UTILITIES
 - 9. PROPOSED UTILITIES
 - 10. EXISTING DRIVEWAYS
 - 11. PROPOSED DRIVEWAYS
 - 12. EXISTING FENCES
 - 13. PROPOSED FENCES
 - 14. EXISTING WALLS
 - 15. PROPOSED WALLS
 - 16. EXISTING CURBS
 - 17. PROPOSED CURBS
 - 18. EXISTING SIDEWALKS
 - 19. PROPOSED SIDEWALKS
 - 20. EXISTING BIKE LANE
 - 21. PROPOSED BIKE LANE
 - 22. EXISTING STAIRS
 - 23. PROPOSED STAIRS
 - 24. EXISTING ELEVATORS
 - 25. PROPOSED ELEVATORS
 - 26. EXISTING ESCALATORS
 - 27. PROPOSED ESCALATORS
 - 28. EXISTING RAMP
 - 29. PROPOSED RAMP
 - 30. EXISTING PLATFORM
 - 31. PROPOSED PLATFORM
 - 32. EXISTING SIGNAGE
 - 33. PROPOSED SIGNAGE
 - 34. EXISTING LIGHTING
 - 35. PROPOSED LIGHTING
 - 36. EXISTING SECURITY
 - 37. PROPOSED SECURITY
 - 38. EXISTING ACCESSIBILITY
 - 39. PROPOSED ACCESSIBILITY
 - 40. EXISTING OTHER
 - 41. PROPOSED OTHER

REF PLAN

DATE: 10/20/2014
 SHEET: A402



HURONTARIO STREET ELEVATION (WEST)



CUSIMANO ARCHITECT
 1100 W. VANDELL AVENUE, SUITE 100
 MISSISSAUGA, ONTARIO L4V 1V6
 TEL: (905) 276-1100
 FAX: (905) 276-1101
 WWW.CUSIMANOARCHITECT.COM

CONCEPT ARCHITECT
I. Vercellotti Architect Inc.
 1100 W. VANDELL AVENUE, SUITE 100
 MISSISSAUGA, ONTARIO L4V 1V6
 TEL: (905) 276-1100
 FAX: (905) 276-1101
 WWW.IVERCELLOTTIARCHITECT.COM

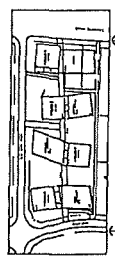
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Proposed Mixed-Use Development

ELM DRIVE
 MISSISSAUGA, ONTARIO

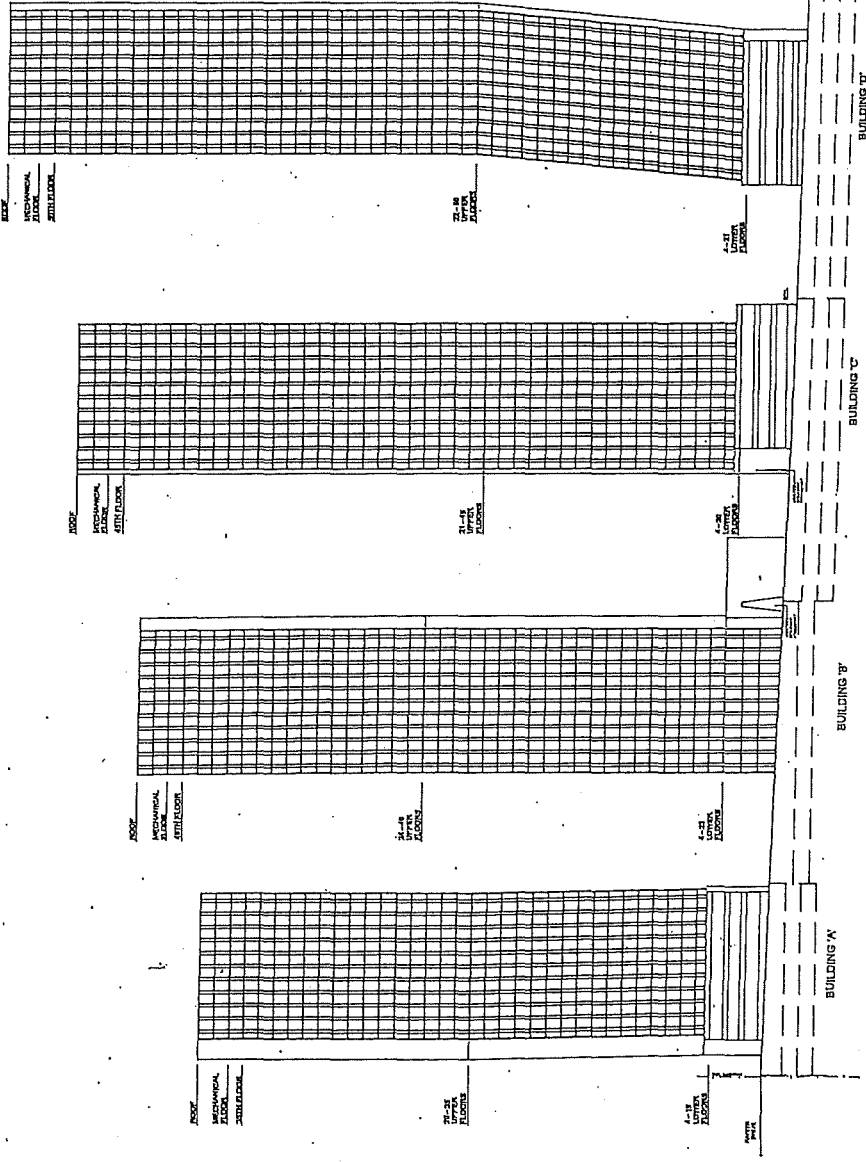
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 SOUTH ELEVATION

Scale: 1/8" = 1'-0"
 Date: 10/20/08/02/08



- ENVELOPE MATERIAL LEGEND**
- ① FANCLER CLADDING
 - ② BRICK CLADDING
 - ③ BRICK CLADDING
 - ④ CLADDING
 - ⑤ CLADDING
 - ⑥ CLADDING
 - ⑦ CLADDING
 - ⑧ CLADDING
 - ⑨ CLADDING
 - ⑩ CLADDING

KEY PLAN



SOUTH ELEVATION

Solmar Inc.

File: OZ 13/022 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (February 19, 2014)	<p>Three (3) copies of the revised Functional Servicing Report (FSR) must be submitted to determine the adequacy of the existing services for this proposed development. Calculations for both water and wastewater must be revised to include the commercial component of the proposed development. There may be further comments at the site servicing stage regarding the size of connections to regional infrastructure within the Elm Drive right-of-way.</p> <p>Site Servicing approvals are required prior to issuance of building permit.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 6, 2014) (March 10, 2014)	<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need to be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
Greater Toronto Airports Authority (February 24, 2014)	<p>According to the Airport Zoning Regulations for Toronto Lester B. Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.</p>

Solmar Inc.

File: OZ 13/022 W7

Agency / Comment Date	Comment
City Community Services Department – Parks Planning(April 23, 2013)	<p>In accordance with City Official Plan policies, Future Directions and the Planning Act, Community Services has requested, to satisfy a portion of the parkland dedication requirements, 0.4 ha (1 acre) of land be dedicated to the City for parks purposes. The required land dedication amount has only been applied to the increased density beyond what is allowed under the current Official Plan. The remaining parkland requirements shall be resolved through cash in lieu for parks purposes.</p> <p>Currently there is an existing deficiency of park space within the Downtown Growth Area. This hampers the long-term achievement of a diverse and robust public realm network that is characteristic of successful urban centres. Urban Park spaces are the community living rooms within the core. Investment in parks and the public realm contribute to both the health of a community and have a measurable economic benefit that exceeds the initial investments.</p> <p>Prior to the Supplementary Report, revisions to the proposal are required to reflect the land to be dedicated to the City for parkland purpose. The proposed park location is at the west end of the site with frontages on Kariya Drive and Elm Drive. This location will provide a transition from the lower density development, receive full sun exposure and will be the start of an interconnected City Centre park network. Objectives for this park include a <i>minimum</i> of 40% tree canopy cover, a creative and innovative playground, casual/ flexible seating areas and other elements to support an urban environment.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (March 21, 2014)	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in</p>

Solmar Inc.

File: OZ 13/022 W7

Agency / Comment Date	Comment
	<p>conjunction with the site plan application.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit/Site Plan approval.</p> <p>The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding is installed, inspected and approved by an Urban Forestry representative.</p>
<p>City Transportation and Works Department (April 7, 2014)</p>	<p>In comments dated April 7, 2014, this department confirmed receipt of Site Plan, Functional Servicing Report, Conceptual Grading Plan, Utility Plans, Noise Feasibility Study, Traffic Impact Study and Phase 1 Environmental Site Assessment circulated by Planning and Building.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details, including a phasing plan, prior to the Supplementary Meeting to confirm the feasibility of this development.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post City Community Services Department – Culture Division Mississauga Transit Enbridge Gas Distribution Enersource Bell Canada Rogers Cable Credit Valley Conservation</p>

Solmar Inc.

File: OZ 13/022 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">156</td> <td>Kindergarten to Grade 5</td> </tr> <tr> <td>67</td> <td>Grade 6 to Grade 8</td> </tr> <tr> <td>44</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">Fairview Public School</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">520</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">566</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">3</td> </tr> </table> <p style="margin-left: 20px;">Camilla Road Senior Public School</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">627</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">683</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> <p style="margin-left: 20px;">TL Kennedy Secondary School</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">662</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,263</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	156	Kindergarten to Grade 5	67	Grade 6 to Grade 8	44	Grade 9 to Grade 12/OAC	Enrolment:	520	Capacity:	566	Portables:	3	Enrolment:	627	Capacity:	683	Portables:	0	Enrolment:	662	Capacity:	1,263	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">27</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>13</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">Bishop Scalabrini</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">523</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">196</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">6</td> </tr> </table> <p style="margin-left: 20px;">Father Michael Goetz</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">1558</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1593</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> 	27	Junior Kindergarten to Grade 8	13	Grade 9 to Grade 12/OAC	Enrolment:	523	Capacity:	196	Portables:	6	Enrolment:	1558	Capacity:	1593	Portables:	0
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File: OZ 13/022 W7

Proposed Zoning Standards

Regulations	"D-1" Zone	"RA5" Zone	Proposed "RA5-Exception" Zone
Maximum number of dwelling units	1 dwelling unit per lot	N/A	1,367 units
Maximum gross floor area – apartment dwelling	N/A	41 629 m ² (448,105 sq. ft.)	135 396 m ² (1,457,438 sq. ft.)
Maximum floor space index – apartment dwelling zone	N/A	2.9 FSI	9.43 FSI
Maximum height	N/A	77 m (253 ft.) and 25 storeys	161 m (528 ft.) and 50 storeys
Minimum amenity area	N/A	5.6 m ² (per dwelling unit) or 10% of site area	2.0 m ² per dwelling unit
Minimum off-street parking regulations	N/A	1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit	0.60 resident space per all unit sizes
Minimum visitor parking spaces per dwelling unit	N/A	0.20 visitor spaces per unit (273 spaces)	0.10 visitor spaces per unit (137 spaces)

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Mississauga Official Plan Policies

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

	Specific Policies	General Intent
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 5 - Direct Growth</p>	<p>Section 5.1.4, Section 5.1.6, Section 5.3 Section 5.3.1.2, Section 5.3.1.3, Section 5.3.1.4, Section 5.3.1.8 Section 5.3.1.9, Section 5.3.1.10 Section 5.3.1.11, Section 5.3.1.12 Section 5.3.1.13, Section 5.4.11 Section 5.4.12, Section 5.5.1 Section 5.5.8, Section 5.5.9, Section 5.5.12, Section 5.5.14, Section 5.5.15</p>	<p>The Mississauga Official Plan (MOP) will ensure that most of Mississauga's future growth will be directed to Intensification Areas and that the Downtown is an Intensification Area. Hurontario Street has been identified as an Intensification Corridor.</p> <p>The Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031 (80 residents and jobs per acre), or strive to achieve a gross density of 300-400 residents and jobs per hectare and (121 to 162 residents and jobs per acre).</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 9 - Build a Desirable Urban Form</p>	<p>Section 9.2.1.2; Section 9.2.1.3 Section 9.2.1.4, Section 9.2.1.5 Section 9.2.1.6, Section 9.2.1.7 Section 9.2.1.9, Section 9.2.1.11 Section 9.2.1.12, Section 9.2.1.13 Section 9.2.1.14, Section 9.2.1.15 Section 9.2.1.16, Section 9.2.1.17 Section 9.2.1.19, Section 9.2.1.20 Section 9.2.1.22, Section 9.2.1.25 Section 9.2.1.26, Section 9.2.1.27 Section 9.2.1.28, Section 9.2.1.29, Section 9.2.1.30, Section 9.2.1.31 Section 9.2.1.33, Section 9.3.3.2</p>	<p>The MOP will ensure that tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.</p>

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 9.5.3 Buildings</p>	<p>Various policies</p>	<p>The MOP will ensure that tall buildings design and materials selected are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 12.1 Downtown</p>	<p>Specific Policies</p> <p>Section 12.1.2.2</p>	<p>General Intent</p> <p>Notwithstanding the Residential High Density policies of this Plan, the maximum building height for lands designated Residential High Density will not exceed 25 storeys.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 12.3 Downtown Fairview</p>	<p>Section 12.3.2.1.1 Section 12.3.2.1.2</p>	<p>Special Site Policy 1 of the Downtown Fairview policies of the Mississauga Official Plan ensures that development on this site will address compatibility of building form and scale with existing surrounding land uses; convenient pedestrian access through this site to nearby transit services on Hurontario Street; the redevelopment of land will minimize access points to Hurontario Street and apartments will be permitted at a maximum floor space index (FSI) of 2.2 to 2.9 times the area of the lot.</p>

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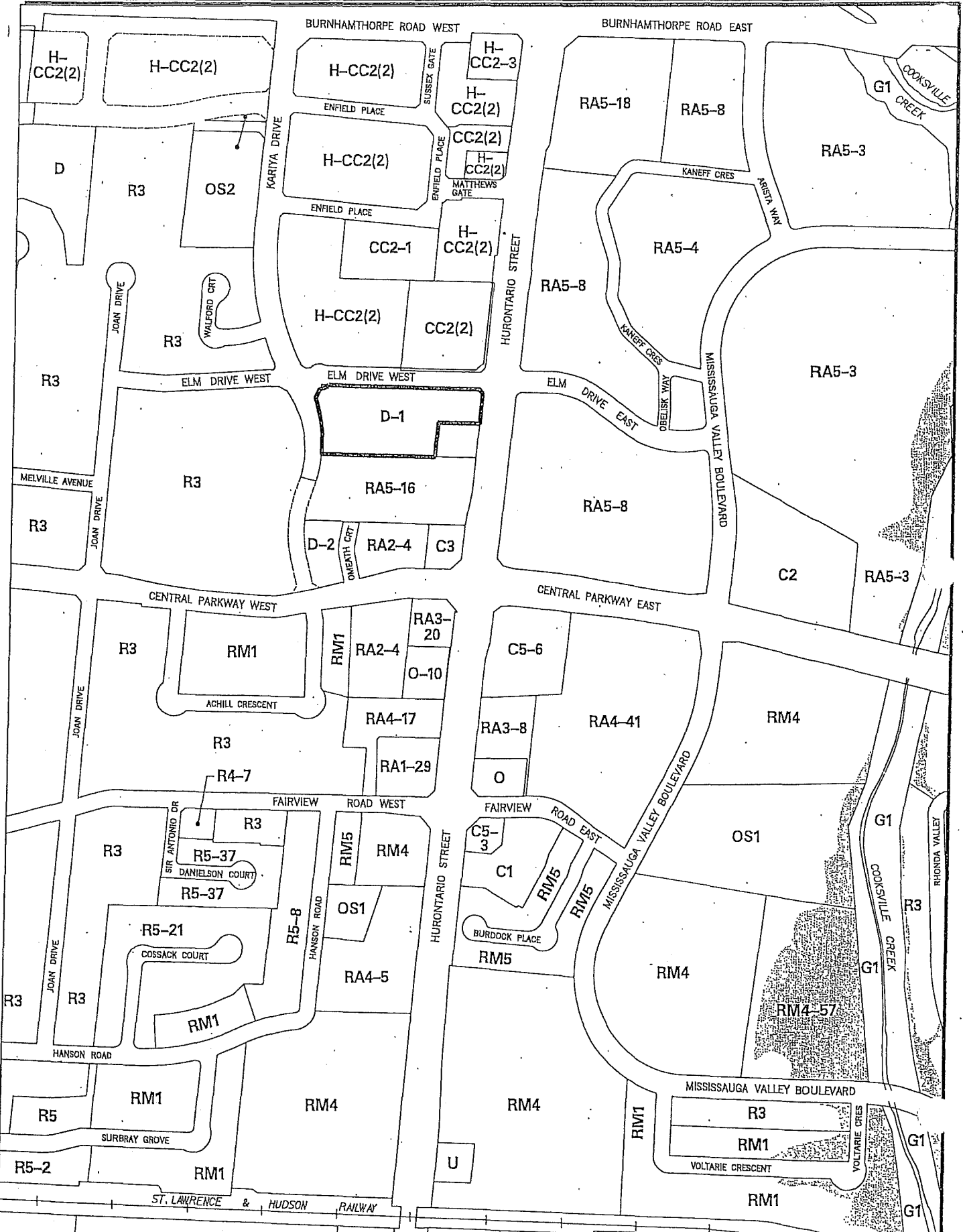
File: OZ 13/022 W7

<p>Other related policies</p>	<p><i>Public Realm</i> Sections 9.3.1.4, 9.3.1.7, 9.3.1.8, 9.3.1.9 <i>Site Development and Building</i> Sections 9.5.1, 9.5.1.1, 9.5.1.2, 9.5.1.3, 9.5.1.11, 9.5.1.12, 9.5.1.14 <i>Create a Multi-Modal City</i> Section 8.2.3.4 <i>Site Development</i> Sections 9.5.2.1, 9.5.2.2, 9.5.2.3, 9.5.2.5, 9.5.2.6, 9.5.2.11</p>	<p>Built form policies with respect to the Public Realm, Site Development and Building provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.</p>
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GENERAL CONTEXT MAP

OZ 13022 W7

APPENDIX I-12

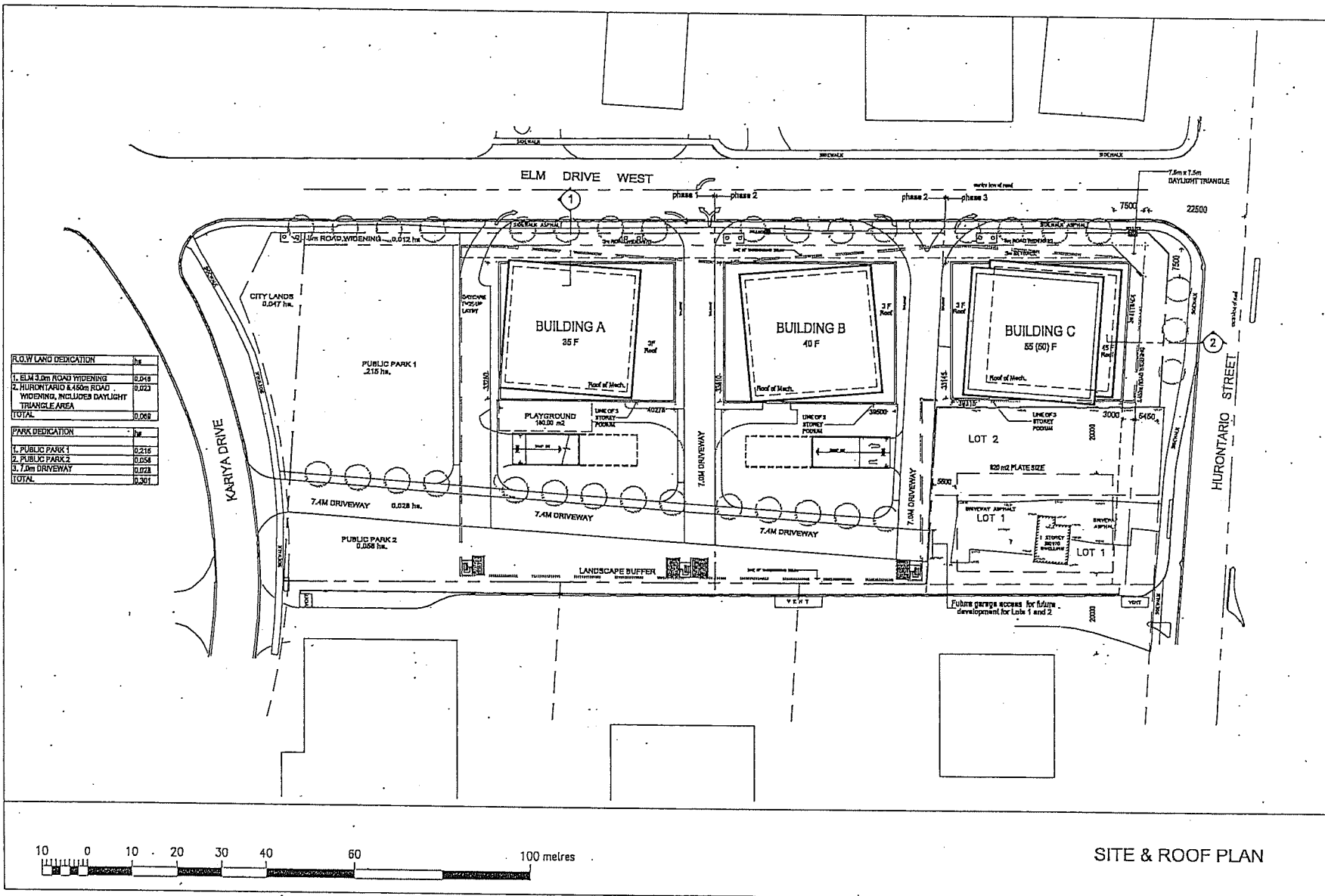


Solmar Inc.

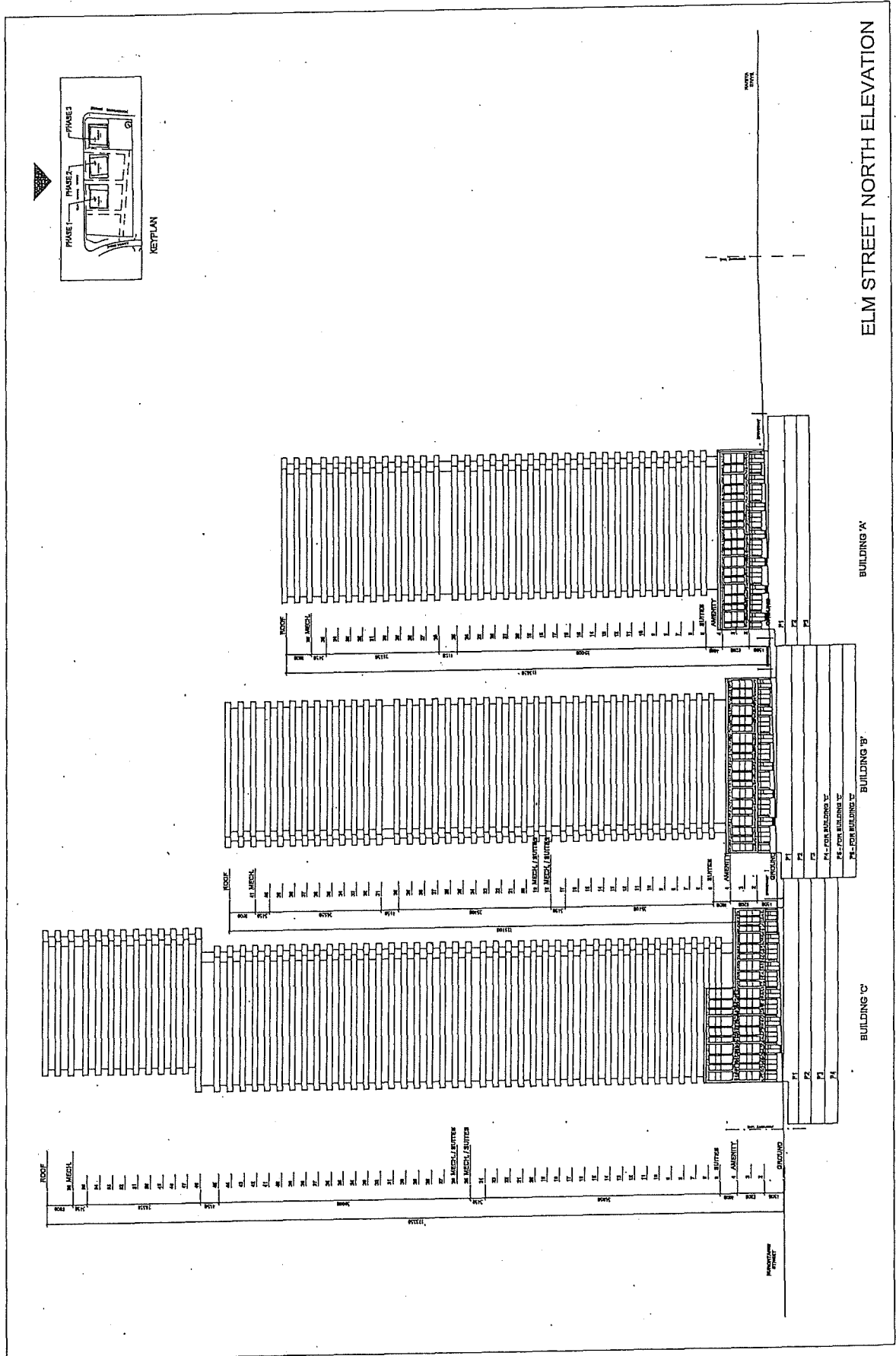
OZ 13/022 W7.

Recommendation PDC-041-2014

That the Report date May 13, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Fairview Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "D-1" (Development – Exception), to permit the development of four residential apartment buildings with heights of 35, 40,45 and 50 storeys, a day care, and retail uses under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be received for information.



SITE & ROOF PLAN



Agency Comments

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

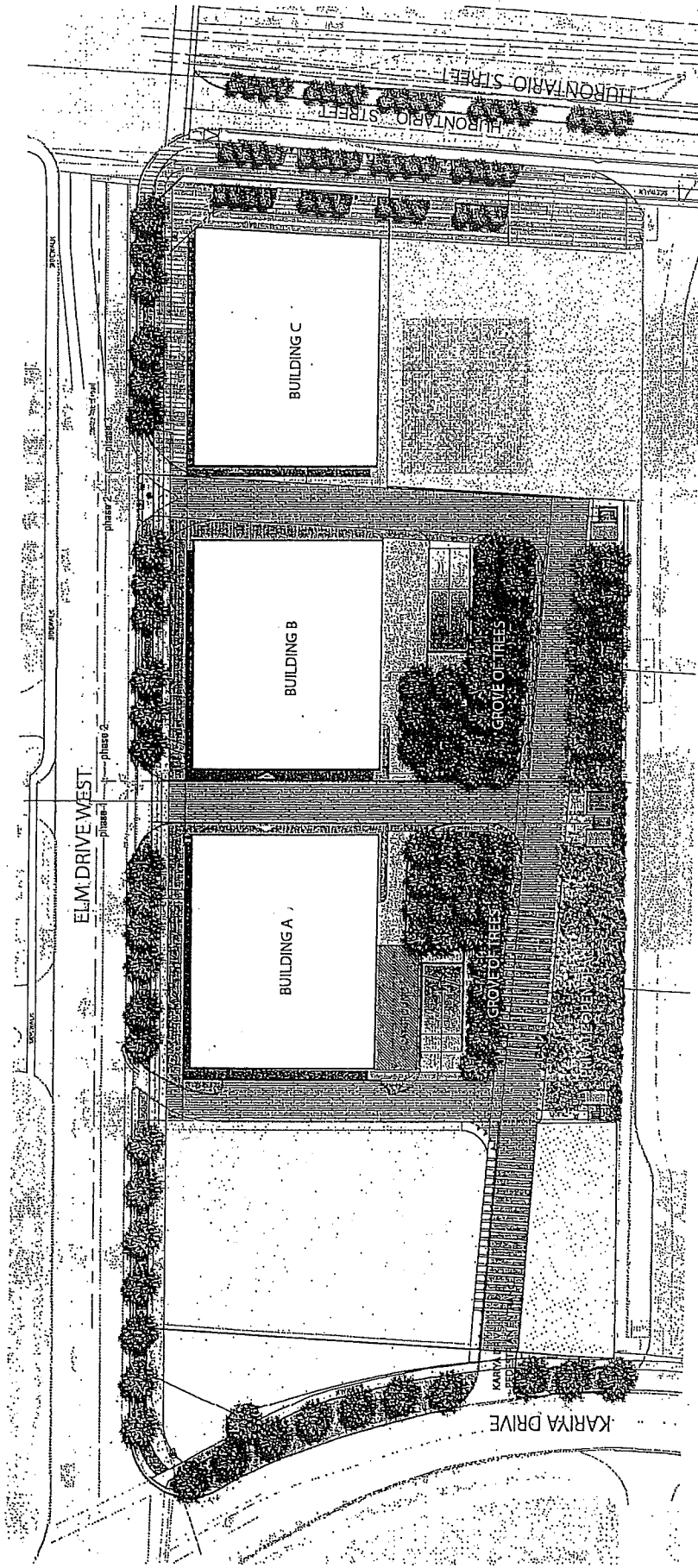
Agency / Comment Date	Comment
Region of Peel (April 24, 2015)	<p>The Region of Peel has request that the applicant submit three copies of the revised Functional Servicing Report (FSR) to determine the adequacy of the existing services for this proposed development. The Report must be revised to include the commercial component of the proposed development . The total GFA for the commercial component of the development must be indicated in the FSR. Please be advised that there may be further comments at the site servicing stage regarding the size of connections to regional infrastructure within the Elm Drive right-of-way.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (May 12, 2015)	<p>In comments dated May 12, 2015 Community Services Department will accept the proposed Park Blocks 1 and 2 - having a combined area of approximately 0.274 ha (0.68 ac.), free and clear of all easements and encumbrances - for park or other public recreational purposes. If, prior to assumption, easements or other encumbrances required by the applicant/owner are proposed on Park Blocks 1 and 2, the encumbered area will be deducted from the land dedicated for park purposes and parkland credits will be reduced accordingly.</p> <p>Recognizing the higher land value within the Downtown Growth area, an alternate method is recommended to calculate parkland dedication credit for this development. The alternate method involves using the land value of the dedicated park blocks and applying the fixed Cash-in-lieu rate to that value. This method generates higher credits in comparison to 1ha/300 units method as required under the Planning Act, R.S.O 1990, c.P.13, as amended.</p> <p>The proposed parkland credit calculation will be determined upon receipt and review of the appraisal report. The appraisal report will demonstrate the land value for the proposed site and</p>

Agency Comments

Agency / Comment Date	Comment
	<p>must be prepared by an appraiser accredited by the Appraisal institute of Canada. Upon review of a satisfactory appraisal report by the Realty Services Section, parkland credits will be calculated based on land value and the Cash-in-lieu rates for medium and high density units applicable at the time.</p> <p>Park Blocks are to be transferred to the City prior to the issuance of first Building Permit.</p>
<p>City Transportation and Works Department (May 14, 2015)</p>	<p>This department confirmed receipt of the applicant's updated Site Plan, Functional Servicing Report, Grading Plan, Servicing Plan, Utility Plans, an addendum to the Noise Feasibility Study, and Transportation Impact Assessment Report which have addressed the department's preliminary comments and concerns.</p> <p>The updated Transportation Impact Assessment, dated March 2015, prepared by Poulos and Chung Ltd. confirmed that based on the latest site statistics and access configurations the existing road network is to have sufficient capacity to accommodate the additional traffic expected to be generated by the proposed development, with some increase in vehicle delay anticipated. This department has requested minor revisions to the study to clarify the proposed road improvements and/or modifications to the roadway cross-sections to accommodate this development. An amended Traffic Impact Study is required prior to By-law Enactment, however it will not impact the overall conclusions.</p> <p>Given the proximity of the existing and future surface transit to the site, a comprehensive Transportation Demand Management Plan will be required and implemented as part of the Site Plan review and approval process for each development phase to encourage increased transit usage and reduced single occupancy vehicle trips to and from the site.</p> <p>The Functional Servicing Report, revised February 2015, prepared by Schaeffers Consulting Engineering Ltd. has analyzed the storm sewer outlet and stormwater management</p>

Agency Comments

Agency / Comment Date	Comment
	<p>features proposed for the subject development and confirmed that storm sewer capacity is available to accommodate the proposal. Discussions with the Consulting Engineering also clarified some information in the report. The applicant has been requested to provide an updated Functional Servicing Report with the clarifications and minor revisions to the proposed stormwater management features.</p> <p>The Noise Feasibility Study, dated November 4, 2013 and addenda dated March 5, 2015 and May 7, 2015, prepared by HGC Engineering, have analysed the noise impacts on the subject development and concluded that they can be mitigated to meet the City/MOE guidelines.</p> <p>In the event this application is approved by Council, prior to enactment of the Zoning By-law, the applicant will be required to address the following:</p> <ul style="list-style-type: none"> • Provide updated Site Plan, Grading Plan, Servicing Plan, Utility Plans and Functional Servicing Report with additional technical details; • Enter in to a Servicing Agreement for sanitary sewer works, road improvements, required cash payments, streetscape and boulevard works; • Convey gratuitously any lands and/or easements as required by the City (i.e. Elm Drive, Hurontario Street widening, sight triangle, public access easement); • Enter in to a Development Agreement to implement conditions of rezoning; and • Submit a Record of Site Condition. <p>Site specific details will be addressed through the future Site Plan application.</p>



LEGEND

- PRIVATE OPEN SPACE
- PROPOSED BANYAN TREES
- CASUAL SEATING
- ALTERNATE/RECYCLED GLASS
- PAVING
- LIGHT POLLARD
- WOLLARD
- BELL RINGS
- TRASH RECYCLAGE
- ASSET OF THE SITE
- PROPOSED TREES
- EXISTING GRASS
- PAVING
- PAVING/CONCRETE/CONCRETE
- ASPH

FURNITURE OPTIONS

