
Council

Date

2017/10/25

Time

9:00 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Contact

Karen Morden, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5471

Find it Online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"Welcome to the City of Mississauga Council meeting. This land is situated within the traditional territory of the Mississaugas of the Credit First Nation and previously to the Anishinaabe, Haudenosaunee, Wyndot and Huron people. We acknowledge the many Aboriginal, Inuit, Metis, and global peoples who call Mississauga home. We welcome everyone."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1. October 11, 2017

6. **PRESENTATIONS** - Nil.

7. **DEPUTATIONS**

7.1. Cooksville Creek Flood & Erosion Project - Stonebrook Park

Members of the Rhonda Valley Residents Group to speak regarding Cooksville Creek Flood & Erosion Project - Stonebrook Park.

7.2. Remembrance Day

Andrew Carlson, Officer Cadet from the Toronto Scottish Regiment to speak regarding a Remembrance Day Service.

7.3. Banners and Boxes Program Update

Mike Douglas, Executive Director of Mississauga Arts Council to provide an update on the Banners and Boxes Program.

7.4. Lighting of the Port Credit Lighthouse

Karen Priest, Resident to speak regarding lighting the Port Credit lighthouse.

Item 14.1.1.

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit (5 Minutes per Speaker)**

Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended:

Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related to.
2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
3. The total speaking time shall be five (5) minutes maximum, per speaker.

9. **CONSENT AGENDA**

10. **INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

- 10.1. Report dated October 2, 2017 from the Commissioner of Planning and Building:
Applications to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors.
0 Four Springs Avenue, northwest quadrant of Hurontario Street and Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
File: OZ 16/010W5

Recommendation

1. That the applications under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue to amend the Mississauga Official Plan **Residential High Density – Special Site 6** policies and to change the **RA5-43 (Apartment Dwellings)** and **H-RA5-43 (Apartment Dwellings)** zoning to permit the proposed 34 storey apartment building with retail and office commercial uses on the first three floors of both buildings, and to remove the permission for townhomes, be approved subject to the conditions referenced in the staff report dated June 2, 2017 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and floor space index (FSI) shall remain the same.

11. **PRESENTATION OF COMMITTEE REPORTS**

- 11.1. Planning and Development Committee Report 11-2017 dated October 16, 2017
- 11.2. General Committee Report 16-2017 dated October 18, 2017

12. **UNFINISHED BUSINESS** - Nil.

13. **PETITIONS** - Nil.

14. **CORRESPONDENCE**

14.1. *Information Items*

- 14.1.1. Lighting of the Port Credit Lighthouse - Request for Funding (Ward 1)
- 14.1.2. Letter dated October 18, 2017 from the Streetsville Business Improvement Area (BIA) requesting to have the Streetsville Christmas in the Village Festival deemed of municipal significance for the purpose of obtaining a Special Occasion Permit.

Motion

14.2. *Direction Items* – Nil.

15. **NOTICE OF MOTION**

16. **MOTIONS**

- 16.1. To express sincere condolences to the family of Glen Hawthorne, retired City employee who passed away on Saturday, October 7, 2017.
- 16.2. To close to the public a portion of the Council meeting to be held on October 25, 2017, to deal with various matters. (See Item 21 Closed Session).
- 16.3. To close to the public a portion of the Planning and Development Committee meeting to be held on October 30, 2017: **Education Session - Bill 73 Amendment to the Development Charges Act and Impact on Development Conditions.**
- 16.4. To Reconsider Council Resolution 0187-2017, with respect to appointment to the Regional Watershed Alliance.

17. **INTRODUCTION AND CONSIDERATION OF BY-LAWS**

- 17.1. A by-law to transfer funds between various Storm Water Reserve Funds and certain capital projects approved in prior Capital Budgets.

GC-0489-2017/ September 6, 2017

- 17.2. A by-law to adopt Mississauga Official Plan Amendment No. 66, with respect to the Lakeview Neighbourhood and Lakeview Employment Area Character Areas, Ward 1.

PDC-0051-2017/ September 25, 2017

- 17.3. A by-law to amend By-law 0225-2007, as amended, being the Zoning By-law, with respect to Mississauga Official Plan Amendment No. 32, Lakeview Neighbourhood and Lakeview Employment Area Character Areas, Ward 1.

PDC-0051-2017/ September 25, 2017

- 17.4. A by-law to amend By-law 0225-2007, as amended, being the Zoning By-law, with respect to Mississauga Official Plan Amendment No. 66, Lakeview Neighbourhood and Lakeview Employment Area Character Areas, Ward 1.

PDC-0051-2017/ September 25, 2017

- 17.5. A by-law to permit exemption to the Noise Control By-law 0360-1979, as amended, for the Hurontario Light Rail Transit Project.

GC-0605-2017/ October 18, 2017

- 17.6. A by-law to impose special charges to the assessment roll of 157 Achill Crescent to recover a portion of the cost of a petitioned noise attenuation barrier.

GC-0607-2017/ October 18, 2017

- 17.7. A by-law to impose special charges to the assessment roll of 1116 Deer Run to recover a portion of the cost of a petitioned noise attenuation barrier.

GC-0628-2017/ October 18, 2017

- 17.8. A By-law to amend the Public Vehicle Licensing By-law 420-04, as amended, with respect to an extension to the permitted age of a licensed taxicab vehicle and the inclusion of the option of an alternative to spare tire and jack required in all vehicles.

GC-0316-2013/ May 22, 2013; GC-0467-2013/ July 3, 2013

18. **MATTERS PERTAINING TO REGION OF PEEL COUNCIL**

19. **ENQUIRIES**

20. **OTHER BUSINESS/ ANNOUNCEMENTS**

21. **CLOSED SESSION**

Pursuant to the *Municipal Act*, Section 239(2):

- 21.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: **Instructions on proposed settlement of the remaining Ontario Municipal Board appeals to Zoning By-law 0193-2016.**

22. **CONFIRMATORY BILL**

- 22.1. A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on October 25, 2017.

23. **ADJOURNMENT**

City of Mississauga
Corporate Report



Date: 2017/10/02

To: Mayor and Members of Council

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
 OZ 16/010 W5

Meeting date:
 2017/10/25

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)

**Applications to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors of both buildings
 0 Four Springs Avenue, northwest quadrant of Hurontario Street and Eglinton Avenue West**

Owner: Pinnacle International (Ontario) Limited

File: OZ 16/010W5

Recommendation

1. That the applications under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue to amend the Mississauga Official Plan **Residential High Density – Special Site 6** policies and to change the **RA5-43 (Apartment Dwellings)** and **H-RA5-43 (Apartment Dwellings)** zoning to permit the proposed 34 storey apartment building with retail and office commercial uses on the first three floors of both buildings, and to remove the permission for townhomes, be approved subject to the conditions referenced in the staff report dated June 2, 2017 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and floor space index (FSI) shall remain the same.

Report Highlights

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Originator's file: OZ 16/010 W5

- One written submission was received regarding traffic, access and parking concerns
- No revisions have been made to the proposal since the Public Meeting
- Staff are satisfied with the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on June 26, 2017, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0040-2017, as follows, was then adopted by Council on July 5, 2017:

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Limited to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors, under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to Council.

Comments

No revisions have been made to the proposal since the public meeting.

COMMUNITY COMMENTS

Comment

The one written submission received advised of concerns with increasing the amount of commercial development, providing direct vehicular access to Ceremonial Drive and lack of parking.

Response

The applicant is not proposing to increase the amount of commercial development from what is currently permitted and there will be no access to Ceremonial Drive.

The applicant is proposing to provide a total of 957 parking spaces on Parts 1 and 2 of Phase 4, whereas 949 are required.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Region of Peel

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Originator's file: OZ 16/010 W5

Comments updated September 20, 2017 indicate that the Region has no objection to these applications. A satisfactory water and sanitary sewer demand table has been submitted to the Region.

Additional materials will be required and reviewed through the Site Plan approval process, including the requirement for the release and abandonment of the Regional water easement on the site.

City Transportation and Works Department

Comments updated April 27, 2017 from T&W confirm that an updated Functional Servicing and Stormwater Management Report, and Environmental Site Assessment summary letter have been received, and are satisfactory for the purpose of these applications.

Notwithstanding the above, in the event that these applications are approved by Council, and prior to the enactment of the Zoning By-law, the applicant will be required to provide additional details/technical requirements with respect to:

- Site plan
- Public pedestrian and vehicular access easements
- Warning clause for right-in / right-out only access to Hurontario Street in Agreements of Purchase and Sale

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. All planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and the support of public transit.

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". It 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.

The site is located within the Major Transit Station Area for the Hurontario LRT, which is an intensification area in Mississauga's Official Plan. The applicant is proposing to remove one apartment tower and ten townhomes, redistribute the proposed residential apartments and retail and office commercial uses to the two remaining buildings, shift a condominium road to the northern limit of the site and readjust the Phase 4 and 5 phasing lines. The proposal, including the introduction of a 34 storey apartment building, is an efficient and appropriate development of

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Originator's file: OZ 16/010 W5

the site. It is consistent with the policies of the PPS and Growth Plan, and adequately takes into account the existing context, the surrounding intensification area policies, and provides an appropriate transition of built form to adjacent properties as referenced in the Official Plan section below.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Uptown Major Node Character Area. The Special Site 6 policies need to be revised to permit a 34 storey apartment on this development block and remove the permissions for townhomes. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Section 13.1.1.3 of Mississauga Official Plan also provides the following criteria for evaluating proposals for heights of more than 25 storeys within a Major Node:

- *an appropriate transition in heights that respects the surrounding context will be achieved*
- *the development proposal enhances the existing or planned development*
- *the City Structure hierarchy is maintained*
- *the development proposal is consistent with the policies of this Plan*

Planning staff have undertaken an evaluation of these criteria against this proposed development application.

The site is located within the Uptown Major Node Character Area, one of two Major Nodes within the City. Major Nodes are intended to facilitate intensification through tall buildings, higher density, and a mix of uses. They are planned to be prominent centres of mixed use activity with a variety of employment opportunities.

The site is also located within a Major Transit Station Area which has the capacity to accommodate higher density built forms with a mix of uses. Furthermore, the applicant has proposed the towers along the southern boundary of the development block, with the 34 storey tower adjacent to the neighbouring ten storey apartment building directly to the north, rather

than the detached homes. The current zoning for this site permits podiums ranging in height from three to four storeys on Phase 4. The current application seeks to change this to one to six storey podiums to ensure appropriate transitions to the surrounding area.

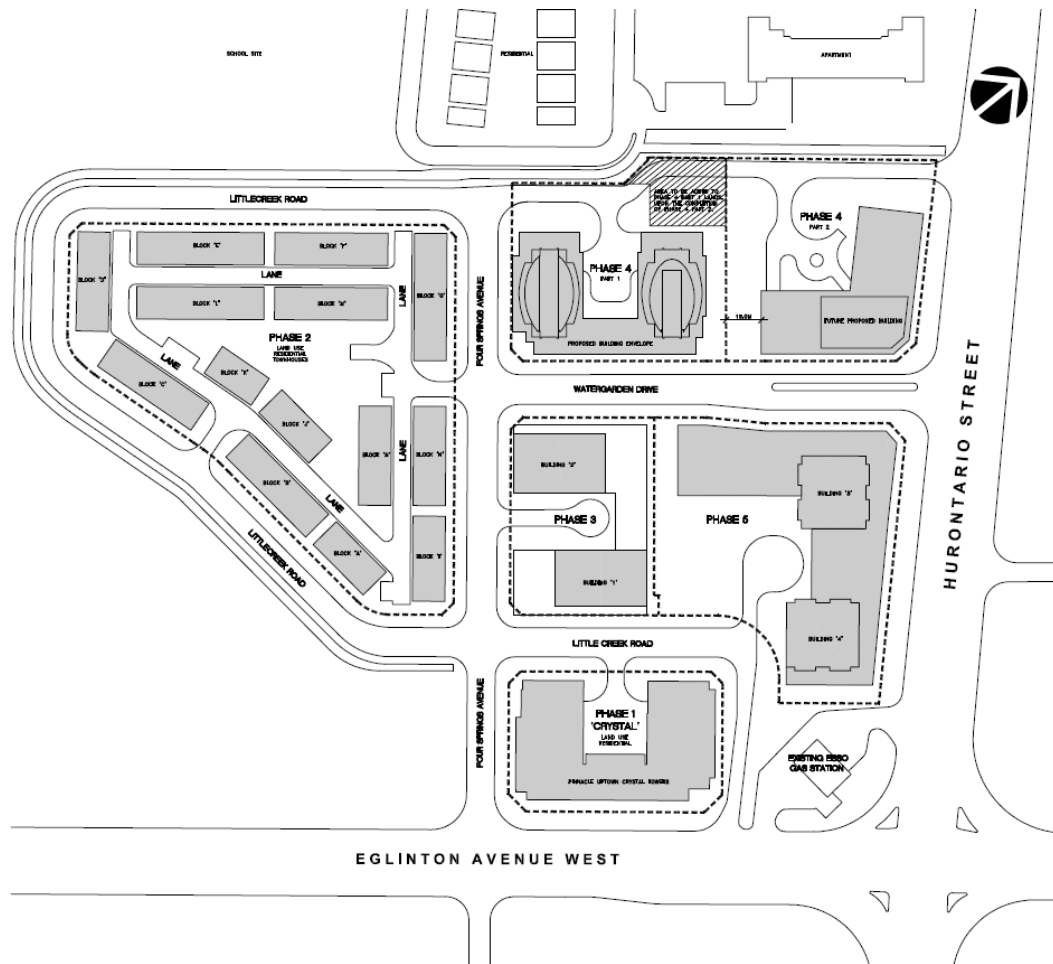
The first three storeys of the residential towers are proposed to include retail and office commercial uses, which will contribute to the City's goal of making Major Nodes a primary location for mixed use development. Additionally, this retail and office commercial space will contribute to achieving the gross density target of between 200 and 300 residents and jobs per hectare (81-121 per acre) in Major Nodes.

Adequate engineering services for the proposed development have been confirmed through the comments received from the applicable City departments and agencies. The existing community infrastructure is adequate to support the proposed development, and multi-modal transportation, including the Hurontario LRT, will support the proposed development application.

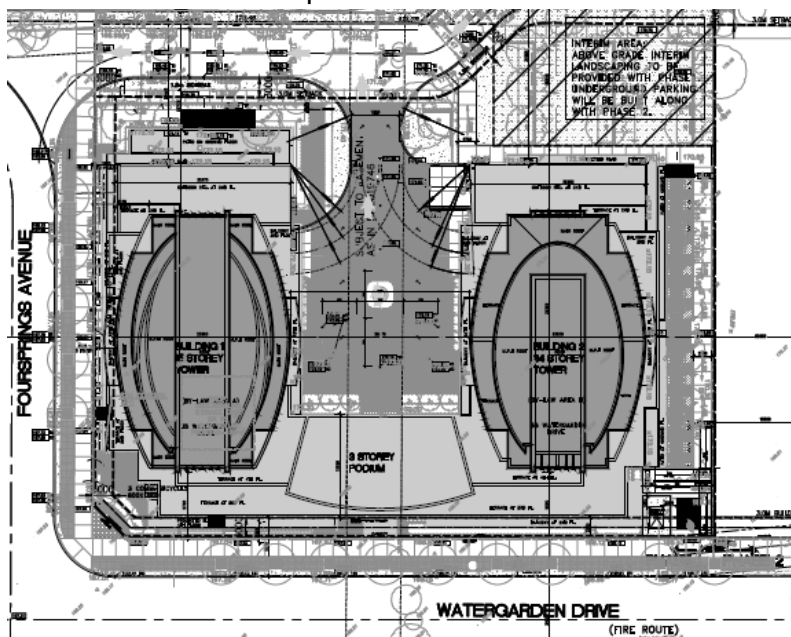
Zoning

The proposed **RA5-43 (Apartment Dwellings)** and **H-RA5-43 (Apartment Dwellings)** zoning is appropriate to accommodate the proposed 15 and 34 storey apartment buildings, and to remove one apartment tower and ten townhomes.

Due to the proposed line adjustment between Phases 4 and 5, and the establishment of a 15 m (49.7 ft) above grade setback between buildings within Phase 4, Part 2 and the phase line in accordance with the revised concept plan between Parts 1 and 2, revisions to the "H" holding provisions for **H-RA5-43(Apartment Dwellings)** are required. The RA5-43 Schedule A will be revised.



Above: Revised Concept Plan



Above: Portion of Revised Concept Plan

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Originator's file: OZ 16/010 W5

Section 19.7 of Mississauga Official Plan (MOP) permits the enactment of an "H" Holding Provision to implement the policies of MOP for staging of development and specific requirements. The applicant has agreed to amend the holding zone provisions on the lands zoned **H-RA5-43** to include the following new provision:

- a satisfactory agreement is in place with the City of Mississauga for a \$375,000 public art contribution to be provided for Phase 4, Part 2 of the development (Updated Pinnacle Master Development Plan)

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding provision would be removed by further amendment to the Zoning By-law.

Appendix 5 contains the general site specific zoning provisions for the development. The proposed zone provisions will ensure this development is compatible with the surrounding lands for the reasons outlined in the Official Plan section of this report.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. A site plan application has been submitted for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further revisions will be needed to address matters such as fire and waste management requirements, detailed stormwater management issues, landscaping, and streetscape.

Green Development Initiatives

The applicant has identified that the following green development initiatives will be incorporated into the development:

- bio-retention system to be installed to store, treat and infiltrate rainwater runoff after a large storm event
- below grade rainwater harvesting system to be installed
- a green roof is proposed on the podium
- bird friendly treatment has been proposed on exterior windows

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency 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 for two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors is consistent with the overall intent, goals and objectives of the Official Plan as the site is located within the Uptown Major Node, and a Major Transit Station Area and will not destabilize the surrounding residential neighbourhood which consists of residential high density buildings, offices, mixed use, and a transition to medium and low density residential buildings further from the Node.
2. The proposed built form is compatible with the surrounding land uses and has been designed to minimize impacts on adjacent properties. Building heights and setbacks are appropriate and consistent with the existing and planned developments in the immediate area.
3. The proposed official plan provisions and zoning standards, as identified, are appropriate to accommodate the requested uses.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

- Appendix 1: Information Report
- Appendix 2: Revised Concept Plans and Site Plan
- Appendix 3: Elevations
- Appendix 4: Updated Agency Comments
- Appendix 5: Proposed Zoning Standards



Edward R. Sajecki, Commissioner of Planning and Building
Prepared by: Caleigh McInnes, Development Planner

City of Mississauga

Corporate Report



Date: June 2, 2017

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
OZ 16/010 W5

Meeting date:
2017/06/26

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors

0 Four Springs Avenue, northwest quadrant of Hurontario Street and Eglinton Avenue West

Owner: Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

Recommendation

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Limited to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors, under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue, be received for information.

Report Highlights

- The proposal is to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors, whereas three apartment buildings with heights of 10, 15, and 20 storeys and 10 townhomes were previously permitted. The applicant is not proposing to increase the total number of dwelling units, but they are proposing to revise the phasing lines and the location of the private condominium road within this development block
- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the official plan and zoning by-law
- No community concerns have been received to date

- Prior to the next report, matters to be addressed include confirmation of servicing capacity, grading, servicing, NAV Canada review, and amendments to the existing development agreement

Background

The subject property is part of a Master Plan community within the Uptown Major Node approved in 2012. This development proposal is located on Phase 4 and part of Phase 5 of the Pinnacle Master Development Plan which consists of five development phases as outlined in Appendix 2.

The applications have been circulated for technical comments. A community meeting has not been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Additional information regarding the history of the site is found in Appendix 1.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	47.8 m (156.8 ft.)
Depth:	177 m (580.7 ft.)
Gross Lot Area:	1.5 ha (3.8 ac.)
Existing Uses:	The property is vacant

The subject site is located within the Uptown Major Node Character Area on the west side of Hurontario, north of Eglinton Avenue West (Appendix 3 and 4). The Uptown Major Node is centred on the Hurontario Street Corridor and Light Rail Transit is planned to be constructed on Hurontario Street. A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Eglinton Avenue West, south of the subject property. Land uses within the node consist of residential high density buildings, offices, and mixed use, with some vacant parcels and a transition to medium and low density residential buildings farther away from the intersection.

The surrounding land uses are:

- North: Cooksville Creek Public School, detached homes, and a ten storey apartment building
- East: Vacant lands zoned for apartment buildings, commercial plaza farther south and across Hurontario Street
- South: Vacant lands zoned for 23 and 26 storey apartment buildings
- West: 100 townhomes, park including Cooksville Creek, and a proposed City fire station on Fairwind Drive

DETAILS OF THE PROJECT

The applications are to permit two residential apartment buildings of 15 and 34 storeys, with retail and office commercial uses on the first three floors of each building in the first part of Phase 4.



Above: Image of existing condition on the subject property, looking northwest (across Hurontario Street)



Above: Rendering of proposed 34 storey and 15 storey apartment buildings, looking southwest across the proposed private condominium road

Although the applicant is not proposing to revise the total number of dwelling units permitted, the applicant is proposing to make some adjustments to the Master Plan including:

- the elimination of one apartment building and ten townhomes
- redistributing the units, heights, and retail and office commercial uses
- shifting the condominium road to the northern limit of the site
- readjusting the Phase 4 and 5 phasing lines

Development Proposal	
Applications submitted:	Received: September 26, 2016 Deemed complete: October 17, 2016
Applications revised:	March 2, 2017
Developer Owner:	Pinnacle International (Ontario) Limited
Applicant:	Pinnacle International (Ontario) Limited
Number of apartment units:	468 in Phase 4, Part 1
Height:	15 and 34 storeys in Phase 4, Part 1
Lot Coverage:	40%
Floor Space Index:	5.1 for Phase 4, Part 1
Landscaped Area:	25%
Gross Floor Area:	71 732.5 m ² (772,122.2 ft ²)
Commercial Gross Floor Area:	5 000 m ² (53,819.55 ft ²)
Road type:	Private condominium
Anticipated Population:	1170* *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 (Phase 4, Part 1):	Required Proposed
Resident spaces	516 578
Visitor spaces	71 71
Total	587 649

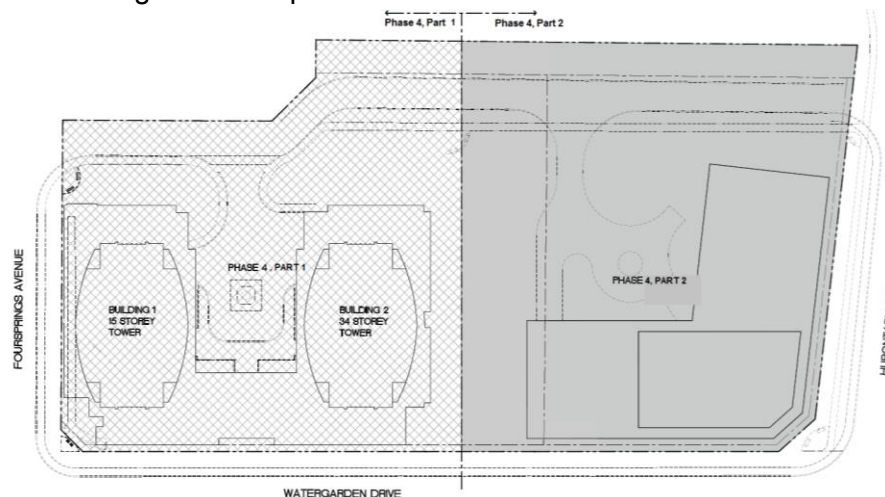
Development Proposal		
Total parking provided for Parts 1 and 2 of Phase 4	Required	Proposed
	949	957

The proposal as described above is occurring on lands previously known as Phase 4. The lands fronting on Hurontario were previously part of Phase 5 along with the lands on the south side of Watergarden Drive. To simplify matters, the two towers will now be identified as Phase 4 – Part 1. The lands shown as Phase 4 - Part 2, formerly part of Phase 5 will continue to permit a 25 storey apartment building with a total of 280 apartments.

The original plan is shown in contrast to the new concept plan below.



Above: Original Concept Plan



Above: Proposed Phase 4 (Parts 1 and 2) Pinnacle Concept Plan

The lands are located on the south side of Watergarden Drive with frontage onto Hurontario Street will be Phase 5 of the Master Plan. An aerial photograph of the subject property and surrounding lands is provided in Appendix 5.

Additional information is provided in Appendices 1 to 9.

LAND USE CONTROLS

The subject lands are located in the Uptown Major Node Character Area which permits a maximum height of 25 storeys. The lands are designated **Residential High Density - Special Site 6** which permits a maximum of 1,969 dwelling units, requires a minimum of 11 000 m² (118,406.8 ft²) and a maximum of 25 200 m² (271,259.4 ft²) of commercial and office uses in the first three storeys of each residential building. An amendment to the Official Plan is required to permit the proposed 34 storey apartment building and to remove the permission for townhomes from the Special Site 6 policies in the Uptown Major Node.

The lands are zoned **RA5-43 (Apartment Dwellings)** and **H-RA5-43 (Apartment Dwellings)** to permit four apartment buildings with heights of 10, 15, 20, and 25 storeys, and 10 townhomes. The eastern portion of the site fronting on Hurontario Street is subject to a holding provision to deal with the development of the future LRT. A total of 748 dwelling units as well as retail and office commercial uses are permitted on the first three floors of the towers. The commercial uses permitted are as follows:

- Office
- Medical Office
- Retail Store
- Financial Institution
- Restaurant
- Take-out Restaurant
- Personal Service Establishment

The applicant is proposing to eliminate one apartment tower and the townhomes, and redistribute the residential apartments and commercial uses to the two remaining buildings.

The applicant is not proposing to reduce the gross floor area of commercial uses on-site. No revisions are proposed to these permissions, as outlined in Appendix 7. The lands zoned **H-RA5-43 (Apartment Dwellings)** must be amended to **H-RA5 - Exception (Apartment Dwellings)** to reflect changes as a result of the revised development proposal and phasing line. The lands will also contain a new zone provision requiring a 15 m (49.2 ft.) above grade setback between the building and the phase line between Part 1 and 2 of Phase 4. Otherwise the zoning is remaining the same for the building along Hurontario Street.

Detailed information regarding the official plan and zoning is provided in Appendices 6 and 7.

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 by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

No community meetings were held and no written comments have been received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 8 and school accommodation information is contained in Appendix 9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan, specifically the gross density of jobs and residents per hectare required for major nodes maintained by the proposal?
- Is the proposal compatible with the character area given the proposed built form, massing, density, height, scale, site layout, setbacks, grading and landscaped areas?
- Are the proposed revisions to the phasing and lot lines through the registration of condominium appropriate?
- Are the proposed zoning regulations appropriate?
- Is the proposed parking supply adequate?
- Have all other technical requirements and studies, including the demand table, servicing and grading matters related to the proposal been addressed and been found to be acceptable?

OTHER INFORMATION

The applicant has submitted the following information in support of the applications:

- | | |
|---|---------------------------------|
| • Aerial Context Map | • Plan of Survey |
| • Utility Plan | • Elevations |
| • Green Development Standards Letter | • Restrictions on Title |
| • Draft Official Plan Amendment | • Draft Zoning By-law Amendment |
| • Phase One Environmental Site Assessment | • Shadow and Wind Study |
| • Site Servicing and Grading Drawings | • Noise Impact Study |
| • Planning Justification Report | • Traffic Impact Study Addendum |
| • Functional Servicing Report and Storm Water Management Report | |

Development Requirements

There are engineering matters including revised phasing lines and street trees which will require the applicant to amend the existing Development Agreement with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

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 external commenting agency must be met.

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved.

Attachments

- Appendix 1: Site History
- Appendix 2: Pinnacle Master Development Plan
- Appendix 3: Zoning and General Context Map
- Appendix 4: Land Use Map
- Appendix 5: Aerial Photograph
- Appendix 6: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 7: Summary of Existing and Proposed Zoning Provisions
- Appendix 8: Agency Comments
- Appendix 9: School Accommodation



Edward R. Sajecki, Commissioner of Planning and Building

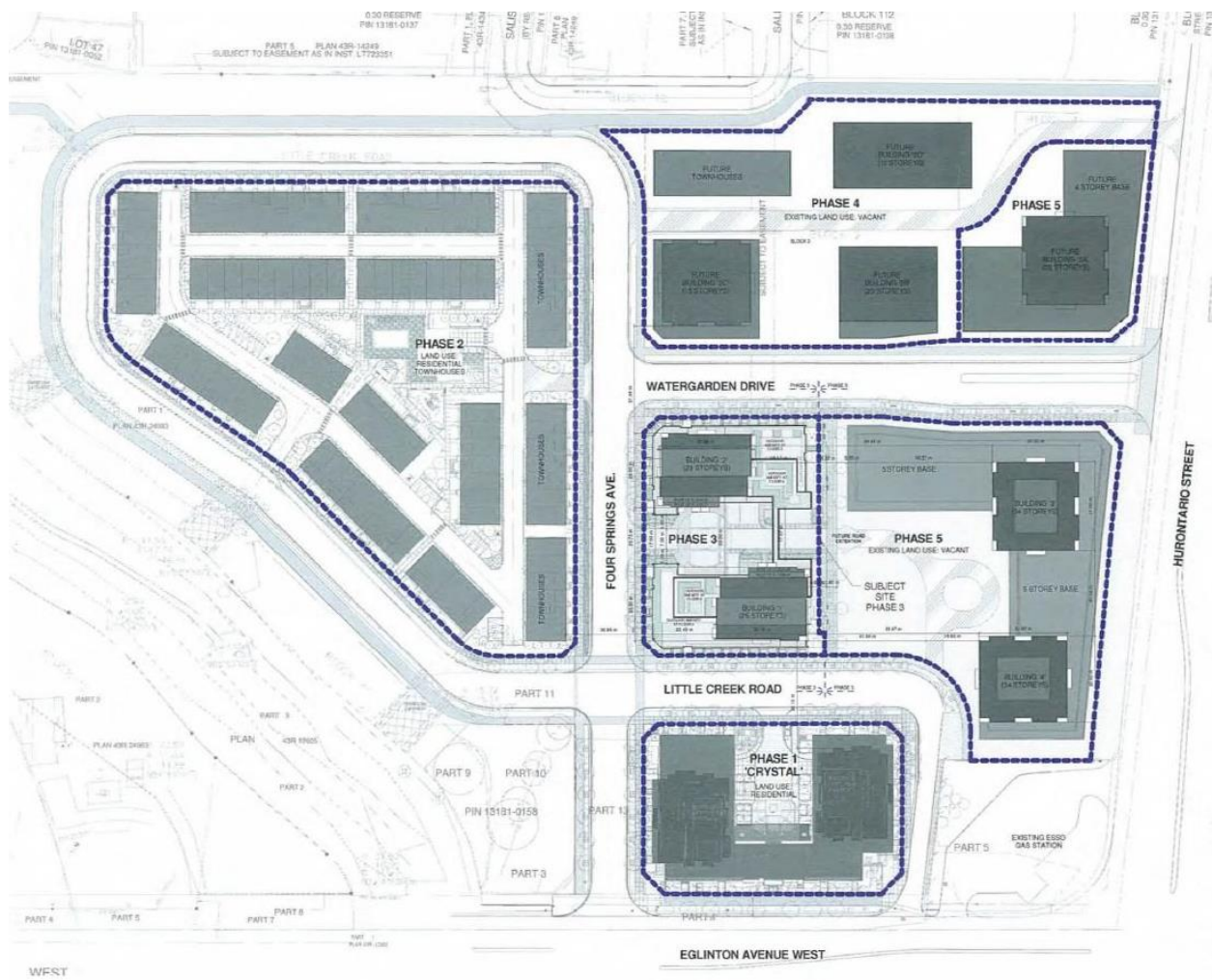
Prepared by: Caleigh McInnes, Development Planner

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

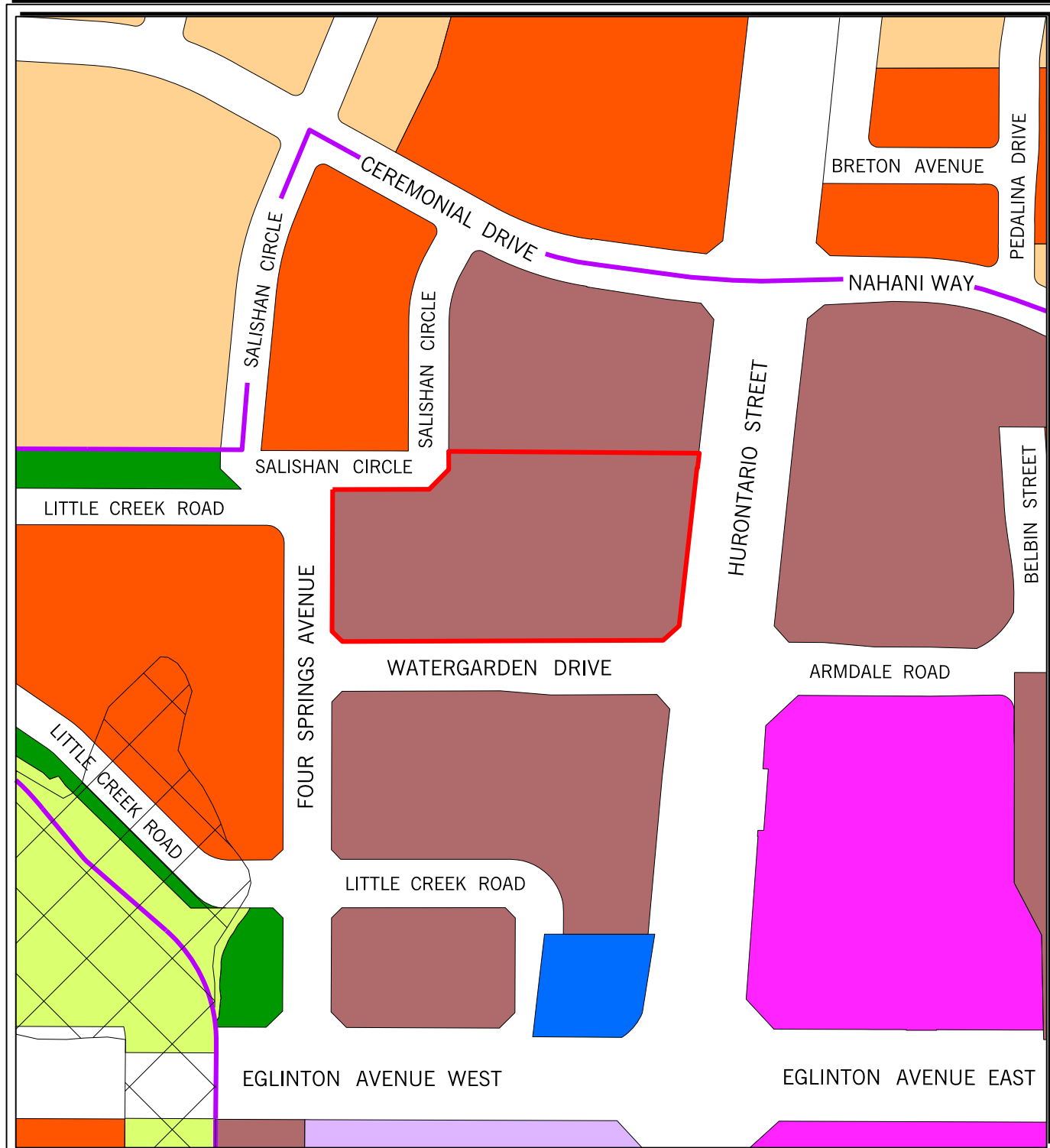
Site History

- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which were appealed. The matter was originally appealed by the applicant (Appeal No. 18) and was withdrawn in November 2008. The subject lands were initially zoned **D (Development)**
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated **Residential High Density- Special Site 6** in the Uptown Major Node Character Area
- December 12, 2012- City Council enacted By-law 0275-2012 which changed the zoning of the entire property from **D (Development)** to **RA5-43 (Apartment Dwellings - Exception)** and **H-RA5-43 (Apartment Dwellings – Exception with Holding Provision)** under file OZ 07/025 W5. A draft plan of subdivision was subsequently approved on March 6, 2013 by the Commissioner of Planning and Building under File T-M07006 W5
- December 12, 2012 - City Council enacted By-law 0276-2012 to amend Mississauga Official Plan (MOPA 3) from **Residential Low Density II, Residential Medium Density I, Residential High Density II** and **Public Open Space** to **Residential Medium Density I** and **Residential High Density: Special Site 6, Public Open Space** and **Greenbelt**
- February 13, 2013 - A Notice of Decision to approve the Draft Plan of Subdivision was issued. The Plan was approved on March 6, 2013
- September 10, 2014 – City Council enacted By-law 0243-2014 to amend Zoning By-law 0225-2007 which changed the zoning of the property (Phase 3) to the south of the subject site from **H-RA5-42 (Apartment Dwellings - Exception with Holding Provision)** to **RA5-42 (Apartment Dwellings - Exception)** under file OZ 13/020 W5. This application reduced the number of proposed apartments from three to two, while increasing the proposed building heights. A site plan minor was subsequently approved on August 19, 2016 by the Director of Planning and Building under file SPM 16/1 W5
- June 7, 2016 - A proposal for two apartment buildings was presented at the Urban Design Advisory Panel



Pinnacle Master Development Plan





10.1 - 20

**PART OF SCHEDULE 10 LAND USE DESIGNATIONS
OF MISSISSAUGA OFFICIAL PLAN**

LAND USE DESIGNATIONS

Residential Low Density I

Residential Low Density II

Residential Medium Density

Residential High Density

Mixed Use

Convenience Commercial

Motor Vehicle Commercial

Office

Business Employment

Industrial

Airport

Institutional

Public Open Space

Private Open Space

Greenlands

Parkway Belt West

Utility

Special Waterfront

Partial Approval Area

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

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

SUBJECT LANDS

SUBJECT:

PINNACLE INTERNATIONAL LTD.

FILE NO:
OZ 16010 W5

DWG. NO:
16010 - LANDUSE

SCALE:
1:3000

DATE:
2017 06 02

DRAWN BY:
B. KRUGER

Appendix 4

MISSISSAUGA

Produced by
T&W, Geomatics

Betsy

I:\cadd\Projects\ReportMaps\165213 OZ 16_010 W5_RPT\Vector\16010 - Landuse2.dgn



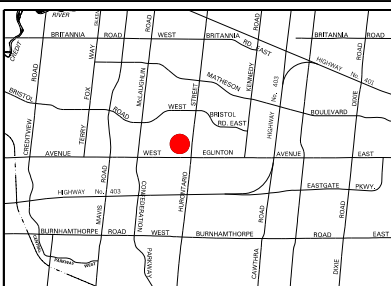
LEGEND:

 SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2016



SUBJECT: PINNACLE INTERNATIONAL LTD.

	FILE NO: OZ 16 /010 W5
	DWG. NO: 16010 - AERIAL
	SCALE: 1:3000
	DATE: 2017 06 02
DRAWN BY: B.KRUGER	

Appendix 5

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

**Summary of Existing and Proposed Mississauga Official Plan Policies and
Relevant Mississauga Official Plan Policies**

Current Mississauga Official Plan Designation and Policies for the Uptown Major Node.

Residential High Density-Special Site 6 permits a maximum of 1,969 dwelling units and a minimum of 11 000 m² (118,406.9 ft²) and a maximum of 25 200 m² (271,259.4 ft²) commercial and office uses in the first three storeys of the residential buildings. The maximum height permitted for this portion of the development is 25 storeys and is regulated in the Zoning By-law.

Proposed Official Plan Amendment Provisions

An Official Plan Amendment is required to allow for one of the proposed residential apartment buildings within Area A of Special Site 6 to be 34 storeys in height with retail commercial uses on the first three storeys of each apartment building.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 2- Policy Context	Section 2.1.2 <i>Provincial Policy Statement</i> , Section 2.1.3 Provincial Growth Plan	<p>The <i>Provincial Policy Statement, 2014</i> (PPS, 2014) contains the Province's policies for land use planning for Ontario. All planning decisions are required to be consistent with these policies. The PPS promotes Ontario's long term prosperity and social well-being by wisely managing change and promoting efficient land use and development patterns.</p> <p>The Growth Plan for the Greater Golden Horseshoe, 2006 is the centerpiece of a regional growth management strategy. It is grounded in the following principles that provide the basis for guiding decisions on how land is developed, resources are managed and public dollars are invested:</p> <ul style="list-style-type: none"> • Build compact, vibrant and complete communities • Plan and manage growth to support a strong and competitive economy • Optimize the use of existing and new infrastructure to support growth in a compact, efficient form

	Specific Policies	General Intent
Section 5- Direct Growth	Section 5.3 City Structure, Section 5.3.2 Major Nodes, Section 5.4 Corridors, Section 5.4.1, Section 5.5 Intensification Areas, Section 5.5.1, Section 5.5.10	<p>The Mississauga Official Plan (MOP) will ensure that Major Nodes will develop as prominent centres with a regional and city focus, and be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. Corridors connect the City and link communities. Hurontario Street has been identified as an area where growth will be directed. Intensification Areas will be attractive mixed use areas, developed at densities that are sufficiently high to support frequent transit service and a variety of services and amenities. It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups.</p> <p>Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare (81 and 121 residents and jobs combined per acre), and an average population to employment ratio of between 2:1 to 1:2, measured as an average across the entire area of each node.</p> <p>Development applications within a Major Node proposing a change to the designated land use which results in a significant reduction in the number of residents or jobs that could be accommodated on the site will not be permitted unless considered through municipal comprehensive review.</p> <p>Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>
Section 8- Creating a Multi Modal City	Section 8.1.6, Section 8.1.7, Section 8.1.16	The MOP will ensure that the transportation system will provide connectivity among transportation modes for the efficient movement of goods and people.

	Specific Policies	General Intent
Section 8.2.2- Road Network	Section 8.2.2.3, Section 8.2.2.4, Section 8.2.2.5, Section 8.2.2.7, Section 8.2.2.10, Section 8.2.4.3	The MOP will ensure that a fine grained system of roads will be established to increase the number of road intersections and overall connectivity throughout the city.
Section 9- Build a Desirable Urban Form	Section 9.2 City Pattern, Section 9.2.1 Intensification Areas, Section 9.2.1.22, Section 9.2.1.26, Section 9.2.1.28, Section 9.2.1.36, Section 9.2.1.37, Section 9.2.1.38, Section 9.2.1.39	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.
Other related policies	Sections 9.3.1.4,9.3.1.7 Public Realm, Sections 9.5.1,9.5.1.2,9.5.1.5, 9.5.1.8, 9.5.14.9, 9.5.3.9,Site Development and Building	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.
Section 10- Foster a Strong Economy	Section 10.1.8	Transit supportive development with compact built form and minimal surface parking will be encouraged in Corporate Centres, Major Transit Station Areas, and Corridors.

	Specific Policies	General Intent
Section 13.3- Uptown	Section 13.3.1, Urban Design Policies, Section 13.3.2, Land Use, Section 13.3.3, Transportation	In order to enhance a sense of community, a number of major streetscapes should be developed in a manner that will impart a sense of character. Community form along Hurontario Street should be integrated with the overall community design by providing for a graduated transition in development intensity and building scale, as well as the orientation of buildings.
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • 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 • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

RA5-43 (Apartment Dwellings - Exception), which permits townhome dwellings on Area A, and apartment buildings with commercial uses on the first three storeys on Areas B, C, and D

Proposed Zoning Standards

Zone Standards	RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards		Proposed RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards	
Permission for Townhouse Dwellings	Only permitted in Area A on Schedule RA5-43 Townhouse dwellings		Delete regulation	
Minimum total GFA - non-residential	Area	Minimum GFA - Non-Residential	Area	Minimum GFA- Non-Residential
	A	-	A	230 m ² (2,475.7 ft ²)
	B	1 000 m ² (10,763.9 ft ²)	B	-
	C	1 000 m ² (10,763.9 ft ²)	C	4 770 m ² (51,343.9 ft ²)
	D	1 000 m ² (10,763.9 ft ²)		
	E	2 000 m ² (21,527.8 ft ²)		
Apartment Dwellings on First Storey of Buildings	Apartment dwelling units shall not be permitted on the first storey of buildings located within Areas B, D and E		Apartment dwelling units shall not be permitted on the first storey of buildings located within Area C	
Minimum FSI	2.9 within each of Areas B, C, D and E		2.9 within each of Areas A, B and C	

Zone Standards	RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards
Minimum and Maximum Building Height and Podium	Minimum and maximum building height and height of a podium of all buildings and structures in Areas A to E	Minimum and maximum building height and height of a podium of all buildings and structures in Areas A to C
	Area	Minimum / Maximum Building Height
	A	2 storeys / 12.5 m
	B	5 storeys / 15 storeys
	C	5 storeys / 10 storeys
	D	5 storeys / 20 storeys
	E	10 storeys / 25 storeys
	Area	Minimum / Maximum Height of a Podium
	A	-
	B	3 storeys / 4 storeys
	C	-
	D	3 storeys / 4 storeys
	E	3 storeys / 6 storeys
Build-to-Line Setbacks	Build to Line shown on Exception Schedule	Revised Build to Line shown on Zoning Summary Sketch
	20% of the length of a streetwall may be set back beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft.)	25% of the length of a streetwall may be setback beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft.)
Minimum Landscape Buffer abutting a lot line	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Main front entrances of buildings shall face a street	Areas B, D and E	Areas A, B and C
Minimum above-grade separation between buildings above 10 storeys	-	Balconies shall be permitted to encroach into the separation distance 26.5 m (86.9 ft.)

Zone Standards	RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards
Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	1.0 m (3.28 ft.)	1.8 m (5.91 ft.)
Maximum projection of a balcony located above the first storey of the building	1.0 m (3.28 ft.)	1.8 m (5.91 ft.)
Minimum amenity area	The greater of 5.6 m ² (60.28 ft ²) per dwelling unit or 10% of the site area	Deleted
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	28%
Established Grade	the average elevation of the finished grade of the ground immediately surrounding a building or structure, and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority	Geodetic 172.30 m (565.29 ft.) above sea level

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 15, 2017)	<p>There is an 8 m (26.3 ft.) wide Regional water easement on the subject property that is no longer required and can be released and abandoned. An encroachment review will not be required.</p> <p>Prior to final approval, a Demand Table must be deemed satisfactory by the Region to fulfill modelling requirements and determine the proposal's impact to the existing sanitary sewer and water system.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (November 9, 2016)	<p>The Dufferin-Peel Catholic District School Boards 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 Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board and the Peel District School Board also require that the certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (November 25, 2016)	<p>In the comments dated November 25, 2016, the Community Services Department indicated that, should the application be approved, the cash-in-lieu for the proposed residential units has been satisfied through parkland dedication. As stated in the Development Agreement for T-M07006 (43M-1957), prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required beyond 1473 residential units pursuant to Section 42(6) of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p> <p>The Streetscape Plans as approved and secured for in the Servicing Agreement for 43M-1957 will need to be revised in</p>

Agency / Comment Date	Comment
	light of the changes to the building and the fact that Watergarden Drive and Foursprings Avenue are now built and serviced.
City Community Services Department – Culture Division (January 20, 2017)	<p>The City of Mississauga strongly encourages for the inclusion of public art in developments with greater than 10 000m² (107, 639.1 sq.ft.) in gross floor area, with the exception of non-profit organizations and social housing. Developers are encouraged to include public art as part of their development and/or contribute an agreed upon amount of the construction costs to the City's Public Art Program. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p> <p>In consideration of the above, the applicant is asked to indicate whether a public art contribution for the site will be provided.</p>
City Transportation and Works Department	<p>The applicant has been requested to provide additional technical details. Development matters currently under review and consideration by this Department include:</p> <ul style="list-style-type: none"> • Grading and Servicing <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
GTAA (November 30, 2016)	Due to the proximity of the development to the airport, NAV Canada's review is required for the application. More detailed development information needs to be forwarded for review and for our submission to NAV CANADA. When we receive NAV CANADA's comments, we will provide a consolidated response regarding height limitations and other relevant property impacts.
Other City Departments and External Agencies	<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> <ul style="list-style-type: none"> • Enbridge Gas • Alectra • Canada Post • City Community Services – Fire Prevention • City Community Services – Heritage • City Development Services

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File: OZ 16/010 W5

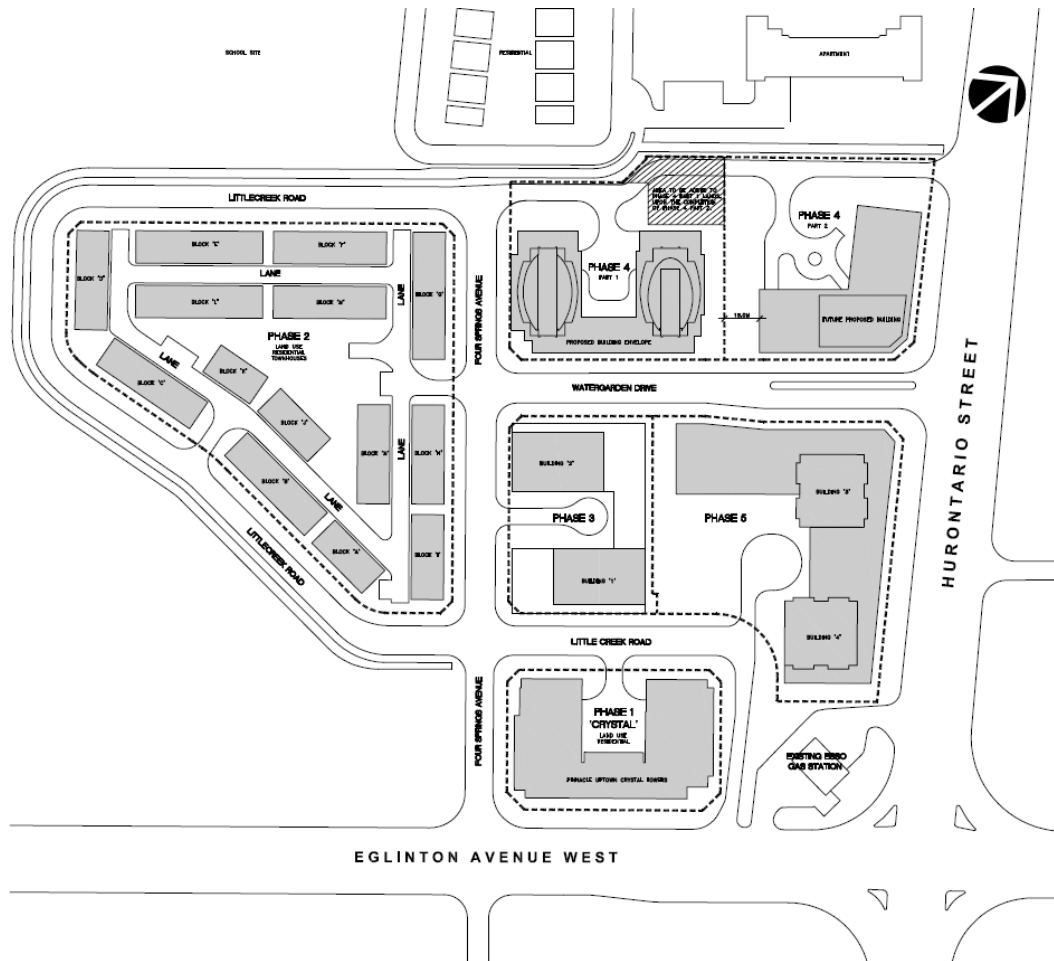
School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>49</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>15</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>10</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Cooksville P.S.</p> <table> <tr> <td>Enrolment:</td><td>464</td></tr> <tr> <td>Capacity:</td><td>566</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Fairwind Sr. P.S.</p> <table> <tr> <td>Enrolment:</td><td>678</td></tr> <tr> <td>Capacity:</td><td>685</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Rick Hansen S.S.</p> <table> <tr> <td>Enrolment:</td><td>1,530</td></tr> <tr> <td>Capacity:</td><td>1,725</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	49	Kindergarten to Grade 5	15	Grade 6 to Grade 8	10	Grade 9 to Grade 12	Enrolment:	464	Capacity:	566	Portables:	0	Enrolment:	678	Capacity:	685	Portables:	0	Enrolment:	1,530	Capacity:	1,725	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>8</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>7</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Hilary</p> <table> <tr> <td>Enrolment:</td><td>269</td></tr> <tr> <td>Capacity:</td><td>533</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Francis Xavier</p> <table> <tr> <td>Enrolment:</td><td>1929</td></tr> <tr> <td>Capacity:</td><td>1500</td></tr> <tr> <td>Portables:</td><td>17</td></tr> </table> 	8	Junior Kindergarten to Grade 8	7	Grade 9 to Grade 12	Enrolment:	269	Capacity:	533	Portables:	0	Enrolment:	1929	Capacity:	1500	Portables:	17
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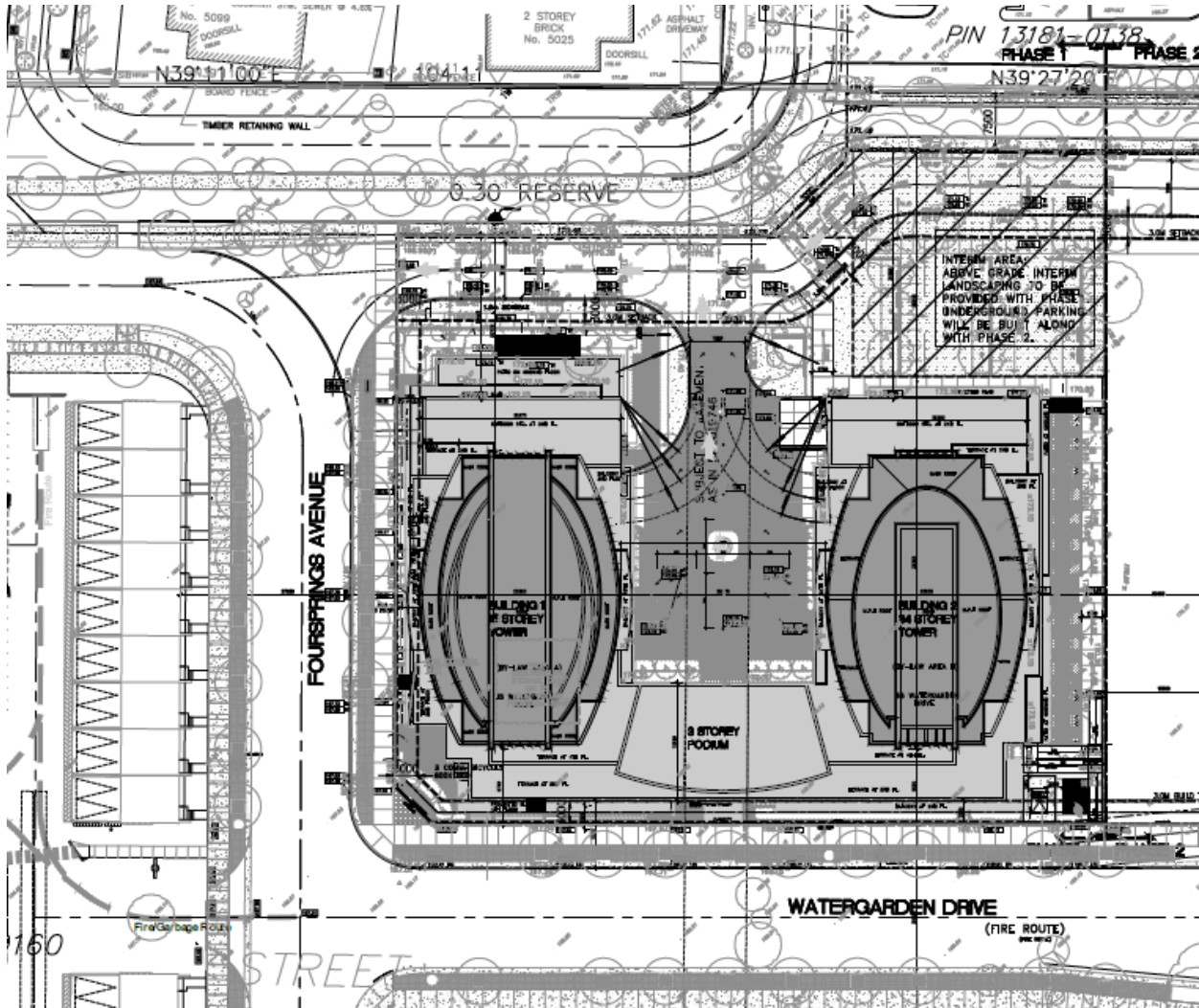
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Revised Concept Plan and Site Plan



Above: Revised Concept Plan

Revised Concept Plan and Site Plan

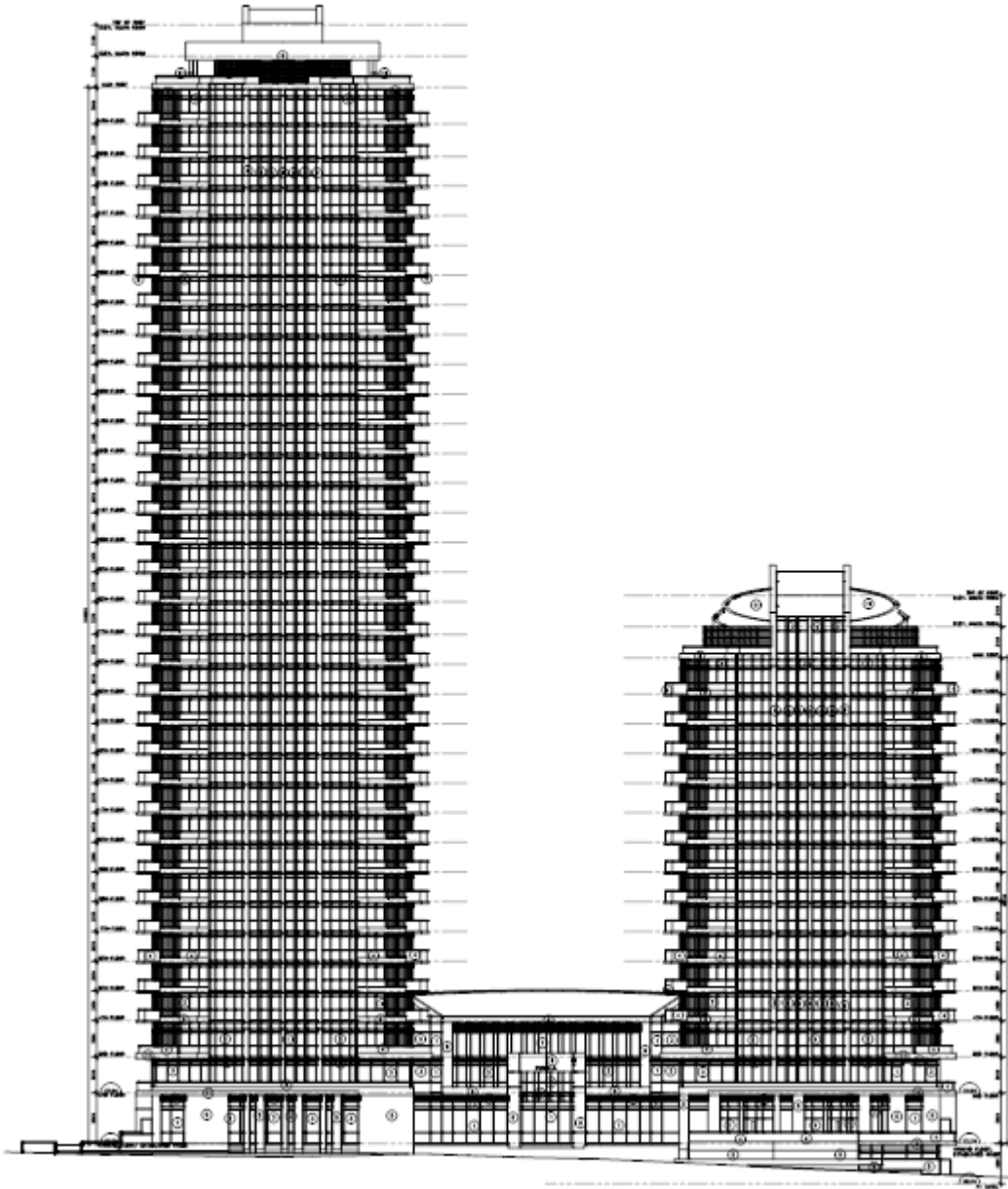


Above: Site Plan

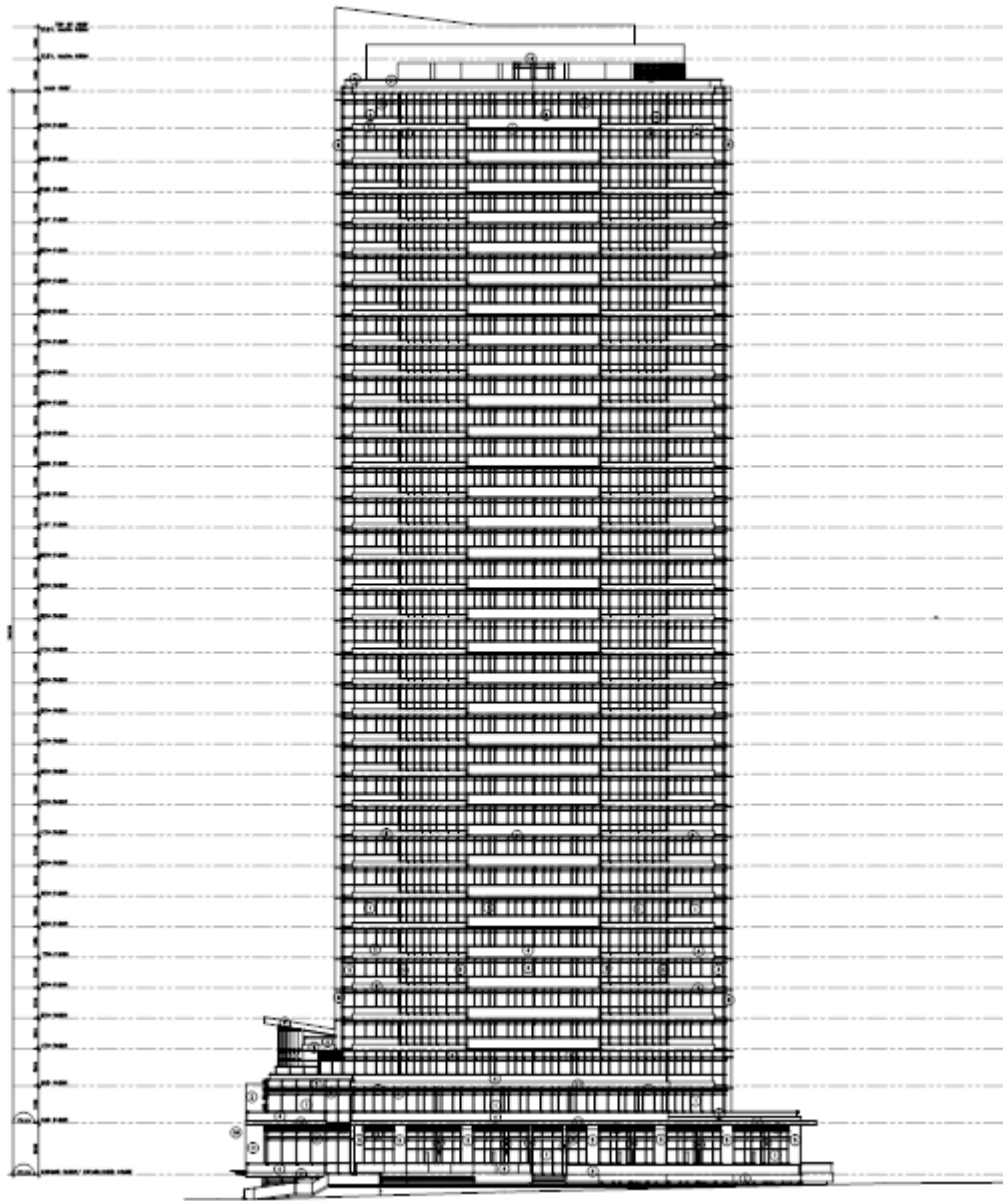
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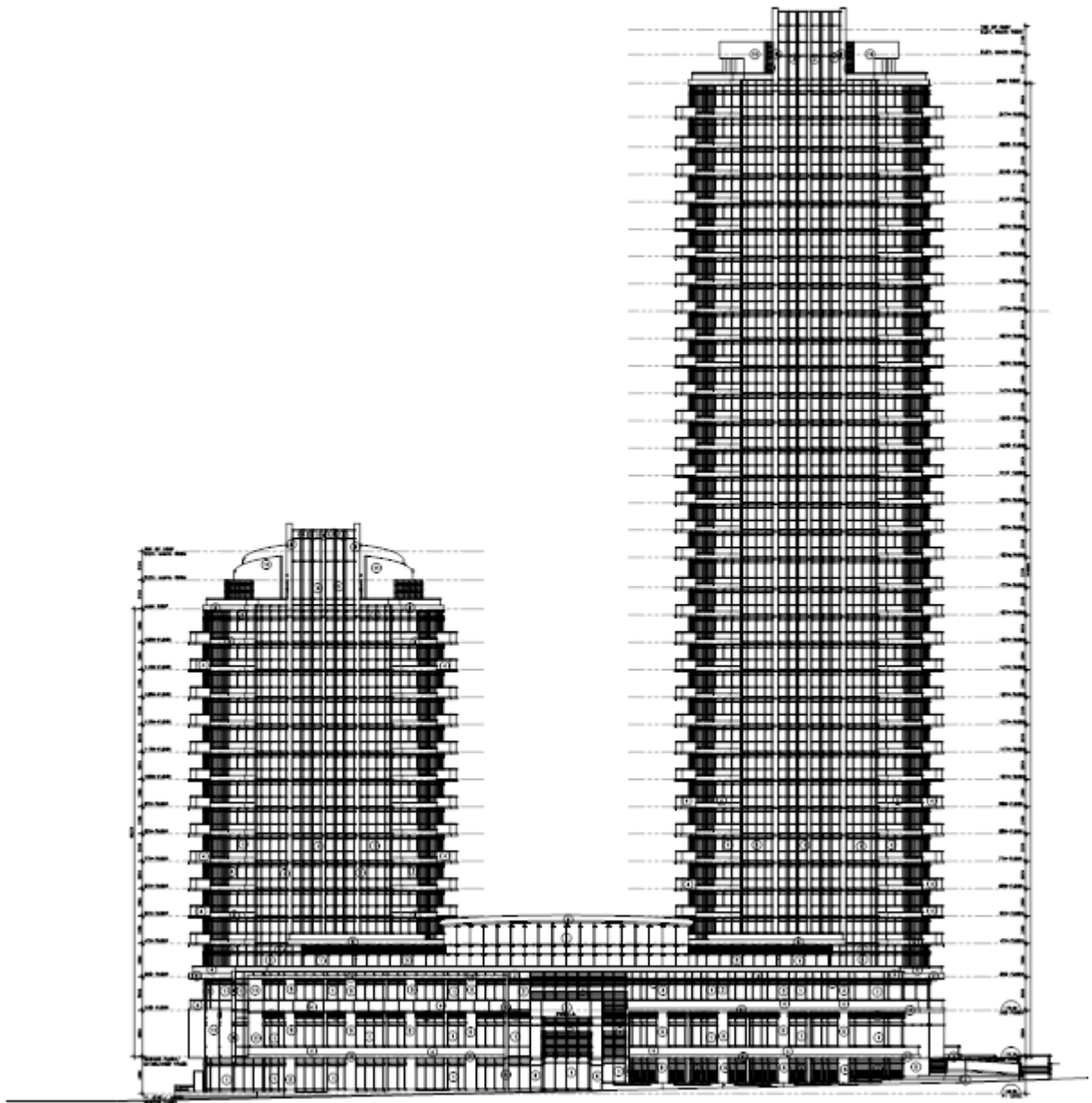
Elevations



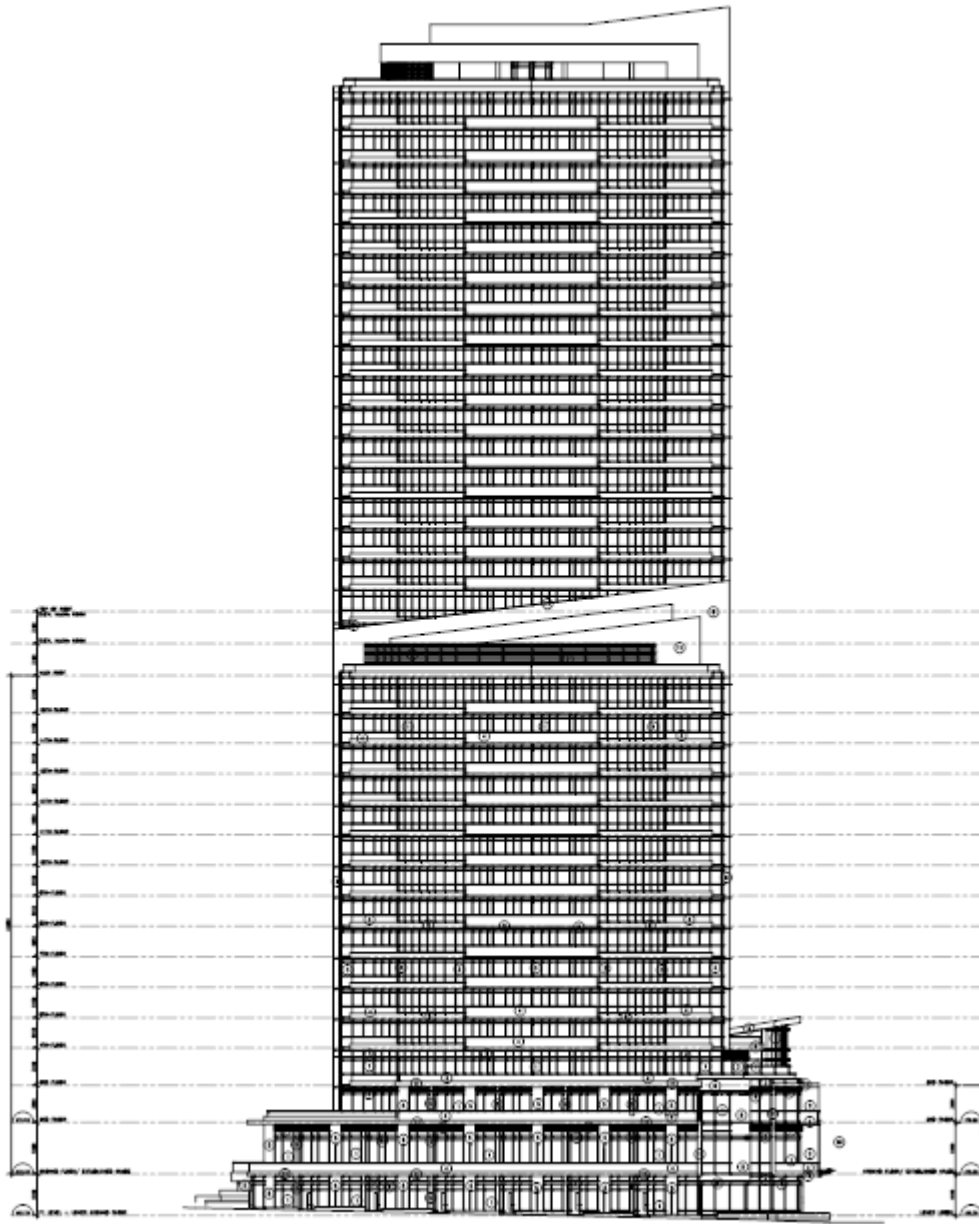
Above: North Elevation



Above: East Elevation



Above: South Elevation



Above: West Elevation

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (September 20, 2017)	<p>The Region has no objection to these applications. A satisfactory demand table has been submitted and accepted by the Region.</p> <p>Additional materials will be required and reviewed through the Site Plan process, including the Region of Peel requirement for the release and abandonment of the Regional water easement on the subject property.</p>
Peel District School Board and Dufferin-Peel Catholic District School Board (September 16, 2016 and September 11, 2016)	<p>The Peel District School Board and the Dufferin-Peel Catholic 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 Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, Peel District School Board requires that certain warning clauses regarding transportation, temporary accommodation, and signage be included in Agreements of Purchase and Sale or erected and maintained, respectively.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (September 20, 2017)	<p>Community Services has no objection to these applications. Additional requirements will be pursued through the Site Plan process.</p>
City Community Services Department – Culture Division (September 19, 2017)	<p>The Culture has no objection to these applications. Additional requirements will be pursued through revisions to the “H” Holding Provision for Phase 4, Part 2 of the Pinnacle Development.</p>
City Transportation and Works Department	<p>Comments updated April 27, 2017 from T&W confirm satisfactory servicing and grading. A satisfactory updated Functional Servicing and Stormwater Management Report, and</p>

Agency / Comment Date	Comment
	<p>Environmental Site Assessment summary letter have been received.</p> <p>Notwithstanding the above-noted, in the event that this application is approved by Council, and prior to the enactment of the Zoning By-law, the applicant will be required to provide additional details/technical requirements with respect to:</p> <ul style="list-style-type: none"> • Revised Site Plan • Public pedestrian and vehicular access easement • Bike lane/route sign fee • Warning clause in Agreements of Purchase and Sale <p>Additionally, the applicant will be required to enter into the appropriate Servicing/Development Agreements with the City.</p>
GTAA (June 6, 2017)	GTAA has no objection to these applications.
Other City Departments and External Agencies	<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> <ul style="list-style-type: none"> • Enbridge Gas • Alectra • Canada Post • City Community Services – Fire Prevention • City Community Services – Heritage • City Development Services

Summary of Existing and Proposed Zoning Provisions

Summary of Existing Zoning By-law Provisions

RA5-43(Apartment Dwellings - Exception), which permits townhome dwellings on Area A, and apartment buildings with commercial uses on the first three storeys on Areas B, C, and D

Proposed Zoning Standards

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards		Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards		Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	
Permission for Townhouse Dwellings	Only permitted in Area A		Delete permission		Delete permission	
Minimum total GFA - non-residential	Area	Minimum GFA - Non-Residential	Area	Minimum GFA- Non-Residential	Area	Minimum GFA- Non-Residential
	A	-	A	230 m ² (2,475.7 ft ²)	A1	234 m ² (2,520 ft ²)
	B	1 000 m ² (10763.9 ft ²)	B	-		
	C	1 000 m ² (10763.9 ft ²)	C	4 770 m ² (51,343.9 ft ²)	B1	4 776 m ² (51,300ft ²)
	D	1 000 m ² (10763.9 ft ²)				
	E	2 000 m ² (21527.8 ft ²)				
Apartment Dwellings on First Storey of Buildings	Apartment dwelling units shall not be permitted on the first storey of buildings located within Areas B, D and E		Apartment dwelling units shall not be permitted on the first storey of buildings located within Area C		Non-residential uses shall be permitted on the first to third floors only	
Minimum FSI	2.9 within each of Areas B, C, D and E		2.9 within each of Areas A, B and C		2.9 in A1 & B2	
Minimum and	Minimum and		Minimum and		Minimum and	

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards		Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards		Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards		
Maximum Building Height and Podium	maximum building height and height of a podium of all buildings and structures in Areas A to E		maximum building height and height of a podium of all buildings and structures in Areas A to C		maximum building height and height of a podium of all buildings and structures in A1 & B1		
	Area	Minimum / Maximum Building Height	Area	Minimum / Maximum Building Height	Area	Minimum / Maximum Building Height	
	A	2 storeys /12.5 m	A	5 storeys / 15 storeys	A1	5 storeys / 34 storeys	
	B	5 storeys / 15 storeys	B	5 storeys / 34 storeys			
	C	5 storeys / 10 storeys	C	10 storeys / 25 storeys	B1	10 storeys / 25 storeys	
	D	5 storeys / 20 storeys					
	E	10 storeys / 25 storeys					
	Area	Minimum / Maximum Height of a Podium	Area	Minimum / Maximum Height of a Podium	Area	Minimum / Maximum Height of a Podium	
	A	-	A	1 storey / 4 storeys	A1	1 storey / 4 storeys	
	B	3 storeys / 4 storeys	B	1 storey / 4 storeys			
	C	-	C	3 storeys / 6 storeys	B1	3 storeys / 6 storeys	
	D	3 storeys / 4 storeys					
	E	3 storeys / 6 storeys					
	Build-to-Line Setbacks	Build to Line shown on Exception Schedule		Revised Build to Line shown on Zoning Summary Sketch		3.0 m Build to Line for Areas A1 & B1	

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	
	20% of the length of a streetwall may be set back beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft)	25% of the length of a streetwall may be setback beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft)	25% of the length of a streetwall may be set back beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft)	
Minimum Landscape Buffer abutting a lot line	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	
Main front entrances of buildings shall face a street	Areas B, D and E	Areas A, B and C	Areas A1 & B1	
Minimum above-grade separation between buildings above 10 storeys	30 m (98 ft)	Balconies shall be permitted to encroach into the separation distance 26.5 m (87 ft)	26.5 m (87 ft)	
Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	1.0 m (3.28 ft)	1.8 m (5.91 ft)	1.8 m (5.91 ft)	
Maximum projection of a balcony located above the first storey of the building	1.0 m (3.28 ft)	1.8 m (5.91 ft)	1.8 m (5.91 ft)	
Minimum amenity area	The greater of 5.6 m ² (60.28 ft ²) per dwelling unit or 10% of the site area	Deleted	Indoor Amenity Space	
			A1	915 m ² (9,850 ft ²)
			B1	1,755 m ² (18,890 ft ²)
			Outdoor Amenity	

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	
			Space	
			A1	2,500 m ² (26,910 ft ²)
			B1	7,710 m ² (82,992 ft ²)
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	28%	Deleted	
Established Grade	the average elevation of the finished grade of the ground immediately surrounding a building or structure, and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority	Geodetic 172.30 m (565.29 ft) above sea level	Deleted	

REPORT 11-2017

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its eleventh report for 2017 and recommends:

PDC-0054-2017

1. That “Making Room for the Middle: A Housing Strategy for Mississauga” as outlined in the report entitled “Making Room for the Middle: A Housing Strategy for Mississauga” from the Commissioner of Planning and Building dated October 2, 2017, be adopted.
2. That seven (7) oral submissions made to the Planning and Development Committee at its meeting held on October 16, 2017, be received.

File: CD.06AFF

PDC-0055-2017

1. That the report titled “New Planning Legislation and Policies for Resilient, Efficient and Transit-Oriented City Building” dated September 28, 2017, from the Commissioner of Planning and Building, be received for information.
2. That the report titled “New Planning Legislation and Policies for Resilient, Efficient and Transit-Oriented City Building” dated September 28, 2017, from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Region of Peel, the City of Brampton and the Town of Caledon.

File: LA.07-PRO

PDC-0056-2017

1. That the report dated September 21, 2017, from the Commissioner of Planning and Building regarding the applications by Daniels HR Corporation to permit three apartment buildings with heights of 24, 25 and 36 storeys with accessory retail and office commercial uses under File OZ 16/003 W11, Daniels HR Corporation, 2475 Eglinton Avenue West, be received for information.
2. That six (6) oral submissions made to the Planning and Development Committee on October 16, 2017, be received.

File: OZ 16/003 W11

PDC-0057-2017

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Municipal Board hearing on the subject applications under File OZ 16/006 W1, Queenscorp (Mona Road) Inc., 1142 Mona Road to permit 17 townhomes and 1 detached home on a private condominium road in support of the recommendations outlined in the report dated September 21, 2017 from the Commissioner of Planning and Building, that concludes

that the proposed official plan amendment and rezoning applications are not acceptable from a planning standpoint and should not be approved.

2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the Ontario Municipal Board hearing process, however if there is a potential for settlement then a report shall be brought back to Council by the City Solicitor.
3. That four (4) oral submissions made to the Planning and Development Committee on October 16, 2017, be received.

File: OZ 16/006 W1

REPORT 16-2017

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its sixteenth report for 2017 and recommends:

GC-0602-2017

That the deputation by Hillary Marshall, Vice-President, Stakeholder Relations & Communications, Kim Stangeby, Chief Strategy Officer, GTAA with respect to the fall/winter activities and its upcoming Master Plan for the airport, be received.

GC-0603-2017

That the deputation by Shawn Slack, Director and Chief Information Officer with respect to the Tech and the City Hackathon taking place on October 21, 2017, be received.

GC-0604-2017

That the deputation by Joe Perrotta, Director, Hurontario LRT Project Office with respect to Additional Municipal Infrastructure and Financial Impacts for the Hurontario LRT Project, be received.

GC-0605-2017

1. That the report entitled, "Hurontario Light Rail Transit Project Update: Request for Proposals, Additional Municipal Funding, and Potential Operating Costs", dated October 4, 2017, from the Commissioner of Transportation and Works be received for information.
2. That the Additional Municipal Infrastructure items identified in this report with a total projected value of \$26,307,000 be approved for commitment.
3. That \$18,307,000 in additional funding in 2020 be added to the 2018-2027 Capital Budget and Forecast as an amendment when Council approves the 2018-2021 Business Plan and 2018 Budget.
4. That Council authorizes the Commissioner of Transportation and Works to grant exemptions to the Noise Control By-law 360-79, as amended, for the construction of the Hurontario Light Rail Transit Project, for the construction period from June 1, 2018, until substantial completion of the project, in accordance with the requirements as set out in the report "Hurontario Light Rail Transit Project Update: Request for Proposals, Additional Municipal Funding and Potential Operating Costs", dated October 4, 2017, from the Commissioner of Transportation and Works.
5. That all necessary by-laws be enacted.

GC-0606-2017

1. That the report dated September 25, 2017 from the Commissioner of Community Services entitled "Authority to enter into negotiations to assess the potential sale of City-owned lands located at 1620 Dundas Street West (Erindale Community Hall) be received and that there be no further action with respect to the disposition of the property.
2. That staff report back on a feasibility study and analysis on the work required to restore the Erindale Community Hall.

(Ward 7)

GC-0607-2017

That a by-law be enacted providing for the imposition of special charges pursuant to Section 30 of Ontario Regulations 586/06 of the Municipal Act, 2001, for the noise attenuation barrier attenuation barrier along the south side of Central Parkway West from approximately 25 metre (82 feet) east of Achill Crescent for approximately 25 metres (82 feet) eastward, as set out in the report dated September 26, 2017 from the Commissioner of Corporate Services and Chief Financial Officer.

(Ward 7)

GC-0608-2017

That the report entitled "Workforce Diversity and Inclusion Strategy" dated September 21, 2017 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

GC-0609-2017

That the report entitled "Community Partnerships in Support of Work Experience" dated September 21, 2017 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

GC-0610-2017

That the update on the Museums of Mississauga as outlined in the Memorandum dated September 1, 2017 from Stuart Keeler, Manager and Chief Curator, be received for information.
(MOMAC-0005-2017)

GC-0611-2017

That the deputation and associated presentation by Jill Goldie, Project Manager, Park Development, Ian Dance and Mark Hillmer, Dillon Consulting Limited with respect to Port Credit Harbour West Parks be received.

(EAC-0039-2017)

GC-0612-2017

That the deputation and associated correspondence by Kathryn Ogiltree with respect to illegal plastic signage be received.

(EAC-0040-2017)

GC-0613-2017

That the deputation and associated presentation by Joe Perrotta, Director, LRT Project Office, and Tim Lai, Manager, LRT Stakeholder Communications with respect to Hurontario Light Rail Transit (LRT) be received.

(EAC-0041-2017)

GC-0614-2017

That the deputation and associated presentation by Julius Lindsay, Climate Change Specialist with respect to Climate Change be received.

(EAC-0042-2017)

GC-0615-2017

That the Environmental Action Committee Work Plan be approved, as amended, as discussed at the October 3, 2017 meeting of the Environmental Action Committee.

(EAC-0043-2017)

GC-0616-2017

That Council is requested to approve up to \$300 for the costs associated with the Environmental Action Committee November 7, 2017 Appreciation Breakfast.

(EAC-0044-2017)

GC-0617-2017

1. That the EAC Environmental Actions Summary be received for information.
2. That a review of the EAC Environmental Actions Summary take place at all future meetings of the Environmental Action Committee.

(EAC-0045-2017)

GC-0618-2017

That the Mississauga Cycling Advisory Committee expresses their very best wishes to Irwin Nayer, Vice-Chair, Citizen Member, who was hit by a vehicle while cycling and sustained very serious injuries.

(MCAC-0040-2017)

GC-0619-2017

That the memorandum dated September 26, 2017 from Jelmer Stegink, Active Transportation Consultant, Marketing and Education, entitled Tour de Mississauga 2017 Debrief, be received.

(MCAC-0041-2017)

GC-0620-2017

That the memorandum dated September 26, 2017 from Jelmer Stegink, Active Transportation Consultant, Marketing and Education, entitled 2017 Mississauga Bike Challenge Debrief, be received.

(MCAC-0042-2017)

GC-0621-2017

That the memorandum dated September 20, 2017 from Matthew Sweet, Active Transportation Coordinator, entitled Quarterly Capital Program Update, be received.

(MCAC-0043-2017)

GC-0622-2017

That the memorandum dated September 5, 2017 from Jelmer Stegink, Active Transportation Consultant, Marketing and Education, entitled Cycling Safety & Sidewalk Cycling and the attached Halton Regional Police Services Share the Road Presentation, be received.

(MCAC-0044-2017)

GC-0623-2017

That the verbal update from Matthew Sweet, Active Transportation Coordinator, with respect to the Burnhamthorpe Road East Study Area, be received.

(MCAC-0045-2017)

GC-0624-2017

That the verbal update from Matthew Sweet, Active Transportation Coordinator, with respect to the Cycling Master Plan Update, be received.

(MCAC-0046-2017)

GC-0625-2017

1. That the email dated September 25, 2017 from Anne Milochik, entitled Cycling in Mississauga, be received for information.
2. That staff from Active Transportation be requested to respond to Anne Milochik with respect to comments outlined in the email dated September 25, 2017 from Anne Milochik.
3. That the Cycling Master Plan Working Group be requested to consider comments as outlined in the email dated September 25, 2017 from Anne Milochik.

(MCAC-0047-2017)

GC-0626-2017

That the verbal update from Matthew Sweet, Active Transportation Coordinator, with respect to Mississauga Moves, be received.

(MCAC-0048-2017)

GC-0627-2017

1. That the Business Insider article, entitled Opening your car door using the Dutch Reach, dated September 12, 2017, be received.
2. That staff from Active Transportation be requested to consider this matter for inclusion in the Cycling Safety Strategy.

(MCAC-0049-2017)

GC-0628-2017

That a by-law be enacted providing for the imposition of special charges pursuant to Section 30 of Ontario Regulations 586/06 of the Municipal Act, 2001, for the noise attenuation barrier at 1116 Deer Run, as set out in the report dated September 26, 2017 from the Commissioner of Corporate Services and Chief Financial Officer.

(Ward 6)

GC-0629-2017

That the report entitled MiWay Fitness for Duty dated September 22, 2017 from the Commissioner of Transportation and Works be received for information.

GC-0630-2017

That the report dated October 2, 2017 from the Commissioner of Transportation and Works, titled "Ontario Municipal Commuter Cycling Grant Program", be received for information.

GC-0631-2017

That the Mayor forward a letter to the Mississauga Board of Trade to advise of the City's position with respect to Mississauga tourism.

GC-0632-2017

That staff be directed to light the Clock tower in recognition of the life of Gord Downie and if feasible play his music and videos on the screens in the Mississauga Celebration Square.
(GC-0632-2017)



Request for Funding – City of Mississauga

Funding Request Amount

\$6,000.00 – see itemized budget below.

Background

The lighthouse on Lakeshore Road at the Credit River is a Port Credit icon; a visual centrepiece of the upcoming waterfront renewal process. There have been several meetings to discuss the best way to animate the lighthouse appropriately. Recognizing how effective LED lighting has become at other sites (i.e. the CN tower), it would be beneficial to support this type of initiative on the Port Credit lighthouse on the waterfront throughout the year. with the kick-off at the Saturday, December 2, 2017 Christmas at the Lighthouse event.

The Plan

In true celebratory fashion, the lighthouse will be enhanced with LED lighting as follows: Red or Red/Green at Christmas; Purple/Yellow at Easter; Red or Red/White for Canada Day; Pink for Breast Cancer week; Blue – when the Leafs are winning, etc. Other community festivals and events will be recognized with their colour schemes. Please see test pictures attached.

As a 25 consecutive year Mississauga Volunteer, Karen Priest, President Diamond Marketing and Communications Inc. has been quarterbacking the project. The team includes Champion Commercial Products and TPL Design (for the fixtures), City of Mississauga Facilities Maintenance and Electrical Services, the PC BIA, Port Credit Community Foundation and Birnie Electric (Electric installation).

The kick-off is planned for the Saturday, December 2, 2017 Christmas at the Lighthouse event and a banner recognizing the sponsors will be erected on the fence at the Lighthouse.

Budget

Note: Although Karen Priest, Diamond Marketing has been coordinating the project on a Volunteer Basis, all invoicing and financial management will occur through the Port Credit BIA.

REVENUE

Port Credit BIA	\$8,000.00	Confirmed
City of Mississauga	\$6,000.00	Requested
Port Credit Community Foundation	\$8,000.00	Confirmed
West Village Partners	\$8,000.00	Requested

TOTAL REVENUE **\$30,000.00**

EXPENSES

Fixtures (TPL Lighting)	\$27,443.18	(incl. taxes)
Misc. Wireless Router, UPS Surge	\$ 500.00	(incl. taxes)
Electric Installation	\$ n/c	Birnie Electric Sponsored
Banner (depends on size)	\$ 1,000.00	(incl. taxes)
Contingency	\$ 1,056.82	(incl. taxes)

TOTAL EXPENSES **\$30,000.00**













**STREETSVILLE BUSINESS IMPROVEMENT ASSOCIATION (BIA)**

info@villageofstreetsville.com • www.villageofstreetsville.com
280 Queen Street South, Streetsville, Ontario L5M 1M1
Tel: (905) 858-5974 • Fax: (905) 858-2366

Tuesday, October 18th, 2017

**Office of the City Clerk
City of Mississauga
300 City Centre Dr.
Mississauga, ON L5B 3C1**

Madame Clerk, Mayor Crombie, and Members of Council,

I am writing to request that a resolution be passed by City Council to declare the Streetsville Business Improvement Association's upcoming 'Streetsville Christmas in the Village Festival' an event of 'Municipal Significance'. This festival, in its second year, includes a Christmas Market that offers attendees the option to purchase mulled wine and craft beer. As such, we require an AGCO permit for a 'Public Event' in order to sell these beverages in an open-air space, and to promote the festival. The AGCO requires all event organizers that are not deemed 'non-profit' by AGCO standards to obtain a municipal resolution declaring the festival an event of municipal significance. BIAs, by the AGCO's definition, do not constitute non-profit organizations. Therefore, a Council resolution is required in order to successfully obtain the required permit, and to deliver this festival.

The Streetsville BIA strives to promote the Village of Streetsville as a destination within Mississauga and within the province of Ontario. The Christmas in the Village Festival was designed to create a sense of place within the community, a place where residents of Mississauga, and visitors to our City could come together to enjoy the holiday season with artists, artisans, and free activities amongst the City's largest number of historical buildings. In 2016, we were proud to welcome over 15,000 attendees to the festival in its very first year. Our 2017 festival endeavours to build upon this success, with expanded programming, event hours, and a larger event space. The Streetsville Christmas in the Village Festival is thrilled to have been funded in part in both 2016 and 2017 by the City's Grants Office, and is looking forward to continuing to partner with the City in many ways moving forward.

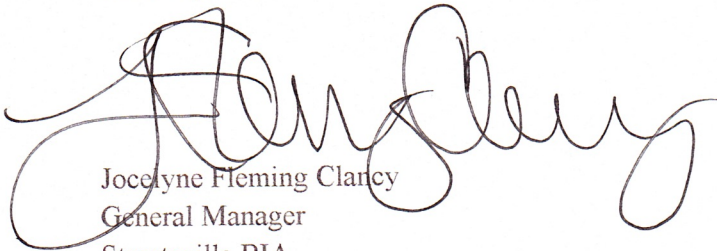
We believe this festival is integral to maintaining the vibrancy of the City of Mississauga year-round. The festival, located on both MiWay and GO Transit lines, strives to be accessible to all residents of the City, both geographically and economically. The festival is operated at no cost to attendees, with free



admission, activities, and entertainment for all who attend. Further, the Streetsville BIA has endeavoured to design a festival that appeals broadly to residents of surrounding areas, and create a destination for tourism over the course of the two-day event. It is our belief that Streetsville's ease of access from three major thoroughfares, the 401, 403, and 407 makes our community ideally positioned to market to and welcome guests to the City of Mississauga.

Should you have any questions or concerns, please do not hesitate to reach out to me.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Jocelyne Fleming Clancy', written in a cursive style.

Jocelyne Fleming Clancy
General Manager
Streetsville BIA
T: 905-858-5974
E: jocelyne@villageofstreetsville.com
F: 905-858-2366