
Planning and Development Committee

Date

2018/03/19

Time

7:00 PM

Location

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

Members

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Dave Cook	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

Contact

Mumtaz Alikhan, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5425
mumtaz.alikhan@mississauga.ca

Find it Online

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

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

Send written submissions or request notification of future meetings to:

Mississauga City Council
c/o Planning and Building Department – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING
Approval of Minutes of February 26, 2018 Meeting
- MATTERS TO BE CONSIDERED
- 4.1. Sign Variance Application #17-6914 - (Ward 7) - Sign By-law 0054-2002, as amended
- 4.2. Sign Variance Application #17-6393 - (Ward 8) - Sign By-law 0054-2002, as amended
- 4.3. **PUBLIC MEETING INFORMATION REPORT & RECOMMENDATION REPORT (WARD 1)** - City Initiated Rezoning – Temporary Use By-law
Proposal to continue to permit uses outside a building on private property in the Port Credit Culture Node - Lakeshore Road frontage, generally between Maple Avenue and Cooksville Creek
Applicant: City of Mississauga
File: CD.07.POR W1
- 4.4. **PUBLIC MEETING INFORMATION REPORT (WARDS 2, 5, 7 & 8)** Proposal to rezone and redesignate six City owned properties
File: CD.21.CON
- 4.5. **PUBLIC MEETING INFORMATION REPORT (WARD 7)**
Applications to permit an eight storey mixed use building with 96 units and commercial uses on the ground floor, 1646 Dundas Street West, Southeast corner of Dundas Street West and Nanticoke Road
Owner: Erindale Village Living Inc.
File: OZ 16/009 W7
5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: 2018/02/14

To: Chair and Members of Planning and Development Committee

From: Ezio Savini, P. Eng, Chief Building Official

Originator's files:
BL.03-SIG (2018)

Meeting date:
2018/03/19

Subject

Sign Variance Application #17-6914 - (Ward 7) - Sign By-law 0054-2002, as amended

Recommendation

That the following Sign Variances **not be granted**:

- 1(a) Sign Variance Application #17-6914 (Ward 7)
Lou Mastromarco / Pattison Outdoor Advertising
135 Dundas St. E.

To permit the following:

One (1) billboard sign having changing copy faces.

Report Highlights

- None

Background

The applicant has requested a variance to the Sign By-law to replace an existing ground sign on the property with a changing copy billboard sign.

The Planning and Building Department staff has reviewed the application and cannot support the request. As outlined in Sign By-law 54-2002, the applicant has requested the variance decision be appealed to Planning and Development Committee.

Present Status

Not Applicable

Comments

The property is located on the northwest corner of Dundas St. E and Kirwin Ave., which is being used as an automotive service centre.

The applicant is proposing to replace the existing identification ground sign with a changing copy (electronic) faces billboard sign. A review of City records has determined the existing ground sign was installed in 1982.

Planning and Building staff have reviewed the variance request for conformance with the *Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy (PDC 065-2017)* which was endorsed by Council on November 22, 2017. As a result, staff cannot support the variance request.

The guidelines state that sign variance applications for billboard signs with electronic changing copy shall only be considered where billboard signs are permitted in accordance with Sign By-Law 0054-2002 and in the following areas of the City:

- Public Squares in the Downtown Core
- Public Squares within the Cooksville Four Corners
- Public Squares within Major Nodes
- Specific areas of the City, deemed by the City to be locations in which electronic billboard signs are seen as key elements that contribute to the character and vibrancy of the area

The proposed billboard sign is not located in one of these areas. In addition, the proposal would not satisfy the criteria included in the guidelines that relate to the following:

- The minimum distance from a residential zone including residences within an area zoned for mixed use (250m).
- The minimum distance to a major traffic sign (120m) such as traffic lights and major decision points (120m) such as a major intersection.

Options

None

Strategic Plan

Not applicable

Financial Impact

None

Conclusion

Allowing the requested variance would deviate from the guidelines endorsed by Council and set an undesirable precedent for other billboard signs across the city.

Approving such a billboard sign in close proximity to an intersection also raises concerns and may subject the city to liability should a vehicle accident occur.

Attachments

Appendix 1: Sign Variance Application Report

Appendix 2: Variance Rationale

Appendix 3: Site Plan

Appendix 4: Subject Property

Appendix 5: Sign Structure



Ezio Savini, P. Eng, Chief Building Official

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 06, 2017

FILE: 17-06914

RE: One Billboard Sign
 135 Dundas Street East – Ward 7

The applicant requests the following variance to Section 4(6) of Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
Any sign not expressly permitted by this by-law is prohibited.	One (1) double sided billboard sign having 100% changing copy sign faces.(LED electronic)

COMMENTS:

There is no provision in Sign By-Law 0054-2002 for billboard signs with electronic changing copy, and therefore they are prohibited. However, we are currently working on a set of Guidelines to assist us in the review of future sign variance applications for Billboard Signs with Electronic Changing Copy. We intend to send a report regarding the Guidelines, to the Planning and Development Committee in November 2017. If approved by Council, these will remain as Guidelines and it is not our intention to incorporate them into the Sign By-Law. The Guidelines will provide guidance to staff and Council in the review of sign variance applications for electronic billboard signs.

The Guidelines state that sign variance applications for billboard signs with electronic changing copy **shall only be considered where billboard signs are permitted in accordance with Sign By-Law 0054-2002 and in the following areas of the City:**

- Public Squares in the Downtown Core
- Public Squares within the Cooksville 4 Corners
- Public Squares within Major Nodes

- Specific areas of the City, deemed by the City to be locations in which electronic bill board signs are seen as key elements that contribute to the character and vibrancy of the area

The Guidelines also include other criteria such as the following:

- A minimum distance of **250m** from an electronic billboard sign to a residential zone including residences within an area zoned for mixed use
- A minimum distance of **120m** to a major traffic sign such as traffic lights and major decision points such as a major intersection.
- A minimum Message Display Duration of **10 minutes**
- A maximum interval of **0.1 of a second** between successive displays

The above application does not satisfy the minimum distance criteria relative to a residential zone, a major traffic sign and a major decision point. The subject property directly abuts residential developments to the north. It is also located at the northwest corner of the signalized intersection of two streets, Dundas Street East and Kirwin Avenue, with the proposed electronic billboard sign located less than 50m away from the closest traffic lights and the intersection. Based on this, we recommend refusal of the sign variance application.

Please note that if the Guidelines for the Review of Billboard signs with Electronic Changing Copy are approved by Council, sign variance applications for electronic billboard signs will be evaluated relative to all the criteria included in the Guidelines. This means that as part of the application, the applicant will provide all the information requested to satisfy the criteria included in the Guidelines. The Guidelines also include a request for other information such as an Urban Design Impact Assessment as well as a waiver from the property owner, releasing the City from liability that may result from the installation or existence of the electronic billboard sign.



August 2, 2017

Sherri Takaloo
City of Mississauga
Planning Department

RATIONALE

RE: SGNBLD 17-6914 RATIONALE
Sign Bylaw Variance – 135 Dundas St East

By way of this letter, Pattison Outdoor Advertising is requesting approval to replace an existing double-faced static ground sign (8 feet X 16 feet) with a double-faced Electronic Sign with Illuminated Changeable Display. The new sign would carry both first party and third party advertising. The advantage to the property owner is being able to promote his various services with easily changed copy using expensive state of the art technology subsidized by third party advertising.

The change we are seeking is to move away from static images - to digital images rotating on an 8-10 second sequence. The LED digital signs are equipped with a “**honeycomb filter**”, which controls the overall brightness of the board with respect to the ambient light levels. Furthermore and importantly, our proposed signs can certainly adhere to the standards as set out for previous approvals by the City.

Our proposal is a similar product in line with previous approvals by the City of Mississauga over the last two years, except that the proposed sign faces will be smaller than the approvals for Celebration Square or Dixie Rd. – (10 feet x 20 feet only). Overall height of the new board will be 25 feet.

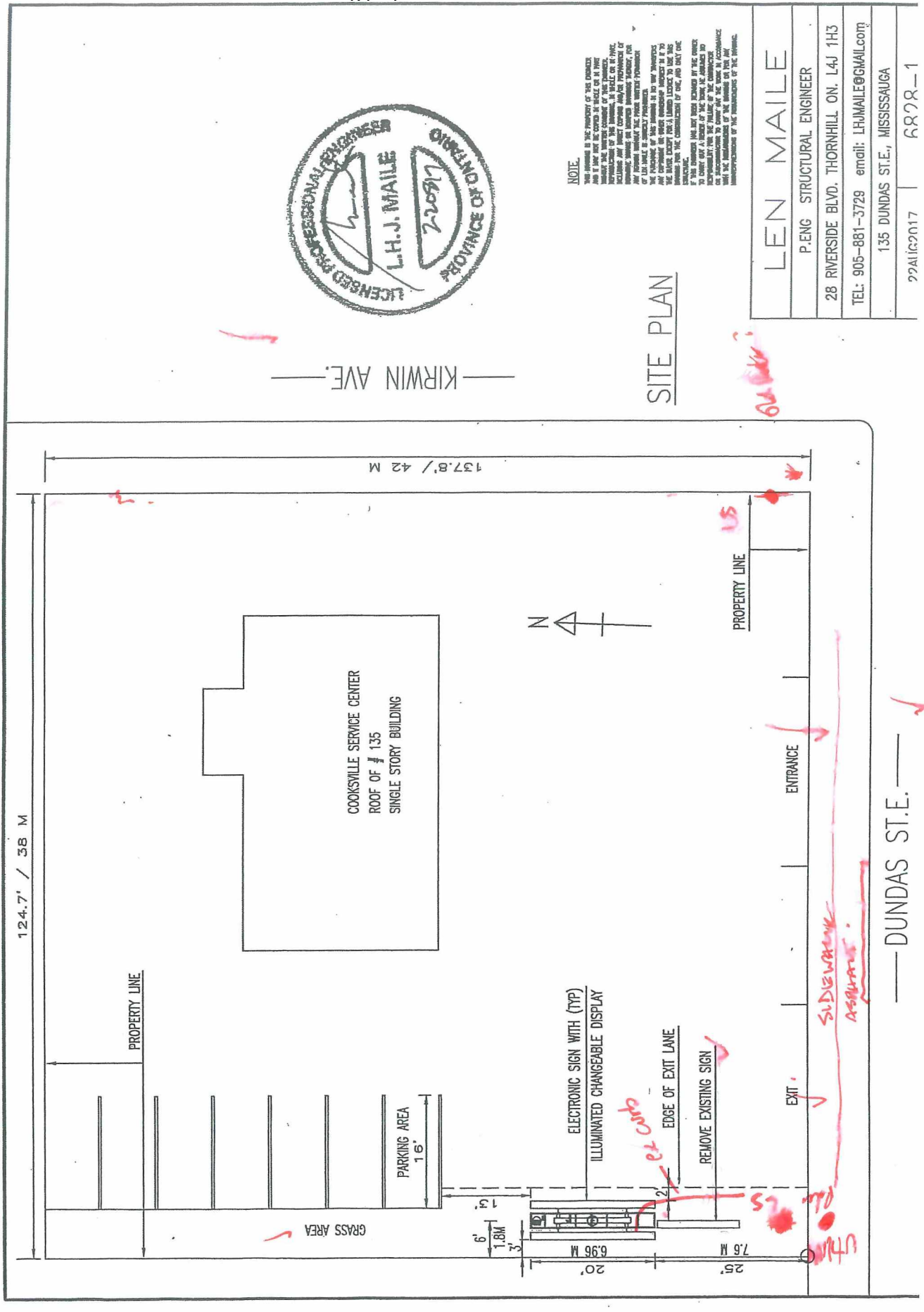
Apart from the future advertising content that will appear on the billboard, Pattison Outdoor has always made it a policy to provide billboard space to the City and/or the community, for the purposes of promoting community events at no charge.

For these reasons, we feel the variance we are seeking is in keeping with previously approved led digital sign locations in the City of Mississauga.

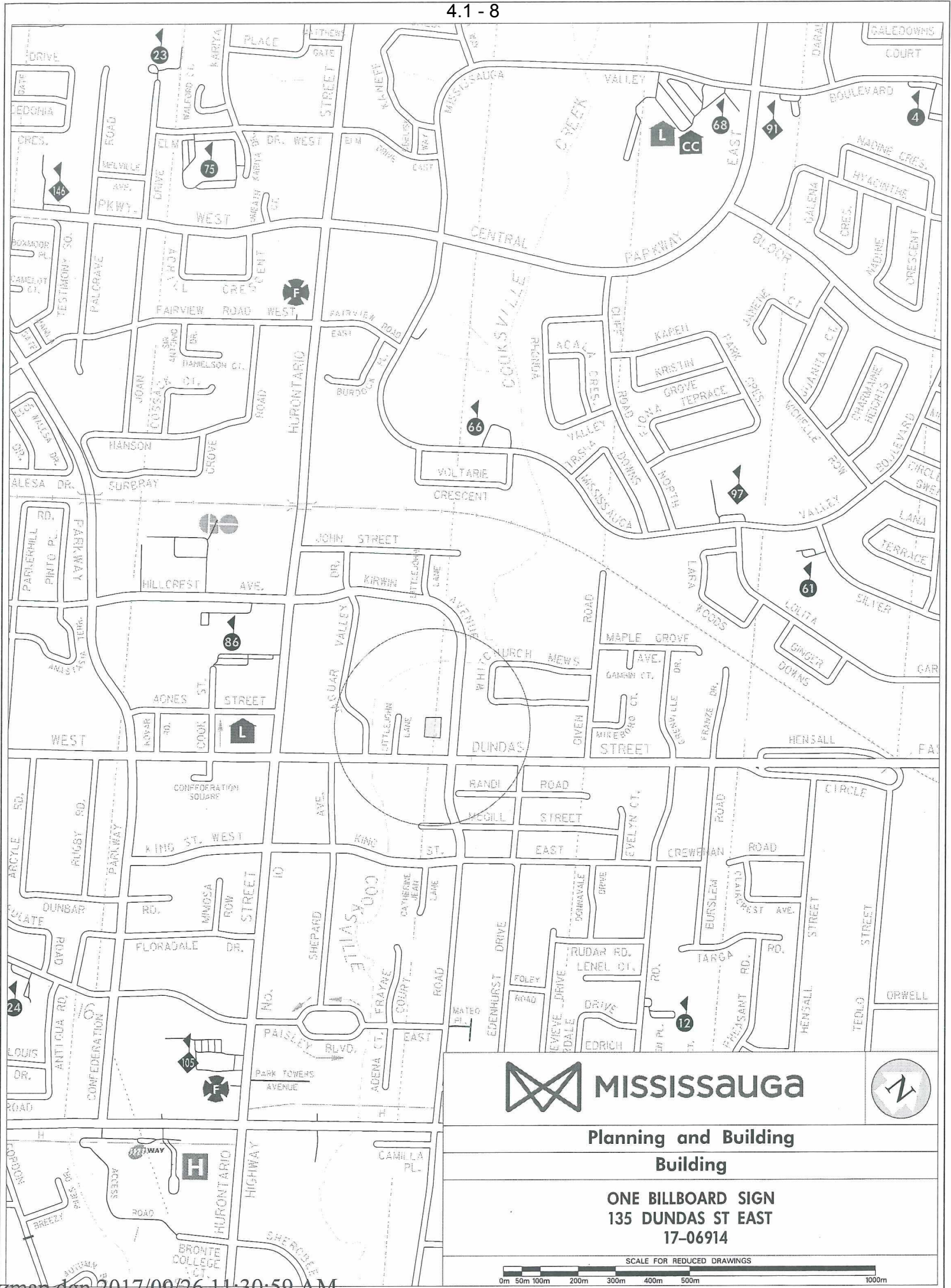
Yours truly,

A handwritten signature in black ink, reading "Ernie Villamere".

Ernie Villamere
Pattison Outdoor Advertising LP
(Direct 905-282-6848)

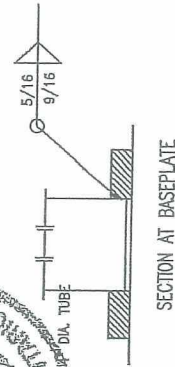
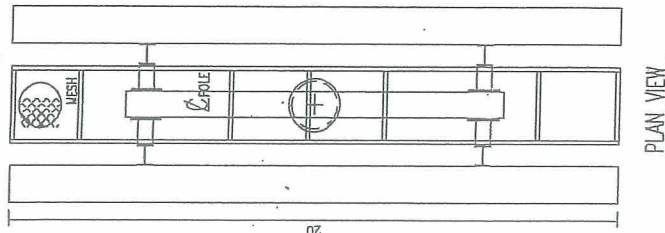
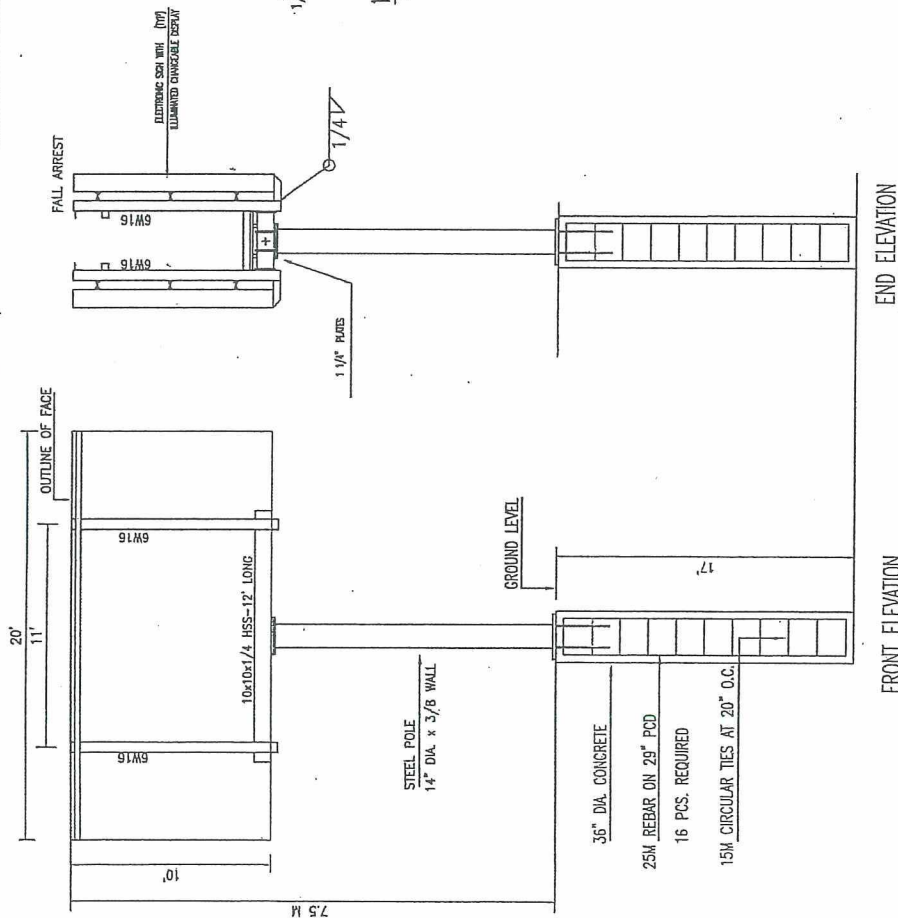


4.1 - 8



SIGN STRUCTURE

135 DUNDAS ST.E., MISSISSAUGA



LEN MAILE

P.ENG STRUCTURAL ENGINEER

28 RIVERSIDE BLVD. THORNHILL ON. L4J 1H3
TEL: 905-881-3729 email: lhjmaile@gmail.com

15.11.1977

NOTE: FACE CONNECTION DETAIL MAY VARY WITH LED MAKE

NOTE

[illegible]

NOTES

- STEEL REBAR DEFORMED 400 MPa
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.
TENSILE STRENGTH 50 KSI YIELD
STEEL TUBE 4.4 KSI YIELD
STEEL STRUCTURAL C.S.A. C40.21-44W
ANCHOR BOLTS 44 KSI YIELD
WELDING C.S.A. W59-1989 & W47.1 LATEST ISSUE
FABRICATED DESIGNED FOR NORMAL SOIL CONDITIONS WITH
LOADING BEARING PHR. OF 250 LB/SQ. FT. FLOODING
DESIGN IS FOR A MINIMUM WIND VELOCITY PRESSURE OF
0.52 kPa
POLYESTER STRUTTING WITH 43% OR EQUAL
CONCRETE STRENGTH 28 MPa AT 28 DAYS 5% AIR
CONTAINED IN TANK/SEA 5% AIR AT 28 DAYS

City of Mississauga

Corporate Report



Date: 2018/02/14

To: Chair and Members of Planning and Development Committee

From: Ezio Savini, P. Eng, Chief Building Official

Originator's files:
BL.03-SIG (2018)

Meeting date:
2018/03/19

Subject

Sign Variance Application #17-6393 - (Ward 8) - Sign By-law 0054-2002, as amended

Recommendation

That the following Sign Variances **not be granted**:

- 1(a) Sign Variance Application #17-6393 (Ward 8)
Credit Valley Hospital / Outfront Media
2200 Eglinton Ave. W.

To permit the following:

One (1) billboard sign:

- (i.) having changing copy sign faces.
- (ii.) located less than 92m from a residential zoned property.
- (iii.) with a setback of 1m from the property line.
- (iv.) located on a property zoned institutional (I).

Report Highlights

- None

Background

The applicant has requested a variance to the Sign By-law to replace an existing sign located at the northwest corner of the property. The proposed structure is to be constructed as a "V" shaped billboard sign with electronic changing faces.

The Planning and Building Department staff has reviewed the application and cannot support the request. As outlined in Sign By-law 54-2002, the applicant has requested the variance decision be appealed to Planning and Development Committee.

Present Status

Not applicable

Comments

The property is located on the southwest corner of Erin Mills Pkwy and Eglinton Ave. W. and is owned/occupied by Credit Valley Hospital /Trillium Heath Partners.

A review of City records has determined the existing sign was installed in the mid 1980's as a construction site sign and to promote fundraising for the initial construction of Credit Valley Hospital. The sign was allowed to remain and land expropriated during the widening of Erin Mills Pkwy in the late 1980's. As a result, a new property line was established creating a non-standard/reduced setback of the sign from the present property line. The sign is currently treated as legal non-conforming.

Planning and Building staff have reviewed the variance request for conformance with the *Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy (PDC 065-2017)* which was endorsed by Council on November 22, 2017. As a result, staff cannot support the variance request.

The guidelines state that sign variance applications for billboard signs with electronic changing copy shall only be considered where billboard signs are permitted in accordance with Sign By-Law 0054-2002 and in the following areas of the City:

- Public Squares in the Downtown Core
- Public Squares within the Cooksville Four Corners
- Public Squares within Major Nodes
- Specific areas of the City, deemed by the City to be locations in which electronic billboard signs are seen as key elements that contribute to the character and vibrancy of the area

The proposed billboard sign with electronic changing copy is not located in an area where billboard signs are permitted in accordance with Sign By-Law 0054-2002, or in any of the other areas of the city listed above. In addition, the proposal would not satisfy the criteria included in the guidelines that relate to the following:

- The minimum distance from a residential zone including residences within an area zoned for mixed use (250m)
- The minimum distance from the street line (7.5m)
- The maximum sign area per sign face (20 sq. m)
- The minimum distance to a major traffic sign (120m) such as traffic lights and major decision points (120m) such as a major intersection.

Options

None

Strategic Plan

Not applicable

Financial Impact

None

Conclusion

Allowing the requested variances would deviate from the guidelines endorsed by Council and set an undesirable precedent for other billboard signs across the city.

Approving such a billboard sign in close proximity to an intersection also raises concerns and may subject the city to liability should a vehicle accident occur.

Attachments

Appendix 1: Variance Application

Appendix 2: Variance Rationale

Appendix 3: Site Plan

Appendix 4: Subject Property

Appendix 5: Sign Structure



Ezio Savini, P. Eng, Chief Building Official

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 04, 2017

FILE: 17-06393

RE: Billboard Sign
2200 Eglinton Ave. W. – Ward 8

The applicant requests the following variance to Sections 4, 11 and 20 of Sign By-law 0054-2002, as amended.

Section 4(6)(c)	Proposed
Any sign not expressly permitted in in this by-law in prohibited.	One (1) billboard sign 100% changing copy sign faces.
Section 11	Proposed
Prohibits a billboard on a property zoned institutional.	One (1) billboard sign located on a property zone institutional.
Section 20(2)(b)	Proposed
No part of a billboard sign shall be located closer than 92m to a residential property.	One (1) billboard located approximately 48.5m from a residential property.
Section 20(2)(d)	Proposed
No part of a billboard shall be located closer than 7.5m to the street line.	One (1) billboard sign located 1m from a street line.

COMMENTS:

There are 3 existing ground signs on the property fronting Erin Mills Pkwy.
 The Sign By-law does not permit both a ground sign and a billboard sign on properties where a billboard is permitted (i.e. hotel, service centre, industrial).

Sign By-Law 0054-2002 prohibits billboard signs with electronic changing copy, and at the present time, we have no Council approved criteria by which to evaluate them. The Planning and Building Department is currently working on a document entitled, *Guidelines for the Review of Sign Variance Applications with Electronic Changing Copy*, to assist in the review of future sign variance applications for billboard signs with electronic changing copy. These Guidelines include criteria regarding the appropriate locations, distance separation relative to sensitive land

uses, major traffic signs and decision points, brightness and illumination levels as well as minimum message duration. We intend to send a report regarding these Guidelines, to the Planning and Development Committee before the end of this year. If approved by Council, these will remain as guidelines and it is not our intention to incorporate them into the Sign By-Law. The guidelines state that sign variance applications for billboard signs with electronic changing copy shall only be considered where billboard signs are permitted in accordance with Sign By-Law 0054-2002 and in the following areas of the City:

- Public Squares in the Downtown Core
- Public Squares within the Cooksville Four Corners
- Public Squares within Major Nodes
- Specific areas of the City, deemed by the City to be locations in which electronic bill board signs are seen as key elements that contribute to the character and vibrancy of the area

The proposed billboard sign with electronic changing copy is not located in an area where billboard signs are permitted in accordance with Sign By-Law 0054-2002, or in any of the other areas listed above. In addition, the proposal would not satisfy the criteria included in the guidelines that relate to the following:

- The minimum distance from a residential zone including residences within an area zoned for mixed use (250m)
- The minimum distance from the street line (7.5m)
- The maximum sign area per sign face (20 sq. m)
- The minimum distance to a major traffic sign (120m) such as traffic lights and major decision points (120m) such as a major intersection.

Based on the above, we recommend refusal of the sign variance application.

4.2-6



MISSISSAUGA



**Planning and Building
Sign Unit**

**ONE (1) DOUBLE SIDED BILLBOARD/GROUND SIGN
#17-06393
2200 EGLINTON AVE W**

SCALE FOR REDUCED DRAWINGS

0m 50m 100m 200m 300m 400m 500m 1000m

OUTFRONT Media Canada LP's Signage Permit Application: Project Summary and Variance Description

Date: July 6th, 2017

Contact Details: Justin Dempsey MBA CAPM
Outfront Media Canada L.P.
377 Horner Avenue
Toronto, ON M8W 1Z6
Phone: 416-521-6430
Email: Justin.Dempsey@OutfrontMedia.ca

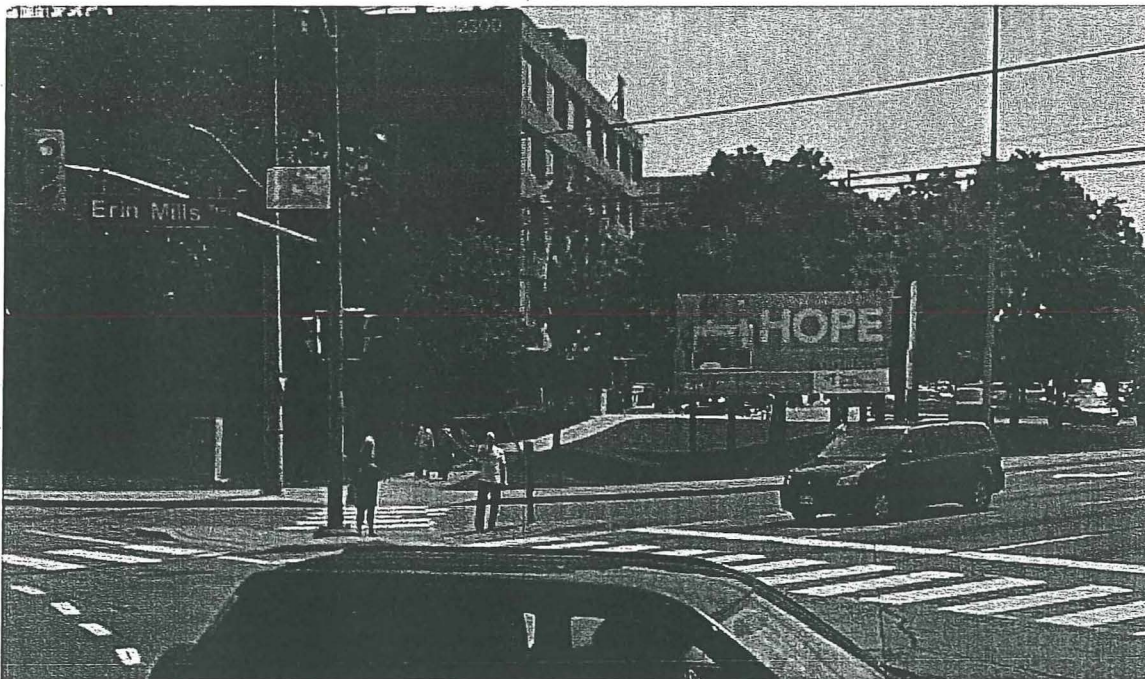
Summary Of Permit Application:

OUTFRONT Media Canada LP, in partnership with Credit Valley Hospital, would like to obtain a permit to install electronic LED signage on the North West corner of the premises of 2200 Eglinton Avenue West, which is owned by Credit Valley Hospital – Trillium Health Partners.

The Credit Valley Hospital currently covers over 1 million square feet and is a 382-bed acute care inpatient facility, featuring a regional cancer and ambulatory care centre, a 24-emergency care centre, and a regional women's and children's health centre featuring an advanced level 2 neonatal intensive care unit and the largest pediatric oncology satellite program in Ontario outside of the Hospital for Sick Children.

Credit Valley has already installed and is operating first party signage on the North West corner of the premises as can be seen in the picture below.

Existing First Party Signage At Credit Valley Hospital (North-West facing side):



Existing First Party Signage At Credit Valley Hospital (South facing side):

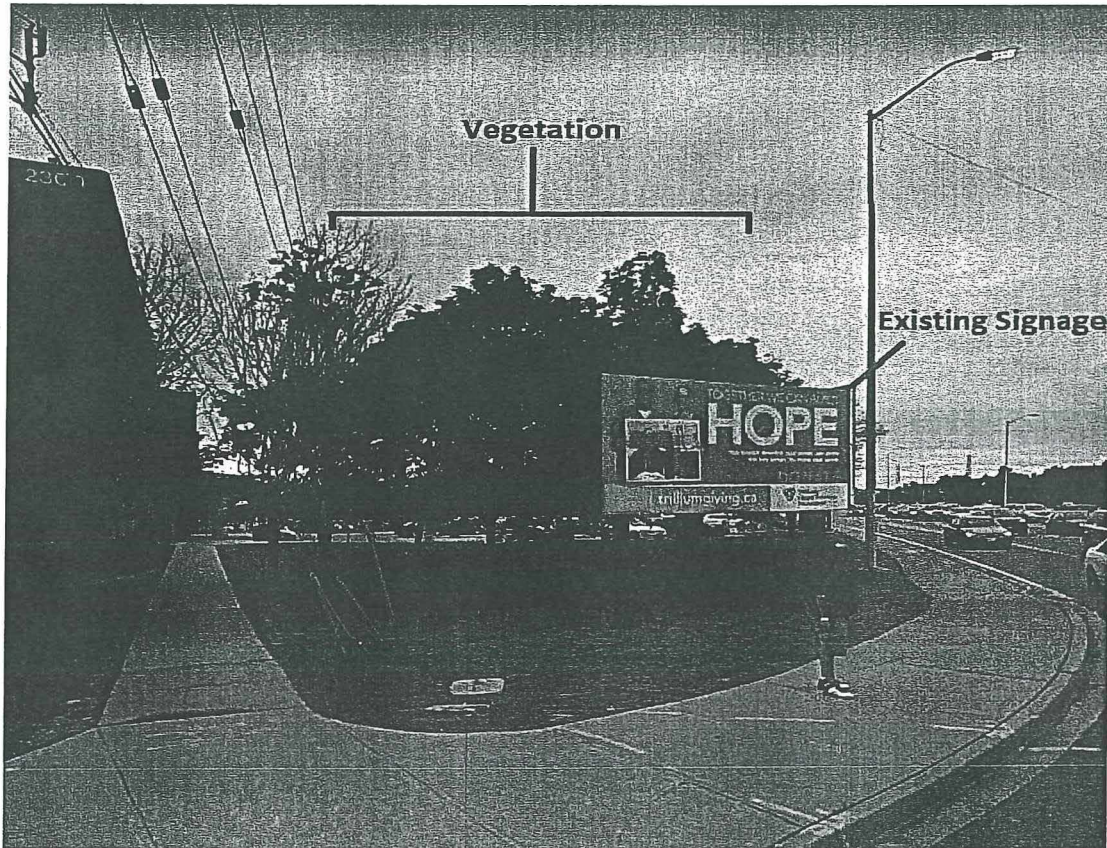


Outfront Media's Canada LP, in partnership with the Credit Valley Hospital, would like to replace the current static first party signage, with a new digital LED sign with two displays. One display would face North-West and would have a sign face measuring 10 ft high x 35 ft wide. The second display would face South and would have a sign face measuring 10 ft high x 10 ft wide. The North-West facing display would be utilized to display third party advertising content, while the South facing display would be utilized to display first party messaging from the Credit Valley Hospital.

Variance Rationale Related to Sign Location:

Variance #1: No part of the sign shall be located closer than 7.5m to street.

The new signage proposed is intended to replace the existing signage on the premises. The current signage is currently set less than 7.5m to the street. The new signage will actually be set further back than the existing signage, improving the current positioning. Unfortunately, we cannot meet the full 7.5m setback because of the mature vegetation located directly East of the signage site, as evidenced in the picture below. Our goal is to avoid having to remove or harm said vegetation.



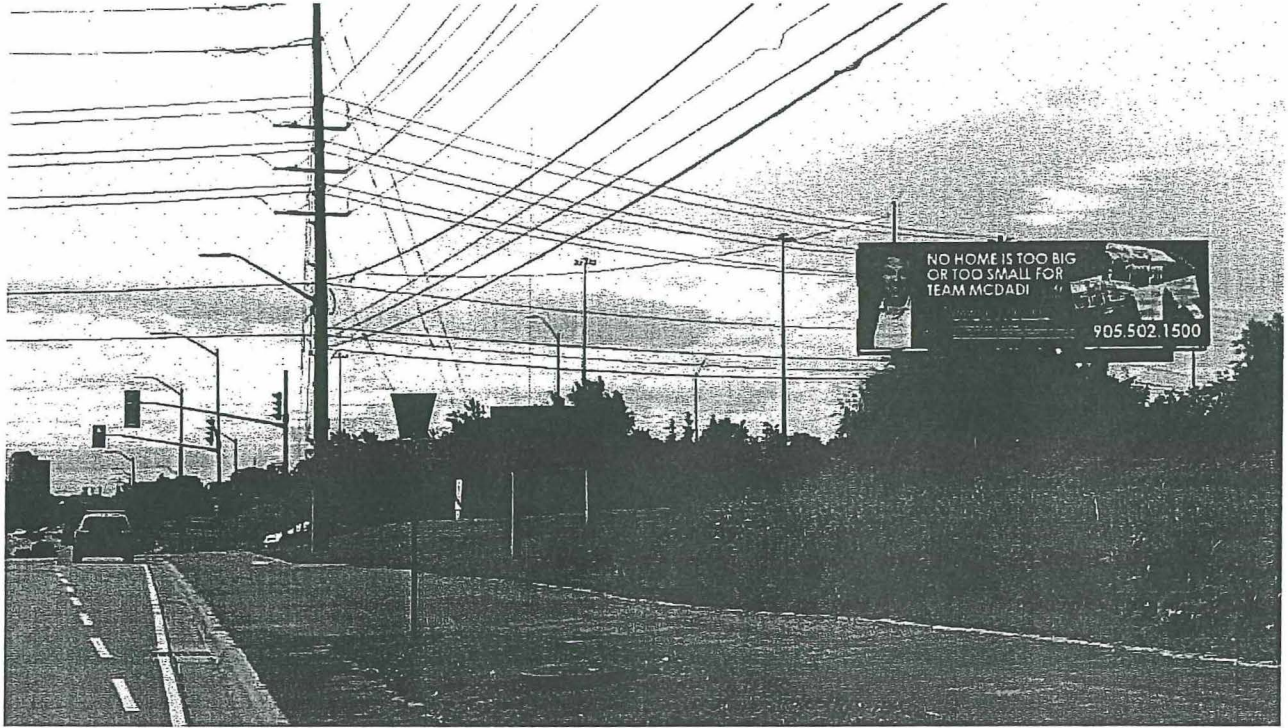
Variance #2: The sign is not permitted for institutional zoned property.

The primary owner of this institutionally zoned premise, The Credit Valley Hospital, has asked us to work directly with them to build this signage in a location and orientation that would be unobtrusive to patients visiting and residing on site. There is no ability for light trespass to enter into any of the existing buildings on site. One face of the sign will be used to generate advertising revenue, a portion of which will be filtered back into the hospital institution so that it can continue to maintain and deliver exemplary medical services to the local community. Additionally, the second sign face being dedicated solely to the hospital, would be used for community health promotion and raising charitable funds directly for the hospital. This would bring great benefit to both the hospital and the surrounding community.

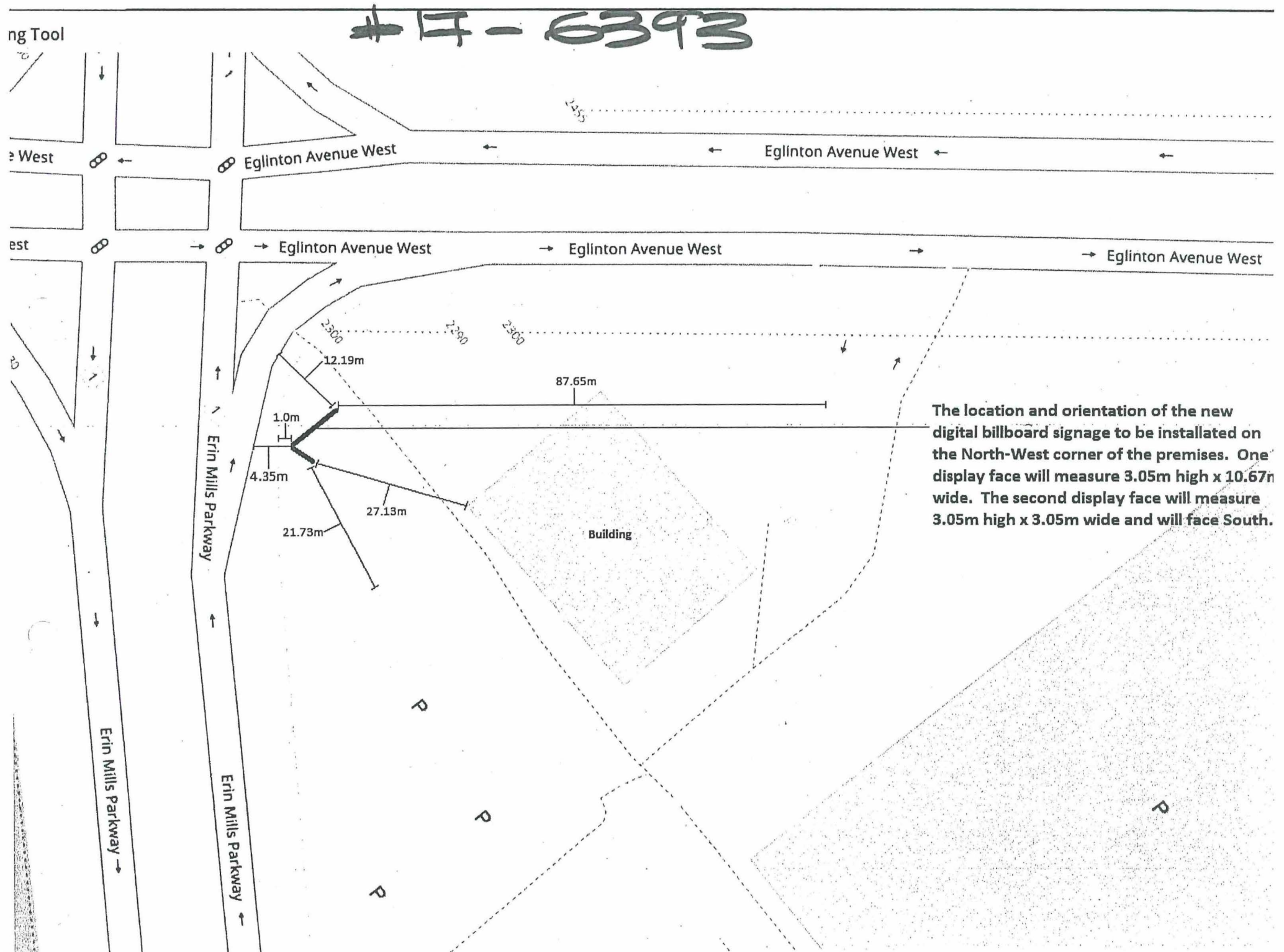
Variance #3: Changeable copy face (digital display) is not expressly permitted.

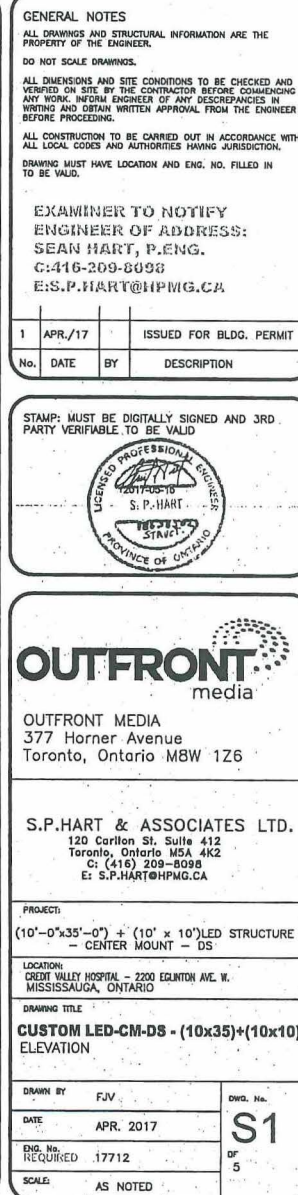
The proposed signage will display only static digital copy and will not contain any flashing imagery or moving video. Digital changeable copy is being included as an acceptable signage format in the new Sign By-Law currently being developed by the municipality of Mississauga, which Outfront Media has participated in consultation on.

There is precedent throughout the municipality where numerous digital third-party signs have been installed in a safe manner where they are compatible with the surrounding environment. One example includes a digital sign with a 10'x35' digital display face that we have installed at 2085 North Sheridan Way as seen in the picture below.

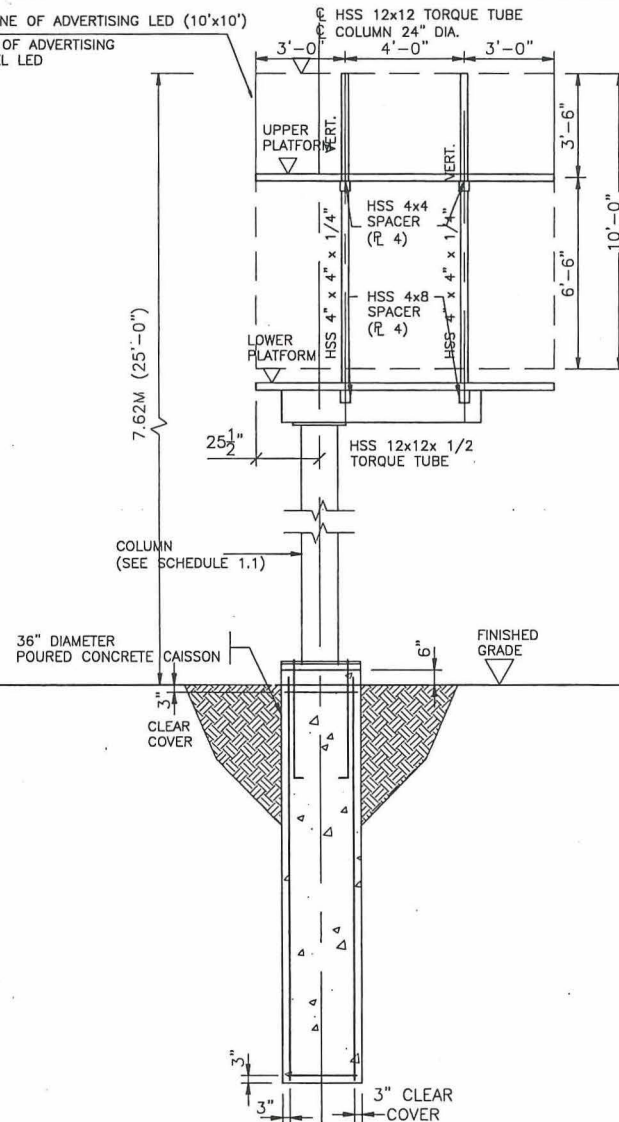


ng Tool

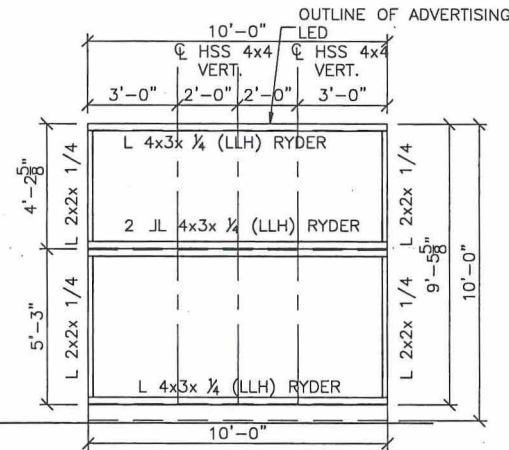




OUTLINE OF ADVERTISING LED (10'x10')
TOP OF ADVERTISING
PANEL LED



1
S1B 10' x 10' FACE ELEVATION
1/4"=1'-0"



2
S1B DETAIL SUBFRAME - 10'x10'
1/4"=1'-0"

GENERAL NOTES

ALL DRAWINGS AND STRUCTURAL INFORMATION ARE THE PROPERTY OF THE ENGINEER.

DO NOT SCALE DRAWINGS.

ALL DIMENSIONS AND SITE CONDITIONS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR BEFORE COMMENCING ANY WORK. INFORM ENGINEER OF ANY DISCREPANCIES IN WRITING AND OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE PROCEEDING.

ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH ALL LOCAL CODES AND AUTHORITIES HAVING JURISDICTION. DRAWING MUST HAVE LOCATION AND ENG. NO. FILLED IN TO BE VALID.

EXAMINER TO NOTIFY
ENGINEER OF ADDRESS:
SEAN HART, P.ENG.
C:416-209-8098
E:S.P.HART@HPMG.CA

No.	DATE	BY	DESCRIPTION
1	APR./17		ISSUED FOR BLDG. PERMIT

STAMP: MUST BE DIGITALLY SIGNED AND 3RD PARTY VERIFIABLE TO BE VALID



OUTFRONT
media

OUTFRONT MEDIA
377 Horner Avenue
Toronto, Ontario M8W 1Z6

S.P.HART & ASSOCIATES LTD.
120 Carleton St. Suite 412
Toronto, Ontario M5A 4K2
C: (416) 209-8098
E: S.P.HART@HPMG.CA

PROJECT:
(10'-0"x35'-0") + (10' x 10') LED STRUCTURE
- CENTER MOUNT - DS

LOCATION:
CREST VALLEY HOSPITAL - 2200 EGLINTON AVE. W.
MISSISSAUGA, ONTARIO

DRAWING TITLE
CUSTOM LED-CM-DS - (10x35)+(10x10)
ELEVATION

DRAWN BY: FJV
DATE: APR. 2017

ENG. No. REQUIRED: 17712

SCALE: AS NOTED

DWG. No.
S1B
OF 5

City of Mississauga

Corporate Report



Date: 2018/02/15

To: Chair and Members of Planning and Development Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Originator's files:
CD.07-POR W1

Meeting date:
2018-03-19

Subject

PUBLIC MEETING INFORMATION and RECOMMENDATION REPORT (WARD 1)

City Initiated Rezoning – Temporary Use By-law

Proposal to continue to permit uses outside a building on private property in the Port Credit Culture Node - Lakeshore Road frontage, generally between Maple Avenue and Cooksville Creek

Applicant: City of Mississauga

File: CD.07.POR W1

Bill 51

Recommendation

That the report dated February 15th, 2018, from the Commissioner of Community Services, recommending a three year renewal of Temporary Use By-law 0126-2015 for the Port Credit Culture Node, be approved.

Report Highlights

- The Port Credit Culture Node project was initiated in 2011, and a 5 year blanket minor variance was approved in 2012 to permit Culture Node activities within the municipal right of way
- A three year Temporary Use By-Law was adopted in 2015 to allow the same Culture Node activities on private properties with frontage on Lakeshore Road in the Port Credit Culture Node where they can be accommodated, based on the width of the municipal road allowance

Background

A Culture Node is an area with a notable concentration of cultural resources such as art galleries, studios and creative enterprises mixed with places to gather such as restaurants,

cafes and performance venues that all contribute to a compact mixed-use neighbourhood. Recommendation 36 of the Culture Master Plan (2009) outlines that the purpose of a culture node project is to select an area with a concentration of cultural resources and activities, and test the use of planning tools, incentives and partnerships to encourage a specific transformative outcome.

In 2009, Port Credit was chosen as a pilot for the Culture Node. In April 2012, the Committee of Adjustment approved a City-initiated minor variance under File 'A' 146/12, to permit accessory retail sales and outdoor patios accessory to take-out restaurants, restaurants, bakeries, and the existing billiard hall as well as art installations, street furniture, outdoor display and retail sales within the municipal right of way. The Port Credit Culture Node had the same boundary as the Port Credit Business Improvement Area (BIA).

This variance expired in May 2017, and was renewed for another 5 years under File 'A' 128/17, which expires on April 30, 2022. The second minor variance follows the amended boundary of the Port Credit BIA/Culture Node, which was expanded in 2014 (see Appendix 1 for Port Credit BIA/Culture Node boundary).

In 2015, Temporary Use By-Law 0126-2015 was passed by Council. This allows properties within the Culture Node to have the same uses on the private property, between the front of their building and their front property line, as approved through the minor variances. This by-law has a three year term, and applies to the previous (smaller) BIA/Culture Node boundary.

When the Temporary Use By-Law expires in May 2018, it is recommended that it be renewed for a term that will coincide with the expiration of the minor variance (April 30, 2022) and with a revised area that reflects the expanded Port Credit BIA/Culture Node boundary.

Comments

There are properties along Lakeshore Road within the Culture Node where the front of a building and the property line are flush and others where there is a "gap". These gaps range from a few centimetres to a few metres in depth. In some of these instances, the City sidewalk is partially located on private property. The uses permitted by the Committee of Adjustment on the City owned portion of the sidewalk are not allowed within the gap as it is private property. Commercial uses must be located within a building, and outdoor patios are not permitted as-of-right.

A majority of the lands are zoned "C4" and "C4-Exception" (Mainstreet Commercial) which permit a variety of commercial uses with residential above the first storey, and apartment dwellings. This zone permits a 0.0 m lot line setback for a building from the front property line.

Permitting the same uses on private property as those on the sidewalk allows property owners to have outdoor uses contiguous to their building. By permitting these uses through a temporary

use by-law, the City was able to monitor the Culture Node project over a short term, and allow for an opportunity to review the successes and make recommendations for change if any issues were identified.

As the timing of the minor variance and the temporary use by-law do not coincide, staff recommends that the permission for uses on private property be extended for three more years, with an expiration date to match that of the minor variance. Prior to the expiration of both documents, Culture Division with the support of Planning and Building Division, will take the opportunity to explore the appropriateness of a permanent city-initiated rezoning to take the place of the temporary uses.

In addition to the zoning categories that were previously approved under Temporary Use By-Law 0126-2015, staff recommends three amendments:

- That the temporary use by-law boundaries be extended to coincide with the existing Port Credit BIA and Culture Node boundary (see Appendix 2)
- That 335 to 345 Lakeshore Road East and 348 Lakeshore Road East be rezoned from "C4" to "C4-66" to allow the Culture Node uses
- That the "C4-14" zone for 362 Lakeshore Road East be amended to permit Culture Node uses

By extending the boundary of the temporary use by-law, the temporary use by-law that was enacted in 2017 for the "Trinity" site at 447-515 Lakeshore Road East will be superseded, and this site will have the same temporary use zone number as the remainder of the Port Credit BIA/Culture Node.

COMMUNITY ISSUES

Notice was provided for this Report and public notification board was posted for the minor variance application in 2017. There were no objections. One community issue was brought forth regarding accessibility of patio designs, which has since been addressed by staff.

Strategic Plan

The Port Credit Culture Node project aligns with the Connect Pillar strategic goal, promoting the creation of space and main streets as destinations for residents and visitors alike.

Financial Impact

There is no financial impact.

Conclusion

The current Temporary Use By-Law for the Port Credit Culture Node will expire on May 26 2018. An extension of the Temporary Use By-Law to coincide with the expiry date of the minor

variance will provide staff the opportunity to review the success of the Culture Node activities, and to consider a city-initiated rezoning prior to April 2022 to permit the permanent continuation of Culture Node permitted activities for properties within the Port Credit Culture Node.

Attachments

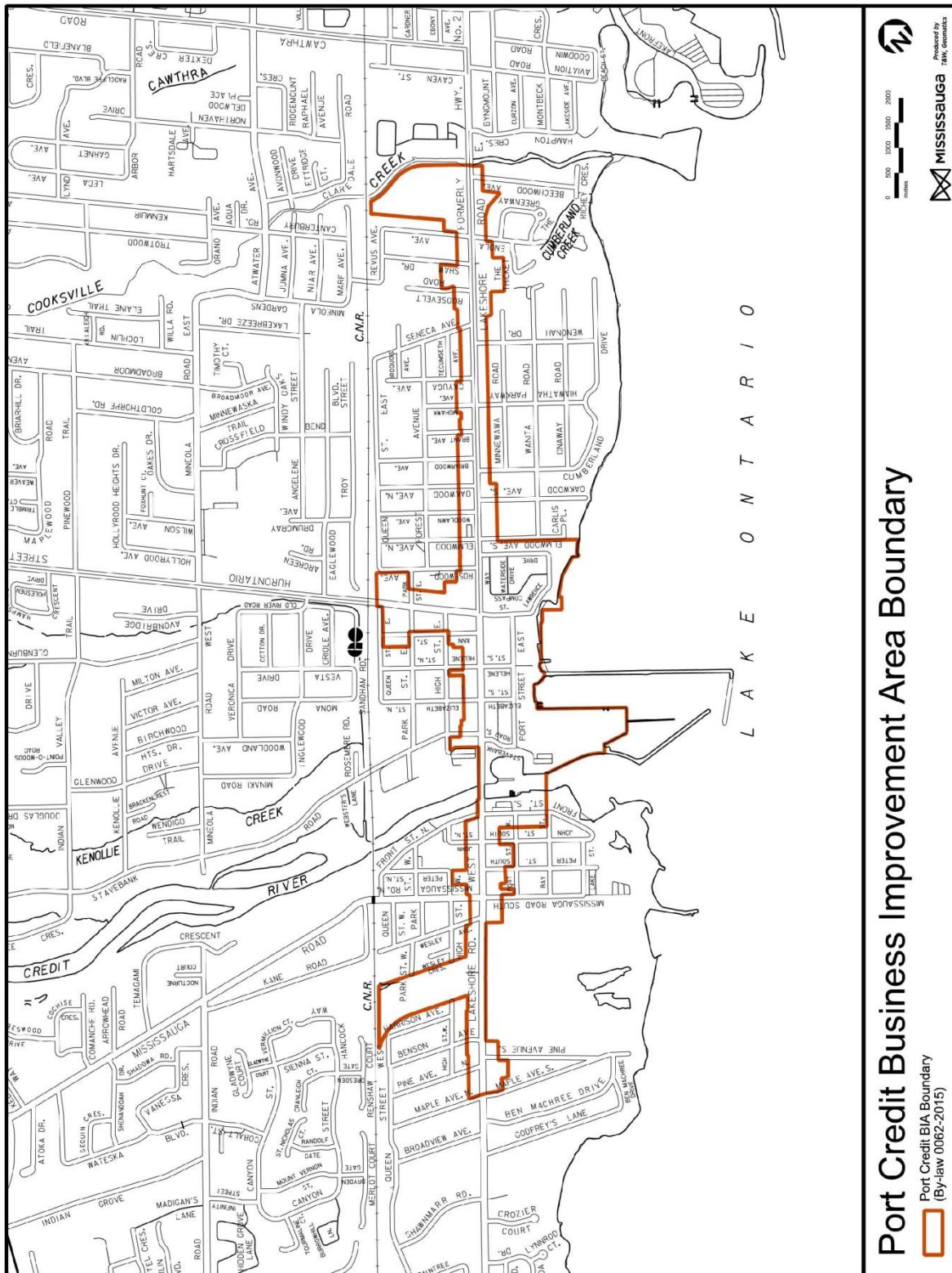
Appendix 1: Port Credit BIA and Culture Node Map



For

Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Mojan Jianfar, Culture Planner, Culture Division



City of Mississauga

Corporate Report



Date: February 23, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
CD.21-CON

Meeting date:
2018/03/19

Subject

PUBLIC MEETING INFORMATION REPORT (Wards 2, 5, 7 and 8)

Proposal to rezone and redesignate six City owned properties

File: CD.21-CON

Recommendation

1. That the report dated February 23, 2018, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to redesignate and rezone six City owned properties be received for information.
2. That following the Public Meeting, staff report back to Planning and Development Committee on any submissions made.

Background

The purpose of this report is to recommend appropriate Official Plan and/or zone categories for six City owned properties. These properties have been acquired by dedication through the development application process; acquired as undevelopable hazard lands; purchased from the Peel District School Board; or are currently owned by the City but require a policy (use) and zoning regulations update. Upon completion, the properties identified in this report will be in conformity with their intended open space and greenlands land uses.

Comments

DETAILS OF THE PROPERTIES AND PROPOSED AMENDMENTS

The proposed amendments affect sites in Wards 2, 5, 7 and 8. The properties are identified by Ward on the Location Map in Appendix 1. Appendix 2 contains a detailed chart which summarizes the proposed Mississauga Official Plan (MOP) and Zoning By-law amendments.

FORMER PUBLIC SCHOOL PROPERTIES

When the Peel District School Board declared the former Willow Glen Public School surplus, it

was acquired by the City in May 2017 (Site 1, Appendix 1). The intended use for most of the property, almost 2 ha (4.94 ac), is for a new park. The remaining portion of the site, with frontage on Utley Road, will remain zoned **R3** (Detached Dwellings – Typical Lots).

The land that will be used for the new park must be redesignated from **Residential Low Density II** to **Public Open Space**. A corresponding rezoning from **R3** to **OS1** (Open Space – Community Park) is also necessary to implement the future intended use of the lands.

Another surplus Peel District School Board site, the former Pheasant Run Public School, was acquired by the City in December 2013 (Site 6, Appendix 1). A portion of that property was redesignated and rezoned for a new park, and the remainder of the site was subject to a lease-to-own arrangement with Heart House Hospice. This arrangement was cancelled in April 2017, and that portion of the site is to be incorporated into the park. Similar to the Willow Glen scenario, the land that will be added to the existing park must be redesignated from **Residential Low Density II** to **Public Open Space**. A corresponding rezoning from **R3** to **OS1** (Open Space – Community Park) is also necessary to implement the future intended use of the lands.

SPORTSZONE NORTH

The third site is Sportszone North. In 2017, the City invested in this property by constructing an engineered multi-use pad, on which the "Cavalía" show was located (Site 4, Appendix 1). This investment has created the opportunity for additional types of temporary and/or permanent uses at this location.

Both the official plan policies under **Special Site 3** (Business Employment) in the Gateway Employment Area and the **OS2-6** (Open Space – City Park – Exception) zone permit sports related and accessory and complementary uses. It is recommended that additional uses such as outdoor markets and other outdoor sales (similar to Celebration Square), entertainment and recreation facilities and amusement park also be permitted.

GREENLANDS

Three properties, two in Ward 2 and one in Ward 7 (Sties 2, 3 and 5, Appendix 1), require amendments to redesignate lands to **Greenlands** to reflect their location in or near valleylands. Two of the three sites will also be rezoned to **G1** (Greenlands). The third site is already zoned **G1** as it was part of a development application approval (Ward 7).

Financial Impact

There is no financial impact associated with the proposed amendments.

Conclusion

After the Public Meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

Attachments

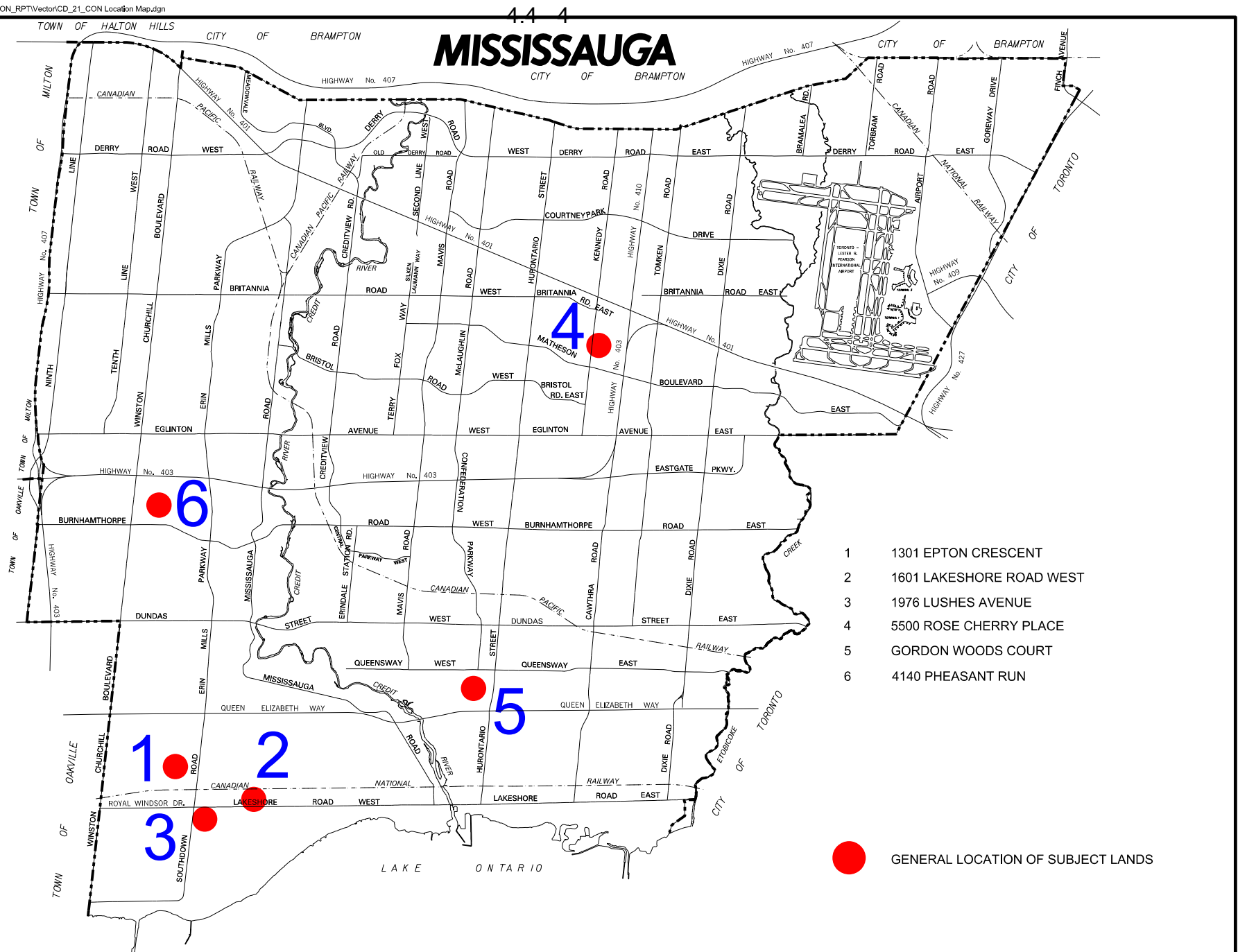
Appendix 1: Location Map

Appendix 2: Summary of Proposed Mississauga Official Plan and Zoning By-law Amendments



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Lisa Christie, Planner



LOCATION OF PROPERTIES FOR PROPOSED OFFICIAL PLAN AND/OR REZONING AMENDMENTS



MISSISSAUGA

Produced by
T&W, Geomatics

Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law for City Owned Properties								
Ward	Map No.	Site Location	Current Use	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
2	1.	1301 Epton Crescent	Vacant - former public school site (Willow Glen P.S.)	Residential Low Density II	Residential Low Density II and Public Open Space	R3 (Detached Dwellings – Typical Lots)	R3 (Detached Dwellings – Typical Lots) and OS1 (Open Space – Community Park)	Redesignate and rezone a portion of the site for a City park and redevelop the remainder for single detached homes
2	2.	Near 1601 Lakeshore Road West	Valleylands – dedicated to City	No designation	Greenlands	RA2-46 (Apartment Dwellings – Exception)	G1 (Greenlands)	Redesignate and rezone a portion of the hazard lands that were dedicated to the City
2	3.	1976 Lushes Avenue	Valleylands	Residential Medium Density	Greenlands	D-1 (Development – Exception)	G1 (Greenlands) and remove Greenlands overlay	Hazard lands adjacent to Sheridan Creek
5	4.	5500 Rose Cherry Place	Sportszone North (former Hershey Centre) P-360	Public Open Space – Special Site 3	Public Open Space – Special Site 3 - AMENDED	OS2-6 (Open Space – City Park – Exception)	OS2-6 (Open Space – City Park – Exception) AMENDED	Expand the list of permitted uses on the property to allow outdoor markets, amusement parks and entertainment facilities
7	5.	Near 159 Gordon Woods Court	Valleylands	Residential Low Density I	Greenlands	G1 (Greenlands)	n/a	Redesignate valleyland that was rezoned through a development application
8	6.	4140 Pheasant Run	Vacant and Park P-163 (former public school site)	Residential Low Density II	Public Open Space	R3 (Detached Dwellings – Typical Lots)	OS1 (Open Space – Community Park)	Redesignate and rezone remainder of the site for a City park (to be added to existing park)

City of Mississauga

Corporate Report



Date: February 23, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 16/009 W7Meeting date:
2018/03/19

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Applications to permit an eight storey mixed use building with 96 apartment dwelling units and commercial uses on the ground floor such as retail, office and/or restaurant, 1646 Dundas Street West, South side of Dundas Street West, east of Mississauga Road
Owner: Erindale Village Living Inc.
File: OZ 16/009 W7

Recommendation

That the report dated February 23, 2018, from the Commissioner of Planning and Building regarding the applications by Erindale Village Living Inc. to permit an eight storey mixed use building with 96 residential units and commercial uses on the ground floor under File OZ 16/009 W7, 1646 Dundas Street West, be received for information.

Report Highlights

- 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
- Community concerns identified to date relate to height, density, heritage character of the area, traffic, and environmental impacts
- The applicant has appealed the applications to the Ontario Municipal Board, but no hearing date has yet been scheduled. Staff will report back to Planning and Development Committee with a Recommendation Report to get direction from Council on how to proceed with the matter before the OMB
- Prior to the next report, matters to be addressed include an assessment of the proposed height and transition to adjacent lands, as well as grading, servicing and traffic.

Background

The applications have been circulated for technical comments and community meetings have been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage:	approx. 45 m (148 ft.)
Depth:	71.46 m (234 ft.)
Gross Lot Area:	0.35 ha (0.86 ac.)
Existing Uses:	3 storey commercial building (spa, Piatto restaurant, office)

The property is located on the south side of Dundas Street West at the western edge of Erindale Village which has a few commercial buildings, Erindale community hall, Erindale Academy and a church along Dundas Street West. To the south is a residential community of detached homes. Erindale Park is located to the north on the north side of Dundas Street West. The site slopes downward from east to west towards the Credit River valley. There is a 3 storey building on-site surrounded by a large asphalt surface parking lot and several trees.



Aerial photo of subject lands

The surrounding land uses are:

North: Dundas Street West, commercial building, Erindale Park

East: Erindale Community Hall, detached dwellings, Erindale Academy, Erindale Presbyterian Church
 South: Detached homes, Credit River valley
 West: Nanticoke Road, Credit River valley

Information regarding the history of the site is found in Appendix 1. An aerial photo of the property and surrounding area is found in Appendix 2.

DETAILS OF THE PROJECT

The applications are to permit an eight storey building containing 96 apartment dwelling units and approximately 419 m² (4,510 ft²) of commercial uses on the ground floor fronting Dundas Street West. The commercial uses proposed may include retail, restaurant or offices in accordance with the current Mainstreet Commercial zoning category. Access to the site will be from Nanticoke Road, along the west side of the property. Although there were earlier investigations regarding the possibility of including the Erindale Community Hall, it does not form part of the applications or this development proposal.

Development Proposal		
Applications submitted:	Received: September 1, 2016 Deemed complete: September 30, 2016	
Developer Owner:	Erindale Village Living Inc.	
Applicant:	YYZed Project Management	
Existing Gross Floor Area:	980 m ² (10,549 ft ²) – built 1984	
Proposed Gross Floor Area:	12,415 m ² (133,634 ft ²)	
Number of units:	96 units	
Height:	8 storeys	
Floor Space Index:	3.7	
Landscaped Area:	20%	
Anticipated Population:	210* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	135 spaces	136 spaces
visitor spaces	19 spaces	19 spaces
commercial sp.	17 spaces	17 spaces

Originator's file: OZ 16/009 W7

Development Proposal		
Total	171 spaces	172 spaces
Green Initiatives:	<ul style="list-style-type: none"> • secure indoor bicycle parking 	

Proposed concept plan is found in Appendix 3.



Existing Site Condition



Applicant's rendering of the proposed building from Dundas Street West

LAND USE CONTROLS

The subject lands are located within the Erindale Neighbourhood Character Area and are designated **Mixed Use – Special Site 1 (Erindale Neighbourhood)** (see Appendix 5) which permits retail stores, restaurants, secondary offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, post-secondary educational facilities, and residential uses. The Special Site 1 policies for the Erindale Neighbourhood permit a maximum height of 3 storeys. The subject lands are located within a designated **Intensification Area/Intensification Corridor** (Dundas Street). The applicant is proposing to change the designation to **Mixed Use – Special Site 1 (Erindale Neighbourhood)**, as amended to permit a maximum height of 8 storeys.

The lands are currently zoned **C4 (Mainstreet Commercial)** (see Appendix 6) which permit retail stores, restaurants, offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, universities/colleges, apartment dwellings and residential dwelling units located above the first storey of a commercial building, with a maximum height of 3 storeys. A rezoning is proposed from **C4 (Mainstreet Commercial)** to **C4-Exception (Mainstreet Commercial)** to permit a maximum height of 8 storeys.

Detailed information regarding the existing and proposed official plan policies and proposed zone standards is found in Appendices 7 and 8.

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 through the Ontario Municipal Board, 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

Community meetings were held by Ward 7 Councillor Iannicca on November 23, 2016 and June 8, 2017 and a Focus Group meeting was held by the Councillor on March 29, 2017.

Comments made by the community are listed below and are grouped by issue. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- Erindale is a historic village and its character should be protected
- The proposal is too tall, the building mass is too large, and the architecture is too modern
- There will be shadow impacts on adjacent properties
- There are too many units and there will be increased road traffic and safety concerns

- There will be overflow parking from this development on local streets in the area
- Concern regarding contamination on property from past uses
- Environmental impacts on adjacent Credit River Valley
- Pollution concerns in air affecting health resulting from traffic and construction
- Don't want to see the loss of Piatto restaurant
- Will result in reduced property values

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 9 and school accommodation information is contained in Appendix 10. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Appropriateness of the proposed applications
- The relationship of the proposed building to the surrounding area context and character
- Demonstration of an appropriate transition of building height and massing
- Satisfactory resolution of grading, servicing and traffic
- Resolution of heritage matters

URBAN DESIGN REVIEW PANEL

The Urban Design Review Panel reviewed the application on June 7, 2016. Comments from the panel include the following:

- Further discussion with the City's heritage staff was suggested
- Focus darker brick material at the base with lighter materials/colours above
- More study of the massing and step backs required to address transition to adjacent lands

DUNDAS CONNECTS STUDY

The City is currently undertaking a Master Plan for the entire Dundas Street Corridor from Etobicoke to Oakville. The Dundas Connects Master Plan aims to integrate transportation and land use planning to address both current and future demands along the corridor. These include a higher order transit plan and changes to land use to support sustainable transit-oriented development and intensification along the Dundas Street Corridor. It is anticipated that the Master Plan will be completed in spring 2018.

Development Requirements

There are engineering matters including: grading, servicing and traffic which will require the applicant to enter into agreements 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

Most 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: Aerial Photograph
- Appendix 3: Proposed Concept Plan
- Appendix 4: Proposed Elevations
- Appendix 5: Excerpt of Erindale Neighbourhood Character Area Land Use Map
- Appendix 6: Existing Zoning and General Context Map
- Appendix 7: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 8: Summary of Existing and Proposed Zoning Provisions
- Appendix 9: Agency Comments
- Appendix 10: School Accommodation



Edward R. Sajecki, Commissioner of Planning and Building

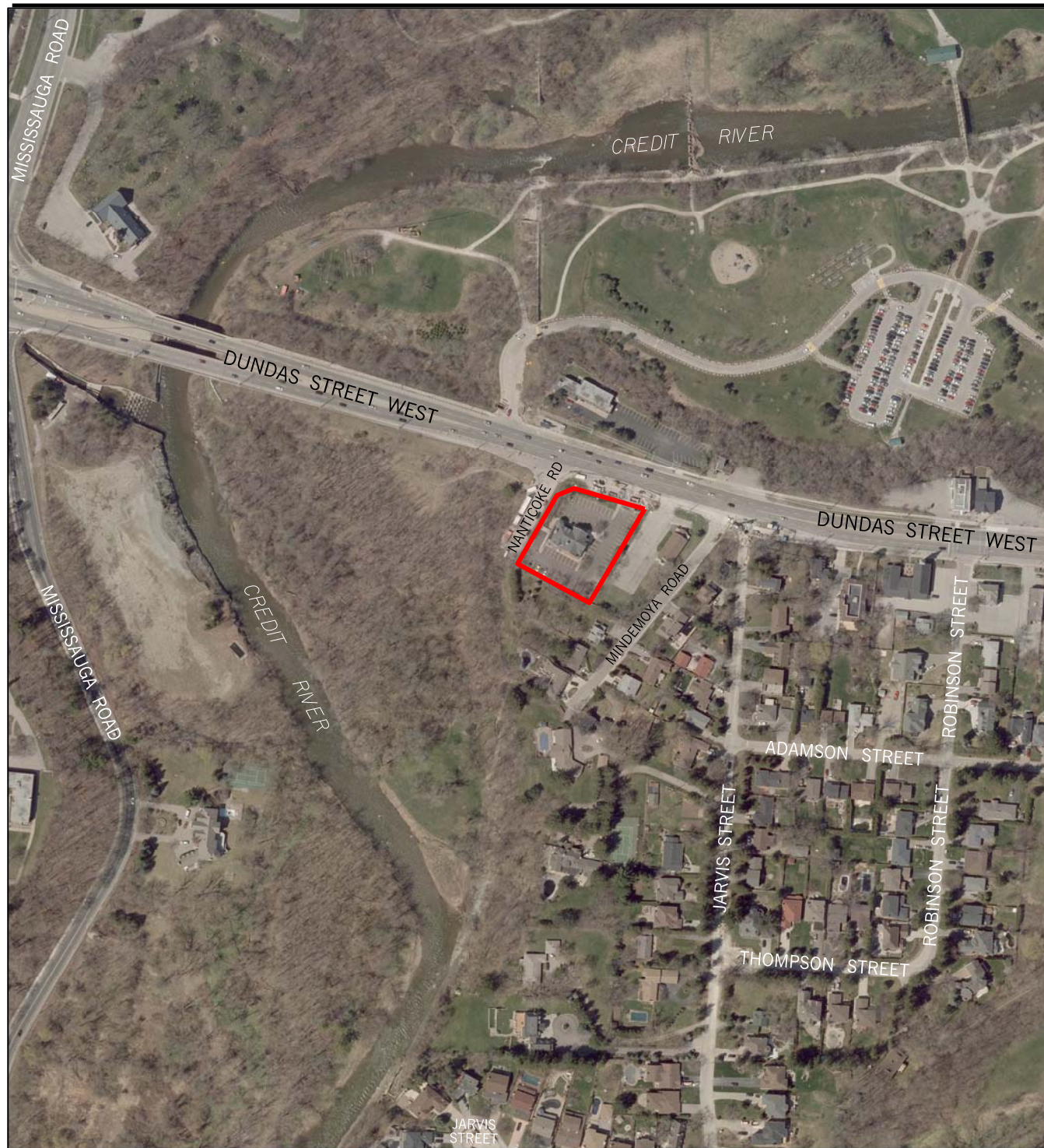
Prepared by: Jonathan Famme, Planner Development Central Area

Erindale Village Living Inc.

File: OZ 16/007 W7

Site History

- June 18, 1984 – Site Plan approved for existing 3 storey commercial building;
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned **C4** (Mainstreet Commercial)
- 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 **Mixed Use – Special Site 1** in the Erindale Neighbourhood Character Area
- September 1, 2016 – subject application submitted for official plan amendment and rezoning under file OZ 16/009 W7 and deemed complete on September 30, 2016.
- November 3, 2017 – applicant appealed applications to Ontario Municipal Board.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017



TITLE: ERINDALE VILLAGE LIVING INC.

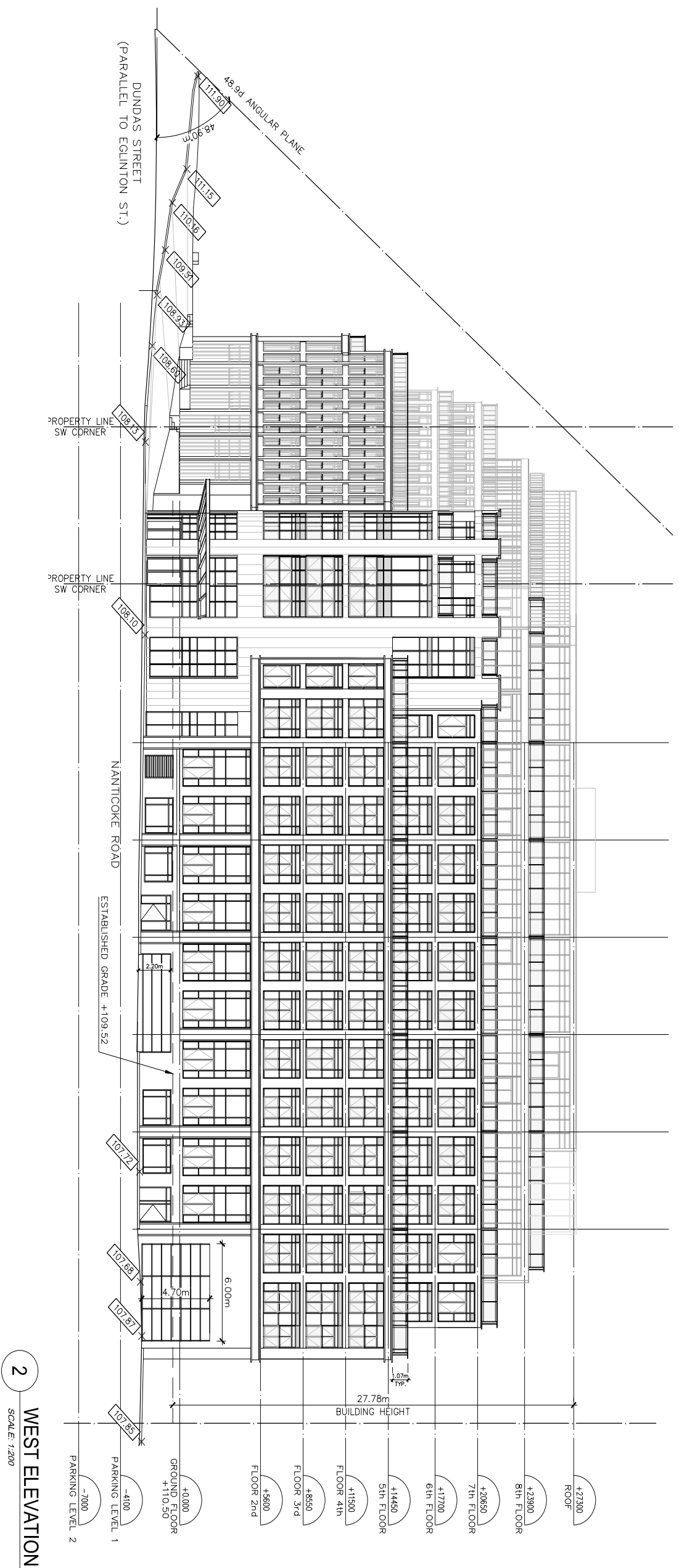
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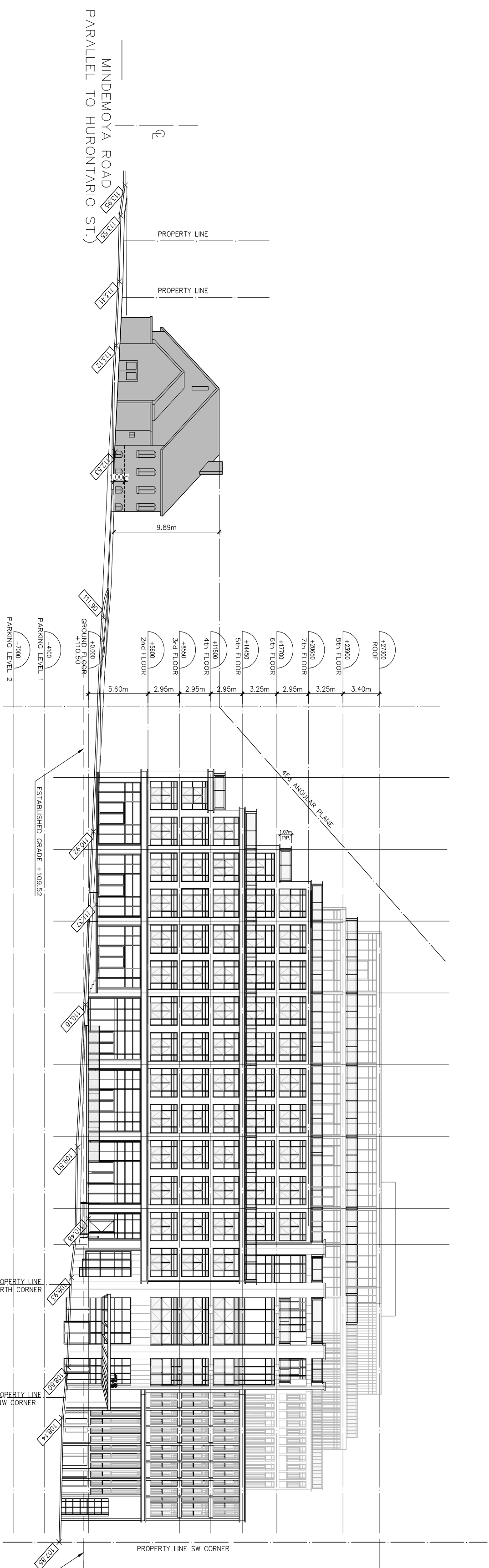
MISSISSAUGA

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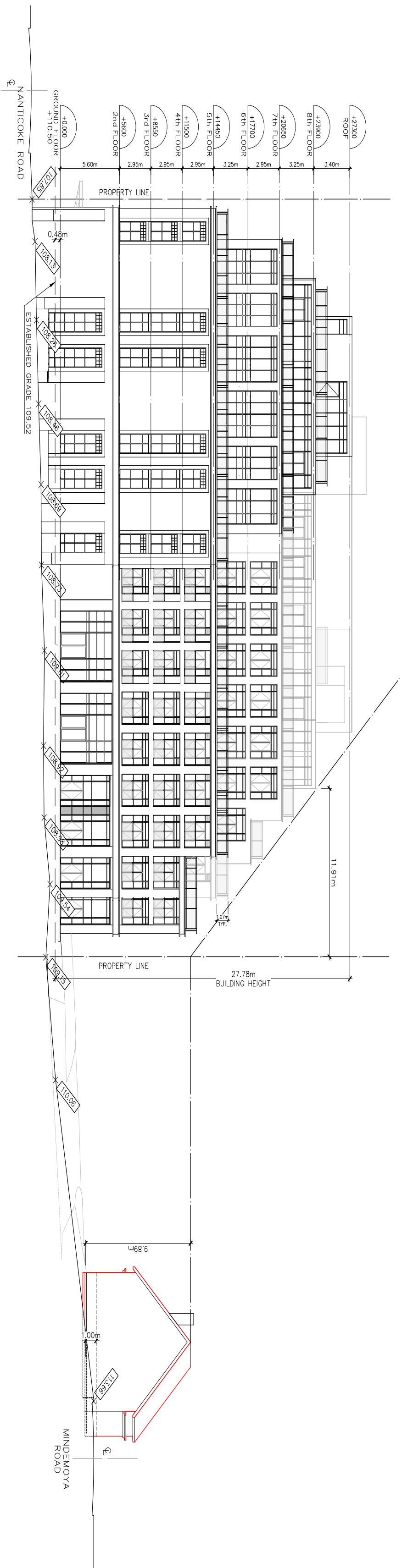




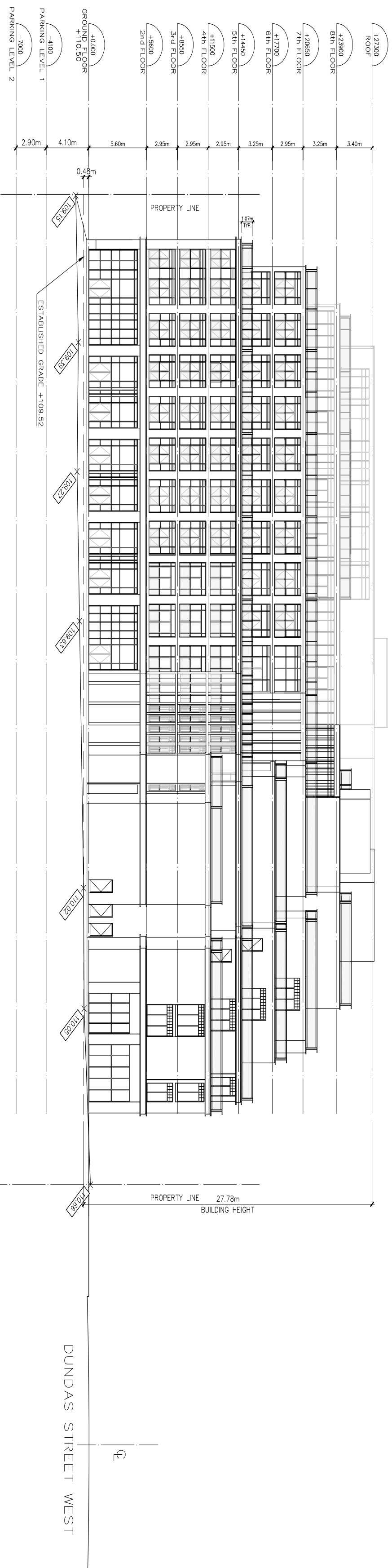
2 WEST ELEVATION
SCALE: 1:200



1 NORTH ELEVATION
SCALE: 1:200

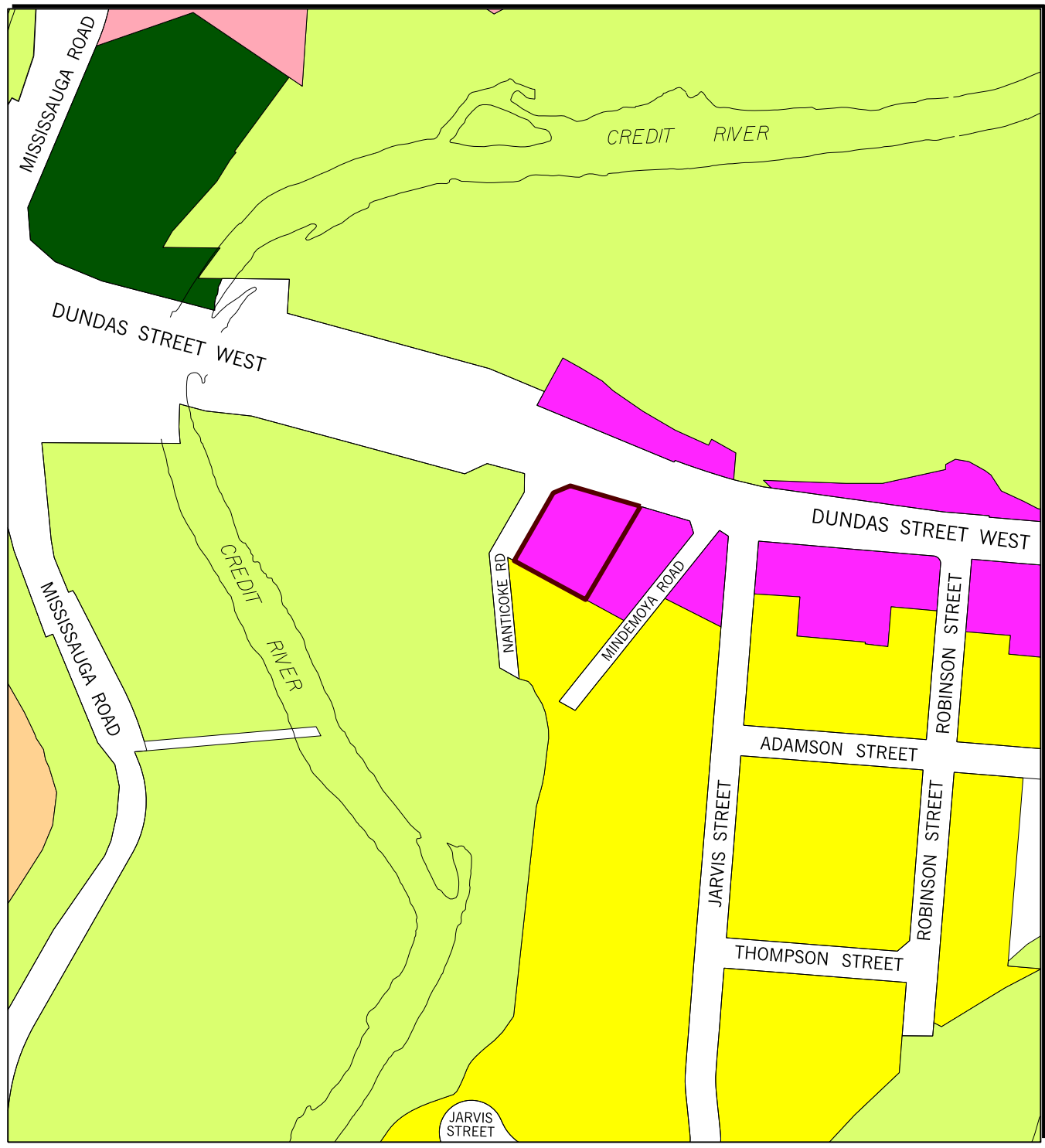


2 SOUTH ELEVATION
SCALE: 1:200



1 EAST ELEVATION @ PROPERTY LINE
SCALE: 1:200

2018/02/01
betsy



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

LAND USE DESIGNATIONS

- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF 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

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

SUBJECT LANDS

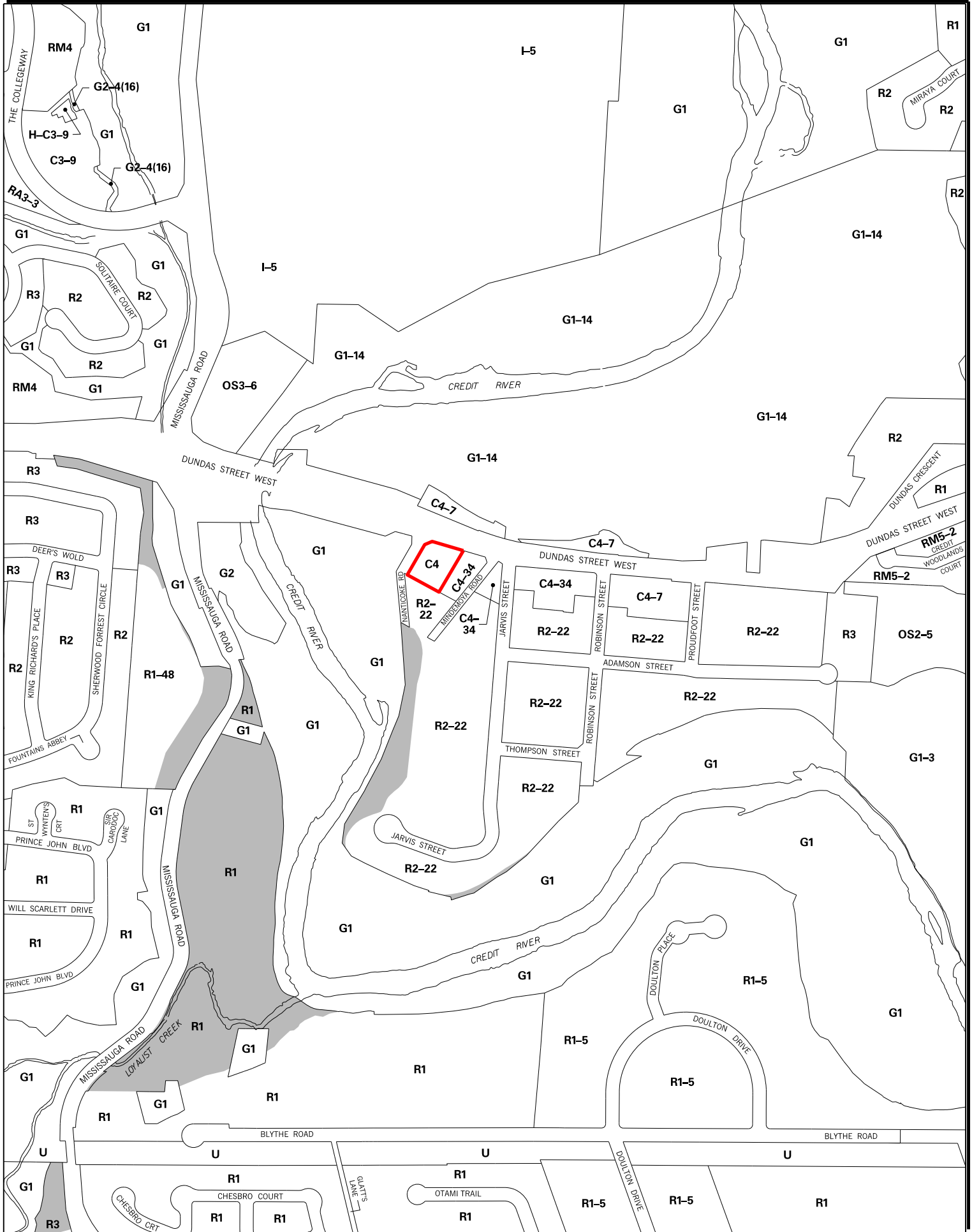


TITLE: ERINDALE VILLAGE LIVING INC.

FILE NO: OZ 16/ 009 W7



Produced by
T&W, Geomatics



Erindale Village Living Inc.

File: OZ 16/009 W7

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

Current Mississauga Official Plan Designation and Policies for the Erindale Neighbourhood

Mixed Use – Special Site 1 which permits a mix of uses including retail stores, restaurants, secondary offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, post-secondary educational facilities, and residential uses. Special Site 1 states that buildings should have a minimum of two storeys and a maximum of three storeys in height.

The subject lands are within an **Intensification Area/Intensification Corridor** (Dundas Street).

Proposed Official Plan Amendment Provisions

Mixed Use – Special Site 1, as amended which would permit a maximum height of 8 storeys on the subject lands.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, some of which are found below.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 11 - General Land Use Designations	11.2.6.2	Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.
	11.2.6.3	Mixed Use development will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.
	11.2.6.4	Residential uses will be combined on the same lot or same building with another permitted use.
	11.2.6.5	Residential uses will be discouraged on the ground floor.

Erindale Village Living Inc.

File: OZ 16/009 W7

	Specific Policies	General Intent
Section 16 - Neighbourhoods	16.1.1.1	For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.
	16.1.1.2	Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that: <ul style="list-style-type: none"> a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan.
Section 5 – Direct	5.3.5.1	Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.
	5.3.5.2	Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.
	5.3.5.3	Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.
	5.3.5.4	Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.
	5.3.5.5	Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
	5.3.5.6	Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.
	5.4.1	A Corridor is generally comprised of the road right-of-way as well as the lands on either side of the road.
	5.4.4	Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.

Erindale Village Living Inc.

File: OZ 16/009 W7

	Specific Policies	General Intent
Section 5 - Direct Growth	5.4.5	Where higher density uses within Neighbourhoods are directed to Corridors , development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.
	5.4.11	Hurontario Street and Dundas Street have been identified as Intensification Corridors . These are Intensification Areas. Additional Intensification Corridors may be identified in the future.
	5.4.12	Not all segments of Intensification Corridors are appropriate for intensification. Planning studies for Intensification Corridors will identify appropriate locations for intensification and the appropriate densities, land uses and building heights.
	5.4.13	Low density residential development will be discouraged from locating within Intensification Corridors .
	5.5.1	The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas , as shown on Schedule 2: Intensification Areas.
	5.5.5	Development will promote the qualities of complete communities.
	5.5.7	A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas.
	5.5.8	Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.
	5.5.9	Intensification Areas will be planned to maximize the use of existing and planned infrastructure.
Section 7 – Complete Communities	7.1.3	In order to create a complete community and develop a built environment supportive of public health, the City will: <ul style="list-style-type: none"> a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking; c. encourage environments that foster incidental and recreational activity; and d. encourage land use planning practices conducive to good public health.

Erindale Village Living Inc.

File: OZ 16/009 W7

	Specific Policies	General Intent
Section 7 – Complete Communities	7.1.10	When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area.
	7.4.1.12	The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a <i>Heritage Impact Assessment</i> , prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
	7.4.2.3	Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
Section 9 – Build a Desirable Urban Form	9.1.2	Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and <i>active transportation</i> modes will be required.
	9.1.3	9.1.3 Infill and redevelopment within Neighbourhoods will respect the existing and planned character.
	9.1.5	Development on <i>Corridors</i> will be consistent with existing or planned character, seek opportunities to enhance the <i>Corridor</i> and provide appropriate transitions to neighbouring uses.
	9.1.7	Mississauga will promote a built environment that protects and conserves heritage resources.
	9.1.9	9.1.9 Urban form will support the creation of an efficient multi-modal transportation system that encourages a greater utilization of transit and <i>active transportation</i> modes.
	9.1.10	The city vision will be supported by site development that: <ul style="list-style-type: none"> a. respects the urban hierarchy; b. utilizes best sustainable practices; c. demonstrates context sensitivity, including the public realm; d. promotes universal accessibility and public safety; and e. employs design excellence.
	9.2.1.4	Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas.

Erindale Village Living Inc.

File: OZ 16/009 W7

	Specific Policies	General Intent
Section 9 – Build a Desirable Urban Form	9.2.1.9	Where the right-of-way width exceeds 20 m, a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width.
	9.2.1.10	Appropriate height and built form transitions will be required between sites and their surrounding areas.
	9.2.1.21	Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive.
	9.2.1.23	Active uses will be required on principal streets with direct access to the public sidewalk.
	9.2.1.25	Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.
	9.2.1.26	For non-residential uses, at grade windows will be required facing major streets and must be transparent.
	9.2.1.37	Developments should minimize the use of surface parking in favour of underground or aboveground structured parking. All surface parking should be screened from the street and be designed to ensure for natural surveillance from public areas. Aboveground structured parking should be lined with residential, commercial or office uses.
	9.2.4.2	Development and open spaces adjacent to significant cultural heritage resources will: <ul style="list-style-type: none"> a. contribute to the conservation of the heritage attributes of the resource and the heritage character of the area; b. emphasize the visual prominence of cultural heritage resources; and c. provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources.
	9.4.1.2	A transit and active transportation supportive urban form will be required in Intensification Areas and in appropriate locations along Corridors and encouraged throughout the rest of the city.

Erindale Village Living Inc.

File: OZ 16/009 W7

	Specific Policies	General Intent
Section 9 – Build a Desirable Urban Form	9.5.1.2	<p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> a. natural Heritage System; b. natural hazards (flooding and erosion); c. natural and cultural heritage features; d. street and block patterns; e. the size and configuration of properties along a street, including lot frontages and areas; f. continuity and enhancement of streetscapes; g. the size and distribution of building mass and height; h. front, side and rear yards; i. the orientation of buildings, structures and landscapes on a property; j. views, sunlight and wind conditions; k. the local vernacular and architectural character as represented by the rhythm, textures and building materials; l. privacy and overlook; and m. the function and use of buildings, structures and landscapes.
	9.5.1.5	Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.
	9.5.2.5	<p>Development proponents may be required to upgrade the public boulevard and contribute to the quality and character of streets and open spaces by providing:</p> <ul style="list-style-type: none"> a. street trees and landscaping, and relocating utilities, if required; b. lighting; c. weather protection elements; d. screening of parking areas; e. bicycle parking; f. public art; and g. street furniture.
	9.5.4.5	Built form will relate to the width of the street right-of-way.

Erindale Village Living Inc.

File: OZ 16/009 W7

	Specific Policies	General Intent
Section 19 - Implementation	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.

Erindale Village Living Inc.

File: OZ 16/009 W7

Summary of Existing and Proposed Zoning Provisions**Existing Zoning By-law Provisions**

C4 (Mainstreet Commercial), which permits retail stores, restaurants, offices, personal service establishments, overnight accommodation, financial institutions, entertainment, recreation and sports facilities, universities/colleges, apartment dwellings and residential dwelling units located above the first storey of a commercial building, with a maximum height of 3 storeys.

Proposed Zoning Standards

	Base C4 Zoning By-law Standards	Proposed C4-Exception Zoning By-law Standards
Minimum Front Yard	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Maximum Front Yard	3.0 m (9.8 ft.)	4.0 m (13.1 ft.)
Minimum Exterior Side Yard	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Maximum Exterior Side Yard	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard abutting a C4 zone	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Rear Yard abutting a residential zone	4.5 m (14.8 ft.)	4.1 m (13.5 ft.)
Minimum Height (Flat Roof)	2 storeys	2 storeys
Maximum Height (Flat Roof)	12.5 m (41 ft.) and 3 storeys	28.1 m (92.2 ft.) and 8 storeys
Minimum Depth of Landscaped Buffer along a street line	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Depth of Landscaped Buffer along a lot line abutting a C4 zone	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)
Minimum Depth of Landscaped Buffer along a lot line abutting residential	4.5 m (14.8 ft.)	4.1 m (13.5 ft.)
Minimum setback of underground parking structure to any lot line	-	0.4 m (1.3 ft.)
Minimum Floor Space Index	-	3.7
Minimum Landscaped Area	-	20%
Minimum Parking Requirement	- 1-bedroom: 1.25 spaces per unit x 38 units = 48 spaces; - 2-bedroom: 1.4 spaces per unit x 42 units = 59 spaces; - 3-bedroom: 1.75 spaces per unit x 13 units = 23 spaces; - 4-bedroom: 1.75 spaces per unit x 3 units = 5 spaces - visitor parking at 0.2 spaces	- 1-bedroom: 1.25 spaces per unit x 38 units = 48 spaces; - 2-bedroom: 1.4 spaces per unit x 42 units = 59 spaces; - 3-bedroom: 1.75 spaces per unit x 13 units = 23 spaces; - 4-bedroom: 1.75 spaces per unit x 3 units = 5 spaces - visitor parking at 0.2 spaces

Erindale Village Living Inc.

File: OZ 16/009 W7

	Base C4 Zoning By-law Standards	Proposed C4-Exception Zoning By-law Standards
	per unit x 96 units = 19 spaces; - retail store at 4 spaces per 100 m ² (328 ft ²) gross floor area x 419 m ² = 17 spaces TOTAL = 171 spaces (Note: Restaurant requires 9 spaces per 100 m ² (328 ft ²) gross floor area)	per unit x 96 units = 19 spaces; - retail store at 4 spaces per 100 m ² (328 ft ²) gross floor area x 419 m ² = 17 spaces TOTAL = 171 spaces (Note: Restaurant requires 9 spaces per 100 m ² (328 ft ²) gross floor area)
Shared Parking Arrangement	-	That non-residential and visitor parking spaces may be shared at the higher of the two requirements
Minimum Distance Separation of Restaurant to Residential	60.0 m (196.8 ft.)	None

Note: The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

Erindale Village Living Inc.

File: OZ 16/009 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (February 2, 2018)	<p>The Region of Peel has provided the following comments:</p> <ul style="list-style-type: none"> - The Region has received the Single-Use Demand Table and detailed comments will be sent directly to the applicant. - A non-refundable Report Fee of \$500 is required to be paid to the Region of Peel. - The Region will be party to the Development Agreement. <p>The Region of Peel provided the following comments:</p> <ul style="list-style-type: none"> - A Regional Official Plan Amendment is not required; - For the commercial units: On-site waste collection will be required through a private waste hauler. - Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 2, 2018)	<p>In comments, dated February 2, 2018, 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, the Peel District School Board and Dufferin-Peel Catholic District School Board will require certain conditions to be added to the Development Agreement and to any offers of purchase and sale.</p>
Credit Valley Conservation (January 11, 2018)	<p>The Credit Valley Conservation Authority has noted that the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation</p>

Erindale Village Living Inc.

File: OZ 16/009 W7

Agency / Comment Date	Comment
	prohibits altering a watercourse, wetland or shoreline and prohibits development in area adjacent to Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit). Although the proposed development is confirmed to be outside of the limits of the hazardous lands, works are proposed within CVC's regulated area and as such a permit, minor works in nature, is required at the site plan stage.
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 23, 2018)	<p>The Community Services Department indicated that future residents will receive parks service from unnamed Park 241, located to the west across Nanticoke Road (approximately 30 metres/98 ft); and Erindale Park (P-060) located approximately 100m (328 ft) to the north across Dundas Street West. Erindale Park contains active and passive recreational opportunities including picnicking (5 picnic areas), a children's playground, one comfort station, a toboggan hill and parking for approximately 400 vehicles.</p> <p>Furthermore, prior to issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's Policies and By-laws.</p>
City Community Services Department – Culture Division (January 4, 2018)	<p>The following comments have been provided by the Culture Division of Community Services:</p> <ul style="list-style-type: none"> - A Stage 1-2 Archaeological assessment by AMICK consultants dated December 13, 2013 was submitted. The corresponding letter from the Ministry of Tourism, Culture and Sport is pending. - Revised Heritage Impact Assessment (dated November 2017) was received and addresses the subject property; however, the assessment does not meet the terms of reference. Additional information is requested along with a completed heritage permit application form. - The applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will

Erindale Village Living Inc.

File: OZ 16/009 W7

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> - initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.
City Community Services Department – Fire and Emergency Services Division (February 5, 2018)	Fire has reviewed the OPA/rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (February 9, 2018)	<p>The owner 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"> • Revisions to the Grading, Servicing and Site Plans; • Revisions to the Functional Servicing Report; and • Revisions to the Traffic Impact Study <p>The owner has been requested to provide the following material for review:</p> <ul style="list-style-type: none"> • A Slope Stability Report; • A Phase I Environmental Site Assessment Report; • An updated Phase II Environmental Site Assessment Report; • Detailed Turning Movement Diagrams; and • Suitable access and intersection design drawings. <p>In addition, written approval will be required from the City's Community Services Department regarding the owner's proposed external works on the Erindale Community Hall lands.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Mississauga Transit (January 2, 2018)	<p>The following comments are provided by Mississauga Transit:</p> <ul style="list-style-type: none"> - This site is currently serviced by MiWay services Route 1/1C and Route 101/101ADundas Express which together provide service 7 days a week. The nearest express stops on Dundas Street are located at the UTM campus to the west and Erindale Station Road to the east. Transit service levels are subject to change as warranted by passenger demand. - Please be advised that there is an existing transit stop (#0520) located along the frontage of the site. The function of this bus stop is to be maintained with the stop to remain in its current location.
Other City Departments	The following City Departments and external agencies offered

Erindale Village Living Inc.

File: OZ 16/009 W7

Agency / Comment Date	Comment
and External Agencies	no objection to these applications provided that all technical matters are addressed in a satisfactory manner: City of Mississauga Development Services Division, Canada Post, Greater Toronto Airport Authority, and Alectra Utilities.
	The following City Departments and external agencies were circulated the applications but provided no comments: City of Mississauga Economic Development Office, City of Mississauga Realty Services, Conseil Scolaire de District Catholique Centre-Sud, Conseil Scolaire Viamonde, Bell Canada, Rogers Cable, and Trillium Health Partners.

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Erindale Village Living Inc.

File: OZ 16/009 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 17 Kindergarten to Grade 6 5 Grade 7 to Grade 8 7 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Springfield PS <ul style="list-style-type: none"> Enrolment: 445 Capacity: 409 Portables: 3 The Woodlands Sr. PS <ul style="list-style-type: none"> Enrolment: 175 Capacity: 309 Portables: 0 Woodlands Secondary <ul style="list-style-type: none"> Enrolment: 887 Capacity: 1,080 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Jerome Elementary <ul style="list-style-type: none"> Enrolment: 327 Capacity: 245 Portables: 6 St. Martin Secondary <ul style="list-style-type: none"> Enrolment: 1,112 Capacity: 1,026 Portables: 0