
Planning and Development Committee

Date

2019/03/04

Time

1:30 PM

Location

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

Members

| | |
|----------------------------|-----------------|
| Councillor George Carlson | Ward 11 (Chair) |
| Mayor Bonnie Crombie | |
| Councillor Stephen Dasko | 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 Dipika Damerla | Ward 7 |
| Councillor Matt Mahoney | Ward 8 |
| Councillor Pat Saito | Ward 9 |
| Councillor Sue McFadden | Ward 10 |

Contact

Angie Melo, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5423
angie.melo@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 Local Planning and Appeals Tribunal (LPAT), and may not be added as a party to the hearing of an appeal before the LPAT.

Send written submissions or request notification of future meetings to:

Mississauga City Council Att: Development Assistant
c/o Planning and Building Department – 6th Floor
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 19, 2019, 1:30 PM and 6:30 PM Sessions

4. MATTERS TO BE CONSIDERED

4.1. PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East

1345 Lakeshore Road East, northwest corner of Lakeshore Road East and Dixie Road

Owner: Vandyk Group of Companies

File: OZ 18/009 W1

Bill 139

4.2. PUBLIC MEETING INFORMATION REPORT (WARD 7)

Applications to permit 112 Back to Back Stacked Townhomes

2512, 2522 and 2532 Argyle Road, south of Dundas Street West, west of Confederation Parkway

Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)

File: OZ 18/017 W7

Bill 139

-
- 4.3. PUBLIC MEETING INFORMATION REPORT (WARD 3)
Applications to permit two new 8 storey rental apartment buildings consisting of 202 residential units
1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive
Owner: Starlight Group Property Holdings Inc.
File: OZ 18/014 W3
Bill 139
- 4.4. PUBLIC MEETING INFORMATION REPORT (WARD 5)
Applications to permit six condominium apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park
91 and 131 Eglinton Avenue East and 5055 Hurontario Street
North side of Eglinton Avenue East, East of Hurontario Street
Owner: Liberty Development Corporation (91 Eglinton Limited Partnership)
File: T-M18005 W5 and OZ 18/016 W5
Bill 139
- 4.5. RECOMMENDATION REPORT (WARD 11)
Application to permit a six storey self storage facility
250 Derry Road West, south side of Derry Road West, east of McLaughlin Road
Owner: Derry Storage Corporation
File: OZ 17/019 W11
Bill 139
5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: February 8, 2019

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 18/009 W1

Meeting date:
2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East

1345 Lakeshore Road East, northwest corner of Lakeshore Road East and Dixie Road

Owner: Vandyk Group of Companies

File: OZ 18/009 W1

Bill 139

Recommendation

That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Vandyk Group of Companies to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East, under File OZ 18/009 W1, 1345 Lakeshore Road East, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The official plan amendment and rezoning applications are required to permit a 4 to 12 storey apartment building proposing 397 units and ground floor commercial facing Lakeshore Road East. The proposal includes underground parking and has vehicular access points on Dixie Road and St. James Avenue. The applicant is proposing to amend the **Mixed Use – Special Site 7** policies and **Greenlands** designation to reflect the additional height being sought and the delineation of the lands designated **Greenlands** associated with the Applewood Creek. The zoning will also need to change from **C4-13** (Mainstreet Commercial) to **C4 – Exception** (Mainstreet Commercial) and **G1** (Greenlands – Natural Hazards) to implement the proposal.

During the ongoing review of the applications, staff may recommend a different land use designations and zoning categories to implement the proposal.

Comments

The property is located on the northwest corner Dixie Road, (a Regional Major Collector road) and Lakeshore Road East, (an Arterial road) within the Lakeview Neighbourhood Character Area. The site is also subject to the Lakeview Local Area Plan and is considered within the Lakeshore Corridor Precinct – Outer Core Area. The site previously operated as the former Sheridan Ford Car Dealership. The building is currently vacant.

North of the subject property to the railway tracks are detached homes that are mostly bungalows. On the north side of the railway tracks is the Lakeview Golf Course. At the north east corner of the Lakeshore Road East and Dixie Road intersection is the Dixielake Plaza that has retail and commercial tenants. South of the site is the Small Arms Inspection Building on the former “Arsenal Lands”, which are currently owned by the City of Mississauga. West of the site contains the “Green Acres” motel and an apartment building. Applewood Creek is located just to the west of the site and is facilitated by a culvert under Lakeshore Road that has recently been expanded.

Aerial image of 1345 Lakeshore Road East



Applicant's rendering



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Regional of Peel Official Plan (ROP). No other provincial policies apply. The proposed development is generally consistent with the PPS and conforms to the Growth Plan and the ROP. The applicant is proposing to amend the special site policies that apply to the site. The request, and its conformity with the policies of Mississauga Official Plan, is under review.

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

Financial Impact

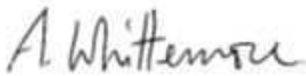
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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, including the refinement of the access from Dixie Road and St. James Avenue and the delineation of the hazard lands associated with Applewood Creek, have been resolved.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: David Ferro, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Vandyk Group of Companies

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1. Site History

- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands were designated **Mixed Use – Special Site 18** in the Lakeview Neighbourhood Character Area that allowed for a car dealership in addition to the uses permitted under the **Mixed Use** designation
- May 1, 2013 – Applications for Official Plan Amendment and Rezoning submitted for the subject property, under file OZ 13/008 W1, from the previous property owner Lago Terrace Inc., which proposed a 10 storey apartment building
- October 14, 2015 – Lakeview Local Area Plan came into force and is applicable to the subject property, which designated the subject property **Mixed Use – Special Site 7** maintaining the uses in the Mixed Use designation and adding townhouse dwellings as an additional permitted use
- October 3, 2017 – Lago Terrace Inc. communicates to City staff that the proposal under file OZ 13/008 W1 will not be pursued and the file is subsequently cancelled by the applicant and closed
- June 3, 2018 – Vandyk Group of Companies, new property owners of 1345 Lakeshore Road East, submit applications for Official Plan Amendment and Rezoning and is deemed complete

2. Site Context

The property is located on the northwest corner of Lakeshore Road East (a Major Collector road) and Dixie Road (a Regional Major Collector road) within the Lakeview Neighbourhood Character Area. Both roads traverse the City. The site was previously used for the Sheridan Ford Car Dealership. The building is currently vacant. At the northwest corner of the site there is a portion of the floodplain associated with Applewood Creek and regulated by Credit Valley Conservation. Lands west of Applewood Creek along the north side of Lakeshore Road East are characterized by apartment buildings ranging from 7 – 10 storeys and a motel. To the east, there is the Dixielake commercial plaza which has a tattoo parlour, spa and a discount store, among other tenants, Green Acres motel and lands are pending redevelopment for a 4 storey mixed use residential and commercial buildings. Opposite of the property, on the south side of Lakeshore Road East, is the Small Arms Inspection Building on lands that are currently owned by the Toronto Region Conservation Authority (TRCA), commonly known as the “Arsenal Lands”.

The site is currently serviced by MiWay transit Routes 23 – Lakeshore and 5 – Dixie, with both routes terminating approximately one kilometre east of the site in the City of Toronto boundary at the Long Branch GO Station. The routes also provides service to the Dixie GO Station.

Approximately 500 m (1,640.4 ft.) east of the site is a local neighbourhood park named Orchard Hill Park. In addition, approximately 2000 m (6, 561.7 ft.) south east of the site is Lakefront Promenade Park, which is a large waterfront park with trails, baseball diamonds, volleyball courts, spray pads and a marina.

Aerial Photo



| Property Size and Use | |
|------------------------------|---|
| Frontages: | |
| Lakeshore Rd. E. | 81.61 m (267.75 ft.) |
| Dixie Road | 125.04 m (410.02 ft.) |
| St. James Ave | 81.33 m (266.83 ft.) |
| Gross Lot Area: | 1.26 ha (3.12 ac.) |
| Existing Uses: | Former Sheridan Ford Car Dealership (now vacant) |

The surrounding land uses are:

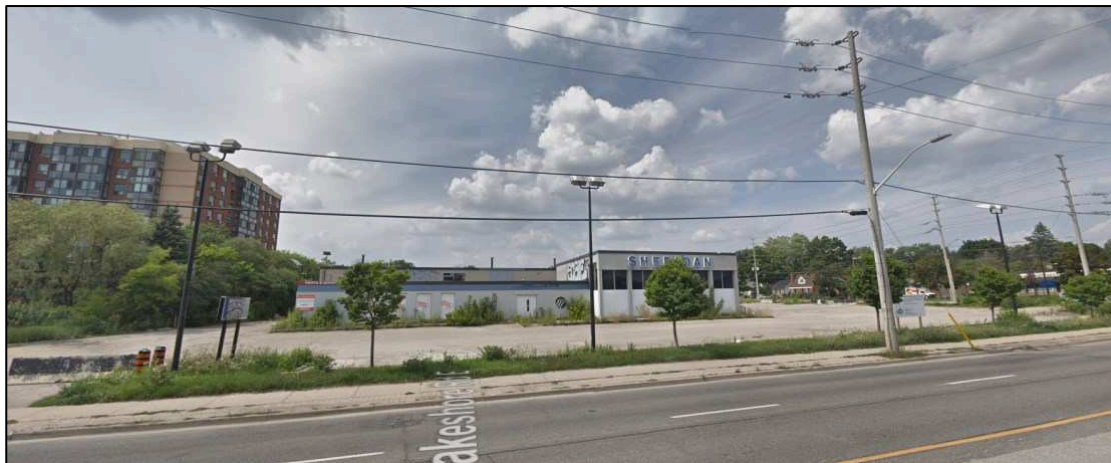
North: Detached homes, railway tracks and Lakeview Golf Course

East: Commercial plaza (Dixielake Plaza) and detached homes

South: Lands subject to Lakeview Village Masterplan, Small Arms Inspection Building

West: Applewood Creek, Green Acres Motel and apartment

Image of existing conditions facing north



3. Neighbourhood Context

Demographics – Lakeview Neighbourhood Character Area

The subject property is located within a neighbourhood that is undergoing transition and growth. The surrounding residential neighbourhood was originally developed in the 1920s and 1930s with the majority of the residential built form being detached bungalows. The apartment building to the west was built in the 1990s. The population for the area is two-thirds middle aged, while children and seniors make up one-third of the population. On average, the number of people per household is three, with over half of the population living in detached dwellings. By 2031 and 2041, the population for this character area is forecasted to be 26,600, and 27,900, respectively.

Other Development Applications

East of the subject property, the City has been processing Site Plan applications for residential

and commercial uses located at 1041 and 1407 Lakeshore Road East. West of the subject property and south of Lakeshore Road East are the former Ontario Power Generation lands that are currently undergoing a master planning exercise in anticipation of future development applications to accommodate a mixed use community of 6800 residential units and an innovation corridor.

The City is undertaking a study called “Lakeshore Connecting Communities” that is reviewing future planning along the Lakeshore Road corridor. The intent of the study is to ensure that all modes of transportation can be accommodated within the corridor and will consider future options for the corridor.

The Lakeview Neighbourhood Character Area has been subject to development activity in the form of infill intensification occurring in different parts of the neighbourhood and the construction of newer two storey detached homes replacing older detached bungalows.

Community Facilities and Services

The proposal is served by major City of Mississauga facilities such as Carmen Corbasson Community Centre (within 2 km), Lakeview Golf Course (within 300 m) and Lakeview Library (within 900 m). The site is also served by nearby Orchard Hill Park, Douglas Kennedy Park and Lakefront Promenade Park. In addition, there is planning for future parks and community facilities as part of the future major development located on the former Ontario Power Generation (OPG) lands. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

4. Project Details

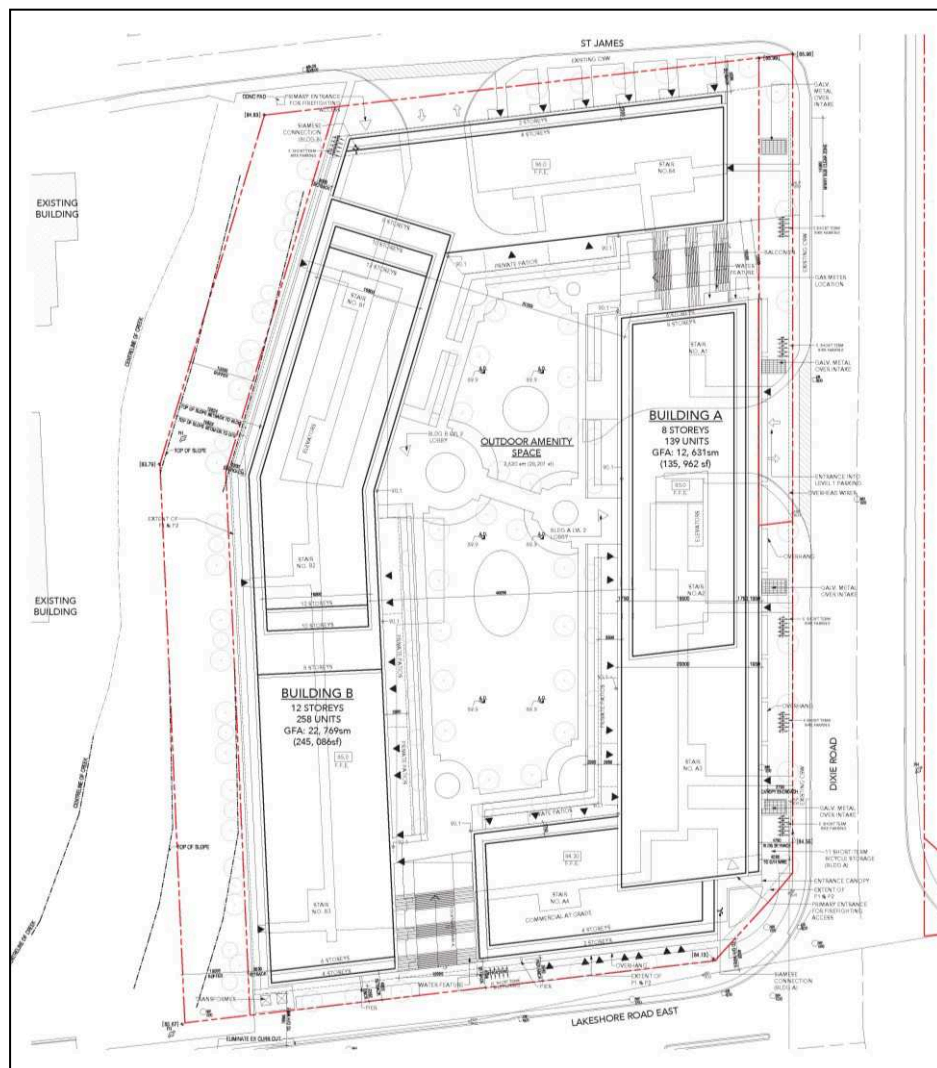
The applications are to permit a 4 to 12 storey apartment building proposing 397 units, including townhouse units fronting onto St. James Avenue, and ground floor commercial uses facing Lakeshore Road East. The proposal includes underground parking with access onto Dixie Road and St. James Avenue. Also the application is proposing to identify and prohibit any development on lands associated with the Applewood Creek

| Development Proposal | |
|---|--|
| Applications submitted: | Received: May 14, 2018 Deemed Complete: June 13, 2018 |
| Developer/ Owner: | Vandyk Group of Companies |
| Number of units: | 397 units |
| Proposed Gross Floor Area: Residential Commercial | 35 656 m ² (383,797 ft ²) 296 m ² (3,186.12 ft ²) |
| Height: | 4-12 storeys |

| Development Proposal | | |
|-------------------------|---|----------|
| Lot Coverage: | 73% | |
| Floor Space Index: | 2.8 | |
| Landscaped Area: | 27% | |
| Anticipated Population: | 870* | |
| | *Average household sizes for all units (by type) based on the 2016 Census | |
| Parking: | Required | Proposed |
| resident spaces | 535 | 535 |
| visitor spaces | 79 | 79 |
| commercial spaces | 13 | 13 |
| Total | 627 | 627 |

Concept Plan and Elevations

Site Plan



The image displays four architectural drawings of 'The Edge' building in Dubai, arranged vertically. The top drawing is an elevation showing the building's facade with floor levels and room numbers. The second drawing is a section showing the building's internal structure and floor levels. The third drawing is a section showing the building's internal structure and floor levels. The bottom drawing is a section showing the building's internal structure and floor levels. The drawings include floor levels, room numbers, and structural details.

East Elevation

Applicant's rendering proposed apartment dwelling.



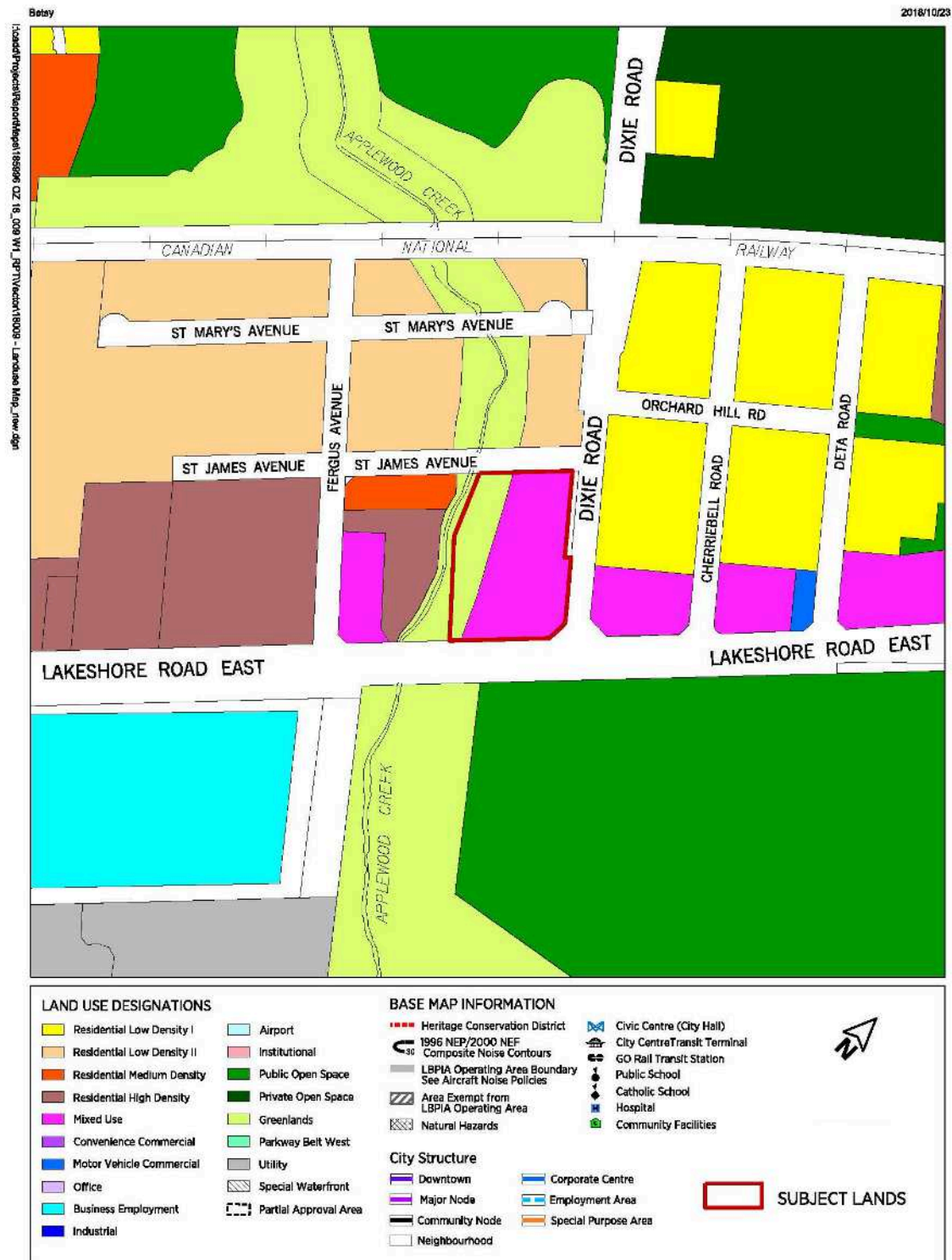
5. Community Comments

No community meeting was held at the time of preparing this report, yet staff anticipate a community meeting being held within the near future. Comments from area residents have been received by the Planning and Building Department and are summarized as follows:

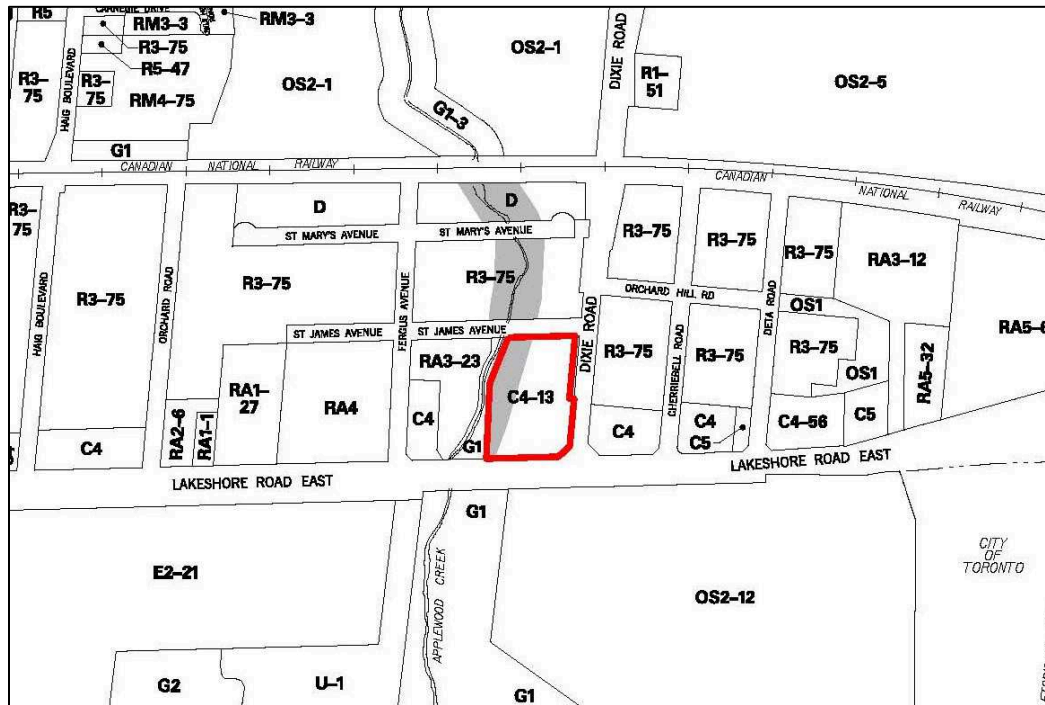
- The proposed development will impact the available parking supply within the surrounding area and in particular on St. James Avenue.
- The access point on St. James Avenue will negatively impact the existing traffic patterns surrounding the site.
- The addition of 397 units will negatively impact the neighbourhood.

6. Land Use Policies and Regulations

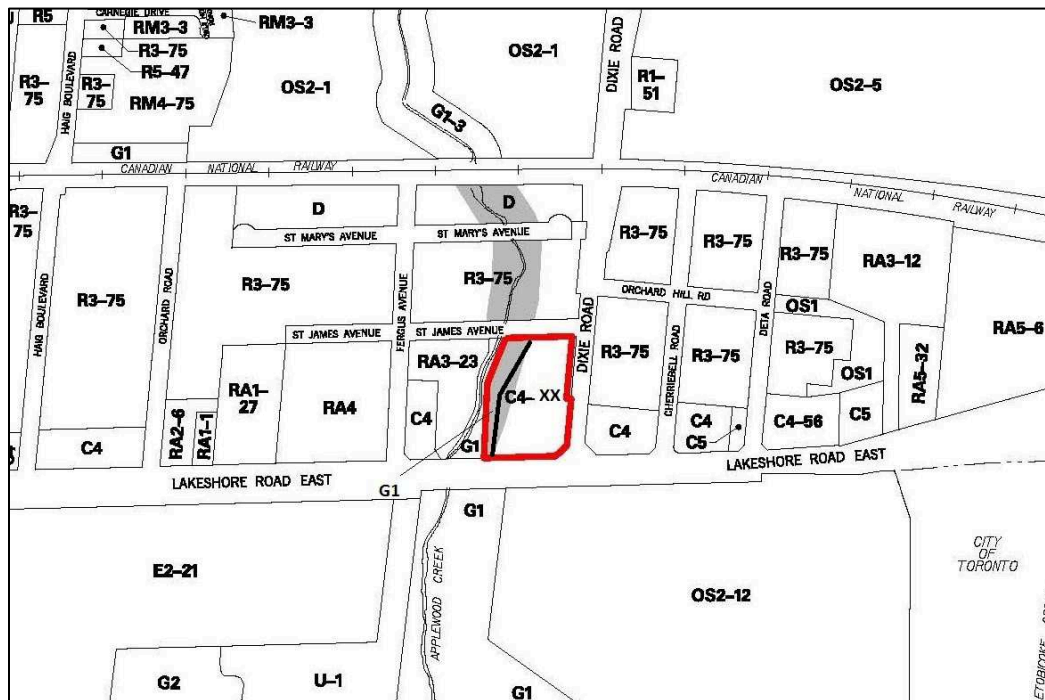
Excerpt of Lakeview Neighbourhood Character Area



Existing Zoning and General Context



Proposed Zoning and General Context



Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

| Policy | Mississauga Official Plan (MOP) Policies | Proposal |
|---|--|--|
| Provincial Policy Statement (PPS) | The existing policies of MOP are consistent with the PPS | The proposed development is generally consistent with the PPS |
| Growth Plan for the Greater Golden Horseshoe (Growth Plan) | The existing policies of MOP are in conformity with the <i>Growth Plan</i> . Mississauga Official Plan must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. | The proposed development is generally in conformity with the <i>Growth Plan</i> |
| Greenbelt Plan | n/a | n/a |
| Parkway Belt Plan | n/a | n/a |
| Region of Peel Official Plan | The existing policies of MOP are consistent with the ROP. | The proposed application is exempt from Regional approval. |
| Mississauga Official Plan | The lands are located within the Lakeview Neighbourhood Character Area and are designated Mixed Use – Special Site 7 which permits commercial and residential uses. The Lakeview Local Area Plan allows building heights of 2-10 storeys for the site. In addition, the western portion of the site is designated Greenlands , which recognizes natural lands. | The applicant is proposing an amendment to the existing Mixed Use – Special Site 7 to allow for an additional height permission of 12 storeys. The Greenlands designation will be amended to reflect the delineation of the valley lands associated with the Applewood Creek. |
| Zoning By-law 225-2007 | The lands are currently zoned C4 - 13 (Mainstreet Commercial) which permits residential and commercial uses, including a car dealership. The Greenlands overlay is on the west side of the property. | A rezoning is proposed from C4 - 13 (Mainstreet Commercial) to C4-Exception (Mainstreet Commercial) to permit a 4-12 storey apartment building proposing 397 units, including townhouse units fronting onto St. James Avenue, and ground floor commercial facing Lakeshore Road East. The western portion of the property contains a greenbelt overlay and will be rezoned to G1 (Greenbelt – Natural Hazards). |

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Mixed Use – Special Site 7 and Greenlands: The **Mixed Use** portion of the site permits commercial and residential uses, with townhouses facing St. James Avenue. The **Greenlands** portion of the site permits conservation uses, stormwater management facilities, flood control and passive recreational activities, among other uses.

In addition, the site is subject to the Lakeview Local Area Plan policies in Mississauga Official Plan. These policies contain a schedule titled “Map 3 – Lakeview Local Area Plan Height Limits” which prescribes a height limit of 2 – 10 storeys for the site.

Proposed Designation

Mixed Use – Special Site: to add an additional permission for a maximum height of 12 storeys to the existing special site policies. In addition, through the processing of the application, an amendment to the **Greenlands** portion of the site will be required to reflect the revised delineation of the floodplain that will be confirmed in consultation with the Credit Valley Conservation.

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with *Provincial Policy Statement 2014*

The *Provincial Policy Statement 2014* (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/009 W1 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Consistency |
|--|---|--|
| 1.0 Building Strong Healthy Communities | | |
| General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. | <p>The development of Neighbourhoods through infilling supports the general intent of the PPS.</p> <p>Neighbourhood Character Areas are stable residential areas, but they are not to remain static. Intensification may be considered where the proposed development is compatible in built form and scale to the surrounding context and is consistent with other MOP policies related to appropriate built form and design. (MOP policies 5.3.5.1, 5.3.5.2., 5.3.5.5.)</p> | <p>Infill development within Neighbourhoods that is context sensitive and designed to respect and relate to the adjacent low density character is consistent with the PPS and fulfills the general intent of the OP by facilitating better efficiency of land on appropriate sites in neighbourhoods and contributing to strong healthy communities.</p> <p>As part of the next staff report, the applications will be assessed with regard to whether the proposal represents appropriate infill.</p> |
| <p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in | <p>MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification. Consistent with the PPS, available and planned infrastructure are key in determining where growth should occur.</p> <p>Lakeview Neighbourhood Character Area is identified as a Non-Intensification area. However, Neighbourhood policies in MOP make the provision for the allowance of intensification that is context appropriate. (MOP policies 5.1.9, 5.3.5.5.)</p> | <p>Development within Neighbourhoods can occur subject to meeting MOP policies with respect to appropriate design and sensitivity to the surrounding context.</p> <p>The proposed development provides for a range of units types, is located at the intersection of two corridors, is in proximity to surrounding community infrastructure and has access to adequate servicing.</p> |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Consistency |
|---|---|--|
| <p>accordance with criteria in 1.1.3.3</p> <p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p> | | |
| <p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p> | <p>The Built Form policies of MOP provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. Policies also require development applications to provide appropriate height and built form transitions between sites and their surrounding area (MOP policy 9.2.1.10).</p> | <p>The proposal is being evaluated on its built-form and land use compatibility with the surrounding context, which includes an assessment relating to MOP policies.</p> |
| <p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable</p> | <p>Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas. However, Neighbourhoods are intended to receive intensification in an appropriate manner that is context sensitive. Envisioned in this is the accommodation of intensification that makes more efficient use of land and is compact in built form. (MOP policy 5.3.5.5)</p> | <p>The proposal provides a range and mix of unit types in a neighbourhood that has predominantly detached dwellings.</p> |
| <p>1.5 Public Spaces, Recreation, Parks, Trails and Open Space</p> <p>a. 1.5.1 Healthy, active communities should</p> | <p>Mississauga will promote and protect green infrastructures. Buffers, which are vegetated protected areas, will provide for an appropriate separation</p> | <p>The rezoning and designation of a portion of the property next to the Applewood Creek will ensure proper protection and conservation of valley lands.</p> |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Consistency |
|---|---|--|
| be promoted by: recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas. | between development and the green system. (MOP Policy 6.3.7) | |
| 2.0 Wise Use and Management of Resources | | |
| 2.1 Natural Heritage 2.1.1 Natural features and areas shall be protected for the long term. 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. | A portion of the lands at the northwest corner of the site is identified as a Significant Natural Area (LV1) forms part of the Applewood Creek. MOP contains policies that require the protection, conservation and enhancement of the City's Natural Heritage System. (MOP Policies 6.3.24 – 6.3.38) | The applicant has submitted an Environmental Impact Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development. |
| 3.0 Protecting Public Health and Safety | | |
| 3.1 Natural Hazards 3.1.1 Development shall generally be directed to areas outside of: a. hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards; b. hazardous lands adjacent to river, stream and small | Mississauga Official Plan requires new development to be located outside of floodplain areas. It also requires property owners to submit the necessary studies to ensure that the appropriate limits of development can be identified. (MOP Policy 6.3.47, 6.3.48) | The applicant has submitted an environmental impact study to delineate the floodplain boundaries and the exact limits of development. |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Consistency |
|---|---|--|
| inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c. hazardous sites. | | |
| 3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects. | Mississauga Official Plan requires applicants to address remediation issues on site and to submit the necessary information to determine the extent of contamination and suggested remediation actions. (MOP Policy 6.7.1.) | The applicant has submitted the required environmental reports which is currently under review and will be addressed. |
| 4.0 Implementation and Interpretation | | |
| General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i> 4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i> | As outlined in this table, the policies of Mississauga Official Plan are generally consistent with the relevant policies of the Provincial Policy Statement. As permitted by the <i>Planning Act</i> , land owners have the ability to submit applications to amend the Official Plan and Zoning By-law. MOP states that City Council will consider applications for site specific amendment to this Plan, and identifies the criteria for site specific official plan amendments (Section 19.5). | As outlined in this table, the policies of Mississauga Official Plan and the proposed applications by Vandyk Group of Companies are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> . The proposal is being further evaluated on MOP policies with respect to access, traffic, servicing capacity and height and transition to surrounding land uses, among other facets. |

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (i.e. "OZ 18/009 W1 Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general

summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
|---|---|--|
| 1.1 The Greater Golden Horseshoe | | |
| General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment | <p>MOP directs growth to Intensification Areas and contains direction on how intensification occurs based on the City's Urban Hierarchy. However, for areas identified as Non-Intensification areas, MOP provides policies that relate to limited intensification through sensitive and modest infilling.</p> <p>This direction helps in fulfilling the goals and objectives in MOP that guide Mississauga to develop in a manner that provides for complete communities that are healthy and efficient. (MOP policy 4.3)</p> | <p>The development applications represent intensification within the existing urban boundary.</p> <p>The subject property is located within Lakeview Neighbourhood Character Area. The proposal provides the surrounding neighbourhood with more choice in housing types and is conducive to a healthy and efficient type of development.</p> <p>However, any potential issues associated with accommodating growth on the subject site will be further evaluated.</p> |
| 1.2 The Growth Plan for the Greater Golden Horseshoe | | |
| 1.2.1 Guiding Principles | | |
| General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment opportunities Support a range | <p>MOP is based on an urban hierarchy that is accompanied by overarching policies that provide guidance of where growth is to occur. These policies go on to further ensure that growth is done in a manner that is compact, makes for efficient use of land, takes advantage of existing services, supports complete communities and is appropriate in built form and design.</p> | <p>The proposal makes efficient use of underutilized and serviced land by providing a mix of unit types within the development and is located at the intersection of two corridor roads. The applications are supportive of many Growth Plan principles, however, the manner in which the applications implement those principles will be evaluated against applicable official plan policies.</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
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| <p>and mix of housing options</p> <p>e. Integrate land use planning and investment in infrastructure</p> <p>f. Provide different approaches to manage growth that recognize diversity of communities</p> <p>g. Protect natural heritage, hydrologic, landforms</p> <p>h. Conserve and promote cultural heritage</p> <p>i. Integrate climate change considerations</p> | (MOP policies 4.5, 5.3.5, 7.2.1, LLAP 6.2) | |
| 1.2.2 Legislative Authority | | |
| <p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform to this plan.</p> | As illustrated through this table, MOP generally conforms to the growth plan. | The applications were deemed complete on February 12, 2018. |
| 1.2.3 How to Read This Plan | | |
| <p>General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan</p> | MOP policies have been reviewed in relation to the Growth Plan and other applicable Provincial planning documents | The applications have been reviewed accordingly. |
| 2. Where and How to Grow | | |
| 2.1 Context | | |
| <p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete</p> | Mississauga will develop a city pattern that is more sustainable and supports complete communities by directing growth to Intensification Areas and managing growth in other areas (MOP, Section 9.2). | <p>The proposal makes efficient use of underutilized and serviced land by providing a mix of unit types within the development and is located at the corner of two corridors.</p> <p>It is important to ensure the manner in which these uses are</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
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| communities, and increasing the modal share for transit and active transportation. | | planned and designed are appropriate and subject to further analysis. |
| 2.2 Policies For Where and How To Grow | | |
| 2.2.1 Managing Growth | | |
| General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality. | MOP directs growth to Intensification Areas. While the Lakeview Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling. (LLAP policy 6.2) Policies within MOP direct intensification in Neighbourhoods to develop on corridors to take advantage of existing services. (MOP policy 5.3.5) | The subject lands are within a Neighbourhood Character Area, which allows for limited intensification in accordance with applicable MOP design policies. The site is located on two corridors, where development is encouraged to be located. |
| Relevant Policies: a. Growth should be primarily directed to settlement areas that: i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands | City Structure MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification (MOP policy 5.3). Conforming to the Growth Plan, available and planned infrastructure as well as the existing context are key determinants in directing growth within MOP. a. The Lakeview Neighbourhood Character is an existing and established residential neighbourhood. b. While Neighbourhoods are not an area where intensification will be focused, appropriate infill redevelopment is | The subject lands are within a Neighbourhood and the proposed development will be evaluated against applicable official plan policies. |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
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| <p>(2.2.1.2. e)</p> <p>b. Integrated planning to manage forecasted growth will:</p> <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including | <p>encouraged to support and take advantage of existing services.</p> <p>c. MOP includes policies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban design (MOP section 9.1).</p> <p>Appropriate infill in Neighbourhoods will help revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.</p> | |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
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| <p>open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p> | | |
| 2.2.2 Delineated Built-up Areas | | |
| <p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p> | <p>MOP provides the framework for the City to achieve a sustainable urban form. While most of the City is included within the delineated built-up area, MOP contains policies how each character area is to development.</p> <p>Policies within MOP direct intensification in Neighbourhoods to be context sensitive and develop on corridors and commercial sites to take advantage of existing services. (MOP policy 5.3.5)</p> | <p>The subject property is located within a Neighbourhood which is considered to be within the built-up area. The proposal and how growth is accommodated will be further evaluated.</p> |
| 2.2.4 Transit Corridors and Station Areas | | |
| <p>Statement of Intent: Given Provincial investment in higher order transit municipalities are to plan for “major transit station areas on priority transit corridors” as identified on Schedule 5 of the Growth Plan (2.2.4.1)</p> | <p>Lakeshore Road and Dixie Road are not identified in the Growth Plan as a transit priority corridor, and therefore MOP policies do not have to address this issue.</p> <p>However, MOP does identify Lakeshore Road and Dixie Road as corridors which are to accommodate growth in order to be transit supportive.</p> <p>MOP policies support intensification that is appropriate and requires high levels of transit use within corridors. (MOP policy 5.1).</p> | <p>The subject site is located on two corridors and is supportive of higher transit usage on the corridors.</p> |
| 2.2.6 Housing | | |
| <p>General Statement of Intent: A range and mix of housing</p> | <p>Mississauga Council has recently approved a citywide affordable housing strategy</p> | <p>The proposal provides for a range and mix of units types within a neighbourhood that has</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
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| <p>is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p> <p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) | <p>that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p> | <p>predominantly detached dwellings.</p> <p>How the proposal addresses this strategy will be further evaluated.</p> |
| 3.2.2 Transportation - General | | |
| <p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> a. provide connectivity among transportation modes for moving people and for moving goods; b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation; c. be sustainable and reduce greenhouse gas emissions by | <p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel. In addition, policies look to encourage redevelopment to support multi-modal transportation. (MOP Policy 8.1.1., 8.1.4., 8.1.7.)</p> | <p>The proposed development will provide for a more efficient use of land and aims to support the modes of traffic currently servicing the site. The site is serviced by 2 MiWay bus routes. Currently existing along the Dixie Road frontage of the site is a bike lane within the right-of-way. The proposal also incorporates both long term and short term bicycle parking.</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
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| <p>encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</p> <p>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</p> <p>e. accommodate agricultural vehicles and equipment, as appropriate; and</p> <p>f. provide for the safety of system users.</p> | | |
| 4.0 Protecting What is Valuable | | |
| <p>The Province will map a Natural Heritage System for the GGH to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017.</p> <p>4.2.2.3 Within the Natural Heritage System: new development or site alteration will demonstrate that:</p> <ol style="list-style-type: none"> 1. there are no negative impacts on key natural heritage features or key hydrologic features | <p>A portion of the lands at the northwest corner of the site is identified as a Significant Natural Area (LV1) forms part of the Applewood Creek. MOP contains policies that require the protection, conservation and enhancement of the City's Natural Heritage System. (MOP Policies 6.3.24 – 6.3.38)</p> | <p>The applicant has submitted an Environmental Impact Study in support of the application. A portion of the subject property is located within the Natural Heritage System. The applicant is currently working with the Credit valley Conservation to determine the limits of development.</p> |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/009 W1 Conformity |
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| or their functions; | | |
| 5.0 Implementation | | |
| <p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p> | <p>MOP has been reviewed in the context of the Growth Plan and conforms to the applicable policies as demonstrated.</p> | <p>The proposed applications have regard for the applicable Growth Plan policies and Mississauga Official Plan policies.</p> |

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meets the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this report.

Relevant Mississauga Official Plan Policies

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

| | Specific Policies | General Intent |
|------------------------------------|--|--|
| Section 4 Vision | Section 4.4.2 Section 4.4.5 Section 4.5 | Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles. |
| Section 5 Direct Growth | Section 5.1.4 Section 5.1.6 Section 5.1.7 Section 5.1.9 | <p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p> |

| | Specific Policies | General Intent |
|---|--|--|
| Section 5 Direct Growth Neighbourhoods | Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.3 Section 5.3.5.4 Section 5.3.5.5 Section 5.3.5.6 | <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.</p> <p>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.</p> <p>Intensification of commercial sites that results in a significant loss of commercial floor space will be discouraged.</p> <p>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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p> |
| Section 5 Direct Growth Corridors | Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.5 Section 5.4.6 | <p>Where Corridors run through or when one side abuts the Downtown, Major Nodes, Community Nodes and Corporate Centres, development in those segments will also be subject to the policies of the City Structure element in which they are located. Where there is a conflict, the policies of the Downtown, Major Nodes, Community Nodes and Corporate Centres will take precedence.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.</p> <p>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.</p> |

| | Specific Policies | General Intent |
|--|---|---|
| Section 6 Value The Environment | Section 6.1.1 Section 6.3.10 Section 6.3.12 Section 6.3.47 Section 6.3.48 Section 6.3.50 Section 6.4.2.4 Section 6.7.1 | <p>Mississauga will:</p> <ol style="list-style-type: none"> protect, enhance, restore and expand the Natural Heritage System; encourage the stewardship and enhancement of other areas within the Green System, particularly where it contributes to the function and linkage of the Natural Heritage System; protect life and property from natural and human made hazards; promote pollution prevention, reduction of natural resource consumption and increased use of renewable energy; ensure land use compatibility; and develop monitoring and information/education programs. <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>6.3.12 Significant Natural Areas are areas that meet one or more of the following criteria:</p> <ol style="list-style-type: none"> provincially or regional significant life science areas of natural and scientific interest (ANSI); environmentally sensitive or significant areas; habitat of threatened species or endangered species; fish habitat; significant wildlife habitat; significant woodlands are those that meet one or more of the following criteria: <ul style="list-style-type: none"> woodlands, excluding cultural savannahs, greater than or equal to four hectares; woodlands, excluding cultural woodlands and cultural savannahs, greater than or equal to two hectares and less than four hectares; any woodland greater than 0.5 hectares that: <ul style="list-style-type: none"> supports old growth trees (greater than or equal to 100 years old); supports a significant linkage function as determined through an Environmental |

| | Specific Policies | General Intent |
|--|-------------------|---|
| | | <p>Impact Study approved by the City in consultation with the appropriate conservation authority;</p> <p>o is located within 100 metres of another Significant Natural Area supporting a significant ecological relationship between the two features;</p> <p>o is located within 30 metres of a watercourse or significant wetland; or</p> <p>o supports significant species or communities;</p> <p>g. significant wetlands are one of the following:</p> <ul style="list-style-type: none"> • Provincially significant coastal wetlands; • Provincially significant wetlands; • Coastal wetlands; • other wetlands greater than 0.5 hectares; <p>and</p> <p>h. significant valleylands are associated with the main branches, major tributaries and other tributaries and watercourse corridors draining directly to Lake Ontario including the Credit River, Etobicoke Creek, Mimico Creek and Sixteen Mile Creek.</p> <p>Development and site alteration will not be permitted within erosion hazards associated with valleyland and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority.</p> <p>Development adjacent to valleyland and watercourse features may be required to be supported by detailed slope stability and stream erosion studies, where appropriate.</p> <p>Development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved.</p> <p>Surface drainage and stormwater management facilities will be installed for the safety of residents and to protect infrastructure and property.</p> |

| | Specific Policies | General Intent |
|--|--|--|
| | | <p>To ensure that contaminated sites are identified and appropriately addressed by the proponent of development, the following will be required:</p> <p>a. the owners of lands proposed for development will submit information as required by the City to identify the potential for contamination;</p> |
| Section 7 Complete Communities | Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2.2 | <p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.</p> <p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <p>a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;</p> <p>b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;</p> <p>c. encourage environments that foster incidental and recreational activity; and</p> <p>d. encourage land use planning practices conducive to good public health.</p> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs.</p> <p>Mississauga will provide opportunities for:</p> <p>a. the development of a range of housing choices in terms of type, tenure and price;</p> <p>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</p> <p>c. the production of housing for those with special needs, such as housing for the elderly and shelters.</p> |
| Section 9 Building a Desirable Urban Form | Section 9.1.1 Section 9.1.3 Section 9.1.5 Section 9.1.6 | <p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> |

| | Specific Policies | General Intent |
|---|---|---|
| | | <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.</p> |
| Section 9 Intensification Areas | Section 9.2.2.1 Section 9.2.2.3 Section 9.2.2.6 | <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> a. respect existing lotting patterns; b. respect the continuity of front, rear and side yard setbacks; c. respect the scale and character of the surrounding area; d. minimize overshadowing and overlook on adjacent neighbours; e. incorporate stormwater best management practices; f. preserve mature high quality trees and ensure replacement of the tree canopy; and g. be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Development on Corridors will be encouraged to:</p> <ul style="list-style-type: none"> a. assemble small land parcels to create efficient development parcels; b. face the street, except where predominate development patterns dictate otherwise; c. not locate parking between the building and the street; d. site buildings to frame the street and where nonresidential uses are proposed to create a continuous street wall; e. provide entrances and transparent windows facing the street for non-residential uses; f. support transit and active transportation modes; g. consolidate access points and encourage shared parking, service areas and driveway entrances; and h. provide concept plans that show how the site can be developed with surrounding lands. |
| Section 9 Site Development Buildings | Section 9.5.1.5 Section 9.5.1.11 | <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures the attractiveness of the thoroughfare.</p> |

| | Specific Policies | General Intent |
|--|--------------------------------------|---|
| Section 11 General Land Use Designation | Section 11.2.6.2 Section 11.2.6.3 | <p>Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.</p> <p>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.</p> |
| Section 16 Neighbourhoods | Section 16.1.1.2 | <p>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:</p> <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 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. |

Lakeview Local Area Plan

| | Specific Policies | General Intent |
|--|--|--|
| Section 5 Guiding Principles | Section 5.1.2 Section 5.1.3 Section 5.2.2 | <p>Strengthen distinct neighbourhoods by preserving heritage features, protecting established stable neighbourhoods and ensuring appropriate built form transitions for development.</p> <p>Support complete communities through compact, mixed use development and a pedestrian oriented mainstreet that offers a range of culture, residential and employment opportunities.</p> <p>Although Lakeshore Corridor is a non-intensification area, the Area Plan has identified sites along the corridor which are appropriate for intensification.</p> |
| Section 6 Direct Growth | Section 6.1.1 Section 6.1.2 Section 6.1.3 Section 6.2.1 Section 6.2.2 Section 6.2.3 | <p>Intensification will be through modest infilling, redevelopment along the corridors, or on commercial sites.</p> <p>Neighbourhoods are encouraged to provide a variety of housing forms to meet the needs of a range of household types.</p> <p>Intensification will be sensitive to the existing character of the residential areas and the planned context.</p> <p>Intensification will occur through infilling or redevelopment.</p> <p>Intensification will be sensitive to the existing and planned context of the corridor and adjacent residential uses.</p> <p>Intensification will address matters such as:</p> <ul style="list-style-type: none"> a. contribution to a complete community; b. contribution to the mainstreet character; c. respecting heritage; and d. protecting views to the waterfront |
| Section 7 Value The Environment | Section 7.1.1 Section 7.1.2 | <p>Mississauga will give priority to actions that protect, enhance, and restore the Green System in Lakeview.</p> <p>Opportunities to create an interconnected network of open spaces, including parks, trails, and bicycle facilities, with linkages to the surrounding areas will be encouraged.</p> |

| | Specific Policies | General Intent |
|---|---|--|
| Section 8 Complete Communities | Section 8.1.2 | The Lakeshore Corridor is encouraged to develop using a range of housing choices in terms of type, tenure and price. |
| Section 9 Multi Modal City | Section 9.1.1 Section 9.1.2 Section 9.1.3 | <p>Lakeshore Road East will be planned to accommodate, to the extent possible, all modes of transportation, including pedestrian facilities, cycling facilities, and higher order transit facilities.</p> <p>The City may acquire lands for a public transit right-of-way along Lakeshore Road East where the creation of a public transit right-of-way separate from, adjacent to, or in addition to, a road right-of-way is deemed appropriate.</p> <p>The City will, through the review of development applications, eliminate and/or consolidate vehicular turning movements to and from Lakeshore Road East and direct traffic towards signalized intersections, where appropriate. Vehicle access to redevelopment opportunities should be considered from existing north-south side streets or existing or proposed laneways parallel to Lakeshore Road East.</p> |

| | Specific Policies | General Intent |
|--|---|---|
| Section 10 Desirable Urban Form | <p>Section 10.2.3</p> <p>Section 10.2.4</p> <p>Section 10.2.5</p> <p>Section 10.2.6</p> <p>Section 10.3.5</p> | <p>Development will be encouraged to locate parking to the rear of buildings or underground.</p> <p>Development along Lakeshore Road East is encouraged to be two to four storeys in height; however, some sites will be permitted building heights greater than four storeys as shown on Map 3.</p> <p>Appropriate transition to adjacent low density residential will be required.</p> <p>To promote a pedestrian friendly mainstreet environment, street related commercial uses will front onto and be located along Lakeshore Road East. Development should address the following, among other items: a. maintaining an appropriate average lot depth for mainstreet commercial; b. buildings should be closely spaced with minimal breaks to ensure a continuous building or street frontage; c. buildings should incorporate active uses at grade, in order to animate the public realm and pedestrian environment; and d. building entrances should be located along and face Lakeshore Road East, and should be clearly identifiable with direct access from the sidewalk.</p> <p>Criteria for apartment development will include, among other things: a. a minimum separation distance to ensure light and permeability; b. a maximum floor plate to ensure minimal impact on residential areas; and c. transition to adjacent lower built forms.</p> |

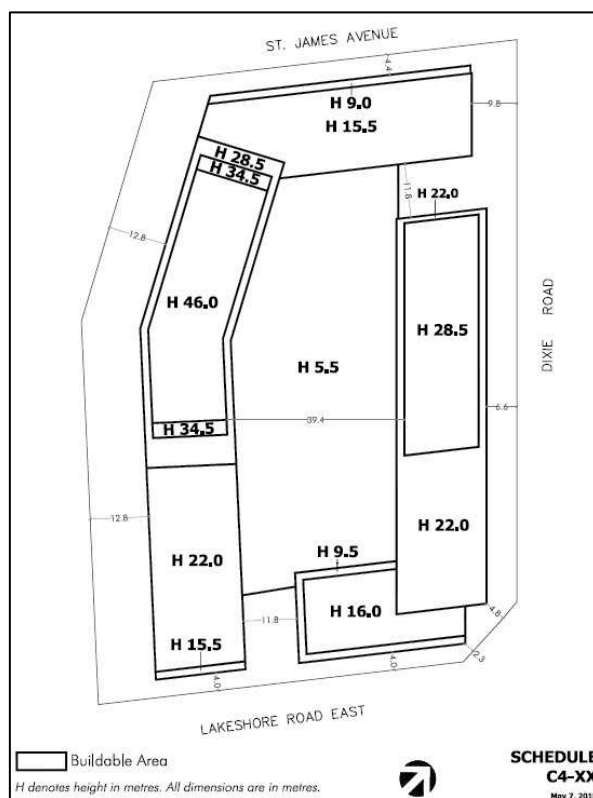
Existing and Proposed Zoning

Existing Zone - C4 (Mainstreet Commercial) which permits apartment dwelling, dwelling units located above commercial, restaurants, medical office and office, among other retail, service, hospitality and entertainment uses.

Proposed Zoning Regulations - C4 - Exception (Mainstreet Commercial)

| Zone Regulations | Current C4 Zone Regulations | Proposed C4 - Exception Zone Regulations |
|--|--|--|
| Maximum Floor Space Index (FSI) | - | 2.9 |
| Maximum Height | Flat Roof – 3 Storeys or 12.5 m (41.0 ft.) | Flat Roof – 12 Storeys or 46.0 m (151.0 ft.) |
| Total Number of Loading Spaces | Commercial – 3 spaces Residential – 1 space | 3 spaces total |
| Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. | | |

The applicant has provided a draft site exception schedule as follows:



7. Section 37 Community Benefits (Bonus Zoning)

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.

8. School Accommodation

| The Peel District School Board | The Dufferin-Peel Catholic District School Board |
|--|--|
| <ul style="list-style-type: none"> Student Yield: 36 Kindergarten to Grade 6 16 Grade 7 to Grade 8 19 Grade 9 to Grade 12 School Accommodation: Janet I McDougald PS Enrolment: 463 Capacity: 552 Portables: 0 Allan A Martin Senior PS Enrolment: 478 Capacity: 538 Portables: 0 Cawthra Park SS Enrolment: 1,295 Capacity: 1,044 Portables: 5 | <ul style="list-style-type: none"> Student Yield: 8 Junior Kindergarten to Grade 8 7 Grade 9 to Grade 12 School Accommodation: Queen of Heaven Enrolment: 348 Capacity: 579 Portables: 0 St. Paul Secondary School Enrolment: 424 Capacity: 579 Portables: 0 |

9. Development Issues

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

| Agency / Comment Date | Comment |
|---|---|
| Region of Peel (August 14, 2018) | <p>Water Service There is an existing 600 mm (23.6 in.) and 300 mm (11.8 in.) diameter water main located on Lakeshore Road. There is also an existing 600 mm (23.6 in.) diameter water main located on Dixie Road.</p> <p>Sanitary Sewer There is an existing 250 mm (9.8 in.) diameter sanitary sewer located on Dixie Road and an existing 1500 mm (59.0 in.) diameter sanitary sewer located on Lakeshore Road.</p> <p>Waste Collection Front end collection of garbage and recyclable materials will be provided by the Region of Peel. At the Site Plan stage, a revised site plan or waste collection plan must be submitted to reflect the conditions of sections 2, 4, 5 and 6 of the Waste Collection Design Standards Manual.</p> <p>Access, property dedication and engineering details will be addressed prior to approval of the subject applications.</p> |
| Dufferin-Peel Catholic District School Board (July 6, 2018) and the Peel District School Board (July 3, 2018) | Both School Boards 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 these development applications. |
| City Community Services Department – Parks and Forestry Division/Park Planning Section (November 23, 2018) | The proposed development site is adjacent to City owned lands identified as Appledale Park (P-329), zoned G1 and classified as a Significant Natural Area in the Natural Area Survey (NAS). A top-of-bank staking was conducted on July 11, 2018 with the City and CVC staff to determine hazard and natural features and establish limits of development. The lands below the established top-of-bank, the Regional Storm floodplain, or within the stability and/or erosion component of the valley slope, including natural area dripline whichever is |

| Agency / Comment Date | Comment |
|---|---|
| | <p>greater, is recommended to be deeded gratuitously to the City along with the 10 meters buffer as Greenlands, and shall be appropriately zoned.</p> <p>Orchard Hill Park (P-145) which contains a community play site is approximately 400 m (1312.3 ft.) from the proposed development. Furthermore, Douglas Kennedy Park (P-021) and Lakefront Promenade Park (P-323) are approximately 900 m (2,952.76 ft.) from the subject site and include a community play site, a spray pad, volleyball courts, and a lit baseball diamond.</p> <p>If the proposed development is approved and hazard lands including associated buffer lands are gratuitously dedicated to the City for long term conservation purposes, securities for fencing, hoarding and cleanup work for Greenlands will be required. Furthermore, prior to the 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 <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p> |
| City Community Services Department – Heritage Planning (July 10, 2018) | The property at 1352 Lakeshore Road East is designated under the Ontario Heritage Act. Submission of a Heritage Impact Assessment is requested in order to ensure no negative impacts are imposed on the heritage resource. |
| Credit Valley Conservation (November 27, 2018) | CVC staff have received and reviewed the technical studies submitted in support of the proposed Zoning By-Law Amendment, in particular an FSR by Cole Engineering (July 2018), Slope Stability Study by Toronto Inspections Ltd. (May 2018) and an EIS by Aquafor Beech (May 2018). Staff have provided detailed technical comments on the studies and are working with the applicant to resolve the various matters related to flooding, erosion, stormwater management and limits of development. Staff anticipate the resubmission of these studies and will continue the dialogue with the applicant as necessary to work through any outstanding issues. |
| City Transportation and Works Department (November 27, 2018) | The owner has been requested to provide additional technical details and revisions in support of the application, as follows: |

| Agency / Comment Date | Comment |
|---------------------------|---|
| | <ul style="list-style-type: none"> • The initial Noise Study is to be updated to provide further analysis of noise levels impacting the “Outdoor Living Areas” and “private patios”. It is also to include original AADT data from the Region of Peel. Rail traffic information/report is to be updated as per Metrolinx comments/requirements and off-site stationary noise is to be included in the report to address any stationary noise impacts caused by existing commercial/industrial facilities. • The Storm Water Management report is to be updated to verify external drainage areas, overland flow, water balance and CVC flood mapping, among other related matters. It should be noted that currently there are improvement works being completed on the Applewood Creek culvert crossing. • The Urban Transportation Considerations Report will require additional coordinated comments with the Region of Peel with respect to the access as Dixie Road is under their jurisdiction. The report is to incorporate TDM measures (i.e. bicycle parking and storage facilities to the satisfaction of the City). In addition, there are truck loading and internal vehicle circulation concerns that are to be addressed. • The ‘Draft’ Phase 1 ESA must be finalized and resubmitted with a letter of reliance for review. Phase 2 ESA is required on the site. <p>The above aspects are to be addressed prior to the Recommendation Report meeting.</p> |
| Metrolinx (June 25, 2018) | <p>The subject site is located within 300 m (984.2 ft.) of GO Transit’s Lakeshore West rail corridor.</p> <p>Based on a review of the information, Metrolinx requests the following:</p> <ul style="list-style-type: none"> • Changes to the Noise Study are requested to reflect current rail traffic forecast. • Inclusion of a warning clause in the development agreement and offers to agreement of purchase and |

| Agency / Comment Date | Comment |
|--|---|
| | <p>sale of each unit.</p> <ul style="list-style-type: none"> • Environmental easement required. |
| 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> <p>Canada Post City Planning Strategies Economic Development Rogers Cable Greater Toronto Airport Authority Alectra Utilities Public Art</p> |
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Fire Realty Services Bell Canada Enbridge Gas Trillium Health Partners Ratepayers Association</p> |

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 maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- Resolution of environmental issues associated with Applewood Creek.
- Resolution of access issues to the site from Dixie Road.

Development Requirements

There are engineering matters including: site clean up, grading, engineering, servicing and stormwater management that 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.

Other Information

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

- | | |
|----------------------------------|------------------------------------|
| • Planning Justification Report | • Traffic Impact Study |
| • Concept Plan | • Draft Zoning By-law Amendment |
| • Elevations | • Draft Official Plan Amendment |
| • Shadow Study | • Slope Stability Study |
| • Environmental Impact Statement | • Urban Design Brief |
| • Noise Study | • Phase 1 ESA |
| • Wind Study | • Archaeological Assessment Letter |
| • Survey | • Low Impact Development Letter |

City of Mississauga

Corporate Report



Date: February 15, 2019

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 18/017 W7

Meeting date:
2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

**Applications to permit 112 Back to Back Stacked Townhomes
2512, 2522 and 2532 Argyle Road, south of Dundas Street West,
west of Confederation Parkway**

Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)

File: OZ 18/017 W7

Bill 139

Recommendation

That the report dated February 15, 2019, from the Commissioner of Planning and Building regarding the applications by Plazacorp Properties Limited (by Agreement of Purchase and Sale) to permit 112 Back to Back Stacked Townhomes, under File OZ 18/017 W7, 2512, 2522 and 2532 Argyle Road, be received for information.

Background

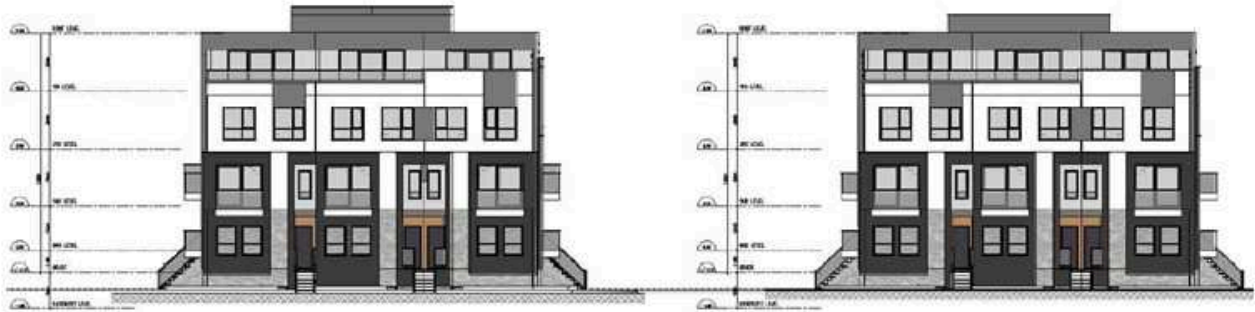
The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The official plan amendment and rezoning applications are required to permit 112 back to back stacked townhomes on a private road. The applicant is proposing to amend the official plan from **Residential Low Density I** to **Residential Medium Density**. The zoning by-law will also need to be amended from **R3** (Detached Dwellings) to **RM9** (Horizontal Multiple Dwellings with more than 6 dwelling units) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Applicant's elevations of the proposed back to back stacked townhomes



Block C- East Elevation

Block B- East Elevation



Block B- North Elevation

Block C- North Elevation

Comments

The property is located on the west side of Argyle Road south of Dundas Street West within the Cooksville Neighbourhood Character Area. The site is currently occupied by 3 detached dwellings.

Aerial image of 2512, 2522 and 2532 Argyle Road



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and *Region of Peel Official Plan* (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and generally conforms to the Growth Plan and the ROP. The conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

Financial Impact

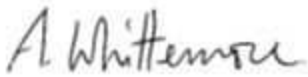
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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. The issues to be addressed include appropriateness of the proposed density, provision of adequate amenity area, landscaping and buffers, and storm sewer capacity. Comments received through community consultation and input will also be addressed prior to making a recommendation.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Plazacorp Properties Limited (by Agreement of Purchase and Sale)

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1. Site History

- 1967 – existing detached dwellings constructed
- May 12, 1983 – Minor variance application under file A-181/83 to permit a day care for a maximum of 34 children was refused for 2512 Argyle Road
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **R3** (Detached Dwellings) which permits detached dwellings on lots with minimum frontages of 15 m (49. 2 ft.)
- 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 Low Density I** in the Cooksville Neighbourhood Character Area

2. Site Context

The property is located within a residential neighbourhood originally developed in the 1960s. The lands on the west side of Argyle Road are comprised of high density apartment buildings with the exception of the subject lands. The lands to the south and east are detached dwellings within the Cooksville Neighbourhood. The site is currently occupied by 3 detached dwellings on large lots. Further north is Dundas Street West, which is designated as an Intensification Corridor and contains a mix of uses including automotive repair, retail, office and apartment buildings.

There is bus service via route 1 on Dundas Street West which connects to Islington (TTC) station, and route 28 along Confederation Parkway which connects directly to the Downtown Transit Terminal, Cooksville GO station, and Trillium Hospital. There is also an on-road bike lane running along Confederation Parkway, a shared route on Paisley Boulevard West, and a proposed cycle track/separated bike lane on Dundas Street West.



| Property Size and Use | |
|--------------------------|----------------------|
| Frontage: Argyle Road | 72.5 m (237.9 ft.) |
| Depth: | 91.19 m (299.2 ft.) |
| Gross Lot Area: | 0.65 ha (1.6 ac.) |
| Existing Uses: | 3 detached dwellings |

The surrounding land uses are:

North: four 13 storey apartment buildings
 East: detached dwellings
 South: detached dwellings
 West: apartment building amenity area, detached dwellings

Image of existing conditions facing northwest



3. Neighbourhood Context

Based on the 2011 census, the existing population of the Cooksville Neighbourhood (West) is 15,685 with a median age of 41 (compared to the City's median age of 39). 70% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 14% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 16,200 and 16,300 respectively. The average household size is 3 persons with 31% of people living in detached homes (lower than the City's average of 39%). The mix of housing tenure for the node is 3,935 units (72%) owned and 1,510 units (28%) rented with a vacancy rate of approximately 0.8%. In addition, the number of jobs within this Character Area is 1,195. Total employment combined with the population results in a PPJ for the Cooksville Neighbourhood (West) of 42.38 persons plus job per ha.

Other Development Applications

A development application for 4 live-work townhome units was approved in principle in October 2017, a few blocks to the east at 2560 and 2564 Confederation Parkway, and a site plan is currently under review for 28 back to back stacked townhome units several blocks to the south and west at 150 Paisley Boulevard West on the site of an existing rental apartment building.

Community Services

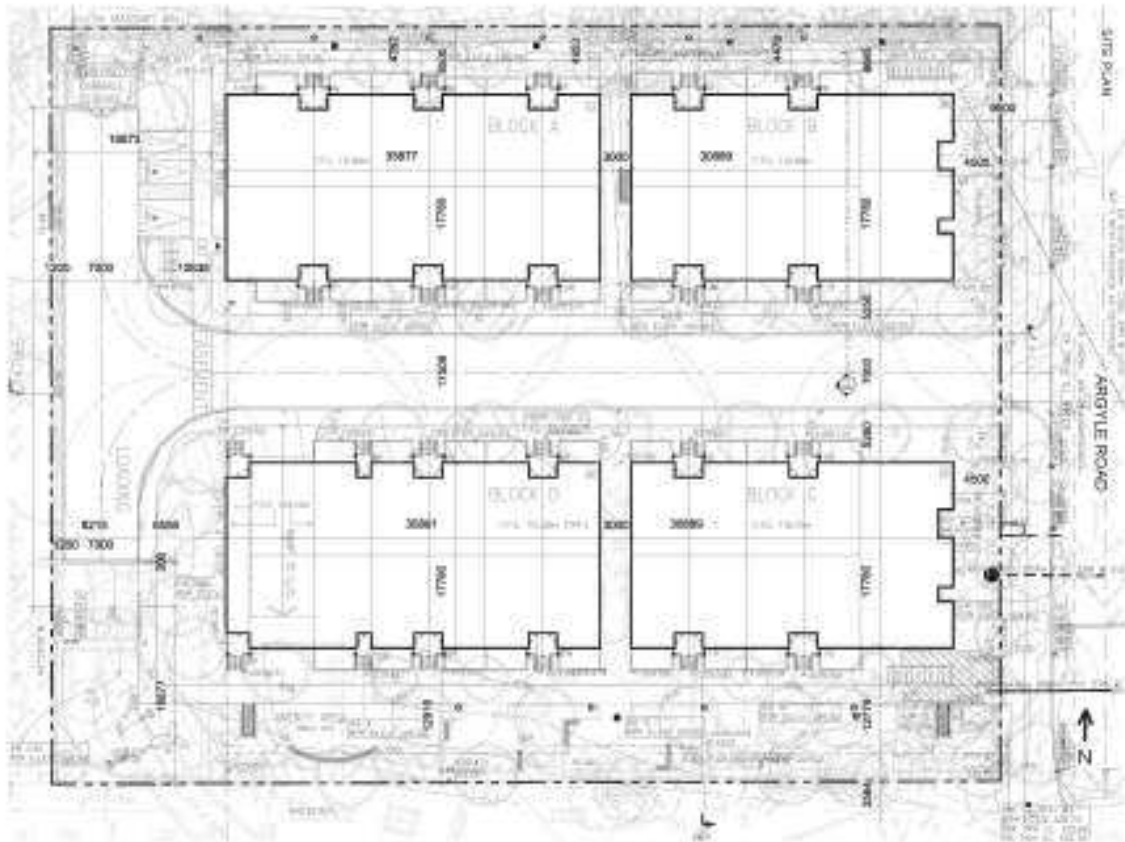
This application will have minimal impact on existing services in the community. The site is located within 235 metres (771 ft.) of Gordon Lumiss Park (located south of Paisley Boulevard West, west of Confederation Parkway) which contains a soccer field and playground, and within

420 metres (1,378 ft.) of Floradale Park (northwest corner of Paisley Boulevard West and Confederation Parkway) which contains a playground and spray-pad. Cooksville Library is located approximately 700 metres (2,297 ft.) away at the northwest corner of Dundas Street West and Hurontario Street. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

4. Project Details

The applications are to permit 112 back to back stacked townhomes.

| Development Proposal | | |
|----------------------------|---|----------|
| Applications submitted: | Received: October 30, 2018 Deemed complete: November 9, 2018 | |
| Developer/ Owner: | Plazacorp Properties Limited (by Agreement of Purchase and Sale) | |
| Applicant: | Design Plan Services Inc. | |
| Number of units: | 112 | |
| Proposed Gross Floor Area: | 10,280.5 m ² (110,658 ft ²) | |
| Height: | 4 storeys | |
| Floor Space Index: | 1.6 | |
| Landscaped Area: | 50% | |
| Road Type: | private road | |
| Anticipated Population: | 339* *Average household sizes for all units (by type) based on the 2016 Census | |
| Parking: | Required | Proposed |
| resident spaces | 148 | 126 |
| visitor spaces | 28 | 28 |
| Total | 176 | 154 |
| Green Initiatives: | <ul style="list-style-type: none"> 52 bicycle parking spaces within underground garage | |

Concept Plan and Elevations
Site Plan

Elevations



Block C- East Elevation

Block B- East Elevation



Block A- West Elevation

Block D- West Elevation



Block D- South Elevation

Block A- South Elevation



Block B- North Elevation

Block C- North Elevation

5. Community Comments

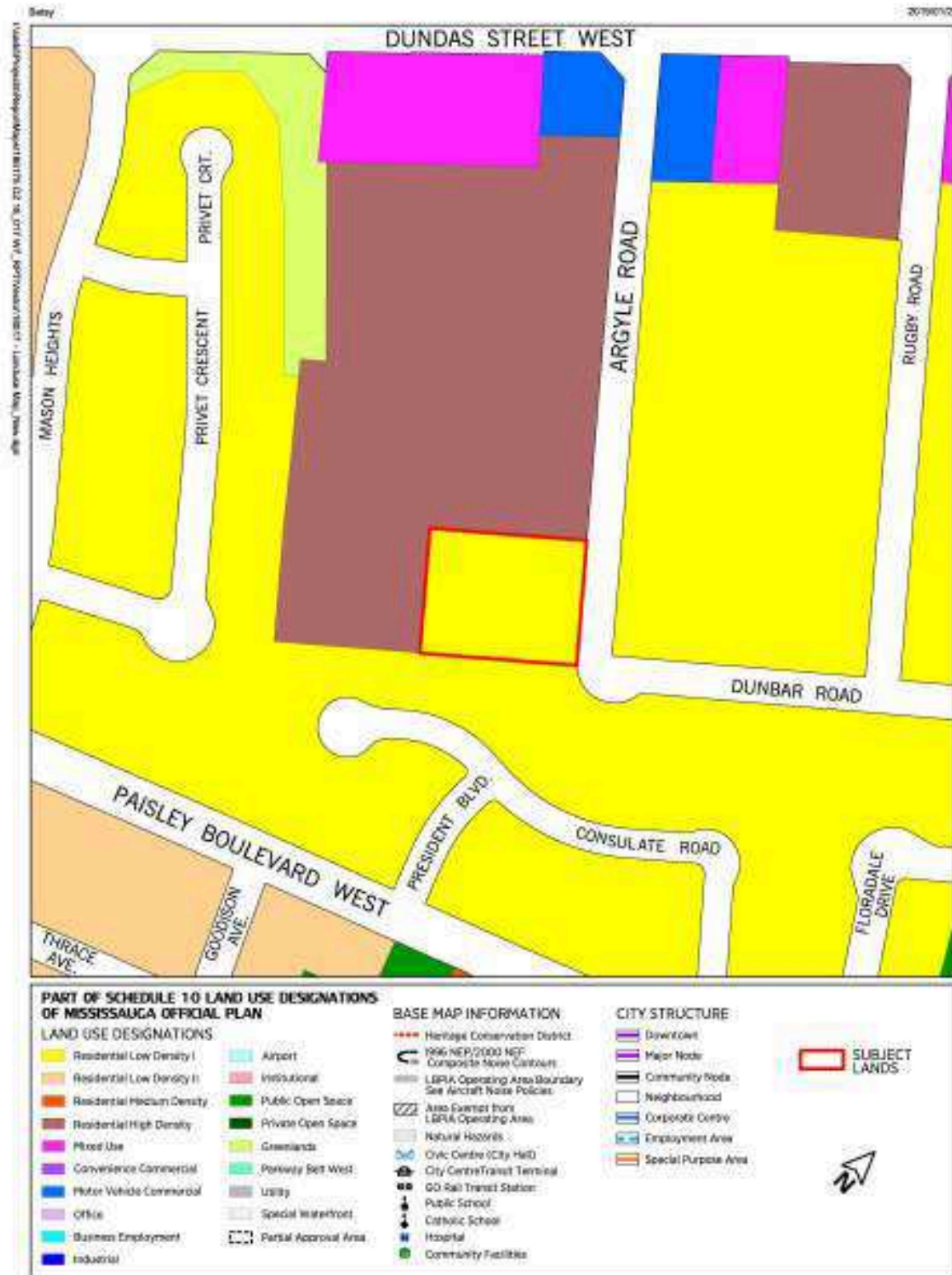
A community meeting was held by Ward 7 Councillor, Dipika Damerla on February 13, 2019.

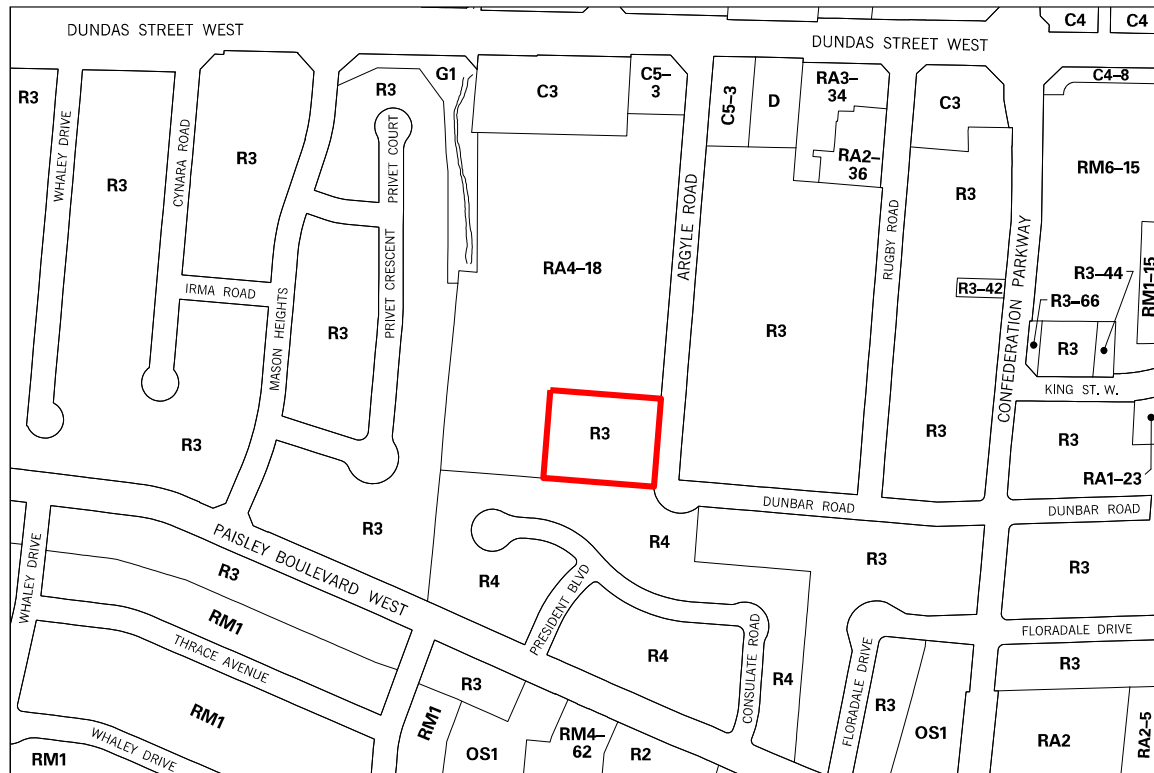
The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- There is too much traffic currently and the proposed development will make it worse, particularly problematic to make left turns to Dundas or Confederation Parkway
- There is a concern with public safety due to visibility of vehicles given the bend in the road, location of the proposed access, on-street parking, and children walking to school
- Insufficient number of parking spaces
- The proposal for 112 units is too dense
- The development is too tall and will block views and create shadow impacts
- There is a concern that it would lead to lower property values and an increase in crime
- Concern was raised that there was insufficient amenity area and that residents would use the amenity area of the condominium building to the north
- The proximity of the proposed garbage storage area to the condominium to the north's children's play area was a concern
- There was concern that the proposed development was encroaching on the adjacent condominium lands to the north
- There will be increased flooding risk
- There will be damage to adjacent properties and foundations during construction
- There will be increased noise and particularly in the area between the proposed townhomes and the existing condominium building to the north

6. Land Use Policies and Regulations

Excerpt of Cooksville Neighbourhood Land Use



Existing Zoning and General Context**Proposed Zoning and General Context**

Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

| Policy | Mississauga Official Plan (MOP) Policies | Proposal |
|--|--|--|
| <i>Provincial Policy Statement (PPS)</i> | The existing policies of MOP are consistent with the PPS | The proposed development is generally consistent with the PPS |
| <i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i> | The existing policies of the MOP conform with the <i>Growth Plan</i> | The proposed development is generally in conformity with the <i>Growth Plan</i> |
| Greenbelt Plan | n/a | n/a |
| Parkway Belt Plan | n/a | n/a |
| Region of Peel Official Plan | The existing policies of MOP are consistent with the ROP | The proposed application is exempt from Regional approval |
| Mississauga Official Plan | The lands are located within the Cooksville Neighbourhood Character Area and are designated Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings. Neighbourhoods are not intended to be the focus for intensification but may be considered for such 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 MOP. Neighbourhoods permit a maximum height of 4 storeys. | The applicant is proposing to change the designation to Residential Medium Density to permit a proposed development of 112 back to back stacked townhomes at a height of 4 storeys. This designation is consistent with the intent of the official plan but will need to address servicing and built form policies as outlined in the Development Issues section below. |
| Zoning By-law 225-2007 | The lands are currently zoned R3 (Detached Dwellings) | A rezoning is proposed from R3 (Detached Dwellings) to RM9-Exception (Horizontal Multiple Dwellings with more than 6 dwelling units) to permit 112 back to back stacked townhomes |

Existing and Proposed Mississauga Official Plan Designation for the Subject Site**Existing Designation**

Residential Low Density I which permits detached dwellings, semi-detached dwellings and duplex dwellings

Proposed Designation

Residential Medium Density which permits townhouse dwellings and all forms of horizontal multiple dwellings

Provincial Policy Statement (PPS) and Growth Plan Analysis**Consistency with Provincial Policy Statement 2014**

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/017 W7 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Consistency |
|---|---|--|
| 1.0 Building Strong Healthy Communities | | |
| General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. | <p>The development of Neighbourhoods through infilling supports the general intent of the PPS.</p> <p>Neighbourhood Character Areas are stable residential areas, but they are not to remain static. Intensification may be considered where the proposed development is compatible in built form and scale to the surrounding context and is consistent with other MOP policies related to appropriate built form and design. (MOP policies 5.3.5.1, 5.3.5.2., 5.3.5.5.)</p> | <p>While the applications propose an efficient use of land, infill development must be context sensitive and respect the existing and planned character.</p> <p>The proposed development will be assessed with regard to the appropriateness of its scale, transition, and compatibility with adjacent built form.</p> |
| 1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 1. efficiently use land and resources 2. are appropriate for and efficiently | MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification. Consistent with the PPS, available and | Development within Neighbourhoods can occur subject to meeting MOP policies with respect to appropriate design and sensitivity to the surrounding context. |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Consistency |
|--|---|---|
| <p>use infrastructure and public service facilities</p> <p>3. minimize negative impacts to air quality and climate change and promote energy efficiency</p> <p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p> <p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p> | <p>planned infrastructure are key in determining where growth should occur.</p> <p>Lakeview Neighbourhood Character Area is identified as a Non-Intensification area. However, Neighbourhood policies in MOP make the provision for the allowance of intensification that is context appropriate. (MOP policies 5.1.9, 5.3.5.5.)</p> | |
| <p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p> | <p>The Built Form policies of MOP provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. Policies also require development applications to provide appropriate height and built form transitions between sites and their surrounding area (MOP policy 9.2.1.10).</p> | <p>The proposal is being evaluated on its built form and land use compatibility with the surrounding context, which includes an assessment of MOP policies.</p> |
| <p>1.4 Housing 1.4.1 Planning Authorities</p> | <p>Neighbourhoods are not intended to be the focus of</p> | <p>The proposal proposes a range and mix of unit types in a</p> |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Consistency |
|---|---|---|
| shall provide for an appropriate range and mix of housing that is affordable | intensification and should be regarded as stable residential areas. However, Neighbourhoods are intended to receive intensification in an appropriate manner that is context sensitive. Envisioned in this is the accommodation of intensification that makes more efficient use of land and is compact in built form. (MOP policy 5.3.5.5) | neighbourhood that currently has only apartment buildings and detached dwellings. |
| 4.0 Implementation and Interpretation | | |
| General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i> 4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i> | As outlined in this table, the policies of Mississauga Official Plan are generally consistent with the relevant policies of the Provincial Policy Statement. As permitted by the <i>Planning Act</i> , land owners have the ability to submit applications to amend the Official Plan and Zoning By-law. MOP states that City Council will consider applications for site specific amendment to this Plan, and identifies the criteria for site specific official plan amendments (Section 19.5). | As outlined in this table, the policies of Mississauga Official Plan and the proposed applications by Plazacorp Properties Limited are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> . The application for stacked townhouses is being further evaluated on MOP policies with respect to access, traffic, servicing capacity and height and transition to surrounding land uses. |

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies (i.e. "OZ 18/017 W7 Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Conformity |
|--|---|--|
| 1.1 The Greater Golden Horseshoe | | |
| General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment | <p>MOP directs growth to Intensification Areas and contains direction on how intensification occurs based on the City's Urban Hierarchy. However, for areas identified as Non-Intensification areas, MOP provides policies that relate to limited intensification through sensitive and modest infilling.</p> <p>This direction helps in fulfilling the goals and objectives in MOP that guide Mississauga to develop in a manner that provides for complete communities that are healthy and efficient. (MOP policy 4.3)</p> | <p>The development applications represent intensification within the existing urban boundary.</p> <p>The subject property is located within Cooksville Neighbourhood Character Area. The proposal provides the surrounding neighbourhood with more choice in housing types and is conducive to a healthy and efficient type of development.</p> <p>However, any potential issues associated with accommodating growth on the subject site will be further evaluated.</p> |
| 1.2 The Growth Plan for the Greater Golden Horseshoe | | |
| 1.2.1 Guiding Principles | | |
| General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment opportunities Support a range and mix of housing options Integrate land use | <p>MOP is based on an urban hierarchy that is accompanied by overarching policies that provide guidance of where growth is to occur. These policies go on to further ensure that growth is done in a manner that is compact, makes for efficient use of land, takes advantage of existing services, supports complete communities and is appropriate in built form and design. (MOP policies 4.5, 5.3.5, 7.2.1, LLAP 6.2)</p> | <p>The proposal makes efficient use of underutilized and serviced land by providing a medium density unit type not found in the neighbourhood, thus adding to the mix of housing. The applications are supportive of many Growth Plan principles, however, the manner in which the applications implement those principles will be evaluated against applicable official plan policies.</p> |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Conformity |
|--|--|--|
| <p>planning and investment in infrastructure</p> <p>f. Provide different approaches to manage growth that recognize diversity of communities</p> <p>g. Protect natural heritage, hydrologic, landforms</p> <p>h. Conserve and promote cultural heritage</p> <p>i. Integrate climate change considerations</p> | | |
| 1.2.2 Legislative Authority | | |
| <p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p> | As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> . | The applications were deemed complete on November 9, 2018. |
| 1.2.3 How to Read this Plan | | |
| <p>General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan</p> | MOP policies have been reviewed in relation to the <i>Growth Plan</i> and other applicable Provincial planning documents | The applications have been reviewed accordingly. |
| 2. Where and How to Grow | | |
| 2.1 Context | | |
| <p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.</p> | Mississauga will develop a city pattern that is more sustainable and supports complete communities by directing growth to Intensification Areas and managing growth in other areas (MOP, Section 9.2). | <p>The proposal makes efficient use of underutilized and serviced land by providing medium density development and offers a mix of unit types not found within the neighbourhood.</p> <p>The details of the development and its appropriateness are subject to further analysis.</p> |
| 2.2 Policies For Where and How To Grow | | |
| 2.2.1 Managing Growth | | |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Conformity |
|--|--|---|
| <p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p> | <p>MOP directs growth to Intensification Areas. While the Cooksville Neighbourhood Character Area is not an Intensification Area, development is still anticipated through modest and sensitive infilling.</p> | <p>The subject lands are within a Neighbourhood Character Area, which allows for limited intensification in accordance with applicable MOP design policies.</p> |
| <p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) | <p>City Structure MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification (MOP policy 5.3). Conforming to the Growth Plan, available and planned infrastructure as well as the existing context are key determinants in directing growth within MOP.</p> <p>The Cooksville Neighbourhood Character Area is an existing and established residential neighbourhood. While Neighbourhoods are not an area where intensification will be focused, appropriate infill redevelopment is encouraged to support and take advantage of existing services.</p> <p>MOP includes policies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban design (MOP section 9.1).</p> <p>Appropriate infill in Neighbourhoods will help revitalize existing communities by replacing</p> | <p>The subject lands are within a Neighbourhood and the proposed development will be evaluated against applicable official plan policies.</p> |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Conformity |
|--|--|--|
| <ul style="list-style-type: none"> ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure | <p>aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.</p> | |
| 2.2.2 Delineated Built-up Areas | | |
| <p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area</p> | <p>MOP provides the framework for the City to achieve a sustainable urban form. While most of the City is included</p> | <p>The subject property is located within a Neighbourhood which is considered to be within the built-up area. The proposal and how</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Conformity |
|--|---|--|
| (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing). | <p>within the delineated built-up area, MOP contains policies how each character area is to development.</p> <p>Policies within MOP direct intensification in Neighbourhoods to be context sensitive and provide for appropriate transition to adjacent lands.</p> | growth is accommodated will be further evaluated. |
| 2.2.6 Housing | | |
| <p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p> <p>Relevant Policies:</p> <ol style="list-style-type: none"> The Region is responsible for preparing a housing strategy (2.2.6.1) Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) | <p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p> | <p>The proposal provides for a range and mix of units types within a neighbourhood that currently has only apartment buildings and detached dwellings. How the proposal addresses this strategy will be further evaluated.</p> |
| 5 Implementation | | |
| <p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official</p> | <p>MOP has been reviewed in the context of the Growth Plan and conforms to the applicable policies as demonstrated.</p> | <p>The proposed applications will have regard for the applicable Growth Plan policies and Mississauga Official Plan policies.</p> |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/017 W7 Conformity |
|---|---|--------------------------------|
| <p>plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p> | | |

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this Appendix.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

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

| | Specific Policies | General Intent |
|--|---|---|
| Section 4 Vision | Section 4.4.2 Section 4.4.5 Section 4.5 | Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles. |
| Section 5 Direct Growth | Section 5.1.4 Section 5.1.6 Section 5.1.9 | <p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p> |
| Section 5.3.5 Neighbourhood | Section 5.3.5.1 Section 5.3.5.5 Section 5.3.5.6 | <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale with surrounding development, enhances the existing or planned development and is consistent with the policies of this plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p> |
| Section 7 Complete Communities | Section 7.2 Housing Section 7.2.1 Section 7.2.2 Section 7.2.8 | <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price: b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> |
| Section 9 Building a Desirable Urban Form | Section 9.1.3 | Infill and redevelopment within Neighbourhoods will respect the existing and planned character. |

| | Specific Policies | General Intent |
|--|-------------------|---|
| | Section 9.2.2.3 | While new development need not mirror existing development, new development in Neighbourhoods will: <ul style="list-style-type: none"> a. Respect existing lotting patterns; b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve as many high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. |
| | Section 9.3.5.5 | Private opens space and/or amenity areas will be required for all development. |
| | Section 9.3.5.6 | Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. |
| | Section 9.3.5.7 | Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. |
| | Section 9.5.1.1 | Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. |
| | Section 9.5.1.2 | Developments will be compatible and provide appropriate transition to existing and planned development by having regard for the following elements: <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 |

| | Specific Policies | General Intent |
|--|---|--|
| | <p>Section 9.5.1.3</p> <p>Section 9.5.1.4</p> <p>Section 9.5.4.1</p> <p>Section 9.5.5.1</p> | <p>m. The function and use of buildings, structure sand landscapes.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p> <p>Development proposals should enhance public streets and the open space system by creating a desirable street edge condition.</p> <p>Parking should be located underground, internal to the building or to the rear of buildings.</p> |
| Section 11 General Land Use Designation | <p>Section 11.2.5.3</p> <p>Section 11.2.5.5</p> | <p>Lands designated Residential Low Density I will permit the following uses:</p> <ol style="list-style-type: none"> Detached dwelling; Semi-detached dwelling; and Duplex dwelling. <p>Lands designated Residential Medium density will permit the following uses:</p> <ol style="list-style-type: none"> Townhouse dwellings; and All forms of horizontal multiple dwellings. |
| Section 16 Neighbourhoods | Section 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. |
| 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 |

| | Specific Policies | General Intent |
|--|--------------------------|--|
| | | <p>support the proposed application;</p> <ul style="list-style-type: none">• 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. |

Existing and Proposed Zoning

Existing Zone – R3 (Detached Dwellings) which permits detached dwellings on minimum lot frontages of 15 m (49 ft.) and minimum lot areas of 550 m² (5,920 ft²).

Proposed Zoning Regulations – RM9 (Horizontal Multiple Dwellings with more than 6 dwelling units)

| Zone Regulations | RM9 Zone Regulations | Proposed RM9-Exception Zone Regulations |
|--|--|--|
| Maximum Floor Space Index (FSI) | 0.9 | 1.6 |
| Maximum Dwelling Height (flat roof) | 13 m (42.7 ft.) | 15 m (49.2 ft.) |
| Minimum Front Yard | 7.5 m (24.6 ft.) | 4 m (13.1 ft.) |
| Minimum setback of a parking structure below finished grade to any lot line | 3 m (9.8 ft.) | 2.3 m (7.5 ft.) |
| Minimum number of parking spaces | 176 spaces (148 resident spaces, 28 visitor spaces) | 154 spaces (131 resident spaces, 23 visitor spaces) |
| Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. | | |

*NOTE: The new Zoning By-law regulations for back to back and stacked townhomes were adopted by Council in July 2018, but the zoning regulations were appealed to LPAT. The above regulations may change depending on the timing of the new standards coming into force and effect.

7. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

8. 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"> 11 Kindergarten to Grade 6 3 Grade 7 to Grade 8 6 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Floradale PS <ul style="list-style-type: none"> Enrolment: 668 Capacity: 711 Portables: 0 Queen Elizabeth Sr. PS <ul style="list-style-type: none"> Enrolment: 338 Capacity: 262 Portables: 5 Port Credit SS <ul style="list-style-type: none"> Enrolment: 1,233 Capacity: 1,203 Portables: 1 <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"> 8 Junior Kindergarten to Grade 8 6 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena Elementary <ul style="list-style-type: none"> Enrolment: 581 Capacity: 668 Portables: 0 St. Martin Secondary <ul style="list-style-type: none"> Enrolment: 1,089 Capacity: 1,026 Portables: 0 |

9. Development Issues

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

| Agency / Comment Date | Comment |
|--|---|
| Region of Peel (January 13, 2019) | <p>Existing infrastructure consists of a 300 mm (11.8 in.) diameter watermain and 250 mm (10 in.) diameter sanitary sewer located on Argyle Road.</p> <p>A satisfactory Functional Servicing Report will be required prior to the approval of the zoning and official plan Amendments.</p> <p>The Region of Peel will provide front end collection of garbage and recyclable materials. At the site plan stage, a revised site plan or waste collection plan will be required to ensure Regional requirements are addressed.</p> |
| Dufferin-Peel Catholic District School Board (December 12, 2018) and the Peel District School Board (December 12, 2018) | <p>Both School Boards 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 these development applications.</p> <p>Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools.</p> |
| City Community Services Department – Parks and Forestry Division/Park Planning Section (January 7, 2019) | <p>In the event that the application is approved, the Community Services Department - Park Planning Section note the following conditions.</p> <p>In comments dated January 7, 2019, Community Services Department notes that the subject site is located within 235m of City owned lands identified as Gordon Lummiss Park (P - 080), zoned Open Space - City Park (OS2) which contains a soccer field (7V7) and a playground.</p> <p>The subject property is also located within 420 m of City owned lands identified as Floradale Park (P-022), zoned Open Space - City Park (OS2) which contains a playground and a spray-pad,</p> <p>Prior to the 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 <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p> |

| Agency / Comment Date | Comment |
|--|---|
| <p>Community Services - Arborist (December 11, 2019)</p> | <p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit/Site Plan approval. The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding installed, inspected and approved by an Urban Forestry representative.</p> |
| <p>City Community Services Department – Fire and Emergency Services Division (December 24, 2018)</p> | <p>Fire has reviewed the OPA/Rezoning applications from an emergency response perspective and has no concerns; emergency response to the site and water supply available are acceptable.</p> |
| <p>City Community Services Department – Culture & Heritage Planning (December 10, 2018)</p> | <p>The City of Mississauga strongly encourages for the inclusion of public art in developments with greater than 10 000 m² (107,639 ft²) 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. As such, the applicant is encouraged 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 initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p> <p>The Stage 1 archaeological assessment has identified the property as having archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The proponent shall carry out a Stage 2 archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns</p> |

| Agency / Comment Date | Comment |
|---|---|
| | have met licensing and resource conservation requirements. |
| City Transportation and Works Department (January 17, 2019) | <p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Noise Study The report is to be revised to use the City's ultimate traffic data to assess the noise caused by transportation sources, address any off-site stationary noise impacts caused by existing and proposed developments, as well as address any rail or aircraft noise. It is also to provide appropriate warning clauses and make noise mitigation recommendations for the proposed buildings as well as all associated Outdoor Living Areas. All calculations are to be provided in the report.</p> <p>Grading Plan The drawing is to be updated to provide additional grading information, cross-sections and show the standard crowned centreline of pavement.</p> <p>Functional Servicing Report (FSR) The report is to be revised to propose a new concept in order to service the property, as there are concerns regarding capacity to accept drainage from this proposed development. The owner has been advised to contact the Stormwater Technologist responsible for this file. Additionally, the report is to incorporate water balance measures.</p> <p>Traffic The Traffic Impact Study is to be revised to show the correct speed limits along local roads and should note that any required Transportation Demand Management measures and associated costs will be borne by the owner.</p> <p>In addition, arrangements for a hydro pole relocation will be required and the owner is to provide turning templates for the proposed underground parking.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p> |
| City Transportation and Works Department – Mississauga Transit (January 3, 2019) | <p>The site is currently serviced by MiWay Route 1 on Dundas Street and Route 28 along Confederation Parkway.</p> <p>Pedestrian walkway connections to the existing municipal sidewalk are necessary to reduce walking time and encourage transit use.</p> |
| Credit Valley Conservation Authority | Credit Valley Conservation Authority has confirmed that the most recent hydraulic and hydrologic modeling for Mary Fix |

| Agency / Comment Date | Comment |
|--|--|
| (January 22, 2019) | Creek will use the attenuation (100-year storm) provided by the stormwater management pond located north of Dundas Street. Please note that although the Regional storm will not be attenuated in the pond, based on the recent hydraulic analysis, the pipe has the capacity to convey both the attenuated 100-year storm and un-attenuated Regional storm flows (i.e., Regulated flows). As such, the proposed development will not impact Mary Fix Creek. Given the above, the site will not be subject to flood/spill, therefore is not within a CVC regulated area (no CVC permit is required). |
| 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> <p>Canada Post Rogers Cable Enbridge Greater Toronto Airport Authority</p> |
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Alectra Utilities Realty Services Economic Development Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire Viamonde Bell Canada Trillium Health Partners</p> |

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 maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity in the storm sewers system and resolution of all servicing and utility issues

Development and Design Division staff have prepared Urban Design Guidelines and Zoning By-law regulations for Back to Back and Stacked townhouses. Zoning by-law regulations and Urban Design Guidelines were adopted by Council in July 2018, but the zoning regulations were appealed to LPAT. Although the zoning by-law regulations are not yet in effect, staff are reviewing the applications in the context of good urban design and planning principles as endorsed by Council, existing guidelines, and the existing **RM9** (Stacked Townhouse) zoning regulations.

Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that 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.

Other Information

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

- Site Plan
- Parking Plan
- Floor Plans
- Elevations
- Servicing Plan
- Grading Plan
- Shadow Study
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

City of Mississauga

Corporate Report



Date: February 8, 2019

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 18/014 W3

Meeting date:
2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit two new 8 storey rental apartment buildings consisting of 202 residential units

1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive

Owner: Starlight Group Property Holdings Inc.

File: OZ 18/014 W3

Bill 139

Recommendation

That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The official plan amendment and rezoning applications are required to permit two new 8 storey rental apartment buildings consisting of 202 residential units. The two existing buildings will remain. The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted. The zoning by-law will also need to be amended from **RA2-1** and **RA3-1** (Apartments) to **RA3-Exception** (Apartments) to implement this development proposal.

Applicant's rendering of proposed two 8 storey rental apartment buildings



During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and *Region of Peel Official Plan* (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and generally conforms to the Growth Plan and the ROP. The conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

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. The matters to be addressed include: provision of additional technical information, review of the reduced parking standards, and ensuring compatibility of the new buildings.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: Starlight Group Property Holdings Inc.****Table of Contents**

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1. Site History

- 1967 – the two existing 9 storey apartment buildings were constructed
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA2-1** and **RA3-1** (Apartments) which permits apartment dwellings
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Residential High Density in the Applewood Neighbourhood Character Area

2. Site Context

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping. There are shared amenity areas located to the rear of the two buildings.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive



| Property Size and Use | |
|------------------------------|--|
| Frontage: | |
| Williamsport Drive | 121.3 m (398 ft.) |
| Havenwood Drive | 178 m (584 ft.) |
| Depth: | 199 m (652.8 ft.) |
| Gross Lot Area: | 2.22 ha (5.5 ac.) |
| Existing Uses: | There are two existing 9 storey rental apartment buildings on the site |

The surrounding land uses are:

North: Townhomes, St Sofia Separate School and Gulleden Park

East: Townhomes and detached homes

South: Apartment buildings

West: Townhomes and High Point Mall which contains several retail stores, personal services and restaurants

Image of existing conditions facing south:



3. Neighbourhood Context

The surrounding area was mostly developed in the late 1960s. The neighbourhood contains a range of housing types with apartments located along Bloor Street to the south and detached homes and townhomes located directly east and west of the site. St Sofia Separate School and Gulleden Park are located north of the subject lands, while High Point Mall is located on Dixie Road just west of the property. The mall is less than a ten minute walk from the site which provides a range of services including a grocery store, drug store and laundromat.

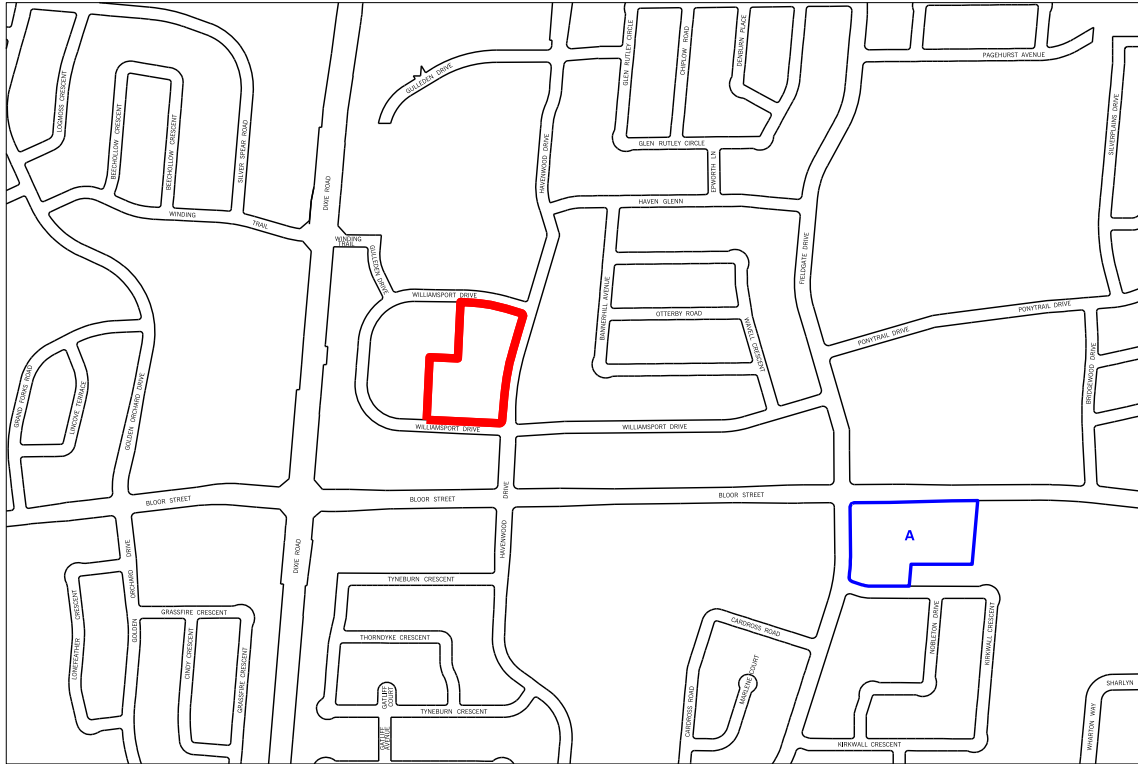
The property is located in an area that is undergoing steady growth. Based on the 2011 census, the existing population of the Applewood Neighbourhood Character Area is 37,305 with a population density of 54.17 people/ha and a total of 2,353 jobs for a density of 57.59 people plus jobs/ha. Sixty-six percent of the character area population are working age (15 to 64 years of age), with 17.7% children (0-14 years) and 15.5% seniors (65 years and over). The overall age breakdown of the population within the Applewood Neighbourhood Character Area is slightly older than that of the entire city. By 2031 and 2041, the population for this area is forecasted to be 40,600 and 41,800, respectively. On average, the total number of persons within a household in the Applewood Neighbourhood is 3, with 44% of the population living in apartments of five storeys or higher (almost double the City's average of 25%). The mix of housing tenure for the character area is 7,660 units (56.3%) owned and 5,930 units (43.6%) rented with a vacancy rate of approximately 0.8%.

There is bus service via routes 3 and 307 on Bloor Street providing access directly to the Downtown Transit Terminal and Islington (TTC) station. Bus route 5 on Dixie Road connects to the Mississauga Transitway and Dixie GO station.

Other Development Applications

The City is currently processing an official plan amendment and rezoning applications for a 15 storey apartment building and 6 storey apartment building located at 1750 Bloor Street and 3315 Fieldgate Drive (site A on the below map).

Map of Other Development Applications in the Area



Community Services

The applications are anticipated to have minimal impact on existing services in the community. The site is adjacent to Gulleden Park (located north of Williamsport Drive, east of Gulleden Drive) which contains an outdoor ice rink, softball diamond, two tennis courts and two soccer fields. The property is located 800 metres (0.5 mi) from Burnhamthorpe Community Centre and 1 kilometer (0.6 mi) from Burnhamthorpe Library. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

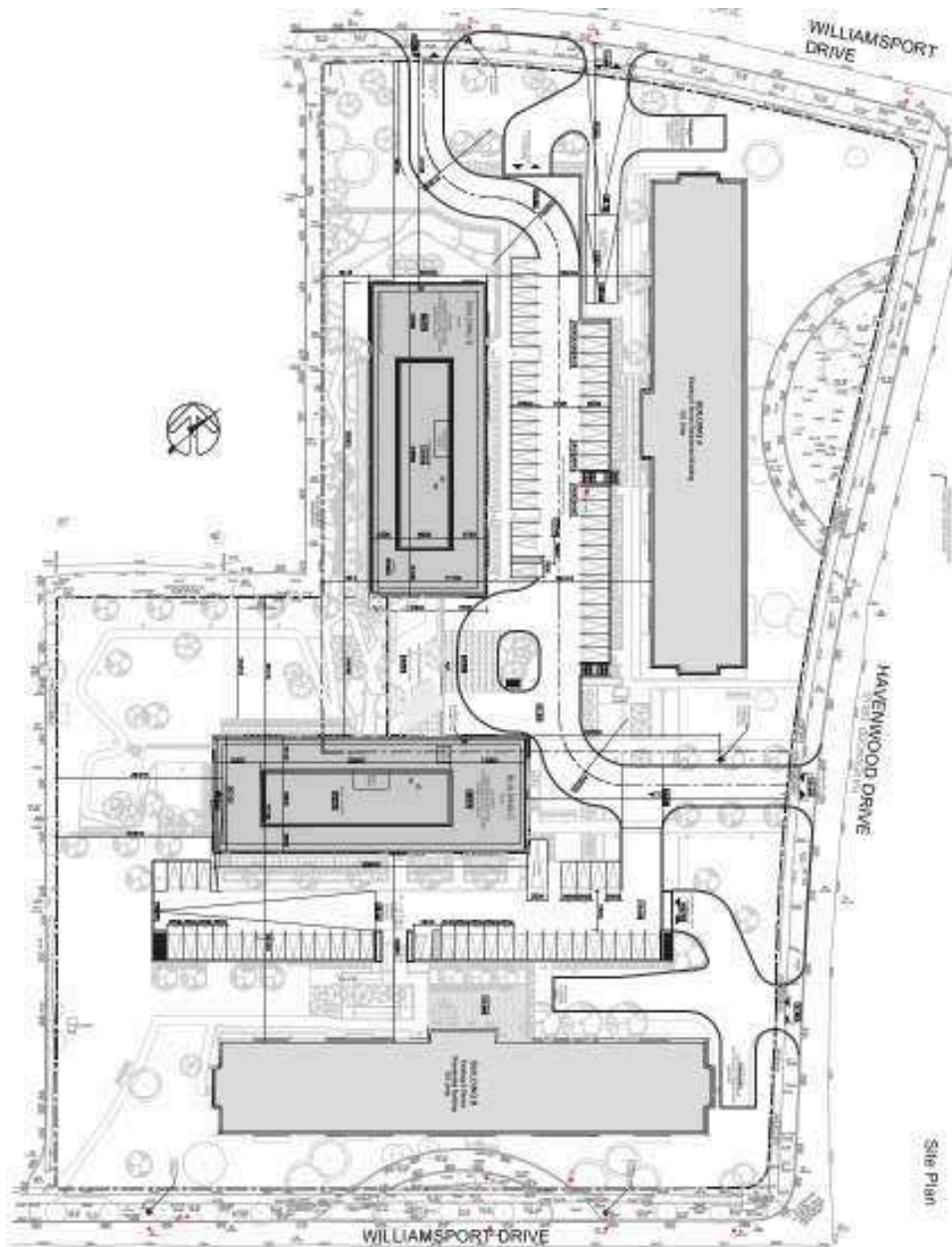
4. Project Details

The applications are to permit two 8 storey rental apartment buildings consisting of 202 residential units. The two existing 9 storey rental apartment buildings will remain. The proposed buildings will be located to the interior of the subject property, behind the existing buildings which front on to Williamsport Drive and Havenwood Drive, respectively.

| Development Proposal | | |
|-----------------------------|--|----------|
| Applications submitted: | Received: June 21, 2018 Deemed complete: July 17, 2018 | |
| Developer/ Owner: | Starlight Group Property Holdings Inc. | |
| Applicant: | Urban Strategies | |
| Number of units: | 202 | |
| Existing Gross Floor Area: | 26 180 m ² (281,799 ft ²) | |
| Proposed Gross Floor Area: | 19 500 m ² (209,896 ft ²) | |
| Height: | 8 storeys | |
| Lot Coverage: | 88% | |
| Floor Space Index: | 2.1 | |
| Landscaped Area: | 53.5% | |
| Anticipated Population: | 442 * *Average household sizes for all units (by type) based on the 2016 Census | |
| Parking: | Required | Proposed |
| resident spaces | 602 | 257 |
| visitor spaces | 93 | 46 |
| Total | 695 | 303 |

Concept Plan and Elevations

Site Plan



Elevations





Applicant's rendering of proposed apartment buildings



5. Community Comments

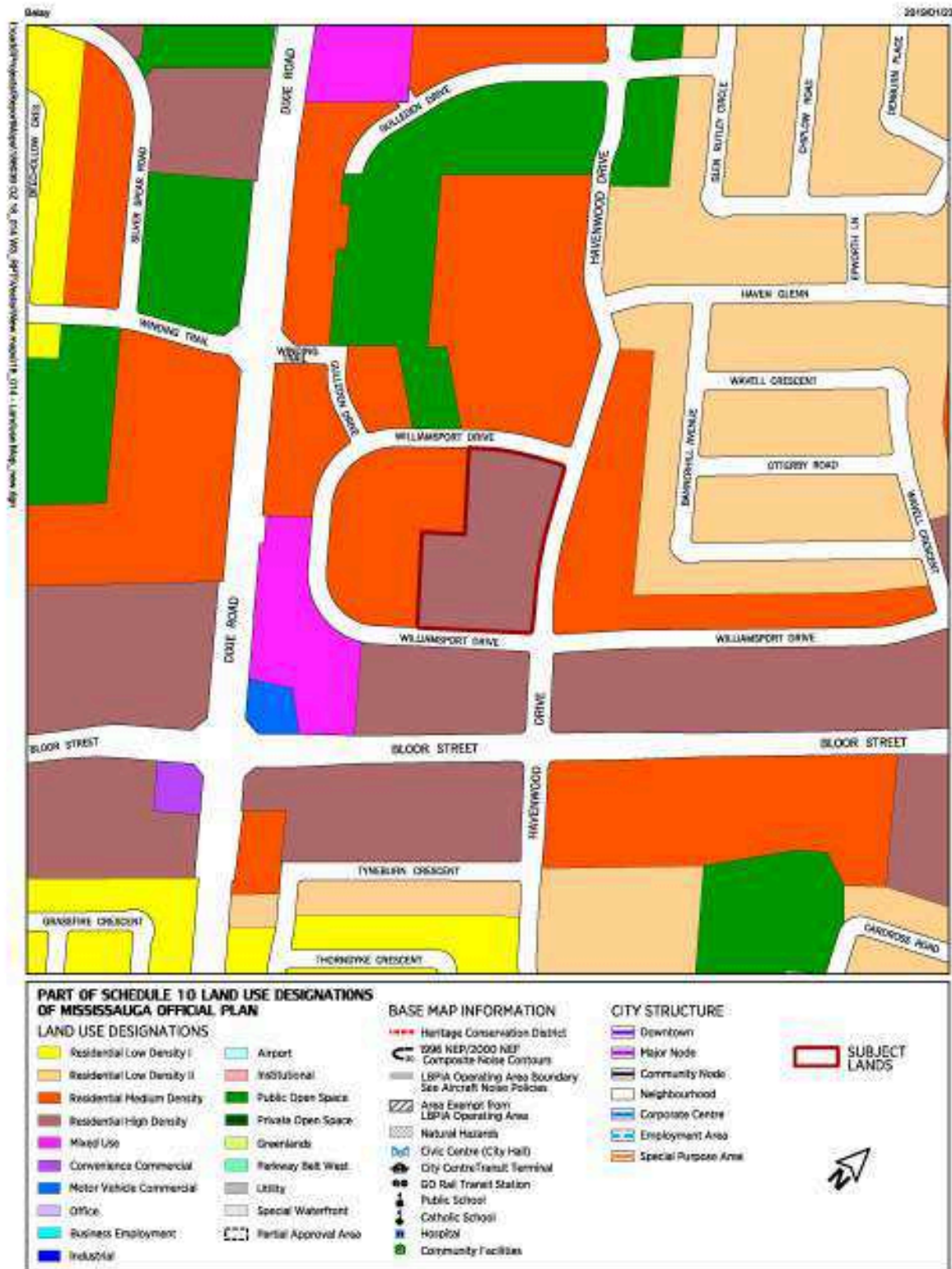
A community meeting is scheduled to be held by Ward 3 Councillor, Chris Fonseca on February 20, 2019.

The following comments made by the community as well as any others raised at the community meeting and public meeting will be addressed in the Recommendation Report, which will come at a later date.

- There is too much traffic currently and the proposed development will make it worse
- There is a concern with overcrowding of local schools
- Insufficient number of resident and visitor parking spaces
- The development will create shadow impacts
- There is a concern that it will increase pollution and negatively impact air quality

6. Land Use Policies and Regulations

Excerpt of Applewood Neighbourhood Character Area



Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

| Policy | Mississauga Official Plan (MOP) Policies | Proposal |
|--|--|--|
| <i>Provincial Policy Statement (PPS)</i> | The existing policies of MOP are consistent with the PPS | The proposed development is generally consistent with the PPS |
| <i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i> | The existing policies of MOP conform with the Growth Plan. | The proposed development is generally in conformity with the <i>Growth Plan</i> |
| Greenbelt Plan | n/a | n/a |
| Parkway Belt Plan | n/a | n/a |
| Region of Peel Official Plan | The existing policies of MOP are consistent with the ROP | The proposed applications are exempt from Regional approval |
| Mississauga Official Plan | The lands are located within the Applewood Neighbourhood Character Area and are designated Residential High Density which permits apartment dwellings. Neighbourhood policies are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types. | The applicant is proposing to maintain the Residential High Density designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted. |
| Zoning By-law 225-2007 | The lands are currently zoned RA2-1 and RA3-1 (Apartments) | A rezoning is proposed from RA2-1 and RA3-1 (Apartments) to RA3 - Exception (Apartments) to permit the proposal with exceptions for FSI and parking standards |

Existing and Proposed Mississauga Official Plan Designation for the Subject Site**Existing Designation**

Residential High Density which permits apartment dwellings with a maximum FSI of 1.2

Proposed Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 2.1

Provincial Policy Statement (PPS) and Growth Plan Analysis**Consistency with *Provincial Policy Statement 2014***

The *Provincial Policy Statement 2014* (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies as outlined in the "Mississauga Official Plan Policies" column. In addition, the table provides a preliminary assessment as to how the proposed development is consistent

with PPS and MOP policies as shown in the "OZ 18/014 Consistency" column. Only key policies relevant to the applications have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Consistency |
|---|--|---|
| 1.0 Building Strong Healthy Communities | | |
| General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. | The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods. | The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices. |
| 1.1.3.2 Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> a) Densities and a mix of land uses which: <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in | The Applewood Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development. | The area contains a mix of detached homes, townhomes and apartment buildings. New rental apartment buildings would contribute to the range of housing types available to residents. The built form is similar to the existing neighbourhood and will be evaluated within the context of MOP policies. |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Consistency |
|---|--|--|
| accordance with criteria in 1.1.3.3 | | |
| 1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs. | The Applewood Neighbourhood Character Area is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. | The applications will have to demonstrate consistency with MOP policies with respect to compatibility with and transition to the surrounding area. |
| 1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety. | The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10). | The proposed development is being reviewed for consistency with the MOP built form transitional and compatibility policies. |
| 1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable | Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved. | The applications propose rental apartment units which are required to meet a range and mix of housing that is affordable. The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character. |
| 4.0 Implementation and Interpretation | | |
| General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i> | As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> . | The applications are being further evaluated under MOP policies with respect to development limits and built form. |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Consistency |
|--|---|---------------------------------|
| 4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i> | | |

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies as outlined in the "Mississauga Official Plan Policies" column. In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies as shown in the "OZ 18/014 Conformity" column. Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development applications have been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|--|---|--|
| 1.1 The Greater Golden Horseshoe | | |
| General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment | People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and healthy urban lifestyle options (section 4.3) | The proposed development would contribute to the neighbourhood fabric by infilling on an existing apartment site. The applications will have to demonstrate compatibility with the policies of MOP with respect to the Character Area. |
| 1.2 The Growth Plan for the Greater Golden Horseshoe | | |
| General Statement of Intent: The Vision for the Greater | The Vision for Mississauga is that it will be a beautiful sustainable city that protects | The development proposal provides a tenure of housing that is needed in the city as identified |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|--|--|--|
| Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront. | its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5). | in the Housing Strategy. |
| 1.2.1 Guiding Principles | | |
| General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage | Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character. Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5) | The proposed development is intensification that adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed. |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|--|---|--|
| i. Integrate climate change considerations | | |
| 1.2.2 Legislative Authority | | |
| General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan | As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> . | The proposal generally conforms to the <i>Growth Plan</i> . |
| 1.2.3 How to Read this Plan | | |
| General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan | MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents. | The applications will be reviewed accordingly. |
| 2. Where and How to Grow | | |
| 2.1 Context | | |
| General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation. | Complete communities should meet the day-to-day needs of people throughout all stages of their life. | The applications propose an infill development with housing that is generally compatible with the existing neighbourhood. The applications would provide rental housing, which would assist in improving the City's low rental vacancy rates. |
| 2.2 Policies For Where and How To Grow | | |
| 2.2.1 Managing Growth | | |
| General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality. | Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience | The development proposal has a similar density and compatible housing form as the surrounding neighbourhood. The applications generally seek to intensify in an appropriate location. |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|---|--|--|
| | the benefits of city living. (Chapter 7) | |
| <p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented | <p>Applewood Neighbourhood Character Area is an existing stable neighbourhood, which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p> | <p>The applications under File OZ 18/014 W3 will be evaluated against the applicable official plan policies.</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|---|--|--|
| <p>through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure | | |
| 2.2.2 Delineated Built-up Areas | | |
| <p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p> | <p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p> | <p>The applications represent an infill development. The proposed built form and site layout will be evaluated against the MOP policies.</p> |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|--|---|---|
| 2.2.5 Employment | | |
| General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land. | The Applewood Neighbourhood Character Area policies encourage a mix of uses. | The proposal does not remove any employment lands. |
| 2.2.6 Housing | | |
| General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used. | Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf | The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies. |
| Relevant Policies: <ol style="list-style-type: none"> The Region is responsible for preparing a housing strategy (2.2.6.1) Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) | The Region of Peel and the City of Mississauga are working together to address housing issues. A diverse range of housing options is encouraged by MOP (section 7.2.2) | The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies. |
| 3.2.2 Transportation - General | | |
| 1. The transportation system within the GGH will be planned and managed to: <ol style="list-style-type: none"> provide connectivity among transportation modes for moving people and for moving | MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel. In addition, policies look to encourage redevelopment to | The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies. |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|---|---|---|
| <p>goods;</p> <p>b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;</p> <p>c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</p> <p>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</p> <p>e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users.</p> | <p>support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p> | |
| 5 Implementation | | |
| <p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan,</p> | <p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p> | <p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p> |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/014 W3 Conformity |
|--|---|--------------------------------|
| supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices. | | |

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this Appendix.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

MOP, which was approved by the Region of Peel on September 22, 2011 is the primary instrument used to evaluate development applications.

Relevant Mississauga Official Plan Policies

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

| | Specific Policies | General Intent |
|---|---|--|
| Section 4 Vision | Section 4.4.2 Section 4.4.5 Section 4.5 | Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles. |
| Section 5 Direct Growth | Section 5.1.4 Section 5.1.6 Section 5.1.9 | <p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p> |
| Section 5.3 – Neighbour- hoods | Section 5.3.5 Section 5.3.5.1 Section 5.3.5.3 Section 5.3.5.5 Section 5.3.5.6 | <p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along <i>Corridors</i> or in conjunction with existing apartment sites or commercial centres.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p> |
| Section 7 Complete Communities | Section 7.1.1 Section 7.1.3 Section 7.1.6 | The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive. |

| | Specific Policies | General Intent |
|--|---|---|
| | Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9 | <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p> |
| Section 9 Building a Desirable Urban Form | Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.3.5.6 Section 9.4.1 Section 9.5.1 Section 9.5.2.7 | <p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p> <p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Site and building design will improve connections and accessibility for transit users and promote pedestrians and cycling transportation modes. Mississauga will consider the convenience, comfort and safety of pedestrians and cyclists through urban design.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape</p> |

| | Specific Policies | General Intent |
|----------------------------------|--------------------------|---|
| | | <p>of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Site development should respect and maintain the existing grades on-site.</p> |
| 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. |

Existing and Proposed Zoning

Existing Zone – RA2-1 and RA3-1 (Apartments) which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Zoning Regulations – RA3-Exception (Apartments)

| Zone Regulations | RA2-1 and RA3-1 Zone Regulations | Proposed RA3-Exception Zone Regulations |
|--|--|---|
| Maximum Floor Space Index – Apartment Zone | 1.2 | 2.1 |
| Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects | 1.0 m (3.3 ft.) | 1.2 m (3.9 ft.) |
| Minimum Off-Street Parking Regulations – Rental Apartment | 1.00 space per studio 1.18 spaces per 1 bedroom 1.36 spaces per 2 bedroom 1.50 spaces per 3 bedroom 0.20 visitor spaces per unit | 0.55 space per studio 0.55 spaces per 1 bedroom 0.55 spaces per 2 bedroom 0.55 spaces per 3 bedroom 0.099 visitor spaces per unit |
| Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. | | |

7. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

8. 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"> 26 Kindergarten to Grade 5 11 Grade 6 to Grade 8 22 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Brian W. Fleming P.S. <ul style="list-style-type: none"> Enrolment: 504 Capacity: 813 Portables: 0 Glenhaven Sr. P.S. <ul style="list-style-type: none"> Enrolment: 478 Capacity: 559 Portables: 0 Glenforest S.S. <ul style="list-style-type: none"> Enrolment: 1,115 Capacity: 1,023 Portables: 3 <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"> 4 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St Alfred <ul style="list-style-type: none"> Enrolment: 420 Capacity: 444 Portables: 0 Philip Pocock <ul style="list-style-type: none"> Enrolment: 1024 Capacity: 1257 Portables: 0 |

9. Development Issues

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

| Agency / Comment Date | Comment |
|--|--|
| Region of Peel (October 26, 2018) | <p>Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Havenwood Drive and a 250 mm (9.8 in.) sewer located on Williamsport Drive. Municipal water infrastructure consists of a 300 mm (11.8 in.) water main located on Havenwood and a 300 mm (11.8 in.) water main located on Williamsport Drive.</p> <p>A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.</p> |
| Dufferin-Peel Catholic District School Board (August 20, 2018) and the Peel District School Board (August 8, 2018) | <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 these development applications.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p> |
| City Community Services Department – Parks and Forestry Division/Park Planning Section (September 13, 2018) | <p>Future residents on this property will be served by Gulleden Park (P-055), zoned OS2, located on the north side of Williamsport Drive, east of Gulleden Drive, which is less than 210 metres (689 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains an outdoor ice rink, softball diamond, two tennis courts, and two 5X5 soccer fields.</p> <p>Prior to the 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 <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p> |
| City Transportation and Works Department (January 9, 2019) | <p>The Transportation and Works Department has received drawings and reports in support of the above noted applications and the owner has been requested to provide additional technical details and revisions in support of the applications, as follows:</p> <p>Noise Study The report is to be revised to include all calculations in the Appendix.</p> |

| Agency / Comment Date | Comment |
|--|--|
| | <p>Grading Plan The Grading Plan is to provide additional clarification regarding benchmark/datum, proposed retaining walls and drainage pattern.</p> <p>Stormwater Management Report The report is to provide additional clarification regarding storage volume requirements and is to conform to the latest City's stormwater quantity control criteria.</p> <p>Environmental The owner is to submit a Letter of Reliance for the supporting Phase I Environmental Site Assessment as well as a dewatering plan.</p> <p>Traffic The Traffic Impact Study is to be revised to consider the development proposed at 1750 Bloor Street & 3315 Fieldgate Drive and to clarify the trip generation numbers. Clearance from the Region of Peel will be required. Additionally, the owner is to provide bicycle parking and storage facilities to the satisfaction of the City.</p> <p>The above aspects are to be addressed prior to the Recommendation Meeting.</p> |
| 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> <p>Canada Post Rogers Cable Greater Toronto Airport Authority Enersource Enbridge Fire Prevention Forestry, Community Services Department Heritage Planning, Community Services Department</p> |

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 maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- What are the expected impacts from the proposed reduced parking requirements?

- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that 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.

Other Information

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

- Land Survey
- Site Plan
- Floor Plans
- Elevations
- Site Grading and Servicing Plans
- Landscape Plans
- Planning Justification Report
- Environmental Noise Assessment
- Servicing and Stormwater Management Brief
- Transportation Impact Study
- Phase One Environmental Site Assessment
- Arborist Report
- Shadow Study
- Pedestrian Wind Assessment
- Draft Official Plan Amendment
- Draft Zoning By-law

City of Mississauga

Corporate Report



Date: 2019/02/08

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:

T-M18005 W5 and
OZ 18/016 W5Meeting date:
2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit six condominium apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park

91 and 131 Eglinton Avenue East and 5055 Hurontario Street

North side of Eglinton Avenue East, East of Hurontario Street

Owner: Liberty Development Corporation (91 Eglinton Limited Partnership)

File: T-M18005 W5 and OZ 18/016 W5

Bill 139

Recommendation

That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the applications by Liberty Development Corporation to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park, under Files T-M18005 W5 and OZ 18/016 W5, 91 and 131 Eglinton Avenue East and 5055 Hurontario Street, be received for information.

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

Official plan amendment and rezoning applications have been submitted to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes on abutting lands, a public park, and public and private roads. A draft plan of subdivision has also been submitted to create 8 blocks including one for the park, two for the development and the proposed extension of Thornwood Drive as well as reserves and the widening of Eglinton Avenue East. In order to accommodate this proposal, Mississauga Official Plan (MOP) will require the following changes:

- Amend Map 13-4 to delete the existing floor space index (FSI) range between 1.9 – 2.9
- Amend **Residential High Density – Special Site 2** of the Uptown Major Node Character Area to permit building heights in excess of 25 storeys
- Amend Schedule 10 Land Use Designations from **Residential High Density** to **Public Open Space** and **Residential Medium Density** to permit a public park and townhomes, and from **Residential Medium Density** to **Residential High Density** to permit a proposed 28 storey apartment building and townhomes at the southeast quadrant of the site

The zoning by-law will also need to be amended from **D** (Development) to **RA5-Exception** to permit the condominium apartment buildings and 14 three storey condominium townhomes, **RM6-13** to permit the completion of a townhome project on abutting lands with 4 three storey common element condominium (CEC) townhomes and **OS1** (Open Space – Community Park) to permit a public park.

During the ongoing review of these applications, staff may recommend different land use designations and/or provisions and/or zoning categories and regulations to implement this proposal or a modified proposal.

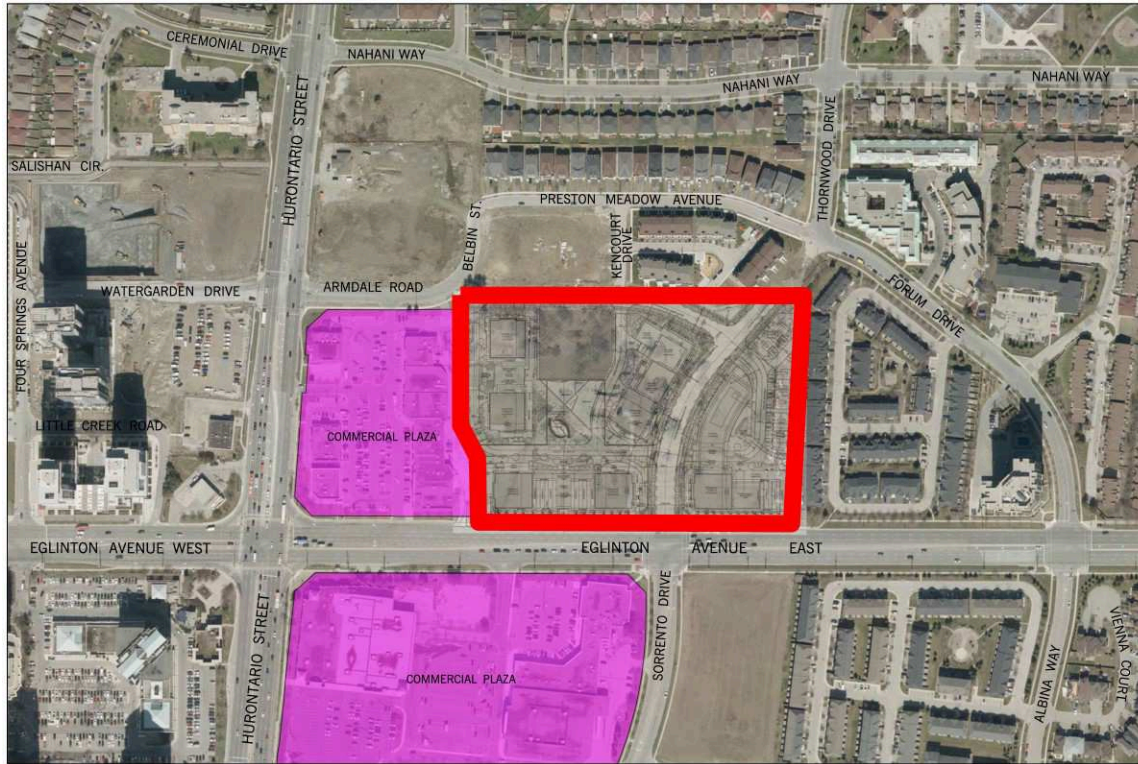
Applicant's rendering of the proposed development



Comments

The property is located on the north side of Eglinton Avenue East, east of Hurontario Street within the Uptown Node Neighbourhood Character Area. The site is currently occupied by a detached dwelling. The surrounding neighbourhood contains commercial plazas to the west and south across Eglinton Avenue East. There are townhomes, semi-detached and detached homes to the north and townhomes to the east of the site.

Aerial image of 91 and 131 Eglinton Avenue East and 5055 Hurontario Street



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and *Region of Peel Official Plan* (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The conformity of this proposal with the policies of Mississauga Official Plan (MOP) is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.


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 addressed. Major issues include:

- Confirmation of the adequacy of the existing sewer and waste services
- Impacts on traffic
- Confirmation of the street network including the Belbin Street extension
- Ensuring appropriate transition in heights
- Provision of affordable housing
- Mix of uses on the site including addressing the provincial policies requiring that people and jobs be provided on site
- NAV Canada clearance regarding potential impact on the runway approach procedures
- Location of the proposed park and/or the shadow impacts of the proposed apartment buildings on the park

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Caleigh McInnes, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: Liberty Development Corporation****Table of Contents**

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1. Site History

There is one detached dwelling located on the subject property.

- 1950-1975 – The lands were historically used as an orchard. Two single-storey storage barns, a two storey barn and a wood shed were present
- 1975 – A detached home was built on the property
- March 5, 2003 – The Region of Peel approved the Mississauga Plan policies for the Hurontario District, designating the subject lands as **Residential Medium Density I** and **Residential High Density II**
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were appealed. The subject lands were zoned **D** (Development) which only permits legally existing uses
- December 12, 2012 – City Council enacted By-law 0276-2012 to amend Mississauga Official Plan (MOPA 3) from **Residential Medium Density I** and **Residential High Density II** to **Residential High Density: Special Site 2** and **Residential Medium Density**

2. Site and Neighbourhood Context

The property is located on the north side of Eglinton Avenue East, east of Hurontario Street, within the Uptown Major Node Character Area. The site is currently occupied by a detached home. The Uptown Major Node is centred on the Hurontario Street and Eglinton Avenue intersection and is undergoing significant transition and growth.

A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Eglinton Avenue East, west of the subject property. Land uses within the node consist of apartment buildings, retail and office commercial, and some vacant parcels. Generally, there is a transition from high density development to medium and low density residential buildings further from the Hurontario/Eglinton intersection.

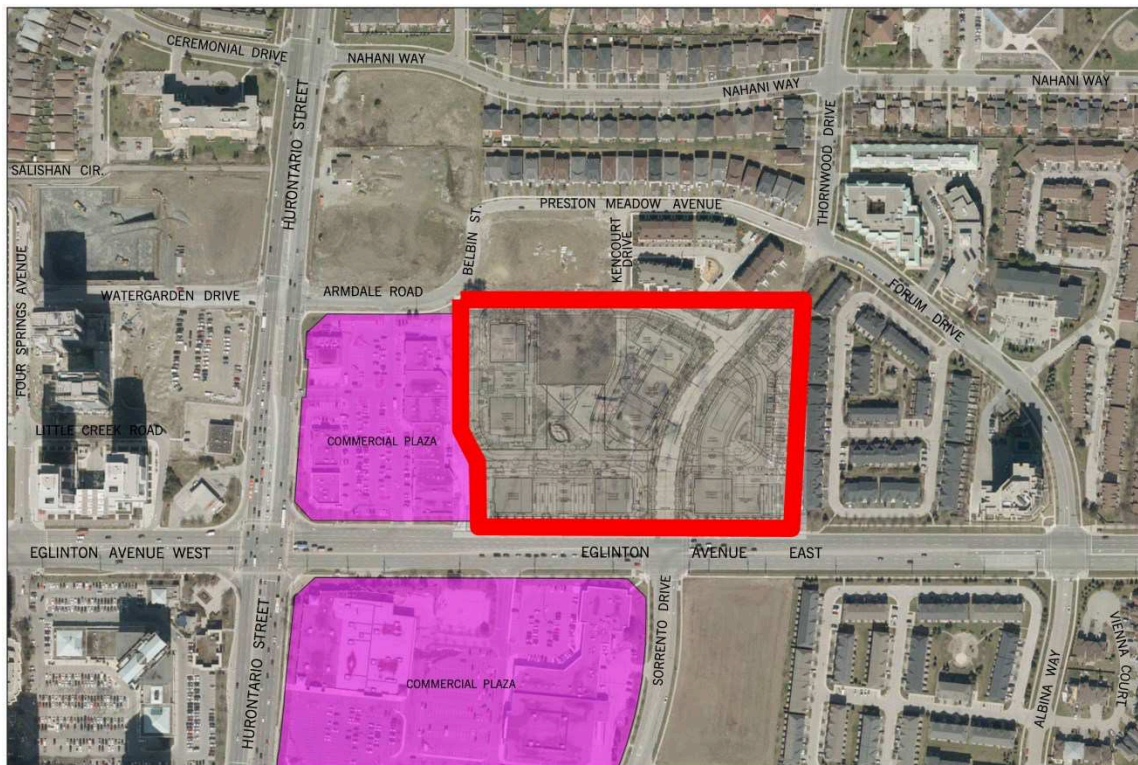
The population of this Major Node is forecast to more than double between 2011 (9,465) and 2041 (19,700), with a population density of 96.54 people/ha. Seventy percent of the population within this area are working age (15 to 64 years of age), 17% are children (0-14 years) and 13% are seniors (65 years and over). There are slightly fewer children and more seniors living in the Uptown Major Node Character Area when compared to the City as a whole. On average, the total number of persons within a household in this area is 2. Approximately 87% of the population living in apartments of five storeys or higher, which is significantly greater than the City's average (25%). The mix of housing tenure for the node is 2,665 units (67%) owned and 1,290 units (33%) rented, with a vacancy rate of approximately 0.8%.

The node contains the Emerald Centre (west side of Hurontario Street, south of Eglinton Avenue West), Cityside Shopping Centre (northeast corner of Hurontario Street and Eglinton

Avenue East), Mississauga Marketplace Plaza (southeast corner of Hurontario Street and Eglinton Avenue East) and 30 Eglinton West Commercial Centre (southwest corner of Hurontario Street and Eglinton Avenue West). These plazas provide a range of services including a grocery store, drug store, medical offices, gym, Service Ontario, and restaurants. The Frank McKechnie Community Centre and Library are located on Bristol Road East, east of Hurontario Street, approximately 1.5 km (0.93 miles) northeast of the site.

There are several Miway bus routes (19, 19A, 19B, 19C, and 103) that provide access directly to the Downtown Transit Terminal, which connect to the Cooksville GO Station and to the Transit Way. There are also bus routes on Eglinton Avenue (35 and 35A) which provide access to the Islington (TTC) Station.

Aerial Photo



| Property Size and Use | |
|--------------------------|----------------------------------|
| Frontages: | |
| 5055 Hurontario Street | 120 m (394 ft.) via Armdale Road |
| 91 Eglinton Avenue East | 223 m (732 ft.) |
| 131 Eglinton Avenue East | 27 m (89 ft.) |
| Depth: | 183 m (600.4 ft.) |
| Total Gross Lot Area: | 4.83 ha (11.93 ac.) |
| Existing Uses: | One storey detached home |

The surrounding land uses are:

- North: Three and three and a half storey townhomes and vacant lands zoned for three apartment buildings with maximum heights of 21, 27 and 30 storeys
- East: Three storey townhomes and a 20 storey apartment building
- South: A commercial plaza across Eglinton Avenue East and vacant lands zoned for apartments with maximum heights of 20 and 25 storeys. The plaza contains restaurants, banks, and a grocery store (Oceans)
- West: A commercial plaza containing restaurants and a variety of shops

Image of existing conditions looking northeast from across Eglinton Avenue East



Other Development Applications

There is an active site plan for two apartment buildings with heights of 15 and 34 storeys on the north side of Watergarden Drive, directly east of Four Springs Avenue. There are also active development applications for five apartment buildings containing 2,095 units with heights of 30, 35, 38, 50 and 50 storeys on the west side of Hurontario, north and south of Watergarden Drive.

There is a 33 storey apartment building (under construction), at the southeast corner of Hurontario Street and Nahani Way.

Community Services

Sandalwood Park is located on the north side of Nahani Way, east of Thornwood Drive, which is less than 378 m (1,240 ft.) from the subject lands. There is also a proposed park on the west side of Hurontario along Cooksville Creek. Given the limited number of parks within the immediate area and the proposed density and units being requested, Community Services has requested a park on the subject lands to serve this development and immediate area.

Nahani Way Public School is located on the north side of Nahani Way, east of Thornwood Drive. Bristol Road Middle School is located on the south side of Bristol Road East, east of Hurontario Street, and Applewood Heights Secondary School is located on the north side of Bloor Street west of Tomken Road.

3. Project Details

The existing Uptown Major Node official plan policies require a minimum floor space index (FSI) of 1.9 and a maximum of 2.9 on the portion of the subject lands located west of the proposed Thornwood Drive extension. An FSI of 2.9 would allow almost three times the amount of building gross floor area as compared to the size of the lot.

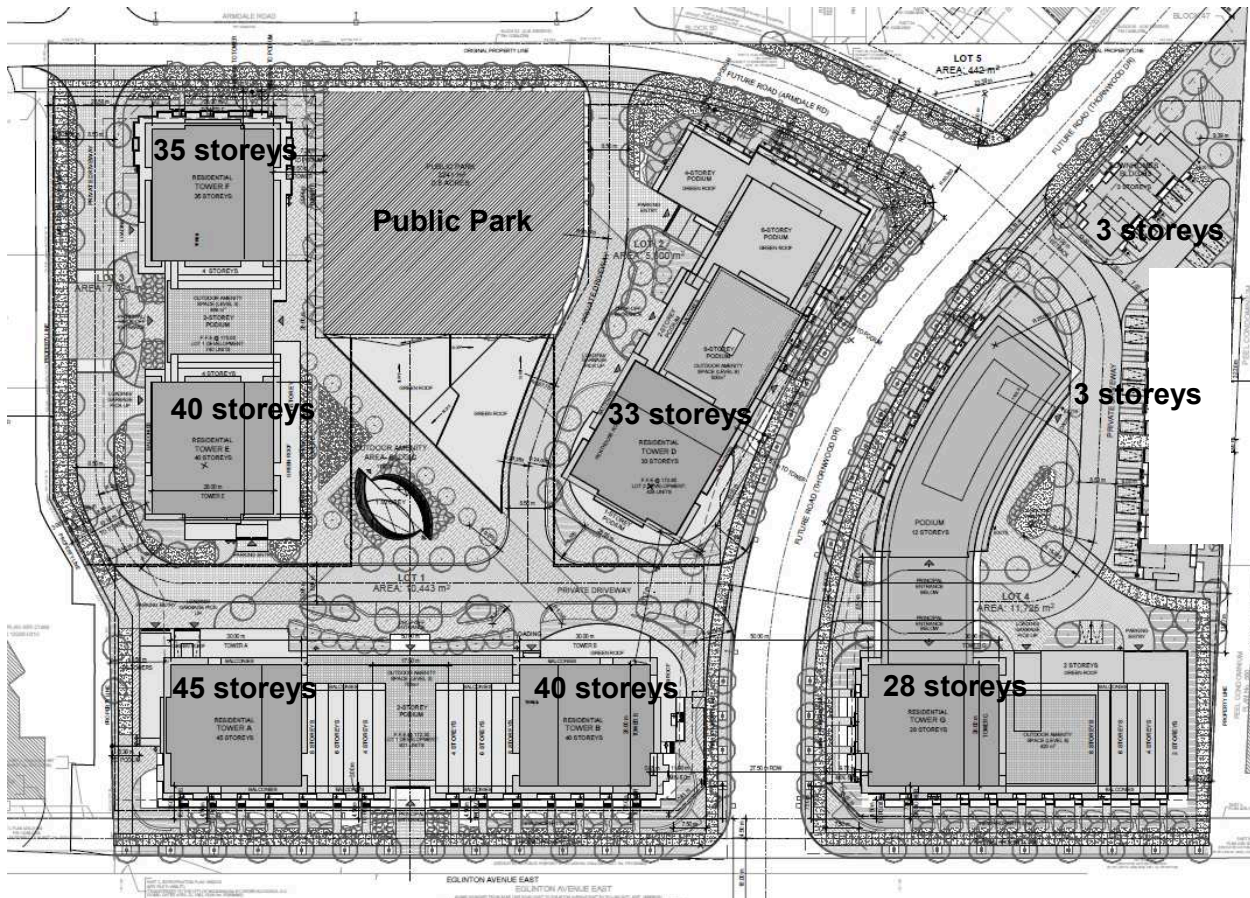
The applications are to permit six apartment buildings containing 2,668 units with heights of 28, 33, 35, 40, 40 and 45 storeys and permissive zoning to allow the ground floor to be converted to office and retail commercial uses. They are proposing fourteen three storey condominium townhomes and 4 three storey common element condominium townhomes to align with those on abutting lands to the north. A public park is also proposed on the subject property. A maximum floor space index (FSI) of 5.96 is proposed.

| Development Proposal | | |
|---|---|--------------------------|
| Applications submitted: | Received: October 5, 2018 Deemed complete: October 12, 2018 | |
| Developer/ Owner/Applicant: | Liberty Development Corporation | |
| Number of units: | 2,668 | |
| Proposed Residential Gross Floor Area: | 211 707.29 m ² (2,278,798 sq.ft.) | |
| Proposed Non-Residential Gross Floor Area: | 0 m ² (0 sq.ft.) – The applicant is requesting that the proposed zoning by-law include provisions to allow for the conversion of ground floor space to commercial use in the future. | |
| Total Gross Floor Area (GFA) | 211 707.29 m ² (2,278,798 sq.ft.) | |
| Height: | 28, 33, 35, 40, 40 and 45 storeys | |
| Lot Coverage: | 45.28% | |
| Floor Space Index: | 5.96 | |
| Landscaped Area: | 37.83% | |
| Net Density: | 1,212 people/ha | |
| Anticipated Population: | 5,855 people* *Average household sizes for all units (by type) based on the 2016 Census | |
| Parking: resident spaces visitor spaces | Required 3,532 533 | Proposed 2,558 334 |

| Development Proposal | | |
|-----------------------------|--|-------|
| commercial spaces | 0 | 0 |
| total | 4,065 | 2,892 |
| Green Initiatives: | <ul style="list-style-type: none"> • Rainwater harvesting • Green roofs • Enhanced grass swale and bioretention • Permeable pavement • Enhanced topsoil • Soft landscaping and pedestrian comfort strategies | |

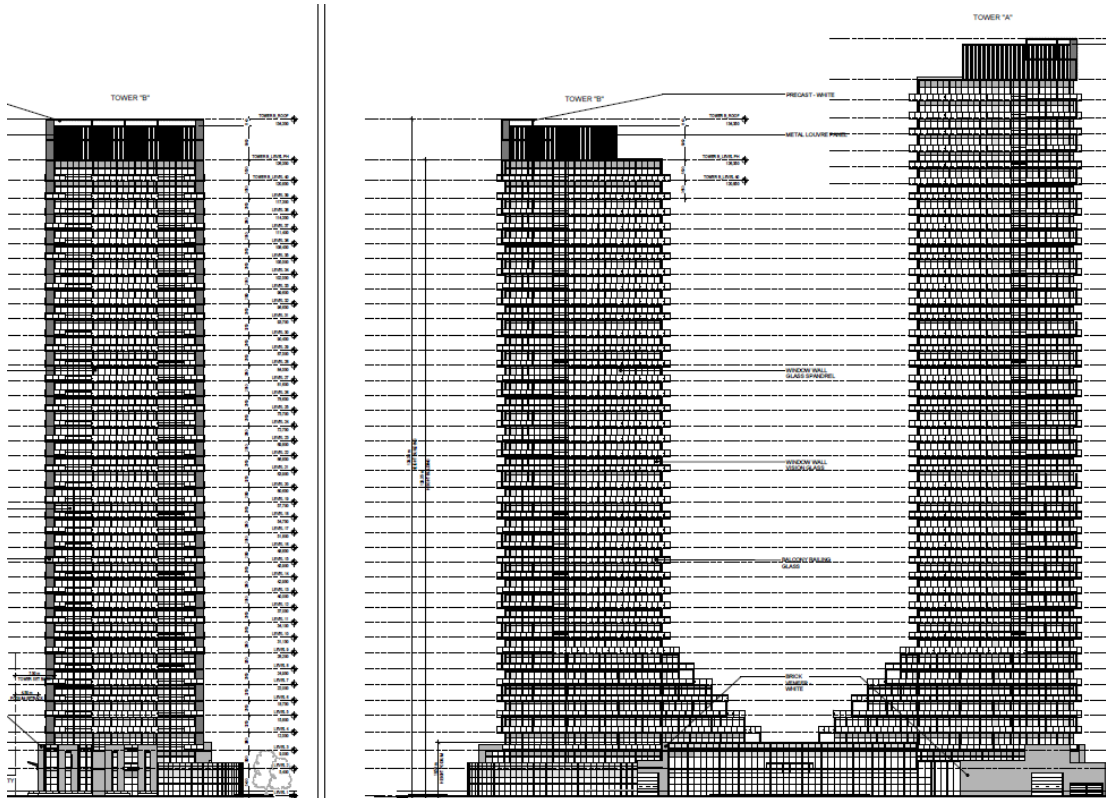
Concept Plan and Elevations

Site Plan

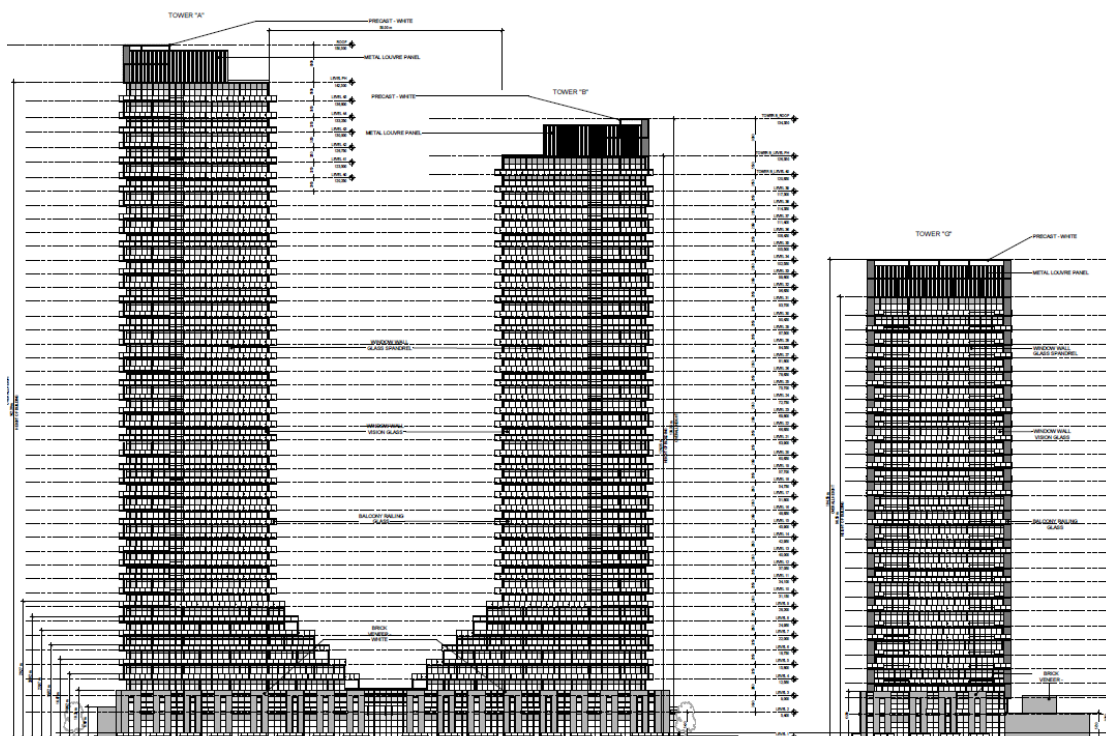


Elevations

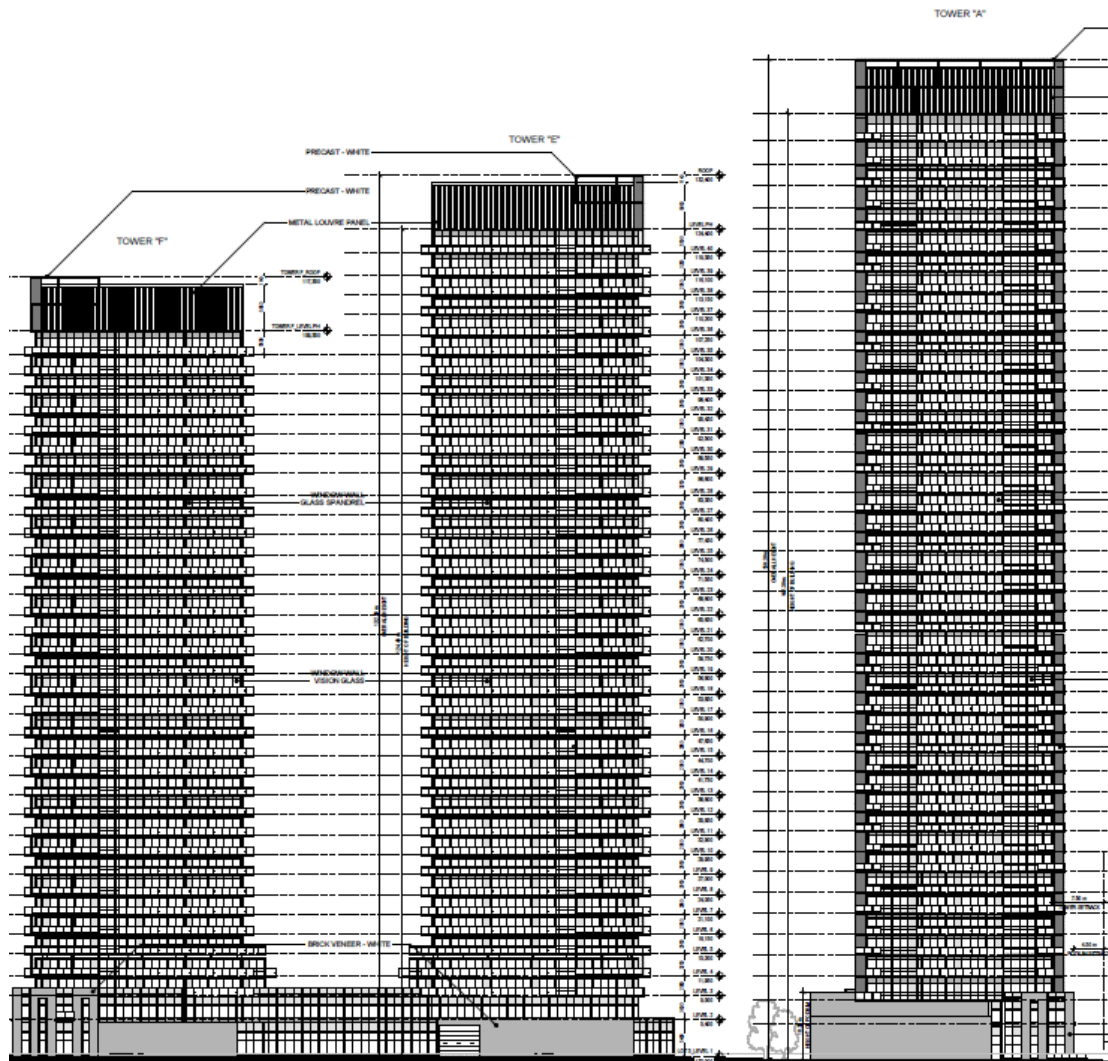
North and East Elevations (Right to Left) – Proposed Buildings A and B

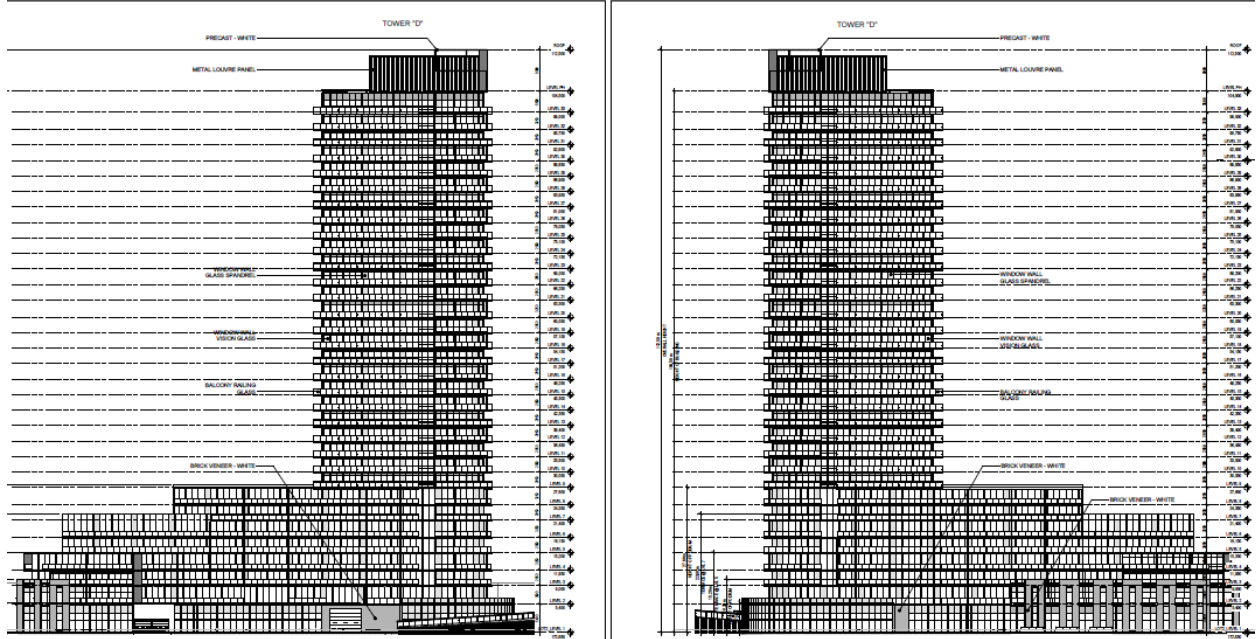


South Elevation – Proposed Buildings A, B and C



West Elevation – Proposed Buildings F, E and A



[illegible]

The image contains two architectural drawings of building facades, labeled 'TOWER 12' and 'TOWER 13'. Each drawing shows a grid of windows and is annotated with material specifications. For Tower 12, the materials listed are: 'METAL LOUVER PANEL', 'INTERIOR BRISTLE GLASS SPRAYING', 'INTERIOR PANEL WINDOW GLASS', 'BALCONY FOLDING GLASS', and 'BRUSH WHITE'. For Tower 13, the materials listed are: 'INTERIOR BRISTLE GLASS SPRAYING', 'INTERIOR PANEL WINDOW GLASS', 'BALCONY FOLDING GLASS', 'BRUSH WHITE', and 'BRUSH WHITE' (at the base). The drawings are detailed line art showing the structural grid and window placements.

Applicant's rendering



4. Community Comments

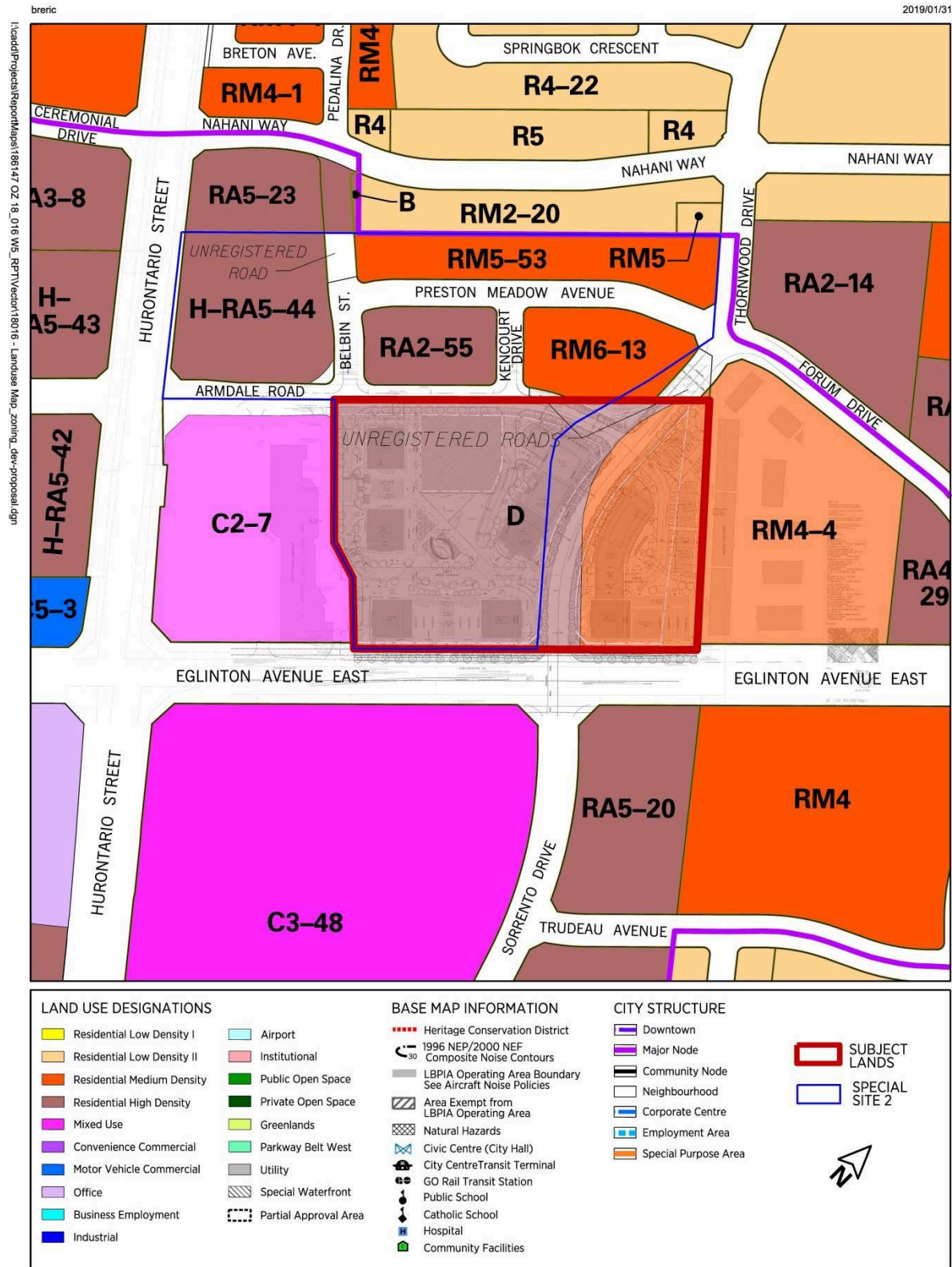
The following comments received through letters and emails from the community as well as any other issues raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- Concern with proposed height and density
- Additional traffic generated by the development will further impact the entire neighbourhood and, in particular, the intersection of Hurontario Street and Eglinton Avenue
- Concern with air pollution and noise from increased traffic
- Concern over loss of view and shadow impacts as a result of the proposed buildings

No community meetings have been held.

5. Land Use Policies and Regulations

Excerpt of Uptown Major Node Land Use



Existing Zoning and General Context**Proposed Zoning and General Context**

Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

| Policy | Mississauga Official Plan (MOP) Policies | Proposal |
|---|---|---|
| Provincial Policy Statement (PPS) | The existing policies of MOP are consistent with the PPS | The proposed development is being reviewed for consistency with the PPS. |
| Growth Plan for the Greater Golden Horseshoe (Growth Plan) | The existing policies of MOP conform with the <i>Growth Plan</i> | The proposed development is being reviewed for conformity with the <i>Growth Plan</i> . |
| Greenbelt Plan | n/a | n/a |
| Parkway Belt Plan | n/a | n/a |
| Region of Peel Official Plan | The existing policies of MOP are consistent with the ROP | The proposed application is exempt from Regional approval |
| Mississauga Official Plan | <p>The lands are located within the Uptown Major Node Character Area and are designated Residential High Density – Special Site 2 which permits apartment dwellings and a floor space index of between 1.9 and 2.9 and Residential Medium Density which permits low rise apartment buildings, and all forms of townhouse dwellings.</p> <p>Major Node policies are intended to ensure they develop as a prominent centre with a regional and city focus, and will be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. 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. Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p> | <p>Official plan amendment and rezoning applications are required to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40, and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes on abutting lands, and a public park all on public and private roads with a maximum FSI of 5.96. In order to accommodate this proposal, Mississauga Official Plan (MOP) will require the following changes:</p> <ul style="list-style-type: none"> • Amend Map 13-3 to delete the existing floor space index (FSI) of 1.9 to 2.9 • Amend Residential High Density – Special Site 2 of the Uptown Major Node Character Area to permit building heights in excess of 25 storeys and townhomes • Amend Schedule 10 Land Use Designations from Residential High Density to Public Open Space and Residential Medium Density to permit a public park and townhomes from Residential Medium Density to Residential High Density to permit a 28 storey apartment |

| Policy | Mississauga Official Plan (MOP) Policies | Proposal |
|-------------------------------|--|--|
| | | <p>building at the southeast quadrant of the site</p> <p>These designations are consistent with the intent of the official plan but will need to address transitions, the City Structure hierarchy, as well as servicing and built form policies, as outlined in the Development Issues section below.</p> |
| Zoning By-law 225-2007 | The lands are currently zoned D (Development) | The applicant is proposing to change the existing zoning to RA5-Exception (Apartments), RM6-13 (Common Element Condominium Townhomes) and OS1 (Community Park). |

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designations

Residential High Density – Special Site 2 permits apartment buildings. Notwithstanding the provisions of MOP, the following additional policy also applies:

13.4.4.2 Site 2



- a. A concept plan will be required to address, among other matters: compatibility of building form and scale with existing and proposed surrounding land uses; and acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive

Notwithstanding the provision of the Residential High Density designation, the subject lands will be permitted to develop to a maximum *floor space index (FSI)* of between 1.9 and 2.9

Residential Medium Density includes and permits all forms of townhouse dwellings. Major Node policy 13.1.2.2 indicates that Notwithstanding the Residential Medium Density policies of this Plan, low-rise apartment dwellings will be permitted.

Uptown Major Node policy 13.3.2.1 indicates that for lands designated Residential Medium Density, building heights will not exceed three storeys.

Proposed Designations

Residential High Density – Special Site 2 permits apartment buildings, however, the following additional policies will apply:

- a. A concept plan will be required to address, among other matters: compatibility of building form and scale with existing and proposed surrounding land uses; and acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive
- b. Notwithstanding the provision of the Residential High Density designation, the Special Site 2 lands identified as Areas 2D will be permitted to develop to a maximum *floor space index (FSI)* of 5.96
- c. Townhomes will be permitted

Residential Medium Density to permit townhomes.

Public Open Space to permit a community park.

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/016 W5 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Consistency |
|--|---|---|
| 1.0 Building Strong Healthy Communities | | |
| General Statement of Intent: | MOP provides for efficient land use patterns by | The proposed redevelopment represents a significant |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Consistency |
|--|---|---|
| Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth. | recognizing that development and intensification will occur; however, the magnitude will vary in accordance with the City's urban hierarchy. (5.3 City Structure). | intensification. As part of the next staff report, the applications will be assessed with regard to whether the proposed built form appropriately addresses the City Structure. |
| <p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p> | <p>The Uptown Major Node is identified as a Major Node which is an element in the City's urban structure that is intended for intensification and provides a mix of uses (as identified on Schedule 10 Land Uses of MOP) and allows for higher density housing). As described in policy 5.3.2, Major Nodes among other things are intended to:</p> <ul style="list-style-type: none"> • Be a prominent centre with a regional and city focus • Provide access to a mix of uses including employment, commercial, residential, educational and open space and a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups • Achieve a targeted gross density of between 200 and 300 residents plus jobs per hectare. | <p>The proposed development intensifies the use of the land and resources, infrastructure and public service facilities; it supports active transportation and is transit supportive.</p> <p>An evaluation of the mix of jobs and people will be provided in the recommendation report.</p> <p>The extent to which growth should be accommodated on the subject site, and the built form of the development is subject to further review and will be included in the next staff report.</p> |
| 1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate | The Uptown Major Node is an area intended for intensification (MOP policy 5.3.2). The proposed development can utilize surrounding community infrastructure (library, schools and places of religious assembly) and has access to adequate servicing (water, | The proposed development responds to intensification policies. Careful attention, however, is required to confirm appropriate scale and transitions to adjacent land uses, as well as the overall capacity of the Uptown Major Node. These issues will be discussed in the next staff report. |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Consistency |
|---|--|--|
| projected needs. | sanitary and storm facilities). Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety. | |
| 1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety. | The Built Form policies of MOP (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. The proposed development provides significant intensification within the Major Node and is being evaluated with respect to providing appropriate transitions to the surrounding properties. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10). | The proposed development responds to intensification policies. The proposed transitions to adjacent properties are being evaluated. These issues will be discussed in the subsequent staff report. |
| 1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable | Major Nodes are intended to provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups (5.3.2) | Additional information is required to determine if the proposed development improves the range and variety of housing in the City. The applicant has not yet indicated the amount of affordable housing proposed. |
| 4.0 Implementation and Interpretation | | |
| General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council | As outlined in this table, the policies of Mississauga Official Plan are generally consistent with the relevant policies of the Provincial Policy Statement. | These applications are generally supportive of a number of PPS and MOP policies. The applications are also being further evaluated with respect to MOP policies concerning traffic, servicing capacity, height and transition to surrounding land |

| Provincial Policy Statement (PPS) | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Consistency |
|--|---|---------------------------------|
| <p>of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p> | | uses. |

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies ("OZ 18/016 W5 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Conformity |
|---|---|---|
| 1.1 The Greater Golden Horseshoe | | |
| <p>General Statement of Intent:</p> <p>The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment</p> | <p>The policies of MOP will accommodate growth within the existing urban boundary, helping to reduce sprawl. The policies provide a planning framework to address the challenges of accommodating growth.</p> <p>Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth Plan anticipates.</p> | <p>The development applications represent growth within the existing urban boundary.</p> <p>Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.</p> |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Conformity |
|--|--|---|
| 1.2 The Growth Plan for the Greater Golden Horseshoe | | |
| General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront. | <p>The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4).</p> <p>The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP Section 4.5).</p> <p>The intent is to further develop the Uptown Major Node as a prominent centre with a regional and city focus, by serving it with higher order transit, providing access to a mix of uses, and by promoting an urban form and development that supports and encourages active transportation.</p> | <p>The site location on Eglinton Avenue East, approximately 130 m (426.5 ft.) from Hurontario Street is supportive of existing and future public transit (LRT).</p> <p>The appropriateness of the built form as it relates to implementing the Vision is being further evaluated.</p> |
| 1.2.1 Guiding Principles | | |
| General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment | MOP policies include but are not limited to: <ol style="list-style-type: none"> Providing for a mix of uses including employment, commercial, residential, educational and open space. Identifying the area as a Major Node which is intended to | <p>The development applications are supportive of many Growth Plan principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines.</p> <p>The mix of uses and housing affordability will need further review through the processing of this application.</p> |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Conformity |
|--|---|--|
| <ul style="list-style-type: none"> opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations | <ul style="list-style-type: none"> accommodate intensification with a gross density of between 200 and 300 residents plus jobs (MOP Section 5.3.2); c. Providing for a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups. d. Ensuring that development in Major Nodes will be in a form and density that achieves a high quality urban environment. | |
| 1.2.2 Legislative Authority | | |
| General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan | As illustrated through this table, MOP generally conforms to the Growth Plan, as it pertains to the proposed development. | As the decision on the applications will occur after July 1, 2017, the application must conform to the Growth Plan 2017. |
| 1.2.3 How to Read this Plan | | |
| General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan | Relevant MOP policies have been reviewed in respect of the Growth Plan and other planning documents. | MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents. |
| 2. Where and How to Grow | | |
| 2.1 Context | | |
| General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete | The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document (Section 4). | The Uptown Major Node is planned as a complete community and identified as a Major Node which is an area for intensification that provides for a mix of uses including employment, commercial, residential, educational and open space. This node is situated on |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Conformity |
|--|--|---|
| communities, and increasing the modal share for transit and active transportation. | | existing transit routes, as well as the future LRT, and is in proximity to existing community infrastructure (schools, parks, libraries, community centres, emergency services and places of religious assembly. |
| 2.2 Policies For Where and How To Grow | | |
| 2.2.1 Managing Growth | | |
| General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality. | The Uptown Major Node is designated as an area for intensification to be a prominent centre with a regional and city focus. This will include a variety of higher density housing, employment, commercial, residential, educational and open space. | The next step in the planning process is to determine whether the development applications are accommodating growth in a built form that appropriately responds to the existing and planned character for the area. The proposed development will be evaluated against the applicable MOP policies. |
| Relevant Policies: <ol style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ol style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to | <ol style="list-style-type: none"> a. The Uptown Major Node is an appropriate location for growth as it is within the delineated boundary of a settlement area, with access to municipal water and wastewater, and is planned to provide a range of land uses to support a complete community. b. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made. <p>The Node includes a mix of land uses and housing types. MOP includes policies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban</p> | Given the number of development applications in the Uptown Major Node, staff have undertaken a limited capacity study to determine if there is sufficient infrastructure to accommodate the growth that is being proposed. The proposed development will be evaluated against the applicable MOP policies. |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Conformity |
|--|--|--------------------------------|
| <p>manage forecasted growth will:</p> <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate | <p>design (MOP section 9.1). Developing vacant and underutilized lots appropriately and providing for a variety of higher density housing will help to establish the Node as a prominent centre.</p> | |

| Growth Plan for the Greater Golden Horseshoe | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Conformity |
|--|--|---|
| change vii. Integrates green infrastructure | | |
| 2.2.2 Delineated Built-up Areas | | |
| Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing). | The Uptown Major Node is located within the delineated built-up area and will assist in achieving intensification targets. | The development applications are supportive of the Growth Plan intent to direct development within the built-up area. However, the manner in which growth is accommodated on the site is subject to further review. |
| 2.2.4 Transit Corridors and Station Areas | | |
| Statement of Intent: Given Provincial investment in higher order transit municipalities are to plan for "major transit station areas on priority transit corridors" as identified on Schedule 5 of the Growth Plan (2.2.4.1) | Hurontario Street is identified in the Growth Plan as a transit priority corridor. MOP identifies Hurontario Street as an intensification / higher order transit corridor. The site is also located within a Major Transit Station Area. MOP policies support intensification that is appropriate for the location. Intensification Areas (e.g. corridors and station areas) will be planned to reflect their role in the City Structure hierarchy (5.5.4). | The development applications are supportive of policies that direct development to intensification areas that are transit supportive. |
| 2.2.5 Employment | | |
| General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land. | The Major Node policies encourage a variety of uses including employment, commercial, residential, educational and open space. | The applications propose to include zoning provisions that will allow for the conversion of ground floor space to office and retail commercial uses. |
| 2.2.6 Housing | | |
| General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used. | Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf | The Region of Peel and the City of Mississauga are working together to address housing issues. A diverse range of housing options is encouraged by MOP (Section 7.2.2). Through the next step in the planning process, staff will assess whether the proposed applications contribute to the |

| <i>Growth Plan for the Greater Golden Horseshoe</i> | Mississauga Official Plan Policies (MOP) | OZ 18/016 W5 Conformity |
|--|---|--|
| | | range of housing options and affordable housing in the City. |
| <p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) | <p>MOP policies provide opportunities for a range of housing choices, a variety of affordable dwellings, and production of housing for those with special needs such as the elderly (Section 7.2.2).</p> | <p>The Region of Peel and the City of Mississauga are working together to address affordable housing issues.</p> <p>Through the next step in the planning process, staff will assess whether the proposed applications contribute to affordable housing in the City.</p> |
| 5 Implementation | | |
| <p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p> | <p>MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional, and municipal level. In particular provincial policy initiatives provide strong direction for the growth management and development strategies found in MOP.</p> | <p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p> |

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this report.

Relevant Mississauga Official Plan Policies

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

| | Specific Policies | General Intent |
|--|---|---|
| Section 4 Vision | Section 4.4.2 Section 4.4.5 Section 4.5 | Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles. |
| Section 5 Direct Growth | Section 5.1.4 Section 5.1.6 Section 5.1.9 | <p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p> |
| Section 5 Direct Growth-Major Nodes | Section 5.3 Section 5.3.2 | <p>MOP will ensure that Major Nodes develop as prominent centres with regional and city focus, and will be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. 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 per hectare (81 and 121 residents and jobs combined per acre), and an average employment ratio of between 2:1 to 1:2, measured as an average across the entire area of each node.</p> |

| | Specific Policies | General Intent |
|---|---|---|
| | | <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 a municipal comprehensive review.</p> <p>Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p> |
| Section 5 Direct Growth- Corridors | Section 5.4.1 Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.5 Section 5.4.6 Section 5.4.7 Section 5.4.8 Section 5.4.9 Section 5.4.10 | <p>Corridors connect various elements of the city to each other. Over time, many of these Corridors will evolve and accommodate multi-modal transportation and become attractive public spaces in their own right. Some Corridors have been identified as appropriate locations for intensification. A corridor is generally comprised of the road right-of-way as well as the lands on either side of the road. Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</p> |

| | | |
|--|---|---|
| Section 7 Complete Communities | Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2 Housing Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9 | <p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price: b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p> |
| Section 8 Create a Multi- Modal City | Section 8.1 Section 8.2 Section 8.2.2 Section 8.2.2.3 Section 8.2.2.7 Section 8.3 Section 8.3.1 Section 8.3.3 | <p>Mississauga will strive to create a fine-grained system of roads to increase the number of road intersections and overall connectivity throughout the City.</p> <p>Future additions to the road network should be public roads. Public easements may be required where private roads are permitted.</p> |
| Section 9 Building a Desirable Urban Form | Section 9.1 Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.1.6 Section 9.1.10 Section 9.1.15 Section 9.2.1 Section 9.3 | <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context</p> |

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| | <p>Section 9.3.1.5 Section 9.4 Section 9.5</p> | <p>and minimizes undue impacts on adjacent properties.</p> <p>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Site development should respect and maintain the existing grades on-site.</p> |
| Section 9 Intensification Areas | <p>Section 9.2.1.1 Section 9.2.1.2 Section 9.2.1.3 Section 9.2.1.4 Section 9.2.1.8 Section 9.2.1.10 Section 9.2.1.11 Section 9.2.1.12 Section 9.2.1.13 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.2.1.21 Section 9.2.1.22 Section 9.2.1.25 through to Section 9.1.2.39</p> | <p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant forms and tenures. It is important that infill "fits" within the existing building context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</p> <p>In appropriate locations, tall buildings will be required to incorporate podiums to mitigate wind impacts on the pedestrian environment and maximize sunlight on the public realm.</p> <p>High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character. Development will be sited and massed to contribute to a safe and comfortable environment. Site development should respect and maintain the existing grades, conserve energy, provide enhanced streetscaping and contribute to the quality and character of existing streets.</p> <p>Buildings will minimize undue negative physical and visual impacts relating to noise, sun, shadow, views, skyview and wind.</p> |
| Section 9 Site Development Buildings | <p>Various Sections</p> | <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p> |
| Section 13 Major Nodes | <p>Section 13.1 Section 13.4</p> | <p>In order to enhance a sense of community, a number of major streetscapes should be developed in a manner that will impact</p> |

| | | |
|----------------------------------|----------------|--|
| | | 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 |

Existing and Proposed Zoning

Existing Zones – D (Development), which only permits existing uses.

Proposed Zoning Regulations – RA5-Exception (Apartment Dwellings), to permit apartment buildings and condominium townhomes

OS1 (Open Space – Community Park), which permits active and passive recreational space.

A portion of the subject lands will also be rezoned to **RM6-13 (Townhouse Dwellings on a CEC-Private Road)** to allow the completion of the existing townhome development on the abutting lands located on the north side of Armdale Road, and **OS1 (Open Space 1 – Community Park)** to permit the public park. Further information will be required to assess the 14 proposed condominium townhomes and the zone provisions that will permit the conversion of residential space to office and retail commercial uses on the ground floor of the apartment buildings.

| Zone Regulations | RA5 Base Zone Regulations | Proposed RA5-Exception Zone Regulations |
|---------------------------------|---------------------------|---|
| Minimum Floor Space Index (FSI) | 1.9 | 2.9 |

| Zone Regulations | RA5 Base Zone Regulations | Proposed RA5-Exception Zone Regulations |
|---|--|---|
| Maximum Floor Space Index (FSI) | 2.9 | 5.96 |
| Maximum Building Height | 25 storeys | 45 storeys |
| Maximum Number of Dwelling Units | - | 2,600 |
| Minimum front yard | 7.5 m to 10.0 m (24.6 ft. to 32.8 ft.) | 4.0 m (13.1 ft.) |
| Minimum rear yard | 7.5 m to 15.0 m (24.6 ft. to 49.2 ft.) | 2.0 m (6.6 ft.) |
| Minimum interior side yard | 4.5 m to 9.0 m (14.8 ft. to 29.5 ft.) | 5.0 m (16.4 ft.) |
| Minimum exterior side yard | 7.5 m to 10.0 m (24.6 ft. to 32.8 ft.) | 2.0 m (6.6 ft.) |
| Minimum setback from a parking structure below finished grade, inclusive of covered or uncovered external access stairwells and air shafts | 3.0 m (9.8 ft.) to any lot line | 0 m (0 ft) |
| Minimum number of resident parking spaces | a. bachelor – 1.0 b. one-bedroom – 1.25 c. two-bedroom - 1.40 d. three-bedroom - 1.75 | e. bachelor - 0.8 f. one-bedroom - 0.9 g. two-bedroom - 1.0 h. three-bedroom - 1.3 |
| Minimum number of visitor parking spaces per apartment dwelling unit | 0.20 | 0.15 |
| Minimum amenity area to be provided | The greater of 5.6 m ² (60.2 sq.ft) per dwelling unit or 10% of the site area | 5.5 m ² |
| Minimum landscaped area | 40% of the lot area | 37.7% of the lot area |
| Maximum retail commercial and office space | - | Office and retail commercial space will be permitted on the ground floor of the apartment buildings |

6. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

7. 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>272</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>84</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>147</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Nahani Way Public School</p> <table> <tr> <td>Enrolment:</td><td>498</td></tr> <tr> <td>Capacity:</td><td>614</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Bristol Road Middle Public School</p> <table> <tr> <td>Enrolment:</td><td>632</td></tr> <tr> <td>Capacity:</td><td>601</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>Applewood Heights Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1193</td></tr> <tr> <td>Capacity:</td><td>1284</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> | 272 | Kindergarten to Grade 6 | 84 | Grade 7 to Grade 8 | 147 | Grade 9 to Grade 12 | Enrolment: | 498 | Capacity: | 614 | Portables: | 0 | Enrolment: | 632 | Capacity: | 601 | Portables: | 3 | Enrolment: | 1193 | Capacity: | 1284 | Portables: | 0 | <ul style="list-style-type: none"> Student Yield: <table> <tr> <td>43</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>36</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Jude Elementary School</p> <table> <tr> <td>Enrolment:</td><td>431</td></tr> <tr> <td>Capacity:</td><td>755</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Francis Xavier Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1877</td></tr> <tr> <td>Capacity:</td><td>1500</td></tr> <tr> <td>Portables:</td><td>17</td></tr> </table> | 43 | Junior Kindergarten to Grade 8 | 36 | Grade 9 to Grade 12 | Enrolment: | 431 | Capacity: | 755 | Portables: | 0 | Enrolment: | 1877 | Capacity: | 1500 | Portables: | 17 |
| 272 | Kindergarten to Grade 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 84 | Grade 7 to Grade 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 147 | Grade 9 to Grade 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enrolment: | 498 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capacity: | 614 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portables: | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enrolment: | 632 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capacity: | 601 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portables: | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enrolment: | 1193 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capacity: | 1284 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portables: | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 43 | Junior Kindergarten to Grade 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 36 | Grade 9 to Grade 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enrolment: | 431 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capacity: | 755 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portables: | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enrolment: | 1877 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capacity: | 1500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portables: | 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

8. Development Issues

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

| Agency / Comment Date | Comment |
|---|--|
| Region of Peel (December 20, 2018) | <p>Municipal sanitary sewer facilities consist of a 540 mm (21.26 in.) sewer on Eglinton Avenue East. Existing water infrastructure consists of 300 mm (11.81 in.) on Preston Meadow Avenue, Nahani Way, and Forum Drive. There is also a 300 mm (11.81 in.) watermain on Eglinton Avenue East between Forum Drive and the site.</p> <p>A satisfactory Functional Servicing Report (FSR) and multi-use demand table will be required to determine the adequacy of the existing services for the proposed development prior to the approval of the Zoning and Official Plan Amendments.</p> <p>Servicing of this plan will require the Region to construct a 373 mm (14.69 in.) sewer on the Thornwood Drive extension from Eglinton Avenue East to Armdale Road, the twinning of the existing 525 mm (20.67 in.) and 625 mm (24.61 in.) sewers on Tailfeather Crescent. This construction will be included in the Region's Five Year Capital Budget and Forecast. The estimated construction year is 2020. Should the applicant wish to obtain clearance of the Draft Plan of Subdivision Conditions in advance of regional funding, they will be required to enter into a front-ending agreement with the Region of Peel that is subject to the approval by Regional Council.</p> <p>At the Draft Plan of Condominium stage, the Region will require the applicant to enter into a Condominium Water Servicing Agreement. The Region requires review of the Condominium Declaration and Description prior to the registration of the Condominium.</p> <p>An executed Subdivision Agreement will be required prior to registration of the Plan of Subdivision.</p> |
| Dufferin-Peel Catholic District School Board and the Peel District School Board (November 13, 2018 and November 2, 2018) | <p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> |

| Agency / Comment Date | Comment |
|---|---|
| | <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development."</p> <p>The Dufferin-Peel Catholic District School Board responded that it is 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/or the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreement.</p> |
| <p>City Community Services Department – Parks and Forestry Division/Park Planning Section (January 9, 2019)</p> | <p>Proposed Park Block 3, having an area of 0.33 ha (0.8 ac.) along Armdale Road is an inappropriate location for a park. Given the amount of height and density surrounding this proposed park, the park will be in shadow the entire day between March 21st and September 21st. There will also be a significant shadow impact on June 21st.</p> <p>Please address the shadow impacts by relocating the park and/or through other design solutions.</p> <p>Sandalwood Park (P-309), zoned OS1, located on the north side of Nahani Way, east of the subject lands, which is less than 400 m (1,312 ft.) from the subject lands. This 1.86 ha (4.60 acre) park contains a playground and an 11v11 soccer field.</p> <p>Given the limited number of parks within the immediate area and the proposed density and units being requested, Community Services has requested a park on the subject lands to service this development and the immediate neighbourhood.</p> |
| <p>City Community Services Department – Culture Division (November 5, 2019)</p> | <p>Please contact the Archaeological Program Unit at the Ministry of Tourism, Culture and Sport to determine the status of the property and provide a letter from the Ministry stating that the property has no further archaeological concerns.</p> |
| <p>City Community Services Department – Fire and</p> | <p>The proposal is located within the response area of Fire Station 120. At present, average travel times to emergencies</p> |

| Agency / Comment Date | Comment |
|--|--|
| Emergency Services Division (December 17, 2018) | <p>in this area of the City are within five minutes based on normal traffic and weather conditions.</p> <p>The adequacy of the water supply for fire protection purposes is under review. Confirmation from the Region of Peel is required.</p> |
| City Transportation and Works Department (January 24, 2019) | <p>The applicant has been requested to provide additional technical details and materials, including a geotechnical report. Development matters currently under review and consideration by this department include:</p> <ul style="list-style-type: none"> • Noise Study • Engineering Drawings • Functional Servicing Report • Environmental • Traffic Impact Study <p>In addition, municipal works will be required to support this development and these works shall form part of the Subdivision Agreement.</p> <p>The above aspects are to be addressed prior to the preparation of the recommendation report.</p> |
| Greater Toronto Airport Authority (November 14, 2018) | <p>According to the Airport Zoning Regulations for Toronto Lester B. Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.</p> <p>As the proposed development is located in proximity to Toronto Pearson Airport, the development could impact on NAV CANADA's instrument runway approach procedures. In order to determine if the proposed residential towers would comply with the Airport's runway approach procedures, the Greater Toronto Airport Authority (GTAA) and NAV CANADA will need to conduct a detailed evaluation of the proposed development and, therefore, the following additional information is required:</p> <ol style="list-style-type: none"> (1) The geographic coordinates of the four outside corners for each proposed building. (2) Building elevation drawings showing the full height of the structures including any rooftop units (3) The materials to be used on the outside walls of the buildings |
| 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> <p>Bell Canada Canada Post</p> |

| Agency / Comment Date | Comment |
|-----------------------|---|
| | Enbridge Alectra Utilities Hydro One Arborist – City Property Arborist – Private Property Trillium Health Partners Public Art |

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Does the proposal comply with the Growth Plan policies for people and jobs?
- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Do the proposed building heights appropriately address the City Structure?
- Does the proposal to include zone provisions to allow the conversion of residential space to office and commercial uses address the need to balance population and jobs in major nodes?
- Does the proposal contribute to the range of housing options and affordable housing in the City?
- Is the massing, density, setbacks and building configuration of the proposal appropriate?
- Are the transitions to neighbouring properties appropriate?
- What are the expected traffic impacts?
- Should Belbin Street be extended through the site as a public road to Eglinton Avenue East?
- Provision of a satisfactory Functional Servicing Report to determine if there is adequate capacity and resolution of all servicing and utility issues, including the resolution of the need for a sewer on the future Thornwood Drive extension from Eglinton Avenue East to Armdale Road and the twinning of sewers on Tailfeather Crescent
- Is there likely to be a cumulative impact on capacity in the Uptown Major Node should this proposal be approved in terms of community centres and parks, traffic on abutting streets, fire protection, and physical infrastructure?
- How is the plaza to the east likely to redevelop and does the proposal adversely impact its redevelopment potential?
- Is the proposed location of the public park appropriate?
- How will parking associated with the potential office and retail uses be provided?
- Have NAV Canada requirements been met?

Development Requirements

There are engineering matters including: grading, engineering, servicing and stormwater management that 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.

Other Information

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

- Context Plan
- Concept Plan
- Typical Parking Floor Plan
- Elevations
- Phasing Plan
- Planning Justification Report
- Traffic Impact Study
- Phase I and II Environmental Site Assessments
- Draft Plan of Subdivision
- Ground Floor Plan
- Green Roof Plan
- Fill Characterization – Test Pitting Program
- Tree Inventory and Preservation Plan Report
- Functional Servicing and Stormwater Management Report
- Survey and Parcel Abstracts
- Draft Zoning By-law Amendment
- Draft Official Plan Amendment
- Preliminary Wind and Sun/Shadow Studies
- Noise Feasibility Report
- Landscape Plan
- Low Impact Design Features
- Preliminary Grading and Site Servicing Plan
- Urban Design and Streetscape Feasibility Studies
- Photometric Plan
- Stage 1 and 2 Archaeological Assessment

City of Mississauga

Corporate Report



Date: February 8, 2019

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 17/019 W11

Meeting date:
2019/03/04

Subject

RECOMMENDATION REPORT (WARD 11)

Application to permit a six storey self storage facility

250 Derry Road West, south side of Derry Road West, east of McLaughlin Road

Owner: Derry Storage Corporation

File: OZ 17/019 W11

Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, changes to the application have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application under File OZ 17/019 W11, Derry Storage Corporation, 250 Derry Road West to change the zoning from **D** (Development) to **H-E2-Exception** (Employment with Holding Provision) and **G1** (Greenlands) to permit a six storey self storage facility and a greenlands area be approved subject to the conditions referenced in the staff report dated February 8, 2019 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
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 FSI shall not increase.

Report Highlights

- The applicant has made revisions to the proposal to address issues raised by staff, including a modification to the internal roadway, justifying a reduction in required parking, and providing an appropriate setback from the natural feature
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the application be approved subject to an "H" holding provision to address outstanding technical items

Background

A public meeting was held by the Planning and Development Committee on June 11, 2018, at which time an Information Report was received for information. Appendix 1 contains the Information Report and the following is a link to the digital copy:

https://www7.mississauga.ca/documents/committees/pdc/2018/2018_06_11_PDC_Agenda_1.3_0pm_Session.pdf

Recommendation PDC-0039-2018 was then adopted by Council on June 20, 2018.

That the report dated April 30, 2018, from the Commissioner of Planning and Building regarding the application by Derry Storage Corporation to permit a six storey self storage facility under File OZ 17/019 W11, 250 Derry Road West, be received for information.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made the following modifications to the proposed concept plan:

- Reconfiguration of the building to accommodate a modified internal roadway (with a public pedestrian and vehicular easement) to connect to the property to the west known as 270 Derry Road West
- The building was also redesigned to include a breezeway tunnel to accommodate parking and loading spaces at ground level and floor space above
- Reduction of the parking rate to 0.6 spaces/100 m² of gross floor area – non-residential

COMMUNITY ENGAGEMENT

A notice sign was placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on February 14, 2018. No community meetings were held for the subject application. The public meeting was held on

June 11, 2018 and no members of the public made deputations regarding the application. Written correspondence from the public was received by the Planning and Building Department. Responses to the issues raised from correspondence received can be found in Appendix 2.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was originally circulated to all City departments and commenting agencies on February 6, 2018. Department/agency comments are included in Appendix 1 to this report.

Transportation & Works Department

Comments updated January 24, 2019, state that should the Rezoning application be approved in principle, the outstanding matters noted below are to form part of the conditions to lift the "H" holding symbol.

- Provision of any outstanding technical plans, studies and reports to the satisfaction of the City of Mississauga and the Region of Peel;
- Provision of concept plans to the satisfaction of the Transportation & Works Department confirming the feasibility of above and below ground services to service this site and adjacent properties;
- Delivery of a fully executed Development Agreement in a form satisfactory to the City of Mississauga, Region or any other appropriate authority, prior to any development within the site. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, watercourse works, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, land dedications or reserves, easements, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation.
- The Development Agreement shall include, without limitation, provisions for the construction of a municipal storm sewer and conveyance of a municipal storm sewer easement, as well as the conveyance of a Public Vehicular and Pedestrian Easement over the internal road from the west limit to the east limit of the property. Municipal Infrastructure and Servicing Works Schedules shall be in a form satisfactory to the Commissioner of Transportation and Works.

Community Services Department

Comments updated January 18, 2019, state that should an "H" holding symbol be placed on the property, that the following form part of the conditions to lift the "H" holding symbol:

- Gratuitous dedication and transfer of all lands proposed to be rezoned to **G1** (Greenlands) to the City for the long-term protection of Fletcher's Creek
- Satisfactory submission of an Environmental Site Assessment (ESA) for lands to be dedicated

- Submission of a Reference Plan for land dedication
- Satisfactory submission of an updated Environmental Impact Statement (EIS)

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan, provided any remaining technical comments are satisfactorily addressed.

Mississauga Official Plan

The subject lands are located within the Meadowvale Village Neighbourhood Character Area and are designated **Business Employment** which permits self storage facilities and other business employment uses including offices, warehousing, restaurants, financial institution, and banquet hall/conference centre. Natural hazards are identified at the rear of the property due to the adjacent Fletcher's Creek Valley. The applicant is to dedicate all lands 10.0 m (32.8 ft.) from the Top of Bank limit to the City to ensure protection of Fletcher's Creek. Since Greenlands uses are permitted in all land use designations, the proposed development conforms to the applicable policies of MOP.

The proposed rezoning of the site from **D** (Development) to **H-E2-Exception** (Employment with Holding Provision) and **G1** (Greenlands) to permit a six storey self storage facility and a greenlands area, conforms to the policies of MOP.

Strategic Plan

The proposal is consistent with the Connect and Prosper Pillars in the Mississauga Strategic Plan. The Connect Pillar encourages the development of vibrant and connected communities, choice in mobility and the creation of public spaces. The Prosper Pillar encourages employment uses to foster a prosperous and sustainable economy. The addition of a self storage facility and protection of greenlands will further contribute to an already transitioning employment area.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

In summary, the proposed development is for a six storey self storage facility and the establishment of a greenlands protection area abutting the Fletcher's Creek Valley.

In accordance with subsection 34(17) of the *Planning Act*, Council is given the authority to determine if further public notice is required. Since the requested revisions to the concept plan are not considered major changes to the development, it is recommended that no further public notice be required.

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

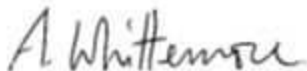
1. The proposed self storage facility is consistent with the PPS, conforms to the Growth Plan and the applicable MOP policies.
2. The proposed use and built form is compatible with the overall intent, goals and objectives of the official plan and the Meadowvale Village Neighbourhood Character Area which is planned as a future employment area.
3. The proposed Greenlands zone satisfactorily addresses the environmental constraints of the site and provides for the long-term protection of Fletcher's Creek.
4. It has been demonstrated that the proposed zoning standards are appropriate to accommodate the proposed development based on the submitted concept plan.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Shaesta Hussen, Development Planner

City of Mississauga

Corporate Report



Date: May 18, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, Commissioner of Planning and Building

Originator's file:
OZ 17/019 W11

Meeting date:
2018/06/11

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Application to permit a six storey self storage facility

250 Derry Road West, south side of Derry Road West, east of McLaughlin Road

Owner: Derry Storage Corporation

File: OZ 17/019 W11 - Bill 139

Recommendation

That the report dated April 30, 2018, from the Commissioner of Planning and Building regarding the application by Derry Storage Corporation to permit a six storey self storage facility, under File OZ 17/019 W11, 250 Derry Road 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 an amendment to the zoning by-law
- Community concerns identified to date relate to vehicular access, protecting the natural hazard lands, and the coordination of servicing costs
- Prior to the next report, matters to be addressed include the appropriateness of the proposed zoning regulations including a parking reduction, vehicular access to the property, and satisfactory resolution of technical requirements

Background

The application has been circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

| Size and Use | |
|-----------------|---------------------|
| Frontage: | 66.0 m (216.5 ft.) |
| Depth: | 118.1 m (387.4 ft.) |
| Gross Lot Area: | 0.77 ha (1.11 ac.) |
| Existing Uses: | Detached home |

The property is located on the south side of Derry Road West, halfway between McLaughlin Road and Maritz Drive. The lands presently contain a detached home. The surrounding lands are transitioning to employment uses.



Aerial image of subject property

The surrounding land uses are:

North: Detached homes on lands designated for employment purposes and Derrydale Golf Course

East: Detached home on lands designated for employment purposes

South: Fletcher's Creek and associated floodplain lands

West: Two 2 storey office buildings with accessory retail commercial uses are approved in principle through a rezoning application under file OZ 13/019 W11. Further west is a newly constructed six storey hotel/convention centre.

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 application is to permit a six storey self storage facility. Access to the site is proposed from Derry Road West. The portion of lands on the southerly portion of the property that are not suitable for employment purposes due to hazards associated with the Fletcher's Creek are proposed to be dedicated to the City.

| Development Proposal | | | | | | | | | | | |
|-----------------------------|--|----------|----------|-----------|------------------------|--------------|----------------------------|------------|--|-----------------|--|
| Application submitted: | Received: December 21, 2017 Deemed complete: January 30, 2018 | | | | | | | | | | |
| Developer/ Owner: | Derry Storage Corporation | | | | | | | | | | |
| Applicant: | Glen Schnarr & Associates Inc. | | | | | | | | | | |
| Height: | 6 storeys (21.3m) | | | | | | | | | | |
| Lot Coverage: | 54.2% | | | | | | | | | | |
| Floor Space Index: | 3.06 | | | | | | | | | | |
| Landscaped Area: | 25.3% | | | | | | | | | | |
| Gross Floor Area: | 14 477.20 m ² (155,831.28 ft ²) | | | | | | | | | | |
| Parking Provided: | <table border="0"> <tr> <td>Required</td><td>Proposed</td></tr> <tr> <td>82 spaces</td><td>17 spaces (including 2</td></tr> <tr> <td>(including 4</td><td>accessible parking spaces)</td></tr> <tr> <td>accessible</td><td></td></tr> <tr> <td>parking spaces)</td><td></td></tr> </table> | Required | Proposed | 82 spaces | 17 spaces (including 2 | (including 4 | accessible parking spaces) | accessible | | parking spaces) | |
| Required | Proposed | | | | | | | | | | |
| 82 spaces | 17 spaces (including 2 | | | | | | | | | | |
| (including 4 | accessible parking spaces) | | | | | | | | | | |
| accessible | | | | | | | | | | | |
| parking spaces) | | | | | | | | | | | |
| Green Initiatives: | <ul style="list-style-type: none"> • High performance Architectural Insulated Wall Panels • White cool roof for reducing the heat island effect • Drought-tolerant landscaping and plant life materials • LED exterior lighting • Low-E glazing panels • Infiltration trenches and enhanced grass swales for water balance targets | | | | | | | | | | |

Proposed concept plan and elevations are found in Appendices 3 and 4.



Image of existing conditions



Applicant's rendering of proposed self storage facility

LAND USE CONTROLS

The subject lands are located within the Meadowvale Village Neighbourhood Character Area and are designated **Business Employment** (see Appendix 5) which permits self storage facilities and other business employment uses including offices, warehousing, restaurants, financial institution, and banquet hall/conference centre.

Natural Hazards are identified at the rear of the property due to the adjacent Fletcher's Creek Valley. The applicant is proposing to dedicate all lands 10.0 m (32.8 ft.) from the Natural Areas Survey (NAS) limit to the City to ensure the protection of Fletcher's Creek. Greenland uses are permitted in all land use designations. Therefore, the application is in conformity with the existing land use designation in the Mississauga Official Plan (MOP).

Planning and Development Committee

2018/05/18

5

Originator's file: OZ 17/019 W11

The lands are currently zoned **D (Development)** (see Appendix 6) which permits existing buildings and structures. The applicant is proposing to rezone the lands to **E2-Exception (Employment)** to permit a self storage facility and other business employment uses including offices, warehousing, restaurants, financial institution, and banquet hall/conference centre.

The lands associated with the Fletcher's Creek Valley are proposed to be rezoned from **D (Development)** to **G1 (Greenbelt)** to provide for their protection. The applicant has also requested a significant reduction in parking and a reduction to some of the required building setbacks.

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

WHAT DID THE COMMUNITY SAY

No community meetings were held. However, two written comments were received by the Planning and Building Department. A neighbouring property owner indicated concerns about the location of the facility adjacent to a residential property; a hotel overlooking conservation lands, and that the renderings of the building did not appear to depict a six storey facility. An agent acting on behalf of a landowner of an adjacent property to the west expressed concerns regarding: traffic access and the internal road connection; the slope stability and setbacks to the natural hazard lands; more information on existing plants, and coordinating servicing costs to construct the stormwater outlet.

DEVELOPMENT ISSUES

Agency comments are summarized 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 proposed zoning standards and proposed parking reduction appropriate?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?
- Vehicular access to Derry Road West
- Has the applicant made suitable arrangements to provide vehicular access to the internal road (with public easement) to the properties located east and west of the subject property?
- Dedication of greenlands portion of property

OTHER INFORMATION

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

- Aerial Context Map
- Survey Plan
- Site Plan and Details
- Building Elevations and Sections
- Coloured Renderings
- List of Green Site and Building Initiatives
- Site Servicing and Grading Plans
- Geotechnical Study
- Slope Stability Study
- Noise Feasibility Study
- Traffic Impact Study
- Parking Study
- Functional Servicing and Stormwater management Report
- Phase 1 and 2 Environmental Site

Planning and Development Committee

2018/05/18

6

Originator's file: OZ 17/019 W11

- | | |
|---|--|
| <ul style="list-style-type: none"> • Engineering Plans • Arborist Report and Tree Preservation Plan • Planning Justification Report • Draft Zoning By-law Amendment • Preliminary Wind Study | <ul style="list-style-type: none"> • Assessment with Reliance Letters • Meander Belt Width Assessment • Scoped Environmental Impact Study • Stage 1 and 2 Archaeological Assessment • Parcel Registry Documents |
|---|--|

Development Requirements

There are engineering matters including: grading, servicing, low impact design techniques, stormwater management, greenbelt hoarding and fencing 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 Meadowvale Village 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



Andrew Whittemore, Commissioner of Planning and Building

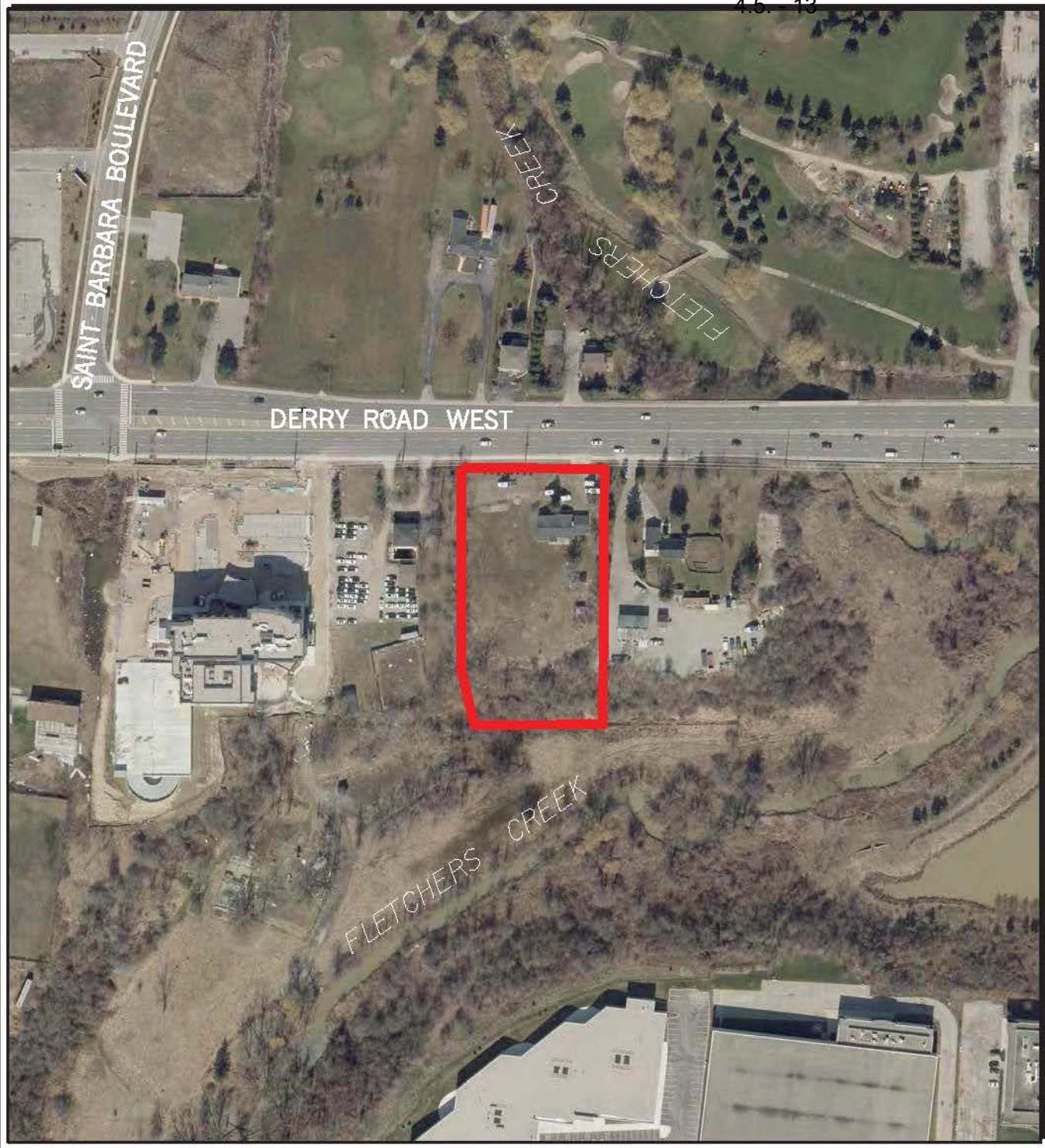
Prepared by: Shaesta Hussien, Development Planner

Derry Storage Corporation

File: OZ 17/019 W11

Site History

- March 8, 1973 – The Committee of Adjustment approved a minor variance under file “A” 41/73 to permit the creation of a lot with an area of 2.1 acres
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Meadowvale Village Neighbourhood Character Area which designated the subject property **Business Employment**
- June 20, 2007 – Zoning By-law came into force except for those sites which were not appealed and the subject lands were zoned **D (Development)** which continues to permit uses that legally existed on the date of the passing of the by-law
- 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 **Business Employment** in the Meadowvale Village Neighbourhood Character Area



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017



TITLE: DERRY STORAGE CORPORATION

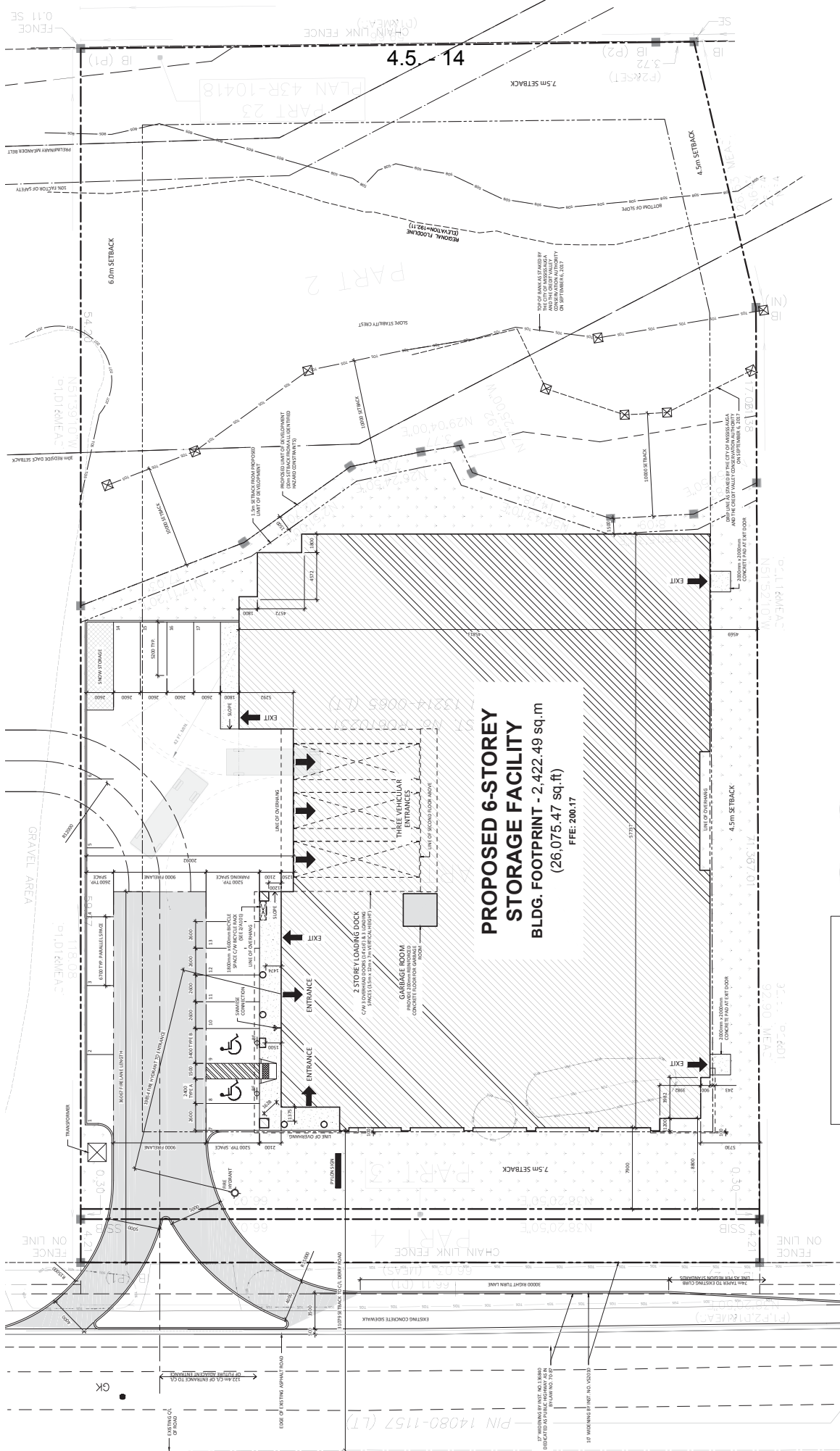
FILE NO: OZ 17/ 019 W11

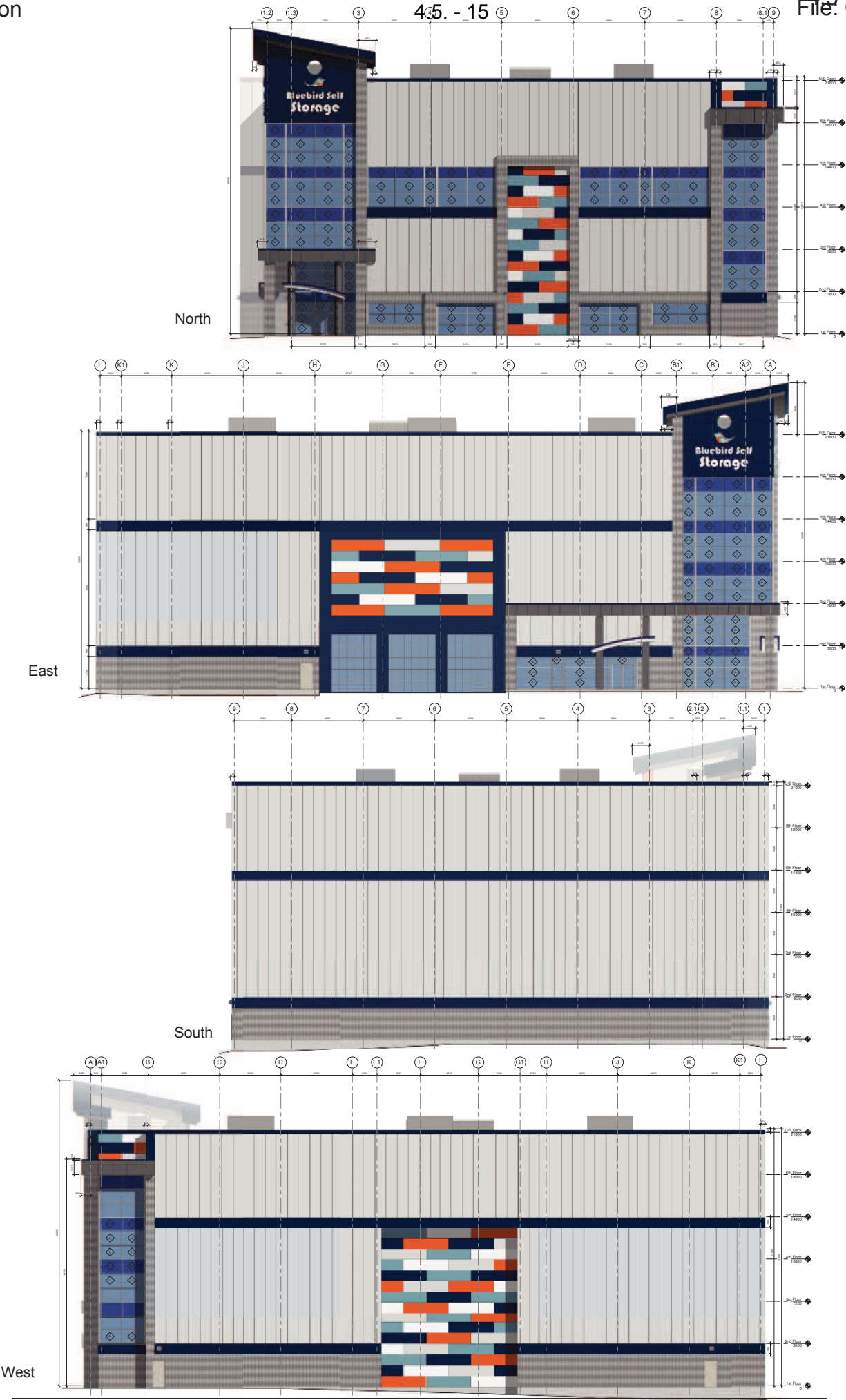


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T&W, Geomatics

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







(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11
CONCESSION 1, WEST OF HURONTARIO STREET)

















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**

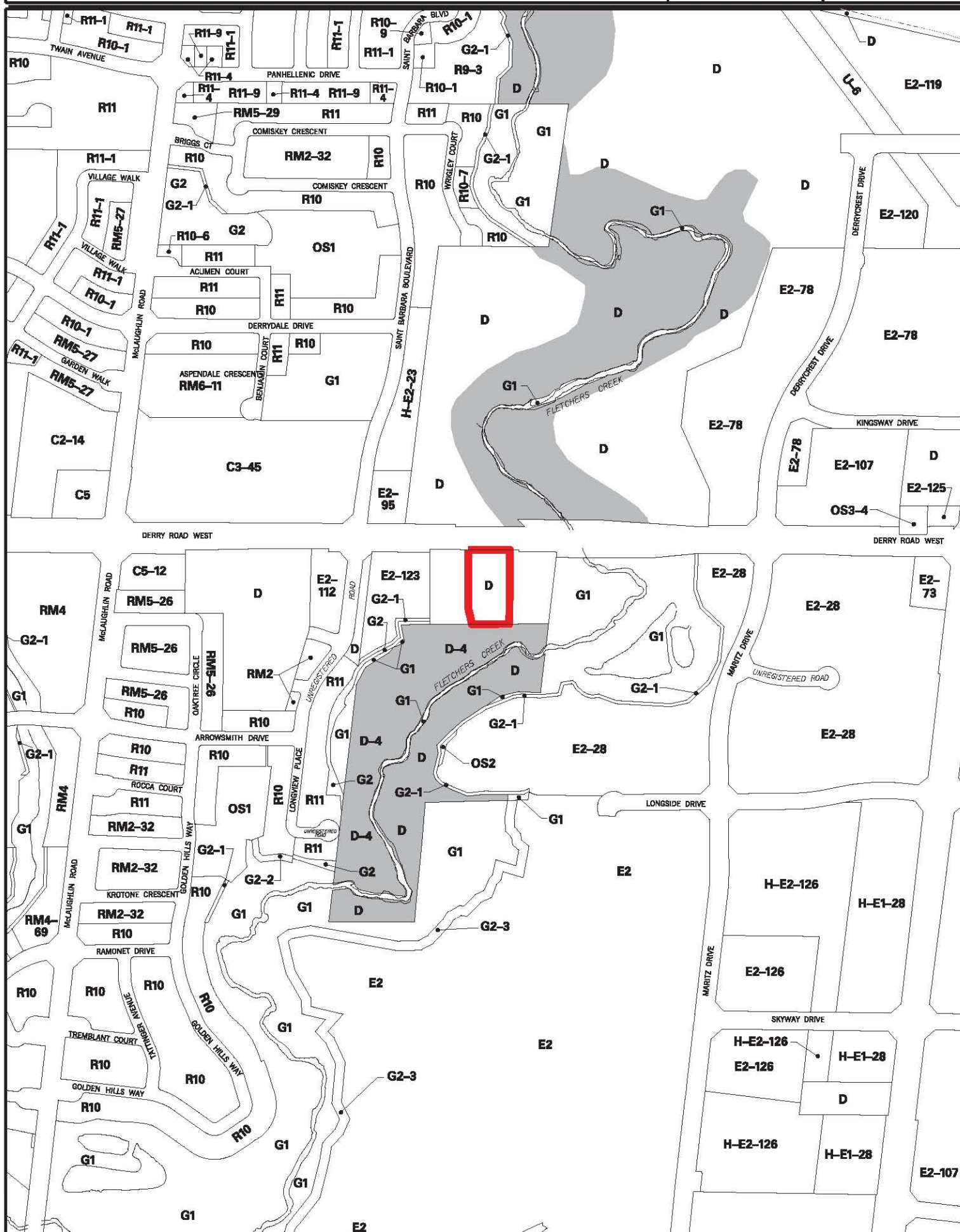


TITLE: EVAN PERLMAN,
GLEN SCHNARR & ASSOCIATES INC. (GSAI)

FILE NO: OZ 17/019 W11



Produced by
T&W, Geomatics



Derry Storage Corporation

File: OZ 17/019 W11

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

Current Mississauga Official Plan Designation and Policies for the Meadowvale Village Neighbourhood Character Area

Business Employment which permits only a banquet hall, conference centre, financial institution, funeral establishment, manufacturing, restaurants, secondary office, self storage facility and warehousing, distributing and wholesaling.

Relevant Mississauga Official Plan Policies

| | Specific Policies | General Intent |
|--------------------|--|--|
| Chapter 4 – Vision | 4.4 – Guiding Principles | <ol style="list-style-type: none"> 1. Mississauga will promote development decisions that support the sustainability of our Natural Heritage System and enhance the quality of life for our present and future generations; 2. Mississauga will protect, enhance and where possible restore distinct natural features, areas and linkages, including their ecological functions, particularly those associated with the Lake Ontario waterfront and the city's river and valley corridor system; 4. Mississauga will maintain and promote a strong and sustainable, diversified economy that provides a range of employment opportunities for residents and attracts lasting investment to secure financial stability; 5. Mississauga will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts; 6. Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life; |
| | 4.5 – Achieving the Guiding Principles | <p>Mississauga will value the environment by:</p> <ul style="list-style-type: none"> • Promoting public and private community stewardship of the environment for present and future generations; • Protecting, enhancing and restoring Mississauga's Natural Heritage System and its functions; |

Derry Storage Corporation

File: OZ 17/019 W11

| | Specific Policies | General Intent |
|---------------------------|--------------------|--|
| Chapter 5 – Direct Growth | 5.2 – Green System | The natural environment sustains all life and is vital to the ecological, economic, social and spiritual wellbeing of the city. In an urban setting such as Mississauga, the built environment must be integrated with the natural environment in a manner that protects and enhances natural systems and provides the city's inhabitants a multitude of opportunities to connect with nature |
| | 5.4.4 – Corridors | Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area. |
| | 5.4.7 | Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit. |
| | 5.4.8 | Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through planning studies. Except along Intensification Corridors and within Major Transit Station Areas , the minimum building height requirement will not apply to Employment Areas. |

Derry Storage Corporation

File: OZ 17/019 W11

| | Specific Policies | General Intent |
|--------------------------------------|---------------------------|---|
| Chapter 6 – Value of the Environment | 6.1.1 – Introduction | Mississauga will: <ul style="list-style-type: none"> a) protect, enhance, restore and expand the Natural Heritage System d) ensure land use compatibility |
| | 6.3 – Green System | Natural Hazard Lands , as shown on Schedule 3: Natural System, are generally associated with valley and watercourse corridors and the Lake Ontario shoreline. These areas are generally unsafe for development due to naturally occurring processes such as flooding and erosion. Although the significant valleylands and the valley and watercourses are included and discussed under Natural Hazard Lands , they are also Significant Natural Areas and form part of the city's Natural Heritage System. |
| | 6.3.7 | Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands , will be provided to perform the following: <ul style="list-style-type: none"> • maintenance of slope stability and reduction of erosion on valley slopes; • attenuation of stormwater runoff; • reduction of human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs; • protection of tree root zones to ensure survival of vegetation; • enhanced wildlife habitat and corridors for wildlife movement; |
| | Natural Hazard Lands | Natural Hazard Lands are generally unsafe and development and site alteration will generally not be permitted due to the naturally occurring processes of erosion and flooding associated with river and stream corridors and the Lake Ontario shoreline. Natural Hazard Lands and buffers will be designated Greenlands and zoned to protect life and property. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation. |
| | 6.10.2.9 – Aircraft Noise | Mississauga will require tenants and purchasers to be notified when the proposed development or redevelopment is located at the noise exposure projection (NEP)/noise exposure forecast (NEF) composite noise contours of 30 and above, as determined by Transport Canada. Notice is also to be provided regarding therequirement for the installation of central air conditioning. |

Derry Storage Corporation

File: OZ 17/019 W11

| | Specific Policies | General Intent |
|---------------------------------------|-------------------------|--|
| Chapter 7 – Complete Communities | 7.1.3 - Introduction | <p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <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. |
| Chapter 8 – Create a Multi-Modal City | 8.2.3 – Transit Network | <p>The transit network will be supported by compact, pedestrian oriented, mixed land use development in nodes and where appropriate, in mobility hubs and along Corridors.</p> |

Derry Storage Corporation

File: OZ 17/019 W11

| | Specific Policies | General Intent |
|--|-----------------------------------|---|
| Chapter 9 – Build Desirable Urban Form | 9.1.5 – Introduction | Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. |
| | 9.2.2 – Non-Intensification Areas | Where increases in density and a variety of land uses are considered in Neighbourhoods and Employment Areas, they will be directed to Corridors . Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. |
| | 9.2.2.3 | While new development need not mirror existing development, new development in Neighbourhoods will: <ul style="list-style-type: none"> a. respect existing lotting patterns; b. respect the continuity of front, rear and side yard setbacks; c. respect the scale and character of the surrounding area; d. minimize overshadowing and overlook on adjacent neighbours; e. incorporate stormwater best management practices; f. preserve mature high quality trees and ensure replacement of the tree canopy; and g. be designed to respect the scale, massing, character and grades of the surrounding area. |
| | 9.2.2.4 | Employment Areas adjacent to residential areas, sensitive land uses and major roads will be required to meet higher standards of design and to mitigate adverse impacts on adjacent uses. |
| | 9.2.2.6 | Development on Corridors will be encouraged to: <ul style="list-style-type: none"> a. assemble small land parcels to create efficient development parcels; b. face the street, except where predominate development patterns dictate otherwise; c. not locate parking between the building and the street; d. site buildings to frame the street and where non-residential uses are proposed to create a continuous street wall; e. provide entrances and transparent windows facing the street for non-residential uses; f. support transit and active transportation modes; g. consolidate access points and encourage shared parking, service areas and driveway entrances; and h. provide concept plans that show how the site can be developed with surrounding lands. |
| | 9.5.2.1 – Site Development | High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character, respects its immediate context and creates a quality living or working environment. |
| | 9.5.2.4 | Where direct vehicular access to development is not permitted from major roads, buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from a side street, service road or rear laneways. |

Derry Storage Corporation

File: OZ 17/019 W11

| | Specific Policies | General Intent |
|--|---------------------------------|--|
| Chapter 10 – Fostering a Strong Economy | 10.1.5 – Introduction | Mississauga will provide for a wide range of employment activities including office and diversified employment uses. To this end Mississauga will: <ul style="list-style-type: none"> a. strive to increase office employment; b. encourage the establishment of knowledge based industries and support their growth; and c. encourage the establishment of small innovative businesses and support their growth. |
| | 10.4.5 - Retail | Retail uses outside the Downtown, Major Nodes and Community Nodes will be directed to Corridors and Major Transit Station Areas or in locations as identified in Character Area policies. |
| Chapter 11 – General Land Use Designations | 11.2.11.1 – Business Employment | In addition to the Uses Permitted in all Designations, lands designated Business Employment will also permit the following uses: <ul style="list-style-type: none"> u. self storage facility |
| | 11.2.11.3 | Permitted uses will operate mainly within enclosed buildings. |

Derry Storage Corporation

File: OZ 17/019 W11

| | Specific Policies | General Intent |
|-----------------------------|--------------------------------|--|
| Chapter 16 - Neighbourhoods | 16.1.5.2 – Business Employment | Notwithstanding the Business Employment policies of this plan, the following will not be permitted: <ul style="list-style-type: none"> a. adult entertainment establishments; b. animal boarding establishment; c. bodyrub establishment; d. cardlock fuel dispensing; e. motor vehicle body repair facility; f. motor vehicle commercial; g. outdoor storage and display areas related to a permitted manufacturing use; h. transportation facilities i. trucking terminals; j. self storage facilities; and k. waste processing station or waste transfer stations and composting facilities; |
| | 16.17.3.4 – Land Use | Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted: <ul style="list-style-type: none"> a. banquet hall; b. conference centre; c. financial institution; d. funeral establishment; e. manufacturing; f. restaurants; g. secondary office; h. self storage facility; and i. warehousing, distributing and wholesaling. |

Derry Storage Corporation

File: OZ 17/019 W11

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

D (Development), which permits the use that legally existed on the date of the passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan

Proposed Zoning Standards

| Zone Standards | Base D Zoning By-law Standards | E2 Zoning By-law Standards | Proposed E2 – Exception Zoning By-law Standards |
|---|---|--|---|
| Permitted Uses | A building or structure legally existing on the date of the passing of the By-law and the existing legal use of such building or structure. | Medical office, office, manufacturing, warehousing, waste processing, self storage facility, restaurants, convenience restaurants, take-out restaurants, motor vehicle services, hospitality and other uses. | Medical office, office, manufacturing facility, warehouse/distribution facility, wholesaling facility, self storage facility, restaurant, take-out restaurants, financial institution, banquet hall/conference centre/convention centre, and funeral establishment. |
| Minimum interior side yard | N/A | The greater of 10% of the frontage of lot 6.6m (21.7 ft.), or 4.5 m (14.8 ft.) | easterly lot line – 6.0 m (19.7 ft.) westerly lot line – 4.5 m (14.7 ft.) |
| Minimum rear yard | N/A | 7.5 m (24.6 ft.) | 1.5 m (4.9 ft.) |
| Minimum number of parking spaces | N/A | 82 | 17 |
| Minimum number of accessible parking spaces | N/A | 4 | 2 |

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

Derry Storage Corporation

File: OZ 17/019 W11

Agency Comments

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

| Agency / Comment Date | Comment |
|---|---|
| Region of Peel (March 12, 2018) | Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. The Functional Servicing Report (FSR) must be satisfactory prior to by-law approval. An internal vehicular connection to 270 Derry Road (Region of Peel file: SP-15-080M) must be provided. The Traffic Impact Study and concept plan is to be updated to reflect the internal vehicular connections to the easterly and westerly adjacent properties. The proposal will not be supported without the required connections being made. The Region will also require the gratuitous dedication of a 0.3 m (1.0 ft.) reserve along the frontage of Derry Road, except at the approved access location. |
| Credit Valley Conservation (April 3, 2018) | CVC's review focused on onsite erosion controls as the property drains into a municipal storm sewer stub and does not directly outlet to Fletcher's Creek. The FSR provides discussion as to how erosion control will be provided onsite; however, these details are not shown on the plans. Please update the plans to show the erosion control measures proposed within the FSR. Based on the FSR, two options are considered to address onsite erosion control: infiltration trench and onsite reuse. Given the limited space within the property, the use of LID measures to provide onsite erosion controls is a suggested design option. Consultation with the MNRF is required regarding species at risk concerns and authorization/permit obligations given that Fletcher's Creek is noted to be habitat for species at risk. All proposed development should be outside of the regulated habitat of a species at risk. |
| City Community Services Department – Park Planning Section (March 8, 2018) | <p>In comments dated March 8, 2017, Community Services indicated that the proposed development is adjacent to the Derry West Green Belt (P-433), zoned G1, D and D4. Horseshoe Park (P-493), zoned OS1 and G2, is located approximately 610 m (2,001 ft.) from the site and contains a play site and soccer field. It is recommended that all identified hazard lands and buffers are dedicated gratuitously to the City as Greenbelt for conservation purposes.</p> <p>The client has submitted an Environmental Impact Study (EIS)</p> |

Derry Storage Corporation

File: OZ 17/019 W11

| Agency / Comment Date | Comment |
|--|--|
| | <p>prepared by Matrix Solutions Inc. dated December 2017, and is currently being reviewed by Community Services - Forestry and Park Planning. The current EIS does not conform to the City of Mississauga EIS Checklist and does not meet the City requirements.</p> <p>Should this application be approved, hoarding and fencing is required along the boundary of the Derry West Green Belt. Additionally, securities will be required for greenlands clean-up, restoration, parkland protection, hoarding, and fencing. A cash contribution for street tree planting is required on all public roads as a condition of site plan approval.</p> <p>Prior to the 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.</p> |
| City Community Services Department – Fire and Emergency Services Division (February 28, 2018) | Fire has reviewed the 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 (March 14, 2018) | <p>The applicant has been requested to provide additional technical details and reports in support of the application, as follows:</p> <ul style="list-style-type: none"> • Revisions to the site plan, grading plan, servicing plan and turning movements template • Revisions to the Geotechnical Investigation and Slope Stability Assessment • Revisions to the Functional Servicing Report and Traffic Impact Study • Supplementary information to the Environmental Site Assessment reports • A plan for decommissioning of wells • A draft reference plan detailing the future land dedication and easements <p>The above mentioned requirements are to be addressed in detail prior to the Recommendation Report.</p> |
| 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"> • Canada Post • Enbridge Gas |

Derry Storage Corporation**File: OZ 17/019 W11**

| Agency / Comment Date | Comment |
|-----------------------|---|
| | <ul style="list-style-type: none">• Fire• GTAA• Heritage• Public Art |
| | <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">• Alectra (Enersource)• Bell Canada• Mississauga Transit |

Recommendation Report Detailed Planning Analysis

Owner: Derry Storage Corporation

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1. Community Comments

Comment

Concerns were raised about the location of the facility adjacent to a residential property and that the renderings of the building did not appear to depict a six storey storage facility.

Response

The subject property is within a transitioning employment area and meets the intent of the Meadowvale Village Neighbourhood Character Area policies. The applicant has submitted revised elevations and renderings of the proposed development that accurately depict the six storey storage facility.

Comment

Concerns were raised regarding: traffic access and the internal road connection; the slope stability and setbacks to the natural hazard lands; more information on existing vegetation, and coordinating servicing costs to construct the stormwater outlet.

Response

City and Regional staff reviewed the Traffic Impact Study in support of the proposed development. The Region of Peel has granted right-in/right-out access to the property from Derry Road West. The applicant has incorporated the internal road connection to 270 Derry Road into the design of the site and building. City staff are satisfied with the internal roadway connection. The applicant has provided a 10 m (32.8 ft.) setback to the natural heritage feature that meets the requirements of the Credit Valley Conservation Authority (CVC). A Slope Stability Report was submitted and reviewed by the CVC and City staff. Based on this assessment, these requirements have been satisfactorily addressed. The servicing cost to construct the stormwater outlet is to be coordinated amongst adjacent property owners.

2. *Provincial Policy Statement, 2014 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2017*

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

3. Consistency with PPS

Section 1.3 of the PPS states that planning authorities shall promote economic development and competitiveness in employment areas by providing for an appropriate mix of employment and institutional uses, in order to meet long term needs.

The Meadowvale Village Neighbourhood Character Area is a transitioning employment area that includes a variety of existing employment uses and the addition of the self-storage facility adds to the mix of uses in the area and is appropriate in the context of the PPS.

Chapter 1 - Introduction of Mississauga Official Plan (MOP) indicates meeting employment needs as "Strategic Goal" in an effort to foster a strong and sustainable economy. Chapter 4 - Vision of MOP identifies fostering a strong economy as a priority within the official plan guiding principles, which provides direction for land use planning for the City. This is anticipated to be accomplished by supporting and attracting a diverse range of new employment opportunities. Chapter 11 – General Land Use Designation of MOP indicates that a self storage facility is a permitted land use in the Business Employment designation.

Section 3.1 of the PPS addresses Natural Hazards and directs development to areas outside of hazard lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. Natural hazards are identified at the rear of the property due to the adjacent Fletcher's Creek Valley. Chapter 6 of MOP requires new development to be located outside of natural hazard lands and requires property owners to submit the necessary studies to ensure that appropriate limits of development have been identified.

The relevant MOP policies in this report are consistent with the PPS.

4. Conformity with Growth Plan

Section 2.2.1 – Managing Growth requires that new development be directed to settlement areas and delineated built up areas. This section of policies also elaborates that new development makes efficient use of infrastructure and transit opportunities.

The subject property is located within a settlement area and delineated built up area in the context of the Growth Plan. The 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 proposed development proposes a six storey building with access from the internal private road and a right-in/right-out access from Derry Road West.

The Growth Plan contains mapping of the Natural Heritage System (NHS). The policies for the NHS are intended to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. New development within the NHS will demonstrate that there are no negative impacts on key natural heritage features or key

hydrologic features or their functions. Although the property is not within the NHS, the rear of the property contains the Fletcher's Creek Valley which is considered a Significant Natural Area (MV2) within the City's Natural Areas Survey (NAS). The applicant has submitted an Environmental Impact Study in support of the application and is proposing a buffer from the natural feature that meets the requirements of the Credit Valley Conservation. The proposed development adequately takes into account the existing context and does provide an appropriate transition of built form to adjacent areas. As such, the proposal conforms to the Growth Plan.

The relevant MOP policies in this report conform to the Growth Plan for the Greater Golden Horseshoe.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to this application.

5. Region of Peel Official Plan

The subject property is located in the Urban System within the Region of Peel (ROP). General Objectives and Policies in Section 5 direct development and redevelopment to the Urban System in order to achieve complete communities that represent a more efficient use of land that is compact in built form and contributes to a mix of uses.

6. Mississauga Official Plan (MOP)

The proposal does not require an Official Plan Amendment as the Business Employment designation permits a self storage facility use on this site. Greenlands uses are permitted in all land use designations in MOP. Natural hazards are identified at the rear of the property due to the adjacent Fletcher's Creek Valley. Section 6.3.12 of the MOP categorizes what is considered a Significant Natural Area. The Fletcher's Creek Valley is considered a significant valleyland as well as natural hazard lands that are to be protected from development using appropriate buffers. Developments adjacent to valleyland and watercourse features may require the submission of a detailed slope stability study. For this proposed development, the applicant submitted a Slope Stability Study and an Environmental Impact Study that identified and delineated the Top of Bank and limits of development. The applicant is proposing to dedicate all lands 10.0 m (32.8 ft.) from the Top of Bank limit to the City to ensure protection of Fletcher's Creek.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that growth will be directed to Intensification Areas comprised of Community Nodes (among others) that will promote a desirable urban form that supports transit.

The proposed development conforms to the applicable policies of MOP.

7. Directing Growth

The subject site is located in the Meadowvale Village Neighbourhood Character Area. The lands presently contain a detached home. The subject site is designated **Business Employment**, which permits self storage facilities and other business employment uses including offices, warehousing, restaurants, financial institution, and banquet hall/conference centre.

The Meadowvale Village Neighbourhood Character Area urban design policies require that standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site access, lighting, signage, and screening will meet the requirements of the Zoning By-law. The overall site design maintains the intent of the applicable Official Plan policies by orienting the building to comply with the zoning requirements, incorporates the continuous internal private road that connects to the adjacent properties, and provides appropriate landscape buffers and areas throughout the site and adjacent to the Fletcher's Creek.

As Greenlands uses are permitted in all land use designations, the applicant is also dedicating the lands at the rear of the property within the Fletcher's Creek Valley, which is consistent with the adjacent properties.

Based on the above, the proposed development conforms to the applicable policies of MOP.

8. Compatibility with the Neighbourhood

The subject property is located within the Meadowvale Village Neighbourhood Character Area, within a business employment area along the Derry Road West corridor. Although currently there are a number of non-business employment uses on the corridor, the property is in an area of transition that is designated Business Employment in the Official Plan and planned for future employment uses.

The Corridor policies related to the subject lands are outlined in Chapter 5 and they encourage buildings to face the street, have a minimum building height of two storeys, and be a compact and transit friendly built form that is appropriate to the context of the surrounding neighbourhood and employment area. Further policies related to the Green System encourage that the built environment must be integrated with the natural environment in a manner that protects and enhances natural systems. As such, the proposal is compatible with the surrounding area and upholds the Corridor and Green System policies of the Official Plan.

9. Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit routes:

- Number 104 (Derry Express) and 42 (Derry) along Derry Road West.

There are two transit stops on Derry Road West in close proximity to the proposed development. One stop is 250 m (820.2 ft.) to the west of the site and the other is 350 m (1,148.3 ft.) to the east of the site, within a 5 minute walk to either stop.

10. Zoning

The proposed **H-E2-Exception** (Business Employment - Exception) is appropriate to accommodate the proposed self storage facility use with a maximum Floor Space Index (FSI) of 3.16.

The proposed **G1** (Greenlands) zone is appropriate to protect the natural area of the Fletcher's Creek Valley.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

| Zone Regulations | E2 Zone Regulations | Proposed E2-Exception Zone Regulations |
|---|---|--|
| Minimum Interior Side Yard | The greater of 10% of the frontage of lot – 6.6 m (21.7 ft.), or 4.5 m (14.8 ft.) | Easterly lot line - 4.5 m (14.8 ft.) Westerly lot line - 4.5 m (14.8 ft.) |
| Minimum Rear Yard | 7.5 m (24.60 ft.) | 3.0 m (9.84 ft.) |
| Minimum number of Parking Spaces | 82 | 21 |

The "H" Holding Symbol is to be removed from the **H-E2-Exception** (Employment with Holding Provision) and zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined below have been satisfactorily addressed:

- Provision of any outstanding technical plans, studies and reports to the satisfaction of the City of Mississauga and the Region of Peel;
- Provision of concept plans to the satisfaction of the Transportation & Works Department confirming the feasibility of above and below ground services to service this site and adjacent properties;
- Delivery of a fully executed Development Agreement in a form satisfactory to the City of Mississauga, Region or any other appropriate authority, prior to any development within the site. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, watercourse works, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning

clauses: financial issues such as cash contributions, land dedications or reserves, easements, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation.

The Development Agreement shall include, without limitation, provisions for the construction of a municipal storm sewer and conveyance of a municipal storm sewer easement, as well as the conveyance of a Public Vehicular and Pedestrian Easement over the internal road from the west limit to the east limit of the property. Municipal Infrastructure and Servicing Works Schedules shall be in a form satisfactory to the Commissioner of Transportation and Works:

- Gratuitous dedication and transfer of all lands proposed G1 (Greenlands) zone to the City for the long-term protection of Fletcher's Creek
- Satisfactory submission of an Environmental Site Assessment (ESA) for lands to be dedicated
- Submission of a Reference Plan for land dedication
- Satisfactory submission of an updated Environmental Impact Statement (EIS)

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application was submitted for the proposed development on ePlans on September 18, 2018 and is currently being reviewed by staff.