
Planning and Development Committee

Date

2019/03/18

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 Attn: 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 March 4, 2019

4. MATTERS TO BE CONSIDERED

4.1. PUBLIC MEETING INFORMATION REPORT (WARD 11)

Applications to permit 155 stacked back-to-back townhouses within seven blocks
51 and 57 Tannery Street and 208 Emby Drive, northwest of the intersection of Queen
Street South and Thomas Street

Owner: NYX Capital Corp.

File: OZ 18/12 W11

4.2. PUBLIC MEETING INFORMATION REPORT (WARD 1)

Applications to permit a ten storey condominium apartment building with 35 units and
one level of underground parking

55 Port Street East, east of Helene Street South

Owner: Fram Building Group

File: OZ 18/007 W1

Bill 139

-
- 4.3. PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)
Applications to permit a 25 storey, 272 unit apartment building
with retail commercial uses on the ground floor
3900-3980 Grand Park Drive, southwest corner of Burnhamthorpe Road West and
Grand Park Drive
Owner: RioTrin Properties (Burnhamthorpe) Inc.
File: OZ 15/006 W7
Bill 139
5. ADJOURNMENT

City of Mississauga

Corporate Report



Date: 2019/02/22

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 18/012 W11

Meeting date:
2019/03/18

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Official Plan Amendment and Rezoning applications to permit 155 back to back stacked condominium townhomes on public and private roads, to extend Emby Drive, and to amend the limits of the Greenlands

51 and 57 Tannery Street and 208 Emby Drive, northwest of the intersection of Queen Street South and Thomas Street

Owner: NYX Capital Corp.

File: OZ 18/012 W11

Bill 139

Recommendation

That the report dated February 22, 2019, from the Commissioner of Planning and Building regarding the applications by NYX Capital Corp. to permit 155 back to back stacked condominium townhomes in seven blocks on public and private road, to extend Emby Drive, and to amend the limits of the Greenlands, under File OZ 18/012 W11, 51 and 57 Tannery Street and 208 Emby 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 155 back to back stacked condominium townhomes. The applicant is proposing to amend the official plan to amend the **Residential High Density – Special Site 2** policy of the Streetsville Community Node Character Area to allow back to back stacked townhomes. The zoning by-law will also need to be amended from **D** (Development) and **G1** (Greenlands) to **RM9-Exception**

(Horizontal Multiple Dwellings with more than 6 Dwelling Units) and **G1** (Greenlands) 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.

The applicant will be submitting a draft plan of subdivision application to facilitate the various dedications and required municipal works, once the ultimate alignment of the proposed Emby street extension and the extent and configuration of the Mullet Creek Valley and floodplains has been determined.

Applicant's concept plan of the proposed back to back stacked townhomes



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



Comments

The property is located northwest of the intersection of Queen Street South and Thomas Street within the Streetsville Community Node Character Area. The site is currently occupied by detached homes and industrial buildings. A portion of Mullet Creek is located on the west side of the site while the CP rail line abuts the east property line.

The surrounding uses contain a mix of industrial, residential, and commercial uses. To the north there is a retirement home and the remains of a condominium apartment building that was destroyed by fire while during construction. Industrial lands are located to the west and south. Queen Street South mainstreet commercial area is located to the east.

Aerial image of 51 and 57 Tannery Street and 208 Emby 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 conformity of this proposal with the policies of Mississauga Official Plan is under review.

Due to proximity of industrial uses, this application will be subject to consideration of D-6 Guidelines, which are to prevent or minimize land use conflicts.

Additional information and details are found in Appendix 1, Section 4.

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

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 environmental and design issues have been resolved.

Significant issues to be addressed include:

- Confirmation of the adequacy of the existing sewer and waste service
- Confirmation of the Emby Drive extension alignment
- Provision of a mix of housing including affordable housing
- On-site contamination
- Built form and setbacks
- A concept plan that demonstrates how the adjoining residential parcel can be incorporated
- Delineation of the floodplain and erosion hazards
- Compliance with the Fire Route by-law

Attachments

Appendix I: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Robert Ruggiero, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: NYX Capital Corp.

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1. Site History

- There are two detached homes with accessory buildings and industrial buildings on the subject property. The homes predate the City of Mississauga's building permit records, but are visible on 1954 aerial imagery. The industrial buildings were constructed between 1968 and 1974. There have been several changes to the residential and industrial buildings over time, some of which may not comply with the existing zoning or have been constructed without the benefit of a building permit.
- June 20, 2007 □ Zoning By-law 0225-2007 came into force except for those sites which were appealed. The subject lands are zoned **D** (Development), which permits only legally existing uses and **G1** (Greenlands) which permits conservation and parkland.
- 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** □ **Special Site 2** and **Greenlands** in the Streetsville Community Node Character Area.

2. Site and Neighbourhood Context

Site Information

The property is located on the south side Tannery Street, east of Joymar Drive, and west of Queen Street South within the Streetsville Community Node. The area includes residential, industrial, and commercial uses. A seven storey retirement home is located on the north side of Tannery Street. The remains of a condominium apartment building that was destroyed by fire while it was under construction is also located on the north side of Tannery Street. The subject property includes a portion of Mullet Creek along the west side while the CP rail line abuts the east property line. Emby Drive starts at Thomas Street and terminates at the south property line. The site is currently occupied by residential detached homes with accessory buildings and industrial buildings that contain automotive repair and manufacturing businesses.

The property is regulated by Credit Valley Conservation (CVC) due to the location of Mullet Creek and its associated valley system. A portion of the property is classified as Natural Hazard as it contains floodplain and erosion hazards. The City's Natural Area Survey (NAS) identifies a portion of the property as Natural Green Space (SV10) which is part of Mississauga's Natural Heritage System. The determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" floodplain and the erosion hazards associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of CVC and the City. The

proposed rezoning will be reviewed against MOP policies which are discussed further in Section 6.

Property Size and Use	
Frontages: Tannery Street Emby Drive	71.40 m (234.3 ft.) 15.20 m (49.9 ft.)
Depth (irregular):	174.30 m (571.9 ft.)
Gross Lot Area:	1.79 ha (4.4 ac.)
Existing Uses:	Two detached homes with accessory buildings, two large industrial buildings and two smaller industrial buildings



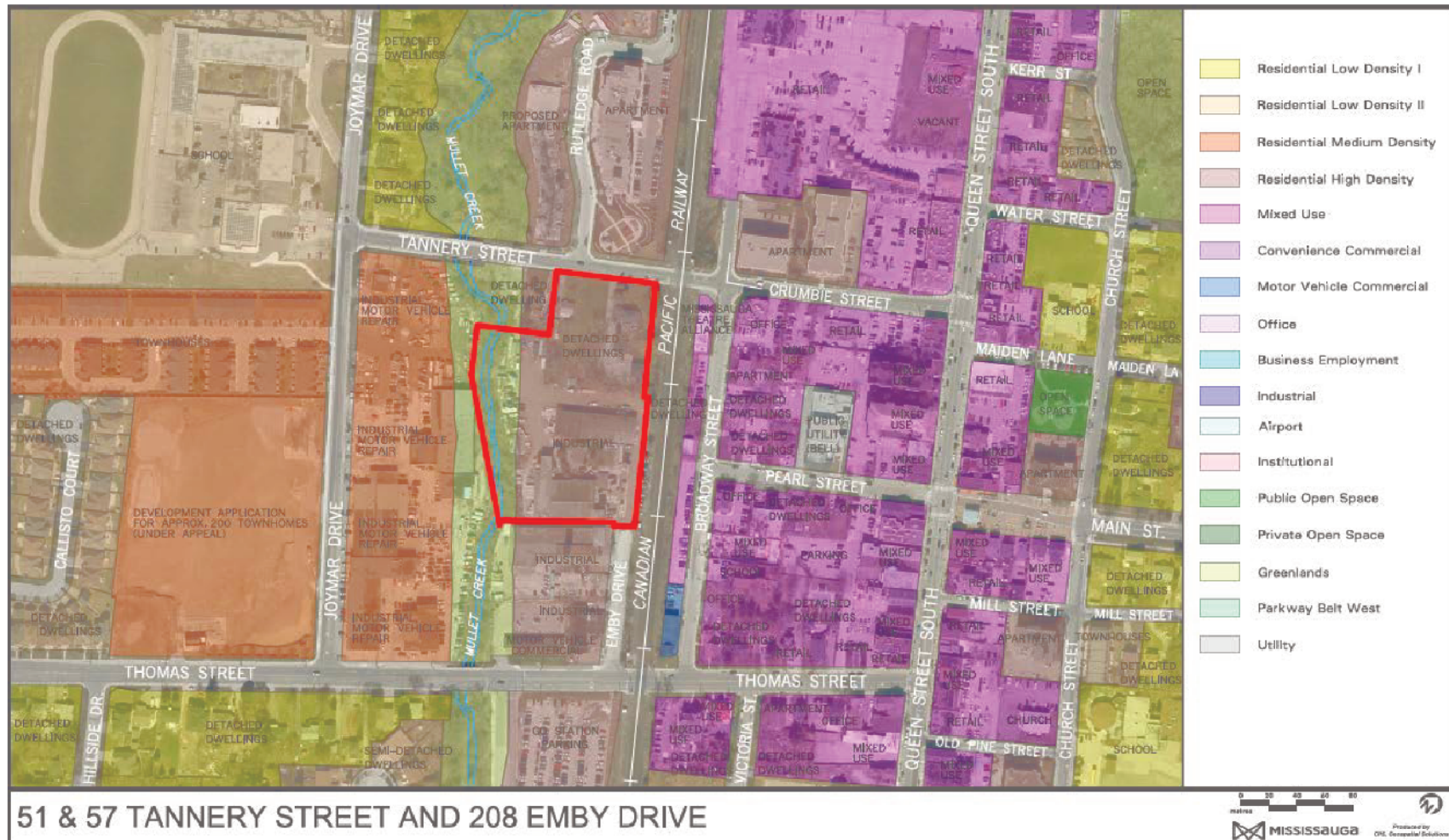
Image of existing conditions facing southeast from Tannery Road

Image of existing conditions facing north from Emby Drive

Surrounding Land Uses

The surrounding land uses are:

- North: Seven storey retirement home (Credit River Retirement Residence), and the remains of a condominium apartment building damaged by fire
- East: CP Rail Line, apartment buildings with heights ranging between two and seven storeys, office and retail commercial uses, and the Queen Street South mainstreet commercial area
- South: Industrial buildings, vehicle pound facility, Streetsville GO Station, detached homes
- West: Mullet Creek, industrial buildings containing automotive repair uses, and townhomes



Aerial image of 51 and 57 Tannery Street and 208 Emby Drive with land use designations and existing uses

The Neighbourhood Context

The subject property is located within the Streetsville Community Node Character Area. The Streetsville Community Node is a historic area, incorporated in 1858 as a village. The immediate and broader area is undergoing transition and growth. The immediate area has a mix of former industrial uses, and more recent medium and high density residential developments. The node contains a variety of housing forms, stores, restaurants, personal services, and places of religious assembly along the Queen Street South mainstreet

Demographics

Based on the 2011 census, the existing population for Streetsville Community Node is 1,265 with a median age of 45 (compared to the City's median age of 39). Sixty-six percent of the neighbourhood population are of working age (15 to 64 years of age), with 11% children (0 to 14 years) and 22% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 2,100 and 2,800 respectively. The average household size is 2 persons with 52% of people living in apartments that are either five storeys or higher (double the City's average of 25%). The mix of housing tenure for the node is 160 units (23%) owned and 555 units (78%) rented with a vacancy rate of approximately 0.7%. In addition, the number of jobs within this community node is 2,090. Total employment combined with the population results in a population and jobs (PPJ) for Streetsville Community Node of 61.92 persons plus job per ha.

Other Development Applications

There is one active development application in the vicinity of the subject property for a development application for approximately 200 townhomes at 80 Thomas Street (Dunpar), located southwest of the site. The application has been appealed to the Local Planning Appeal Tribunal (LPAT).

Community and Transportation Services

Streetsville Library is approximately 400 m (1,312.3 ft.) northeast of the site. Streetsville Village Square and Jon Clipperton Park are approximately 250 m (820.1 ft.) east of the site. Vic Johnston Arena, Streetsville Memorial Park and the Credit River are located approximately 700 m (2,296.6 ft.) to the east from the subject property. This application is anticipated to have minimal impact on existing services in the community. Additional comments from Community Services can be reviewed within Section 9 of this Appendix.

There is GO train service approximately 400 m (1312.3 ft.) to the south on the Milton Line to Union Station and MiWay bus routes 9, 49, 67, 305, 306, and 313 serve the subject site.

3. Project Details

The applications are to permit 155, four storey, back to back stacked condominium townhomes in seven buildings; extend Emby Drive through the site to Tannery Street; and to amend the limits of the Greenlands in order to protect the Mullet Creek Valley and associated floodplains. One building will face Tannery Street, three will face the Emby Drive extension, and three will back directly onto Mullet Creek. The majority of units will be served by an internal condominium road, while a portion of units will be accessed from Tannery Street and Emby Drive. All resident and visitor parking is proposed to be located underground.

Development Proposal	
Applications submitted:	Received: June 15, 2018 Deemed complete: July 3, 2018
Developer/ Owner:	NYX Capital Corp.
Applicant:	Tim Jessop, NYX Capital Corp.
Number of units:	155 back to back stacked condominium townhomes
Proposed Gross Floor Area:	15 869.88 m2 (170,822 ft2)
Height:	4 storeys
Lot Coverage:	34.8%
Floor Space Index:	1.46
Landscaped Area:	59.1% (including walkways and hard surface)
Net Density:	86.59 units/ha (35.07 units/acre)
Road Type:	Public and private condominium roads
Anticipated Population:	470* *Average household sizes for all units (by type) based on the 2016 Census
Parking:	Required Proposed
resident spaces	202 202
visitor spaces	31 31
Total	233 233
Green Initiatives:	Stormwater Retention, Permeable Pavement, Native Vegetation, Storm Water Quality Control, Water Balance Control

Supporting Studies and Plans

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

- ☐ Planning Justification Report
- ☐ Draft official plan amendment bylaw
- ☐ Draft zoning bylaw
- ☐ Context Plan
- ☐ Site Plan
- ☐ Parking Plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ List of Low Impact Design Features
- ☐ Functional Servicing and Stormwater Management Report
- ☐ Site Grading Plan
- ☐ Site Servicing Plan
- ☐ Traffic Study
- ☐ Noise and Vibration Study
- ☐ Environmental Impact Statement
- ☐ Arborist Report
- ☐ Tree Inventory and Preservation Panel
- ☐ Stage 1 and 2 Archaeological Study
- ☐ Phase I Environmental Site Assessment
- ☐ Phase II Environmental Site Assessment
- ☐ Geotechnical Report
- ☐ Slope Stability Analysis

The site plan illustrates a proposed development at 1500 Embury Drive. The plan includes several key features:

- Buildings:** Seven buildings, labeled A through G, are shown. Buildings A, B, C, D, E, and F are 3-story stacked back-to-back condominiums. Building G is a 3-story building. The buildings are arranged in a row along the extension of Embury Drive.
- Access and Walkways:** The plan shows a 1.5M WALKWAY running along the buildings, and a 1.5M WALKWAY running along the property line. A 6.0M FIRE ROUTE FOR EMERGENCY ACCESS ONLY is also indicated.
- Parking and Driveways:** There are several parking areas and driveways, including a RAMP DN and a RAMP UP. A 6.0M FIRE ROUTE FOR EMERGENCY ACCESS ONLY is also shown.
- Infrastructure:** The plan shows the PROPOSED CRASH WALL, the EXTENSION OF EMBURY DRIVE (15.0M R.O.W.), and the PROPERTY LINE. A GREEN TERRACE WALL is also indicated.
- Topography and Slope:** The plan shows the LONG TERM STABLE TOP OF SLOPE and the DRIPLINE AS STAKED BY CIVIC AND CITY JULY 12, 2017. A FLOOD LINE is also shown.
- Other Features:** The plan includes various annotations such as "TOP OF ROAD", "TOP OF SLOPE", "EXIT STAGE", "ELECTRICAL TRANSFORMER", and "PROPOSED LIMIT OF DEVELOPMENT".

Elevations



Applicant's Rendering



4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

The site is designated **Residential High Density Special Site 2** which permits apartment dwellings with a maximum FSI of 1.8 and requires a public road connection from Thomas Street to Tannery Street; and **Greenlands** which permits conservation use and parkland.



Special Site 2, Streetsville Community Node Character Area Land Use

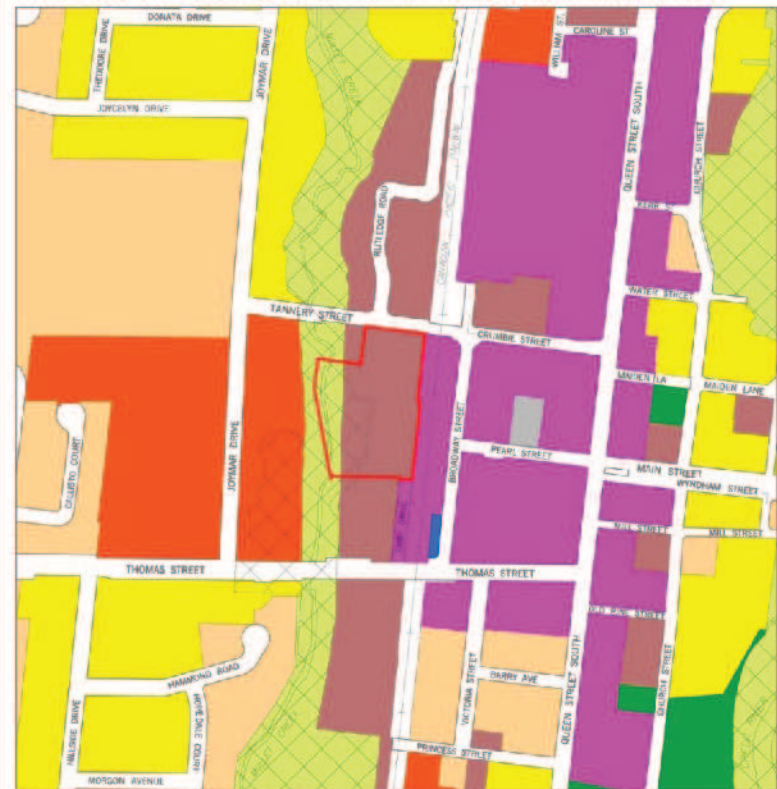
Proposed Designation

Residential High Density Special Site 2 to permit apartment dwellings with a maximum FSI of 1.8, however the following additional policy will apply:

back to back stacked townhomes will be permitted;

Greenlands which permits conservation and parkland to recognize the lands subject to flood hazards and protect the Mullet Creek valleylands and floodplains

Excerpt of Streetsville Community Node Land Use



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
1996 VEP/ODC NEP Composite Noise Contours
LBPA Cooperating Area Boundary See Section 10.10.1.1
Area Exempt from LBPA Cooperating Area
Natural Hazards
Civic Centre (City Hall)
City Centre Transit Terminal
GO Rail Transit Station
Public School
Catholic School
Hospital
Community Facilities

CITY STRUCTURE

Downtown
Major Node
Community Node
Neighbourhood
Employment Area
Special Purpose Area

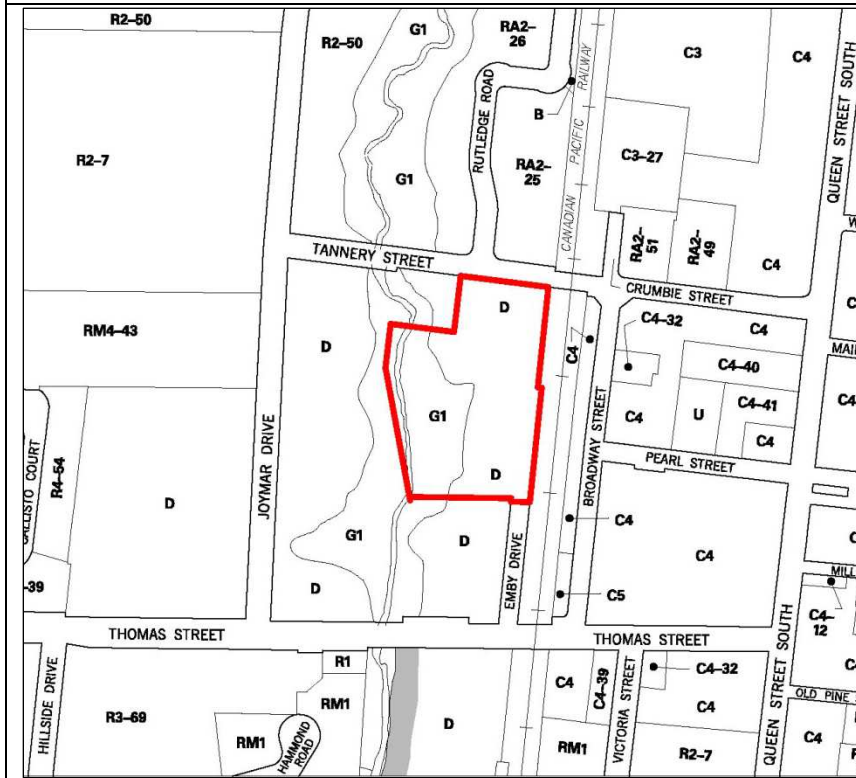
SUBJECT LANDS



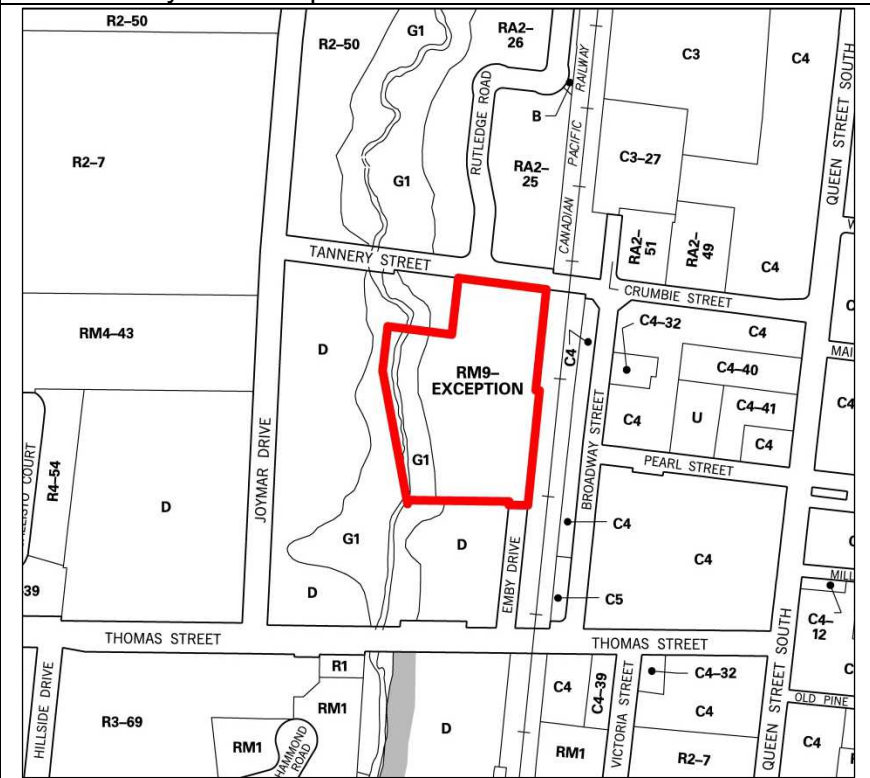
Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **D** (Development), which permits legally existing uses and **G1** (Greenlands) which permits conservation and parkland.

**Proposed Zoning**

The applicant is proposing to rezone the property to Proposed Zones **RM9-Exception** (Horizontal Multiple Dwellings with more than 6 dwelling units), in order to permit back to back stacked townhomes and **G1** (Greenlands) to recognize the Mullet Creek Valley and floodplains.



Proposed Zoning Regulations

Zone Regulations	RM9 Base Zone Regulations	Proposed RM9-Exception Zone Regulations
Maximum Floor Space Index (FSI)	0.9	1.46
Minimum front and exterior side yard	7.5 m (24.6 ft.)	4.05 m (13.3 ft.)
Maximum encroachments into required yards of a porch located on the first storey	1.8 m (5.9 ft.)	3 m (9.8 ft.)
Minimum internal setback from a horizontal multiple dwelling to an internal road, sidewalk or visitor parking space	4.5 m (14.8 ft.)	1.5 m (4.9 ft.)
Minimum internal setback from a rear wall of a horizontal multiple dwelling to an internal walkway	7.5 m (24.6 ft.)	5.8 m (19 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to a side wall of another dwelling	3 m (9.8 ft.)	2.8 m (9.2 ft.)
Minimum width of a sidewalk	2 m (6.6 ft.)	1.8 m (5.9 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

5. Summary of Applicable Policies

The requested official plan and zoning changes will be evaluated against Provincial Plans and policies as well as the Regional Official Plan and those contained in the Mississauga Official Plan. The following table summarizes the applicable policy and regulatory documents that affect these applications.

Following the table, is preliminary assessment of both the City of Mississauga Official Plan policies against provincial and regional planning tools and that the proposal. The last table identifies the Mississauga Plan policies which will be used to evaluate the proposal.

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 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 Streetsville Community Node Character Area and are designated Residential High Density □ Special Site 2 and Greenlands which permits apartment dwellings with a maximum Floor Space Index (FSI) of 1.8. Community Nodes are intended to provide access to uses required for daily living including local shops and restaurants, community facilities, and a range of housing types that meet the needs of residents in the area as they move through their lifecycle.	The applicant is proposing to amend the Residential High Density □ Special Site 2 designation to allow for back to back stacked townhomes, whereas only apartments are permitted.
Zoning By-law 225-2007	The lands are currently zoned D (Development) and G1 (Greenlands)	The applicant is proposing to change the existing zoning to RM9-Exception (Horizontal Multiple Dwellings with more than 6 units) to permit the proposal with several exceptions to address reduced setbacks and to amend the limits of the lands currently zoned G1 (Greenlands) in order to recognize the lands subject to flood hazards and protect the Mullet Creek valley lands and floodplain.

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 18/012 W11 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 with the *PPS Analysis*

<i>Provincial Policy Statement (PPS)</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>OZ File 18/012 W11 Consistency</i>
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 Community Nodes (as defined in MOP) by infilling with a mix of uses and diverse housing stock that supports the general intent of the PPS with respect to building strong healthy communities and the efficient use of land.	Residential intensification promotes the efficient use of lands and the additional population facilitates economic growth. As part of the recommendation report, the applications will be assessed with regard to whether the proposal represents appropriate infill development.
1.1.3.2 Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources are appropriate for and efficiently use infrastructure and public service facilities minimize negative impacts to air quality and climate change and promote energy efficiency support active transportation are transit supportive A range of uses and opportunities for 	The Streetsville Community Node is identified as a Community Node which is an element in the City's urban structure that is intended for intensification and provides a range of uses (as identified on Schedule 10 Land Uses of MOP) and allows for appropriate redevelopment of the area). As described in policy 5.3.3, Community Nodes among other things are intended to: <ul style="list-style-type: none"> <input type="checkbox"/> Be an area of intensification with a mix of uses; <input type="checkbox"/> Provide access to a mix of uses required for daily living such as retail stores, restaurants, community facilities, schools, parks and a diverse housing stock that meets housing needs of residents as they move 	The Streetsville Community Node contains a mix of housing types and tenures. A new back to back stacked townhouse development would contribute to the range of housing types available to residents. The applications are under review for consistency with MOP policies.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 18/012 W11 Consistency
intensification and redevelopment in accordance with criteria in 1.1.3.3	through their lifecycle. □ Achieve a targeted growth density of between 100 and 200 residents plus jobs per hectare.	
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 Streetsville Community Node an area intended for intensification (MOP policy 5.3.3.3). The proposed development can utilize surrounding community infrastructure (library, schools and places of religious assembly) and has access to adequate servicing (water, sanitary and storm facilities). Policies in MOP ensure intensification is in accordance with the wise management of resources and protecting health and safety.	The applications are located in a Community Node, which is an area designated for intensification. Community Nodes provide access to a multitude of uses that are required for daily living. The applications will have to demonstrate consistency with MOP policies with respect to land use compatibility and transition to the surrounding neighbourhood.
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 intensification within the Community Node and is being evaluated if it provides an appropriate transition to the surrounding land uses. 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	Community Nodes are intended to provide a diverse range of housing options for residents at different stages of life (5.3.3).	The applications are only proposing back to back stacked townhomes. An evaluation to determine if this meets the intent of this policy is being undertaken.
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	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 File 18/012 W11 Consistency
dynamic beach hazards; b. hazardous lands adjacent to river, stream and small 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 relevant policies of the Provincial Policy Statement.	The applications are generally consistent with the Provincial Policy Statement.

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 18/012 W11 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 with the *Growth Plan* Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>OZ 18/012 W11 Conformity</i>
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	MOP directs growth to Intensification Areas. The Streetsville Community Node is an Intensification Area intended to provide a mix of uses required for daily living, including local shops, restaurants, community facilities cultural, heritage and entertainment uses, schools, parks and a range of housing types to serve residents throughout their lifecycle. Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth plan anticipates.	The proposed development would contribute to the neighbourhood fabric by intensifying an underutilized site within a designated intensification area. The applications will have to demonstrate compatibility with the policies of MOP with respect to the intended character of the Community Node. Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.
1.2 The <i>Growth Plan</i> 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.	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). 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	The applications will provide housing within a location meant to accommodate growth. The appropriateness of the built form as it relates to implementing the vision is being further evaluated.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
	<p>directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5).</p> <p>Further the intent is to further develop complete communities in intensification areas such as Community Nodes by promoting an urban form and development that supports public health and active transportation.</p>	
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <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 i. Integrate climate change considerations 	<p>MOP policies include but are not limited to:</p> <ul style="list-style-type: none"> a. Providing for a mix of land uses in a vibrant pedestrian oriented environment (MOP section 5.3.3); b. Identifying the area as a Community Node which is intended to accommodate intensification with a gross density of between 100 and 200 residents plus jobs (MOP section 5.3.3); c. Providing for a range of housing types to meet the needs of the adjacent population as they move through their lifecycle. <p>Ensuring that development in Community Nodes will be in a form and density that complements the existing character and achieves a high quality urban environment.</p>	<p>The proposed development seeks to provide for intensification which adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed.</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>	<p>As illustrated through this table, MOP generally conforms to the Growth Plan as it pertains to the proposed development.</p>	<p>As the decision on the application will occur after July 1, 2017, it must conform to the Growth Plan 2017.</p>
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>	<p>MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents.</p>	<p>MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning document.</p>
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</p>	<p>The Streetsville Community Node is planned as a complete community and identified as a Community Node which is an area for intensification that provides for a mix of housing</p>	<p>The proposal seeks to make better use of land and infrastructure and increase transit usage in a Community Node, well served by public transit and community uses.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
and complete communities, and increasing the modal share for transit and active transportation.	and employment uses. This node is situated on existing transit routes and is in proximity to existing community infrastructure (GO station, 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 Streetsville Community Node is designated as an area for intensification to provide a range of housing, employment and community infrastructure for the surrounding neighbourhoods.	The applications generally seek to intensify in an appropriate location.
<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 through a municipal comprehensive review (2.2.1.3.e) c. The <i>Growth Plan</i> will support the achievement of complete communities that <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity 	<ul style="list-style-type: none"> a. The Streetsville Community Node is an established area with sufficient infrastructure to accommodate growth. b. The 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. c. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made. <p>The Nodes are to include 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 design (MOP section 9.1).</p> <p>Appropriate infill in Intensification Areas 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>	<p>The applications generally support the intent of these policies by providing a denser built form within an intensification area, that has convenient access to public transportation.</p> <p>The proposed development will be evaluated against the applicable MOP policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
<ul style="list-style-type: none"> 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		
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 Streetsville Community 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 site is subject to further review.
2.2.4 Transit Corridors and Station Areas		
General Statement of Intent for this Section: Given the Provincial Investment in higher order transit, municipalities are to plan for "major transit station areas on priority transit corridors: as identified on Scheduled 5 of the Growth Plan (2.2.4.1)	<p>The Streetsville Community Node is located on an existing Higher Order Transit line.</p> <p>MOP identifies Streetsville Community Node as an intensification area.</p> <p>The subject site is 385 m from the platform of the Streetsville GO Station.</p> <p>MOP policies support intensification that is appropriate for the location. Intensification Areas (community nodes and station areas) will be planned to reflect their role in the City Structure Hierarchy (5.5.4)</p>	The development applications are supportive of the Growth Plan intent to direct development within major transit station areas. However, the manner in which growth is accommodated on site is subject to further review.
2.2.5 Employment		
General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.	The Community Node policies encourage a mix of uses.	The subject lands are designated Residential High Density.
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:	The proposal provides for additional housing options.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/012 W11 Conformity
	http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	
<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>A diverse range of housing options is encouraged by MOP. (MOP Policy 7.2.2)</p>	<p>The Region of Peel and the City of Mississauga are working together to address affordable housing issues.</p> <p>The applications would generally help in meeting intensification targets and diversify the housing stock available in the area.</p>
4 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> <ul style="list-style-type: none"> 1. there are no negative impacts on key natural heritage features or key hydrologic features or their functions; 	<p>A portion of the lands at the northwest corner of the site is identified as a Natural Green System (SV10) forms part of the Mullet 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>
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 must confirm 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>

D-6 Compatibility between Industrial Facilities (Ministry of the Environment, Conservation and Parks)

The D-6 guideline is intended to be applied in the land use planning process to prevent or minimize future land use conflicts due to the encroachment of sensitive land uses and industrial land uses on one another. The applications will be reviewed against the D-6 guidelines.

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.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 4 Vision	Section 4.4.5 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 5.3.3 Community Nodes	Section 5.3.3.3 Section 5.3.3.4 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.3.12 Section 5.3.3.13	<p>Community Nodes will be focus of a mix of uses including commercial, residential, educational and open spaces.</p> <p>Community Nodes are Intensification Areas.</p> <p>Community Nodes will achieve a gross density of between 100 and 200 residents and jobs combined per hectare.</p> <p>Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Development in Community Nodes will be in a form and density that complements the existing character of historical Nodes or that achieves a high quality urban environment within more recently developed Nodes.</p> <p>Community Nodes will be served by frequent transit services that provide city wide connections.</p> <p>Community Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>
Section 5 Direct Growth- Intensification Areas	Section 5.5.1 Section 5.5.3 Section 5.5.5 Section 5.5.8 Section 5.5.9 Section 5.5.13 Section 5.5.14 Section 5.5.16	<p>The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas, as shown on Schedule 2: Intensification Areas.</p> <p>Planning studies will delineate the boundaries of Intensification Corridors and Major Transit Station Areas and identify appropriate densities, land uses and building heights.</p> <p>Development will promote the qualities of complete communities.</p> <p>Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.</p>

	Specific Policies	General Intent
		<p>Intensification Areas will be planned to maximize the use of existing and planned infrastructure.</p> <p>Major Transit Station Areas will be subject to a minimum building height of two storeys and a 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.</p> <p>Pedestrian movement and access from major transit routes will be a priority in Intensification Areas.</p> <p>Major Transit Station Areas will be planned and designed to provide access from various transportation modes to the transit facility, including consideration of pedestrians, bicycle parking and commuter pick-up/drop-off areas.</p>
Section 6 Value the Environment	Section 6.3 Section 6.3.9 Section 6.3.14 Section 6.3.24 Section 6.3.25 Section 6.3.26 Section 6.3.32 Section 6.3.33 Section 6.7 Section 6.7.1	<p>Mullet Creek is identified as a Natural Hazard as per Schedule 3 Natural Systems in MOP.</p> <p>MOP requires protection, restoration, and expansion of the natural heritage system through a number of measures.</p> <p>Mississauga's Natural Heritage System is composed of the following: Significant Natural Areas; Natural Green Spaces; Special Management Areas; Residential Woodlands; and Linkages.</p> <p>Natural Green Spaces are wetlands and watercourses that do not fulfill the requirements of a significant wetland or significant valleyland, even if they are predominantly engineered; and</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:</p> <ol style="list-style-type: none"> ensuring that the development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping, and parking and amenity locations. <p>New lots created by land division that will have the effect of fragmenting the ownership of Natural Green Spaces, and buffers will generally be discouraged and will be supported by an Environmental Impact Study.</p> <p>Lands that meet the criteria of a Natural Hazard Lands will be designated Greenlands and zoned to ensure their long term protection, life, and property. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.</p> <p>Development and site alteration will not be permitted within or adjacent to Natural Green Spaces, Linkages and Special Management Areas unless it has been demonstrated that there will be no negative impact to the natural heritage features.</p> <p>Environmental Impact Studies will delineate the area to be analysed, describe existing physical conditions, identify environmental opportunities and constraints, and evaluate the ecological sensitivity of the area in relation to a proposal.</p> <p>Natural hazards are generally unsafe for development due to naturally occurring processes such as flooding and erosion.</p> <p>Mississauga will consider the potential impacts of climate change that may increase the risk associated with natural hazard</p>

	Specific Policies	General Intent
		<p>lands.</p> <p>Vegetated protection areas buffers that provide a physical separation of development from the limits of Natural Hazard Lands will be determined on a site specific basis.</p> <p>To ensure that contaminated sites are identified and appropriately addressed by proponents:</p> <ul style="list-style-type: none"> a) owners of the lands proposed for development will submit information as required by the City to identify the potential for contamination b) all potential sources of contamination must be considered. c) the development or approval of amendments to the Official Plan for known or potentially contaminated sites will be deferred until the proponent of the development undertakes a study assessing the potential for contamination in accordance with Provincial regulations and standards as well as City policies <p>If contaminated lands cannot be remediated to the land use designation sought, the land use designation will be reviewed based on the remediation plan and an alternative appropriate land use designation may be considered.</p> <p>Railways in urban areas require particular consideration not only because of the high levels of noise they generate, but also because of ground borne vibration. Safety is also a concern as intensification occurs in the vicinity of railway tracks. In addition, the encouragement of active modes of transportation will require consideration of cyclist and pedestrian safety in conjunction with railway operations.</p>
Section 7 Complete Communities	<p>Section 7.1.1 Section 7.1.3 Section 7.1.6</p> <p>Section 7.2 Housing</p> <p>Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9</p>	<p>The official plan supports the creation of complete communities and 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>

	Specific Policies	General Intent
Section 9 Building a Desirable Urban Form	Section 9.1.2 Section 9.1.6 Section 9.1.7 Section 9.1.8 Section 9.1.9 Section 9.1.13 Section 9.2.1.1 Section 9.2.1.3 Section 9.2.1.4 Section 9.2.1.5 Section 9.2.1.7 Section 9.2.1.21 Section 9.2.1.30 Section 9.2.3.2 Section 9.3.1.4 Section 9.3.5.6 Section 9.4.3.1 Section 9.5.1.2 Section 9.5.1.12	<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>The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.</p> <p>Mississauga will promote a built environment that protects and conserves heritage resources.</p> <p>Mississauga will transform the public realm to create a strong sense of place and civic pride.</p> <p>Urban form will support the creation of an efficient multi-modal transportation system that encourages a greater utilization of transit and active transportation modes.</p> <p>Development will have positive, restorative, ecological benefits on a site through the practice of sustainable building and site design.</p> <p>Development will create distinctive places and locales.</p> <p>Built form should provide for the creation of a sense of place through, among other matters, distinctive architecture, streetscaping, public art and cultural heritage recognition.</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas.</p> <p>Small land parcels should be assembled to create efficient development parcels.</p> <p>Development proponents may be required to provide concept plans that show how a site will be developed with surrounding lands.</p> <p>Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive.</p> <p>Development will provide open space, including squares and plazas appropriate to the size, location and type of the development.</p> <p>All development will utilize sustainable design practices.</p> <p>Development will be designed to:</p> <ul style="list-style-type: none"> a. respect the natural heritage features, such as forests, ridges, valleys, hills, lakes, rivers, streams and creeks; d. achieve a street network that connects to adjacent streets and neighbourhoods at regular intervals, wherever possible; e. meet universal design principles;

	Specific Policies	General Intent
		<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>Mississauga is committed to the creation of an accessible city. The design of the physical and built environment will have regard for universal design principles.</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> a. natural Heritage System; b. natural hazards (flooding and erosion); c. natural and cultural heritage features; <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged.</p>
Section 11 General Land Use Designation	Section 11.2.5	<p>Lands designated Residential High Density will permit the following use:</p> <ul style="list-style-type: none"> a. apartment dwelling. <p>11.2.5.10 A horizontal multiple dwelling will not include an apartment dwelling.</p>
Section 14 Community Nodes	Section 14.1.1.2 Section 14.1.1.3	<p>For lands within a Community Node a minimum building height of two storeys to 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.</p> <p>Proposal for heights less than two storeys, 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 14.10 Streetsville	Section 14.10.6.2	<p>The lands identified as Special Site 2 are located south of Tannery Street, north of Old Station Road, east of Joymar Drive and west of the St. Lawrence and Hudson Railway.</p> <p>Notwithstanding the provisions of the Residential High Density, Residential Medium Density and Greenlands designations, the following additional policies will apply:</p> <ul style="list-style-type: none"> a. the determination of the area suitable for redevelopment will have regard for the extent of the "regulatory storm" floodplain and the erosion hazards associated with Mullet Creek, whichever is greater. The extent of areas required for conservation purposes will be determined to the satisfaction of Credit Valley Conservation and the City; and b. building forms should consist of low profile buildings ranging in height from three storeys near Mullet Creek to six storeys near the railway tracks.

	Specific Policies	General Intent
		Redevelopment of Area A (refer to page Existing and Proposed Mississauga Official Plan Designation for the Subject Site page 12-13) should include provision for a public road connecting Thomas Street and Tannery Street west of the St. Lawrence and Hudson Railway right-of-way.
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; adequate engineering services in order to support the proposed applications are under review 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.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>24 Kindergarten to Grade 5 10 Grade 6 to Grade 8 12 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Ray Underhill Public School</p> <p>Enrolment: 283 Capacity: 350 Portables: 1</p> <p>Dolphin Senior Public School</p> <p>Enrolment: 580 Capacity: 555 Portables: 0</p> <p>Streetsville Secondary School</p> <p>Enrolment: 866 Capacity: 1008 Portables: 0</p>	<p>Student Yield:</p> <p>11 Junior Kindergarten to Grade 8 9 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>St Joseph Elementary School (Streetsville)</p> <p>Enrolment: 329 Capacity: 478 Portables: 0</p> <p>St. Aloysius Gonzaga Secondary School</p> <p>Enrolment: 1708 Capacity: 1656 Portables: 0</p>

* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.

7. Community Comments

A community meeting was held by Ward 11 Councillor, George Carlson on February 20, 2019. Five people were in attendance. There have been four emails and phone calls received regarding traffic, density and drainage.

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.

- Traffic ☐ how will the additional density create traffic impacts?
- Character ☐ how large are the units, and what is the proposed tenure?
- Access ☐ is there enough vehicle access to the site?
- Parking ☐ how much parking is provided, where is it located, will each unit have a parking space?

8. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (July 23, 2018)	<p>Regional services consist of an existing 300 mm diameter watermain and an existing 200 mm diameter sanitary sewer located on Emby Drive. There is an existing 300 mm diameter watermain and an existing 250 mm diameter sanitary sewer located on Tannery Street.</p> <p>A satisfactory Functional Servicing Report (FSR) and single-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>There is a Regional sanitary sewer easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted.</p> <p>The applicant is proposing an extension of the right of way (Emby Drive), along with an extension to the existing watermain. Modelling will be required to determine if an upgrade to the existing sanitary sewer will be required as well.</p> <p>A satisfactory waste management plan is required prior to site plan approval.</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>

	An executed Subdivision Agreement may be required prior to registration of the Plan of Subdivision.
Credit Valley Conservation Authority (October 24, 2018)	CVC provides planning and technical clearance services to the City of Mississauga and Region of Peel as it relates to natural heritage protection, and water and natural hazard management. In this case, determination of the development limits is in progress as concerns regarding the determination of existing onsite conditions (slope hazard) are to be addressed. In addition, clarification regarding the stormwater management strategy, including the functionality of the proposed stormwater facility are anticipated. Detailed technical comments have been provided through the Application Status Report □ clarification is anticipated regarding the technical details associated with the slope hazard, stormwater management, natural features, etc.
Dufferin-Peel Catholic District School Board (July 25, 2017) and the Peel District School Board (July 17, 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. 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. 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.
City Community Services Department □ Parks and Forestry Division/Park Planning Section (September 20, 2018)	Future residents of the proposed development will be served by Jon Clipperton Park (P-512), zoned OS1, which contains a playground that is located less than 430 m (1410.8 ft.) from the subject lands. Streetsville Rotary Park (P-375), zoned C4-51, contains a playground and parking lot that is located 650 m (2132.6 ft.) from the subject lands. It is recommended that the identified Greenlands are deeded gratuitously to the City and shall be appropriately zoned for protection and conservation purposes. Should this application be approved, with lands being dedicated, hoarding and fencing will be required along the boundary of the Greenlands. Additionally, securities will be required for greenbelt clean-up, restoration, parkland protection, hoarding, and fencing. 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 and in accordance with City Policies and By-laws.
Community Services - Arborist (July 24, 2018)	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 Tree Removal application will be reviewed in conjunction with the site plan application prior to the issuance of a demolition or sediment control permit.
City Community Services Department □ Fire and Emergency Services Division (July 20, 2018)	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. Based on the site plan circulated through this rezoning, it would appear as if two blocks do not comply with By-law 1036-81, and consequently, will not be approved at the site plan review stage or at the time of building permit review.
City Community Services Department □ Heritage Planning (August 20, 2018)	The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting any adverse impacts to any significant archaeological resources found.
City Transportation and Works	The applicant has been requested to provide additional technical details. Development matters currently under review and

Department (August 9, 2018)	<p>consideration by this department include:</p> <ul style="list-style-type: none"> • Grading, Servicing and Site Plan • Environmental Site Assessment; soil contamination, underground storage tanks • Record of Site Condition • Traffic Impact Study; and Emby Drive Alignment • Existing and proposed easements • Functional Servicing and Stormwater Management Report • Noise and Vibration Report • Slope stability • Crash wall and berm <p>The above aspects will 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> <p>Community Services Public Art Rogers Cable Greater Toronto Airport Authority Alectra Utilities MiWay Enbridge Canada Post Canadian Pacific Rail Metrolinx</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Economic Development Bell Canada</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 planned character of the area given the project's land use, massing, density, setbacks and building configuration?
- Can the contamination issues be addressed?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Is the proposed alignment of the extension of Emby Drive satisfactory?
- Can the proposed blocks be comply with the Fire Route by-law?

- How will the existing Regional sanitary sewer on the property be impacted by the development?
- How will a proposed concept plan incorporate the abutting lands zoned **D** (Development)?
- Provision of a satisfactory Servicing Report to determine if there is capacity and resolution of all servicing and utility issues
- The delineation of the floodplain and erosion hazards associated with Mullet Creek to the satisfaction of the City and CVC
- Determine the best application process to facilitate required land dedications and public works

New urban design guidelines and zoning by law regulations for back to back and stacked townhouses were endorsed by Council in July 2018. An appeal to the zoning by-law was settled at LPAT in February 2019, and it is now in force and effect with the exception of four specific regulations. Although the subject applications were submitted in advance of the urban design guidelines being endorsed by Council and the zoning by-law coming into force and effect, staff are reviewing the applications in the context of good urban design and planning principles, which include the existing **RM9** (Horizontal Multiple Dwellings with more than 6 dwelling units) zone regulations, the new urban design guidelines endorsed by Council and the new **RM9** zoning regulations for stacked and/or back to back townhouses.

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.

To address the ultimate alignment of the proposed Emby Street extension and the configuration of the Mullet Creek Valley and floodplains the applicant has agreed to submit a draft plan of subdivision application to facilitate the various dedications and required municipal works.

9. 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.

City of Mississauga

Corporate Report



Date: February 22, 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 18/007 W1

Meeting date:
2019/03/18

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Official Plan Amendment and Rezoning applications to permit a ten storey condominium apartment building with 35 units and one level of underground parking

55 Port Street East, east of Helene Street South

Owner: Brown Maple Investments

File: OZ 18/007 W1

Bill 139

Recommendation

That the report dated February 22, 2019, from the Commissioner of Planning and Building regarding the applications by Maple Brown Investments to permit a ten storey condominium apartment building with 35 units and one level of underground parking, under File OZ 18/007 W1, 55 Port Street 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 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).

Comments

PROPOSAL

The official plan amendment and rezoning applications are required to permit a ten storey condominium apartment building with 35 units and one level of underground parking. The applicant is proposing to change the official plan designation from **Mixed Use** to **Mixed Use – Special Site**. The current **RA2-33** (Apartments) zoning is required to be amended in order to implement this development proposal.

Applicant's rendering of the proposed 10 storey apartment building



LOCATION

The property is located at the southeast corner of Helene Street South and Port Street East within the Port Credit Community Node, southwest of the Hurontario Street and Lakeshore Road East major intersection. The property is within a 400 m (1 312.3 ft.) radius of the Port Credit GO Station and is currently occupied by a 2 to 3 storey building that was originally constructed in the early 1980s for a boat building company. The building currently contains a medical office and office, with the tenants being Under Pressure Inc. and AMP Solar Group Inc.

Immediately north of the property are two older bungalows, one which currently contains the Port Credit Chiropractic Wellness Centre, a triplex and a 5 storey residential apartment building. Also to the north is a mixed use development constructed by FRAM Building Group that contains commercial fronting Lakeshore Road East, a square and two 5 storey residential apartment buildings. To the west of the site is the Helene Street South closed road allowance, which is a City owned property and contains a parking lot. Further west is the Port Credit Marina lands (CLC Lands). To the south of the subject property is the waterfront trail network that forms part of the St. Lawrence Park along the Lake Ontario shoreline. To the east is a 6 storey apartment building known as the Regatta.

Aerial image of 55 Port Street East



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 currently being evaluated with respect to consistency with the PPS and conformity to the Growth Plan and the ROP. In addition, the appropriateness of the development with regard to the maintenance of built form, density, transition and design policies in Mississauga Official Plan (MOP) is under evaluation and will be part of the next staff report.

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

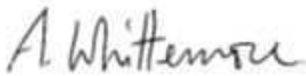
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

All agency and City department comments have been received. There are technical issues that need to be addressed, including overall site and building design, land use and built form compatibility. 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: Detailed Information and Preliminary Planning Analysis



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

Prepared by: David Ferro, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Maple Brown Investments

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1. Site History

- April 4, 1982 – Building Permit issued for an existing 2 to 3 storey building, originally constructed for C&C Yachts boat building company.
- February 9, 1993 – Applications for Official Plan Amendment and Rezoning, under file OZ 93/011 W1, were received from St. Lawrence Starch Limited to permit a comprehensive, mixed use development including the “St. Lawrence Starch lands”, located south of the Lakeshore Road East and Hurontario Street intersection, and 55 and 65 Port Street East.
- December 13, 1994 – Applications for Official Plan Amendment and Rezoning were appealed by the applicant to the Ontario Municipal Board (OMB).
- February 16, 1996 – A Recommendation Report for file OZ 93/011 W1 was presented by the Planning and Building Department recommending refusal of the proposal and the endorsement of alternative development concepts.
- October 15, 1996 – A three week OMB hearing commenced.
- August 29, 1997 – OMB issues an “Interim Decision” for the “St. Lawrence Starch” lands that requires the property owner to engage the City and area residents on a revised development concept when the time came to proceed forward in developing the lands.
- July 7, 1998 – FRAM Building Group purchases the “St. Lawrence Starch” lands.
- April 26, 1999 – The Planning and Building Department received a revised concept for the “St. Lawrence Starch” lands from the new property owner, which included a concept reflective of the zoning that is currently applicable to the subject property today.
- April 6, 2000 – The Planning and Building Department recommend approval of the revised development scheme, to permit a 6 storey apartment building at 65 Port Street East, with permissions for a future 6 storey apartment building at 55 Port Street East.
- March 1, 2002 – Building Permit issued for the 6 storey apartment building at 65 Port Street East, known as the Regatta.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA3-22** (Apartments) which permits a 6 storey apartment building.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Mixed Use** in the Port Credit Community Node Character Area.

2. Site and Neighbourhood Context

Site Information

The property is located at the southeast corner of Helene Street South and Port Street East within the Port Credit Community Node, southwest of the Hurontario Street and Lakeshore Road East major intersection. Port Street is a local road that serves the neighbourhood. Helene Street connects to Lakeshore Road. The property is within a 400 m (1 312.3 ft.) radius of the Port Credit GO Station. The property also fronts

onto the St. Lawrence Park, part of a waterfront park system along Lake Ontario.

The property has a 2 to 3 storey building constructed in the early 1980s for a boat building company. The building currently contains a medical office and office, with the tenants being Under Pressure Inc. and AMP Solar Group Inc.



Image of existing conditions facing south

(Source: Google Maps)

Property Size and Use	
Frontages: Port Street East	40.23 m (131.9 ft.)
Depth:	57.47 m (188.6 ft.)
Gross Lot Area:	0.23 ha (0.57 ac.)
Existing Uses:	2 to 3 storey building with a medical office (Under Pressure Inc) and office (AMP Solar Group) use

Surrounding Land Uses

Immediately north of the property are two older bungalows, one of which currently contains the Port Credit Chiropractic Wellness Centre; a triplex; and a 5 storey residential apartment building. To the west of the site is the Helene Street South closed road allowance, a City owned property, which currently contains a City parking lot and forms part of the St. Lawrence Park. The east side of the property is developed for a 6 storey apartment building, known as The Regatta. To the south of the subject property is the waterfront trail network that

forms part of the St. Lawrence Park along the Lake Ontario shoreline.

Further west is the Port Credit Marina lands, which has recently undergone a master planning process, known as Inspiration Port Credit. This master plan process is intended to guide future development for the site. Council has recently adopted an Official Plan Amendment for these lands that permits a mixed use community varying in built form and height, a waterfront promenade and a marina use.



Aerial Photo of 55 Port Street East

The surrounding land uses are:

- North: 2 to 6 storey mixed use development with various commercial uses oriented towards Lakeshore Road East
- East: 6 storey condominium apartment building known as the Regatta
- South: St. Lawrence Park, Lake Ontario
- West: Helene Street right-of-way, Port Credit Marina

The Neighbourhood Context

The subject property is located in the Port Credit Community Node, which is an area that evolved over centuries and became the Port Credit Township in 1961. The surrounding neighbourhood contains commercial uses located on Lakeshore Road East. The node contains a variety of residential building types, including a number of apartment buildings developed in the 1950's and 1960's.

North of the site is Lakeshore Road East, which is identified as an Intensification Corridor in Mississauga Official Plan. The corridor has commercial and retail storefronts lining the street. The south side of Lakeshore Road East has a mixed use development containing retail and restaurant uses fronting the street, a public square and two 6 storey apartment buildings. This mixed use development was constructed by FRAM Building Group in the early to mid 2000s.

Demographics

Moderate growth is proposed for the community. Based on the 2011 census, the population of this area is 10,965 people, with a population density of 39 people per hectare. The overall age of the population within Port Credit is older than that of the City average. By 2031 and 2041, the population for this area is forecasted to be 14,800 and 20,000, respectively. On average, the total number of persons within a household is two, with half of the population living in apartments of five storeys or higher.

Other Development Applications

The following development applications were recently approved in the immediate vicinity of the subject property:

- OZ 17/013 – 21-29 Park Street East – approval was obtained for a 15 storey apartment building (204 units) in June 2018.
- OZ 14/007 – 8 Ann Street, 77-81 High Street – approval was obtained for a 15 storey apartment building (68 units) and 2 semi-detached units in December 2015.

These applications are well within the anticipated population forecasted for the node.

It is also noted that beyond the Port Credit Community Node and to the west of the Credit River, the City has an application on the former Imperial Oil lands for approximately 7000 people.

Community and Transportation Services

This area is well served by major City of Mississauga facilities such as the Port Credit Library, Port Credit Memorial Park, Port Credit Arena, the Lions Club of Credit Valley Outdoor Pool, all within a half kilometer radius of the site. At a larger distance, J.C. Saddington Park and J.J. Plaus Park provide additional park options within the Port Credit Community Node.

The site fronts on to St. Lawrence Park which contains a multi-use trail that connects to the Waterfront Trail and allows

access to the east and into Toronto and to the western part of Mississauga.

There are plans for future parks and community facilities as part of the major development of the former oil refinery lands located to the west of the Credit River. Additional comments from Community Services regarding City parks and facilities are contained in Section 9 of this Appendix.

As mentioned, the site is within 400 m of the Port Credit GO station, which provides two-way, all day service, every 30 minutes. The following major Miway bus routes currently service the site:

- Route 23 – Lakeshore Road East
- Route 19 – Hurontario Street

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 study includes the future population anticipated at the proposed development at 70 Mississauga Road, the future development of the Port Credit Marina lands and the growth projected at the Port Credit GO Station. As the Environmental Assessment is ongoing, the final timing and form of the higher order transit has not been confirmed.

Light Rail transit is proposed to connect to the Port Credit GO station, running from Port Credit through the downtown to Shopper's World in Brampton along the Hurontario Street corridor. Construction is to start this year.

3. Project Details

The applications are to permit a ten storey apartment building with 35 units and one level of underground parking with access onto Port Street East.

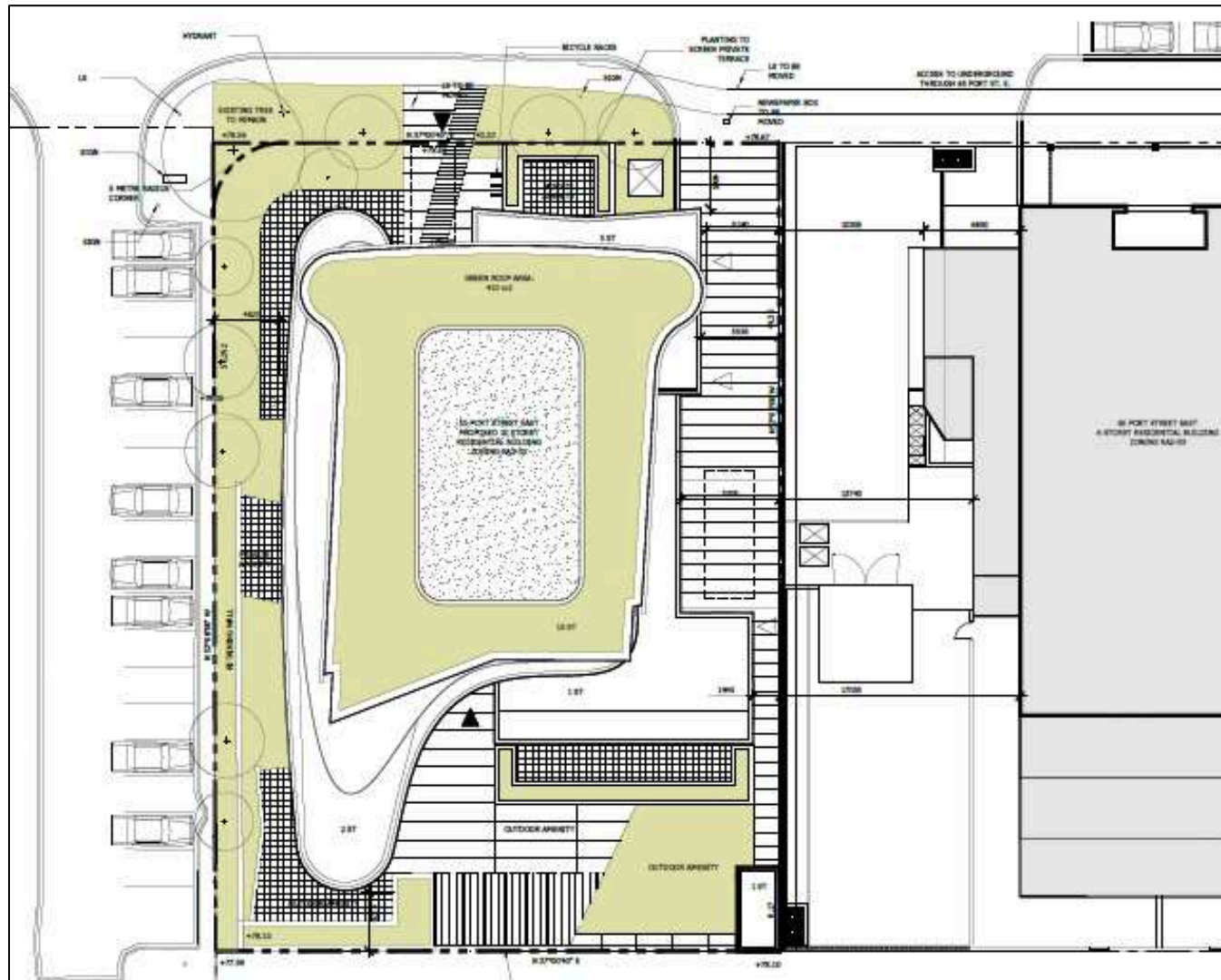
Development Proposal	
Applications submitted:	Received: March 16, 2018 Deemed complete: April 10, 2018 Revised: December 13, 2018
Developer/ Owner:	Brown Maple Investment Inc
Number of units:	35 units
Proposed Gross Floor Area:	6 316 m ² (67, 984.9 ft ²)
Height:	10 storeys
Lot Coverage:	35%
Floor Space Index:	2.7
Anticipated Population:	77* *Average household sizes for all units (by type) based on the 2016 Census
Parking: resident spaces visitor spaces	Required Proposed 48 spaces 54 spaces 5 spaces 7 spaces

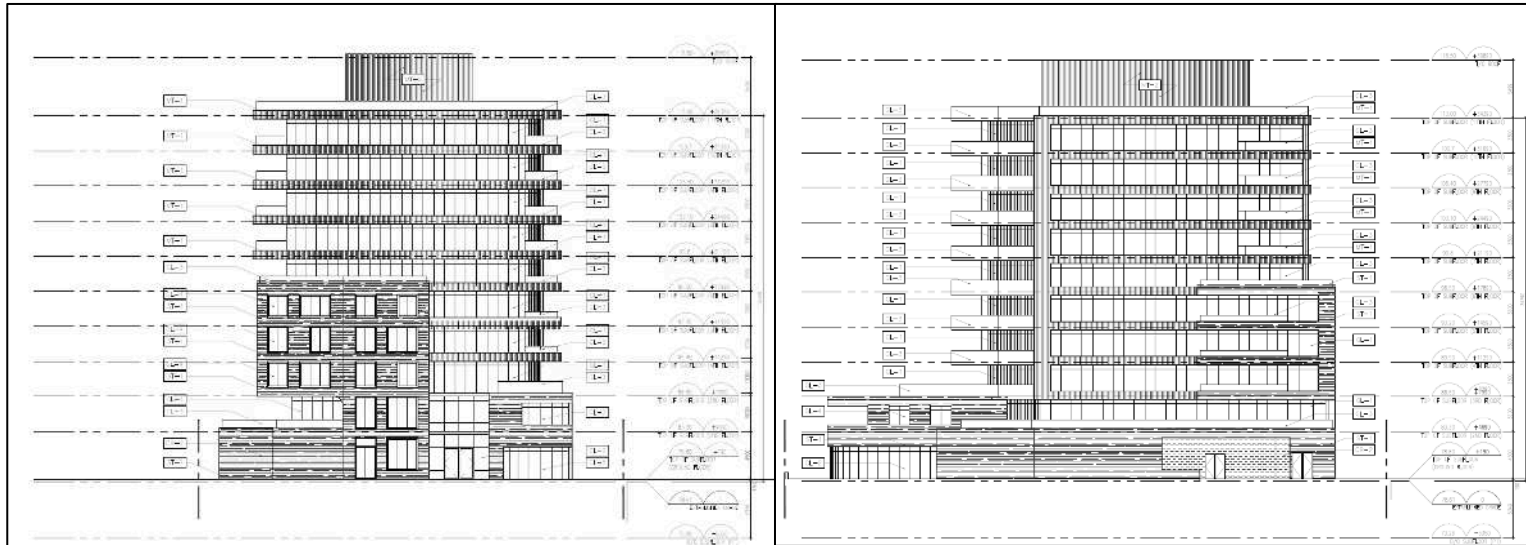
Supporting Studies and Plans

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

- Planning Justification Report
- Concept Plan and Elevations
- Acoustic Study
- Sun/shadow Study
- Archaeological Assessment
- Draft Official Plan and Zoning By-law Amendments
- Functional Servicing Report
- Phase I & II Environmental Report
- Wind Study
- Grading and Servicing Plans

Concept Plan



Elevations

North Elevation

East Elevation



South Elevation

West Elevation

Applicant's Rendering



4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

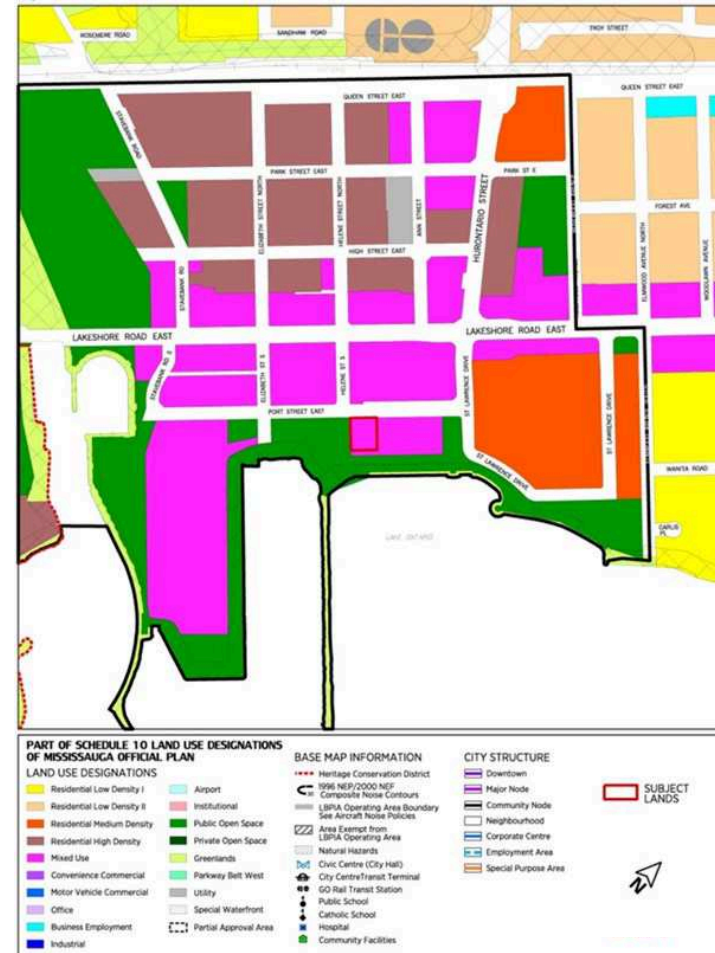
The site is designated **Mixed Use** which permits commercial and residential uses.

Proposed Designation

Mixed Use – Special Site to permit a ten storey apartment building with no commercial uses on the ground floor.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

Excerpt of Port Credit Community Node Land Use



Mississauga Zoning By-law

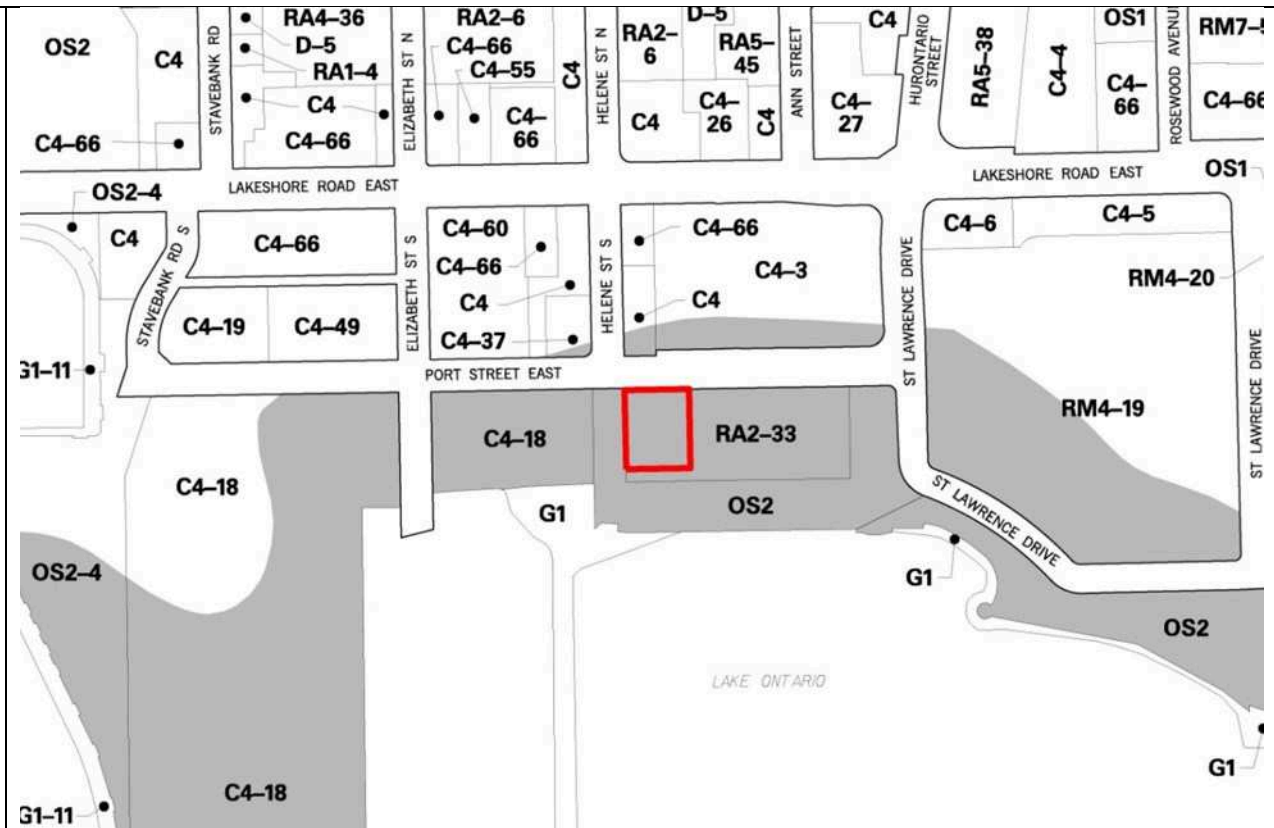
Existing Zoning

The site is currently zoned **RA2 - 33** (Apartments), which permits a six storey apartment dwelling with a max FSI of 2.5 and a total height of 6 storeys.

The Greenlands Overlay is applicable and indicates that additional approvals may be required, such as the conservation authority. In this instance, the Credit Valley Conservation Authority (CVC) has indicated that a CVC permit is not required for the subject property.

Proposed Zoning

The applicant is proposing to amend the existing **RA2 - 33** (Apartments) zone, in order to permit a six storey apartment dwelling with a max FSI of 2.5 and a total height of 6 storeys.



Proposed Zoning Regulations

Zone Regulations	RA2-33 Zone Regulations		Proposed RA2-33 Amended Zone Regulations	
Maximum Floor Space Index (FSI)	1.9 – 2.5		2.7	
Maximum Dwelling Units	20		34	
Maximum gross floor area – apartment dwelling zone for Buildable Area 'A' identified on schedule RA2-33	4 800 m ² (51, 666.7 sq.ft.)		6 316 m ² (67, 984.8 sq.ft.)	
Minimum gross floor area – non-residential	200 m ² (2, 152.8 sq. ft.)		0.00 m (0.00 sq.ft.)	
Maximum height above established grade where the distance from the rear lot line is:	3.5 – 7.5 m	13.0 m and 3 storeys	0.0 – 14.7 m	8.8 m and 2 storeys
	7.5 – 11.5 m	16.0 m and 4 storeys	14.7 m – greater	35.0 m and 10 storeys
	11.5 – 15.5 m	19.0 m and 5 storeys		
	15.5 – greater	22.0 m and 6 storeys		
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.				

5. Summary of Applicable Policies

The requested official plan amendment and rezoning changes will be evaluated against Provincial Plans and policies as well as the Regional Official Plan and those contained in the Mississauga Official Plan.

The following table summarizes the, policy and regulatory

documents that affect these applications. Following the table, is preliminary assessment of the both the City of Mississauga Official Plan policies against provincial and regional planning tools and that the proposal. The last table identifies the Mississauga Plan policies which will be used to evaluate the proposal.

Policy Document	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 evaluated for consistency with the PPS.
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	Mississauga Official Plan is in general conformity with the Growth Plan, however, certain aspects are undergoing conformity exercises to reflect the new changes in the <i>Growth Plan</i>	The proposed development is being evaluated with its conformity to 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 Port Credit Community Node and is designated Mixed Use which permits residential and commercial uses. Community Nodes are intended to provide access to uses required for daily living including local shops and restaurants, community facilities and a range of housing types that meet the needs of residents in the area as they move through their lifecycle.	The applicant is proposing to change the designation to Mixed Use – Special Site to permit the 10 storey apartment building with a Floor Space Index (FSI) of 2.7. This designation is consistent with the intent of the official plan but will need to address built form policies as outlined in the Development Issues section below.
Zoning By-law 225-2007	The lands are currently zoned RA2-33 (Apartment Building)	A rezoning is proposed to amend the RA2-33 (Apartment Building) zoning to permit a ten storey apartment building.

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 18/007 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 with the *PPS Analysis*

<i>Provincial Policy Statement (PPS)</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>File OZ 18/007 W1 Consistency</i>
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 Community Nodes (as defined in Mississauga Official Plan (MOP)) by infilling with a mix of uses supports the general intent of the PPS with respect to building strong healthy communities.	The proposed development is located within the Port Credit Community Node and represents infill redevelopment within an area identified for increased intensification. While generally the proposal represents a more efficient use of the subject property, the appropriateness of the proposed land use and built form is being evaluated.
1.1.3.2 Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources are appropriate for and efficiently use infrastructure and public service facilities minimize negative impacts to air quality and climate change and promote energy efficiency 	The Port Credit Community Node is an element in the City's urban structure that is intended for intensification and provides a range of uses (as identified on Schedule 10 Land Uses of MOP) and allows for appropriate redevelopment of the area. As described in policy 5.3.3, Community Nodes among other things are intended to: <ul style="list-style-type: none"> Be an area of intensification with a mix of uses; 	The subject property is located within the Port Credit Community Node and provides for an increased density that makes more efficient use of the land in an area that contains a public facilities and is in close proximity to an intensification corridor that provides for commercial uses. The extent of which growth should be accommodated on site, the proposed land use and built-form is being

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 18/007 W1 Consistency
4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3	<ul style="list-style-type: none"> Provide access to a mix of uses required for daily living such as retail stores, restaurants, community facilities, schools, parks and a diverse housing stock that meets housing needs of residents as they move through their lifecycle. Achieve a targeted growth density of between 100 and 200 residents plus jobs per hectare. 	evaluated under the applicable policies of MOP and will be included in the next staff report.
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>The Port Credit Community Node is an area intended for intensification (MOP policy 5.3.3.3). Based on existing infrastructure, transit service and public amenities.</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p>	The proposed development has the ability to utilize surrounding community infrastructure (e.g. transit, library, schools, parks, places of religious assembly) and has access to adequate servicing (water, sanitary and storm water facilities). This is consistent with MOP and PPS policies.
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. 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 proposal responds to intensification policies. The proposal is being evaluated on its built-form and land use compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies. This will be included in the next staff report.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Community Nodes are intended to provide a diverse range of housing options for residents at different stages of life (MOP policy 5.3.3).	The proposal is being evaluated on its built-form and land use compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies.
3.0 Protecting Public Health and Safety 3.1.1 Development shall generally be directed to areas outside of: <ul style="list-style-type: none"> a. hazardous lands adjacent to the shorelines of the Great Lakes - St. 	MOP contains policies that require mitigative measures to address natural hazards associated with the Lake Ontario shoreline will protect and enhance ecological functions (MOP policy 6.3.58).	The property is located outside of the natural hazards area.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 18/007 W1 Consistency
<p>Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;</p> <p>b. hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p> <p>c. hazardous sites.</p>		
<p>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.</p>	<p>MOP contains policies that ensure the protection of life and property from natural and human made hazards (MOP policy 6.1.1).</p>	<p>A Phase I and Phase II Report has been submitted and is under review. The applicant will be required to address contamination and remediation requirements through the process.</p>
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council 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>	<p>As outlined in the table, relevant MOP policies are consistent with the PPS.</p>	<p>The intensification of the site for an apartment building in a Community Node is supportive of a number of PPS policies. However, the applications are being further evaluated on adherence to a range of specific MOP policies including those related to land use compatibility, transition, massing and site design.</p>

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. "file no. sample: OZ 17/001 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 with the Growth Plan Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 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	MOP directs growth to Intensification Areas. The Port Credit Community Node is an Intensification Area intended to provide a mix of uses required for daily living, including local shops, restaurants, community facilities cultural, heritage and entertainment uses, schools, parks and a range of housing types to serve residents throughout their lifecycle. Community Nodes are able to accommodate growth within an existing urban area by making use of existing physical and community infrastructure.	The property is located within the Port Credit Community Node and proposes an increase in residential intensification.
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.	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). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community	The proposal will increase the variety of housing available in the Community Node. The appropriateness of the building height as it relates to implementing the Vision will be further evaluated.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
	infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP policy 4.5). Further the intent is to develop complete communities in intensification areas such as Community Nodes by promoting an urban form and development that supports public health and active living.	
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 i. Integrate climate change considerations 	The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following: Section 5 – Direct Growth (addresses prioritizing intensification) Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change) Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities) Section 8 – Creating a Multi-modal City (addresses transportation infrastructure) Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)	The 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.
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> .	As the decision on the application will occur after July 1, 2017, it 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	MOP has been reviewed in respect 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		

<i>Growth Plan for the Greater Golden Horseshoe</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>OZ 18/007 W1 Conformity</i>
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.	The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document.	<p>The subject property is located within a built-up area of the City and will allow for better utilization of existing infrastructure. The applications focus intensification within an intensification area and help optimize the use of existing infrastructure and reduce the need for expansion of municipal services.</p> <p>Growth will be directed to intensification corridors and areas, in addition to within 500 m of Major Transit Stations.</p> <p>The extent in which growth can be accommodated on site is being evaluated. It is important to ensure the manner in which these uses are planned and designed are appropriate and subject to further analysis in the next staff report.</p>
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 Port Credit Community Node is designated as an area for intensification to provide a range of housing, employment and community infrastructure for the surrounding neighbourhoods. It also includes many transit options and a variety of community infrastructure amenities.	The subject property is located within the Port Credit Community Node. The extent to which growth can be accommodated on site while maintaining appropriate built-form qualities with respect to proper massing and transition is being evaluated.
Summary of policies within 2.2.1 Managing Growth: 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 	<ul style="list-style-type: none"> a. The Port Credit Community Node is an established area with sufficient infrastructure to accommodate growth. b. The 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. 	The proposal supports this intent by providing proposing intensification on an underutilized lot. However, the extent in which density can be appropriately accommodated on site and the adherence of proper built form and transition policies is being evaluated and will be addressed in the next staff report.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<p>(2.2.1.2. c i, ii, iii, iv),</p> <p>iii. that is generally away from hazardous lands (2.2.1.2. e)</p> <p>b. Integrated planning to manage forecasted growth will:</p> <p>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> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii. Support the environment (2.2.1.3.d)</p> <p>iv. Be implemented 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> <p>i. Features a diverse mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p> <p>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</p> <p>v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>	<p>c. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made.</p> <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 design (MOP section 9.1). Appropriate infill in Intensification Areas 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>	
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent:</p> <p>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>The Port Credit Community Node is located within the delineated built-up area and will assist in achieving intensification targets. Mississauga Official Plan contains identifies areas for intensification as part of the City's urban hierarchy. In addition, there are policies with</p>	<p>The subject property is located within the Port Credit Community Node and proposes residential intensification. The built form aspect of the proposal will be evaluated as part of the next staff report.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
<p>4. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:</p> <ul style="list-style-type: none"> a. encourage intensification generally to achieve the desired urban structure; b. identify the appropriate type and scale of development and transition of built form to adjacent areas; c. identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities; e. prioritize planning and investment in infrastructure and public service facilities that will support intensification; f. and be implemented through official plan policies and designations, updated zoning and other supporting documents. 	<p>respect to built form and complete communities particular to the City's hierarchy.</p>	
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>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 proposed development maintains the mix of housing types within a Community Node that is predominantly a mixed use area that contains a number of residential built-forms, including apartment buildings.</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 	<p>A diverse range of housing options is encouraged by MOP. (MOP Policy 7.2.2)</p>	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>The proposal supports these policies by providing additional residential units within a Community Node.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/007 W1 Conformity
targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2)		
2.2.4 Transit Corridors and Station Areas		
<p>3. Major transit station areas on priority transit corridors or subway lines will be planned for a minimum density target of:</p> <ul style="list-style-type: none"> a. 200 residents and jobs combined per hectare for those that are served by subways; b. 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit; or c. 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network. <p>10. lands adjacent to or near to existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.</p>	<p>The Port Credit Community Node has a gross density of 115 residents and jobs combined per hectare as of March 2016. While that is below the number required in the Growth Plan, the City is currently in the process of reviewing and amending the Official Plan in order to bring into compliance the density targets identified in the Growth Plan. (MOP PCLAP Policy 6.1)</p>	<p>The subject property is located within 500 m of a Major Transit Station (Port Credit GO Station) and proposes residential intensification of the site.</p>
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 must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).</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 proposed development does not require an amendment to MOP or the Region of Peel Official Plan. The applications were circulated to the Region and Section 5 of the report provides a summary of their comments.

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
Chapter 5 Direct Growth	Section 5.1.6 Section 5.3.3.8 Section 5.3.3.11 Section 5.5.5	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p>Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Development in Community Nodes will be in a form and density that complements the existing character of historical Nodes or that achieves a high quality urban environment within more recently developed Nodes.</p> <p>Development will promote the qualities of complete communities.</p>
Chapter 6 Value The Environment	Section 6.3.62 Section 6.3.63 Section 6.7.1	<p>Development and site alteration must comply with the City's Erosion and Sediment Control By-law to the satisfaction of the City and appropriate conservation authority, where applicable.</p> <p>An Erosion and Sediment Control Study may be required for development and site alteration, where appropriate.</p> <p>6.7.1 To ensure that contaminated sites are identified and appropriately addressed by the proponent of development, the following will be required:</p> <ul style="list-style-type: none"> a. the owners of lands proposed for development will submit information as required by the City to identify the potential for contamination; b. landowners will consider all potential sources of contamination such as disposal of waste materials, raw material storage, residue left in containers, maintenance activities and spills and may also include contamination from adjacent commercial properties, such as, gas bars, motor vehicle service stations, motor vehicle repair garages and dry-cleaning facilities; c. the development approval or approval of amendments to this Plan for known or potentially contaminated sites will be deferred until the proponent of development undertakes a study assessing the potential for contamination in accordance with the Provincial Government regulations and standards and City policies; and d. if the study indicates potential for soil or ground water contamination, an assessment of the soil and groundwater conditions will be required. If contamination is confirmed, a remedial action plan in accordance with Provincial Government regulations and standards appropriately addressing contaminated sites will be required. Recommendations contained within the plan will be implemented by way of conditions to development approval.

	Specific Policies	General Intent
Chapter 7 Complete Communities	Section 7.6.2.4 Section 7.6.2.5 Section 7.6.2.6	<p>The review of applications for development along the Lake Ontario waterfront and the mouth of the Credit River, will have regard for the following:</p> <ul style="list-style-type: none"> a. provision of public views of the lake from within and throughout the property; b. maintain existing or create new view corridors to the lake and along the shoreline; c. recognition, reflection, and integration of cultural heritage resources; d. provision of public access to and along the water's edge, in particular the waterfront trail system (e.g., through the acquisition of parkland); e. potential to provide linkages for other trail systems, public access nodes, and natural features, areas and linkages including their ecological functions; f. design of shoreline forms that do not pose physical barriers to the water; g. natural hazards; h. restoration and shoreline improvements; i. natural heritage features and their functions; j. opportunities for nature appreciation; k. compatibility among land uses; l. the privacy and security of private property; m. mix of appropriate uses; n. form and scale appropriate to the waterfront location; o. ensure that public open space adjacent to the shoreline is clearly seen to be open to the public; p. dedication of patent water lots to the City or appropriate public agency; q. provision of a variety of appropriate uses and activities which are lake dependent and lake enhanced; and r. development of public shoreline parkland and the provision of associated recreational facilities. <p>Public Open Space and development adjacent to the Lake Ontario Waterfront Trail should be designed to enhance the trail user's experience of Lake Ontario by maximizing views of Lake Ontario and by creating a varied, visually stimulating, comfortable and human scaled edge to the waterfront trail.</p> <p>The implementation of development proposals should enhance and promote the image and identity of Mississauga as a waterfront city with a unique waterfront advantage for development that will consider, among other uses, recreation, retail, cultural and tourism activities.</p>
Chapter 9 Build A Desirable Urban Form	Section 9.1.12 Section 9.2.1.3 Section 9.2.1.8 Section 9.2.1.10 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.3.3.9 Section 9.5.1.7	<p>An urban form will be developed to take advantage of the Lake Ontario waterfront through connections, views and access.</p> <p>Built form should provide for the creation of a sense of place through, among other matters, distinctive architecture, streetscaping, public art and cultural heritage recognition.</p> <p>The preferred location of tall buildings will be in proximity to existing and planned Major Transit Station Areas.</p>

	Specific Policies	General Intent
	Section 9.5.1.8 Section 9.5.1.9 Section 9.5.1.15 Section 9.5.2.2	<p>Appropriate height and built form transitions will be required between sites and their surrounding areas.</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>Tall buildings will address pedestrian scale through building articulation, massing and materials.</p> <p>Tall buildings will minimize adverse microclimatic impacts on the public realm and private amenity areas.</p> <p>Development will preserve, promote and enhance public views to the Lake Ontario waterfront.</p> <p>Developments adjacent to public parkland will complement the open space and minimize negative impacts.</p> <p>Proposed development should encourage public open space connections that link public parks and community facilities through the use of walkways, bikeways and bridges.</p> <p>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 and that microclimatic conditions are mitigated.</p> <p>Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:</p> <ol style="list-style-type: none"> respect the prominence, character, setting and connectivity of these buildings, sites and resources; and ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.
Chapter 11 General Land Use Designations	Section 11.2.6.1 Section 11.2.6.2 Section 11.2.6.3 Section 11.2.6.4 Section 11.2.6.5	<p>In addition to the Uses Permitted in all Designations, lands designated Mixed Use will also permit the following uses:</p> <ol style="list-style-type: none"> commercial parking facility; financial institution; funeral establishment; makerspaces motor vehicle rental; motor vehicle sales; overnight accommodation; personal service establishment; post-secondary educational facility;

	Specific Policies	General Intent
		<p>j. residential; k. restaurant; l. retail store; and m. secondary office;</p> <p>The following uses are not permitted: a. self-storage facility; and b. detached and semi-detached dwellings.</p> <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> <p>Residential uses will be combined on the same lot or same building with another permitted use.</p> <p>Residential uses will be discouraged on the ground floor.</p>
Chapter 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.
Chapter 20 Glossary	Tall Building	Means a building having a height greater than the width of the street on which they front. Tall buildings are defining elements in the city structure; becoming icons and landmarks in the skyline and streetscape. They have a greater opportunity and responsibility to contribute towards defining an area's identity and success. Further, when appropriately sited and designed, tall buildings can accommodate transit supportive densities and facilitate the viability of a successful, well used public transit system

Relevant Port Credit Local Area Plan Policies

	Specific Policies	General Intent
Chapter 5.0 Vision	Section 5.1.1 Section 5.1.2	<p>Protect and enhance the urban village character recognizing heritage resources, the mainstreet environment, compatibility in scale, design, mixture of uses and creating focal points and landmarks.</p> <p>Support Port Credit as a distinct waterfront community with public access to the shoreline, protected views and vistas to Lake Ontario, the Credit River and active waterfront uses.</p>
Chapter 6.0 Direct Growth	Section 6.1 Section 6.1.1 Section 6.1.2 Section 6.1.6	<p>With a gross density of 115 residents and jobs combined per hectare, Port Credit is within the targeted range for Community Nodes of between 100 and 200. As such, additional density is not required to meet the target, however, it is recognized that some infill and redevelopment will occur. This should focus on creating a more complete community and in particular employment opportunities.</p> <p>The City will monitor the gross density and population to employment ratio in the Community Node and will assess its ability to accommodate further growth through the development approval process.</p> <p>Increases in employment opportunities are to be accommodated on lands designated mixed use, which can accommodate a range of establishments including: retail, restaurants, and offices.</p> <p>Intensification will address matters such as:</p> <ul style="list-style-type: none"> a. contribution to a complete community; b. providing employment opportunities; c. sensitivity to existing and planned context and contribution to the village mainstreet character; d. respecting heritage; and e. protecting views and access to the waterfront.
Chapter 8 Complete Communities	Section 8.5.2	Uses in proximity to the waterfront will provide for public access, where appropriate. Through land acquisition, capital works and the review of proposals, Mississauga will endeavor to ensure this Vision is realized.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>5 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Forest Avenue P.S.</p> <p>Enrolment: 174 Capacity: 199 Portables: 0</p> <p>Riverside P.S.</p> <p>Enrolment: 300 Capacity: 438 Portables: 0</p> <p>Port Credit S.S.</p> <p>Enrolment: 1 164 Capacity: 1 203 Portables: 0</p>	<p>Student Yield:</p> <p>2 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>St. Dominic Elementary School</p> <p>Enrolment: 327 Capacity: 271 Portables: 5</p> <p>St. Paul Secondary School</p> <p>Enrolment: 424 Capacity: 807 Portables: 0</p>

7. Community Comments

A community meeting was held by Ward 1 Councillor, Stephen Dasko on February 11, 2019. Over 100 people were in attendance. Approximately 15 written submissions were received.

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.

- The proposed development is too high and does not integrate well with the surrounding properties
- The Official Plan permission of six storeys should be maintained
- Views to the waterfront should be protected and enhanced by the proposal
- The proposed development will produce negative impacts on the Port Credit Community Node
- The bulk of the building should be reduced
- The additional density will create traffic impacts
- The approval of a ten storey building will destabilize the surrounding community and create a precedent
- The architecture and design of the building will positively add to the surrounding community

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (June 6, 2018)	<p>The application does not require an amendment to the Region of Peel Official Plan.</p> <p>An existing 300 mm diameter watermain and an existing 450 mm diameter sanitary sewer are located on Port Street East.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading municipal services. All works associated with the servicing of this site will be at the applicants expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (January 24, 2019)	<p>Both School Boards have 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>
City Community Services Department –Park Planning Section (January 23, 2019)	<p>The proposed residential development is adjacent to City owned lands identified as St. Lawrence Park (P-435). This park includes a waterfront trail and a community play site. Port Credit Memorial Park (P-106) is within proximity to the site and includes picnic areas, basketball hoops, a play site, and a multi-use ramp facility.</p> <p>The proposed development shall maintain a 1.5 m setback from the below grade parking structure to the western property boundary of St. Lawrence Park. Through the review of a future site plan application, securities related to protection and cleanup for St. Lawrence Park will be determined.</p> <p>Prior to the issuance of building permits cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's Policies and By-laws.</p>
Economic Development Office (May 29, 2018)	<p>Economic Development has concerns with the proposed amendment in land use designation from "Mixed Use" to "Mixed Use - Special Site" and changes to the RA2-33 zoning for a residential building without mixed uses.</p> <p>As per Section 11.2.6.2 of the official plan, "Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses". Mixed use permits "Secondary Office". The applicant is encouraged to include secondary office and/or other non-residential uses to comply with the intent of a mixed-use development.</p>
City Transportation and Works Department (January 29, 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 to the noise study, grading plan, parking plan, FSR, Phase I and II reports, Traffic Impact Study and the Site Plan, among other items. These changes are required to be addressed in detail prior to the Recommendation Report Meeting.</p>
Other City Departments and	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical</p>

Agency / Comment Date	Comments
External Agencies	<p>matters are addressed in a satisfactory manner:</p> <p>Canada Post Rogers Cable Greater Toronto Airport Authority Alectra Utilities Fire</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Heritage Planning Bell Canada Enbridge Canada Post MiWay CVC</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 proposed built form and height appropriate for the site?
- Is the proposal compatible with the surrounding area?
- Is the proposed setback adjacent to the City owned land appropriate?
- Is the absence of commercial at the ground floor appropriate given the surrounding context?
- Are the proposed zoning by-law exception standards appropriate?

Development Requirements

There are engineering matters including: grading, environmental, 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.

9. 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.

City of Mississauga

Corporate Report



Date: February 22, 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 15/006 W7

Meeting date:
2019/03/18

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Official plan amendment and rezoning applications to permit a 25 storey, 272 unit apartment building with retail commercial uses on the ground floor

3900-3980 Grand Park Drive, southwest corner of Burnhamthorpe Road West and Grand Park Drive

Owner: RioTrin Properties (Burnhamthorpe) Inc.

File: OZ 15/006 W7

Bill 139

Recommendation

1. That the applications under File OZ 15/006 W7, RioTrin Properties (Burnhamthorpe) Inc., 3900-3980 Grand Park Drive, southwest corner of Burnhamthorpe Road West and Grand Park Drive to amend Mississauga Official Plan to **Mixed Use – Special Site** and to change the zoning to **H-C4-Exception** (Mainstreet Commercial) to permit a 25 storey apartment building with retail commercial uses on the ground floor, be approved subject to the conditions referenced in the staff report dated February 22, 2019 from the Commissioner of Planning and Building.
2. That the applicant comply with the standards recommended in the Environmental Noise and Air Quality Assessment to mitigate any potential land use conflicts.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

Report Highlights

- The applications are seeking to amend the policies of the official plan to allow a height greater than four storeys;
- The application is also seeking a rezoning to permit a 25 storey apartment building with 1 603.3 m² (17,258 ft²) of retail commercial uses
- The applicant has made minor revisions to the development to address issues raised at the public meeting and by staff including reducing the height and massing of the building; demonstrating an appropriate transition of building heights to the surrounding neighbourhood; more green initiatives; resolution of air quality and safety issues; and satisfactory resolution of traffic impact on the surrounding road network
- Should the application be approved, future residents of the proposed building will be notified of proximity to Fielding Environmental on Mavis Road
- The official plan will be amended to remove the residential permissions for the remainder of the plaza lands to minimize further potential conflicts
- An "H" Holding symbol is proposed to address outstanding technical requirements and to allow for a Section 37 Agreement
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on March 21, 2016, at which time an Information Report was received for information.

The following is a link to the Information Report:

http://www7.mississauga.ca/documents/agendas/committees/pdc/2016/03_21_16_-_PDC_Agenda.pdf

Recommendation PDC-0026-2016 was then adopted by Council on March 30, 2016.

That the report dated March 1, 2016 from the Commissioner of Planning and Building regarding the application for RioTrin Properties (Burnhamthorpe) Inc. to permit a 32 storey unit apartment building and retail commercial uses on the ground floor under File OZ 15/006 W7, 3900-3980 Grand Park Drive, be received for information.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- The height has been reduced from 32 storeys to 25 storeys
- Retail commercial uses are proposed on the ground level on the Burnhamthorpe Road West and Grand Park Drive frontages
- The floor space index (FSI) has been reduced from 4.35 to 4.0
- The five storey podium along Burnhamthorpe Road West has been extended to provide a longer, continuous streetwall that supports pedestrian activity on the ground level
- Total outdoor and indoor amenity space has been increased

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the application on October 1, 2015. The public meeting was held on March 21, 2016. One member of the public made a deputation regarding the applications. A community meeting was held on April 5, 2017. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

Two meetings have been held with Fielding Environmental. Their concerns relate to:

- the proximity of the building to their operations
- the close proximity to residential uses
- the potential land use conflicts
- the City's ability to address an emergency incident on the Fielding Environmental property

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on September 22, 2015. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Region of Peel

Comments updated on January 17, 2019 state that the Region of Peel is satisfied with the results of the Functional Servicing Report. Upgrades to the sanitary sewer on Grand Park Drive to service the site will be required through the site plan control process.

Transportation and Works

Comments updated on May 8, 2018 request that should these applications 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;
- Delivery of an executed Development Agreement in a form satisfactory to the City of Mississauga, Region or any other appropriate authority, prior to any development within the plan. This agreement may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals. Municipal Infrastructure Works and Servicing Schedules shall be in a form satisfactory to the Commissioner of Transportation and Works;
- Completion and filing of a Record of Site Condition on the Ministry of Environment, Conservation and Parks (MOECP) Site Registry to address any potential contamination on site.

Community Services – Parks Planning

Comments updated on January 11, 2019, state that should the application be approved, this Department notes future residents of the proposal will receive park service at John Cleary Park (P-308) and City View Park (P-400), which are located approximately 300 m (984.3 ft.) from the proposed development. The parks contain active recreational facilities, namely play sites, minor unlit soccer fields and an unlit ball diamond.

Furthermore, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required for the new residential development pursuant to Section 42 of the *Planning Act* and in accordance with the City's Policies and By-laws.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in the Appendix 2. As these applications were received prior to the passing of Bill 139, a detailed review of the relevant provincial and regional policies was not included in the Information Report. This has been included in Appendix 3 to this report. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Mixed Use** to **Mixed Use-Special Site** to permit a 25 storey apartment building with a FSI of 3.94. The proposed apartment is taller than surrounding uses to the north and west, but is compatible with apartments on the east side of Grand Park Drive. The site is on the fringe of the Downtown Core and located within a commercial site and on a corridor, which is where intensification in Neighbourhoods is directed.

In consideration of this proposal, amongst many other policies, MOP requires the following to be considered in the context of new residential uses:

- that the proposed residential uses are not within a 300 m (984.3 ft.) influence area from the chemical plant (measured from the centroid);
- that if proposed residential uses fall within 300 m (984.3 ft.) (measured from the property line of the chemical plant), the applicant must demonstrate that it can satisfy the provincial *Compatibility between Industrial Facilities Guidelines (D-6)*.

The proposed buildings falls outside of the 300 m (984.3 ft.) influence area from the centroid, but falls within the *D-6 Guidelines* influence area. As such, an Environmental and Noise Study Feasibility Assessment (as amended) has been submitted by the applicant and found to be acceptable based on provincial *D-6 Guidelines* .

Strategic Plan

The applications are consistent with the Connect Pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

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 has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent commercial and residential uses. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved. The "H" Holding provision will be deleted once the technical issues have been addressed to the satisfaction of city staff.

Prior to the passage of the implementing official plan amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis

Appendix 3: Provincial and Regional Policy Analysis



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

Prepared by: Marianne Cassin, Manager, Development Central

City of Mississauga

Corporate Report



Date: March 1, 2016

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 15/006 W7

Meeting date:
2016/03/21

Subject

PUBLIC MEETING INFORMATION REPORT (Ward 7)

Application to permit a 32 storey, 321 unit apartment building with retail commercial uses on the ground floor, 3900-3980 Grand Park Drive, southwest corner of Burnhamthorpe Road West and Grand Park Drive

Owner: RioTrin Properties (Burnhamthorpe) Inc.

Recommendation

That the report dated March 1, 2016, from the Commissioner of Planning and Building regarding the applications by RioTrin Properties (Burnhamthorpe) Inc. to permit a 32 storey, 321 unit apartment building and retail commercial uses on the ground floor under File OZ 15/006 W7, 3900-3980 Grand Park Drive, be received for information.

Background

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

Report Highlights

- This report has been prepared for a public meeting to hear from the community;
- An amendment to the Official Plan is required as the applicant exceeds the four storey height limit for Neighbourhoods within Mississauga Official Plan;
- Community concerns identified to date relate to traffic impact on surrounding streets; impacts on views and increased noise and air quality; and
- Prior to the next report, matters to be addressed include demonstrating an appropriate height and transition of scale between the proposed development and the Downtown Core Character Area and the homes to the north; consideration of the relationship to the

surrounding area context and character; provision of appropriate landscaping; resolution of environmental issues including air quality; and resolution of traffic issues and servicing.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	Proposed Development Site
Frontages:	78.14 m (256.36 ft.) Grand Park Drive 73.57 m (241.37 ft.) Burnhamthorpe Road West
Depth:	73.57 m (241.37 ft.)
Gross Lot Area:	0.56 ha (1.38 ac.)
Existing Uses:	Commercial (Grand Park Plaza) which includes restaurants and retail uses including Shoppers Drug Mart

The proposed development site is part of a 4.05 ha (10 ac.) retail commercial plaza property located at the southwest corner of Burnhamthorpe Road West and Grand Park Drive. A portion of the plaza is proposed to be redeveloped to permit an apartment building with ground floor retail commercial uses (see Appendix 11).

The surrounding land uses are:

North: Two-storey detached homes

East: A 28-storey condominium apartment with ground floor commercial; and southeast of the site is a 48-storey condominium apartment under construction (Pinnacle)

South: Retail plaza (Grand Park Plaza)

West: Retail commercial uses on Burnhamthorpe Road West and mixed industrial and commercial uses on Mavis Road

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

DETAILS OF THE PROJECT

The applicants are proposing to demolish the Shoppers Drug Mart and construct a 32 storey, 321 unit apartment building with 5 613 m² (60,418 ft²) of ground floor retail commercial uses along Grand Park Drive.

Nineteen, shared-use surface parking spaces will be provided for visitor and proposed retail commercial use parking (see Appendix 5). A total of 324 residential parking spaces will be provided in three levels of underground parking. Other than the removal of the Shoppers Drug Mart building and parking area, no other changes are proposed to the existing retail commercial and restaurant buildings in the Grand Park Plaza.

Development Proposal		Existing Grand Park Plaza
Application(s) submitted:	Received: August 17, 2015 Deemed complete: September 16, 2015	SP-02-164 – Site Plan Approved July 28, 2003
Developer Owner:	RioTrin Properties (Burnhamthorpe) Inc.	RioTrin Properties (Burnhamthorpe) Inc.
Number of units:	321 units	N/A
Existing Gross Floor Area:	Existing Shoppers Drug Mart – 2 427.9 m ² (26,134 ft ²) to be removed	9 503.89 m ² (102,299 ft ²) overall site, excluding Shoppers Drug Mart
Height:	32 storey(s)	1 storey
Lot Coverage:	29.1 %	27%
Floor Space Index:	4.35	0.27
Landscaped Area:	64.5 %	16.9 %
Proposed Gross Floor Area:	24 397 m ² (262,607 ft ²)	9 503.89 m ² (102,299 ft ²) Existing gross floor area to be retained.
Anticipated Population:	803* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	N/A
Green Initiatives:	No Green Initiatives are proposed.	N/A

Additional information is provided in Appendices 1 to 11.

LAND USE CONTROLS

The subject lands are located within the Fairview Character Area and are designated **Mixed Use**. The applicant has requested an amendment to Mississauga Official Plan to permit the residential uses above four storeys. The height exceeds the permissions for a Neighbourhood Character Area. The proposal will have to demonstrate that there is an appropriate transition in heights to surrounding lands and meets other objectives of the Official Plan. Detailed information regarding the Official Plan is in Appendix 9.

A rezoning is proposed from **C3-5 (General Commercial)** to **C3-Exception (General Commercial)** to permit a 32 storey apartment building with ground floor retail commercial uses in accordance with the proposed zone standards contained within Appendix 10.

Fielding Chemical Technologies

A portion of the existing Grand Park Plaza abuts the Fielding Chemical Technologies plant located at 3549 Mavis Road. The plant is specifically used to recycle liquid waste including the recycling of waste solvents and glycols. Mississauga Official Plan policies restrict any new residential development to be permitted within a 300 m (984.25 ft.) influence area of the plant. Ministry of Environment Guideline D-6 "Compatibility Between Industrial Facilities and Sensitive Land Uses" also requires a separation distance of 300 m (984.25 ft.) from industrial facilities and sensitive land uses like residential. The proposed apartment building is located outside of the 300 m (984.25 ft.) influence area but the City is requesting environmental reports including air quality and record of site condition to address any potential compatibility issues.

Bonus Zoning

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

WHAT DID THE COMMUNITY SAY?

No community meetings were held and eight e-mails were received by the Planning and Building Department. The residents provided the following comments:

- The removal of the Shoppers Drug Mart limits access to a drug store;
- Traffic impact on the intersection of Grand Park Drive and Burnhamthorpe Road West and additional traffic on Webb Drive will result from the development;
- Concerns for impacts on views; and
- Increased noise and air pollution will be generated by this proposal.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7 and school accommodation information is contained in Appendix 8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Resolution of how the development proposal is to be separated from the existing Grand Park Plaza;
- Ensuring there are active uses at ground level along Burnhamthorpe Road West and Grand Park Drive;
- The relationship of the proposed buildings to the surrounding area context and character;
- Ensuring the proposed development addresses the City Structure policies;

- Demonstration of an appropriate transition of building height and massing between the proposed development and the Downtown Core located on the east side of Grand Park Drive and the low density residential area on the north side of Burnhamthorpe Road West;
- The lack of Green Initiatives for the development proposal;
- Provision of adequate landscaping and on-site amenity areas;
- Satisfactory resolution of shadow impacts;
- Resolution of streetscape design and roadway requirements for Burnhamthorpe Road West and Grand Park Drive and the request for a Utility Plan to determine a streetscape plan;
- Satisfactory resolution of environmental issues including a requirement for a record of site condition and a requirement for a peer review of the Air Quality Feasibility Assessment;
- Satisfactory resolution of traffic impact on the surrounding road network including the review of access and number of on-site parking spaces; and
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues.

OTHER INFORMATION

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

- Plan of Survey
- Context Map and Site Plan
- Elevation Drawings and Floor Plans
- Civil Engineering Drawings
- Easement/Restriction Documents
- Planning Justification Report
- Urban Design Brief
- Pedestrian Wind Assessment
- Shadow Studies
- Environmental Noise & Air Quality Feasibility Assessment
- Phase One Environmental Site Assessment
- Functional Servicing & Stormwater Management Report
- Traffic Impact Study
- Green Development Strategy

Development Requirements

There are engineering matters including: servicing, roadway and streetscape design, and noise mitigation, 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

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

Attachments

Appendix 1: Site History
Appendix 2: Aerial
Appendix 3: Land Use
Appendix 4: Zoning Map
Appendix 5: Site Plan
Appendix 6: Elevations
Appendix 7: Agency Comments
Appendix 8: School Accommodation
Appendix 9: Official Plan Policies
Appendix 10: Zoning Provisions
Appendix 11: Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Michael Hynes, Development Planner

RioTrin Properties (Burnhamthorpe) Inc

File: OZ 15/006 W7

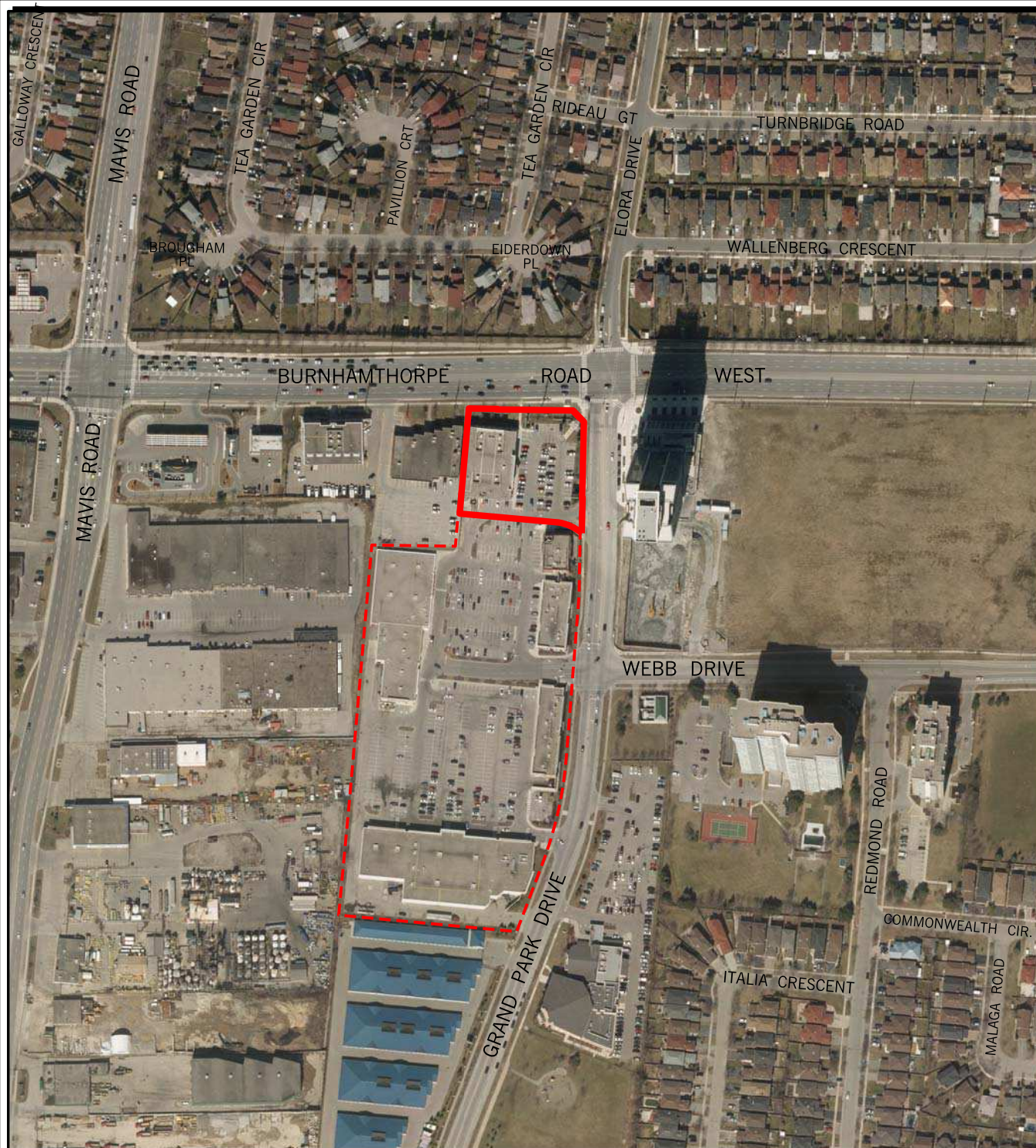
Site History

- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Fairview District, which designated the subject lands "Mixed Use".
- Fairview District Policies of Mississauga Plan Section 4.14.5.2.2 Area 1A stated:
- The General Commercial designation applies to lands fronting on the south side of Burnhamthorpe Road West and on the north side of Central Parkway West.
 - a. The General Commercial designation permits a mix of office and commercial uses on these sites.
 - b. *Offices* will not exceed a *Floor Space Index (FSI)* of 1.0.
 - c. In addition to the *Floor Space Index (FSI)* of 1.0 permitted for *offices*, an additional *Floor Space Index (FSI)* of 0.15 will be permitted for accessory street level commercial uses.
 - d. Off-street parking at the rear and sides of building will be encouraged.
 - July 28, 2003 - Approval of SP-02-164 a site plan to construct a commercial retail development (Grand Park Plaza) with a proposed gross floor area of 9 676 m² (104,152 ft²).
 - December 17, 2003 - Approval of SP 03-340 - revisions to existing site plan including elevations and floor plans to Grand Park Plaza.
 - April 7, 2004 - Approval of SP 04/30 – revisions to existing site plan including elevations and floor plans to Grand Park Plaza.
 - June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands C3-5 (Commercial Zone-Exception).
 - November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed, the policies of the new Mississauga Official Plan apply. The subject lands are designated Mixed Use in the Fairview Neighbourhood Character Area.

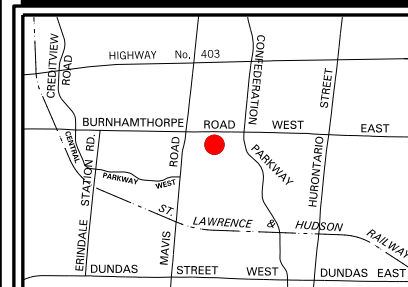
LEGEND:



SUBJECT LANDS

OTHER LANDS OWNED BY
RIO TRIN PROPERTIES
(BURNHAMTHORPE) INC.

DATE OF AERIAL PHOTO IS SPRING 2015

SUBJECT: **RIOTRIN PROPERTIES
(BURNHAMTHORPE) INC.**FILE NO:
OZ 15006 W7DWG. NO:
15006ASCALE:
1:3500PDC DATE:
2016 03 21DRAWN BY:
B. KRUGER

APPENDIX 2






















MISSISSAUGA













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T&W, Geomatics

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

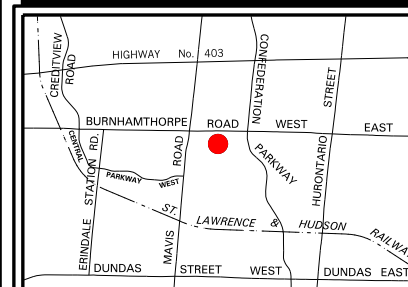
City Structure

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

 **SUBJECT LANDS**



**SUBJECT: RIOTRIN PROPERTIES
(BURNHAMTHORPE) INC.**



FILE NO:
OZ 15006 W7

DWG. NO:
15006L

SCALE:
1:3500

PDC DATE:
2016 03 21

DRAWN BY:
B. KRUGER

APPENDIX 3



MISSISSAUGA

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LEGEND:



PROPOSED REZONING FROM "C3-5"
(GENERAL COMMERCIAL) TO "C3-
EXCEPTION" (GENERAL COMMERCIAL)
TO PERMIT A 32 STOREY APARTMENT
BUILDING WITH RETAIL COMMERCIAL
USES ON THE GROUND FLOOR.

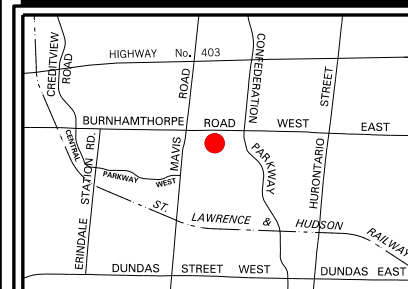


OTHER LANDS OWNED BY
RIOTRIN PROPERTIES
(BURNHAMTHORPE) INC.

NOTE: THIS IS NOT A PLAN OF SURVEY.



SUBJECT: **RIOTRIN PROPERTIES
(BURNHAMTHORPE) INC.**



FILE NO:
OZ 15/006 W7

DWG. NO:
15006R

SCALE:
1:3500

PDC DATE:
2016 03 21

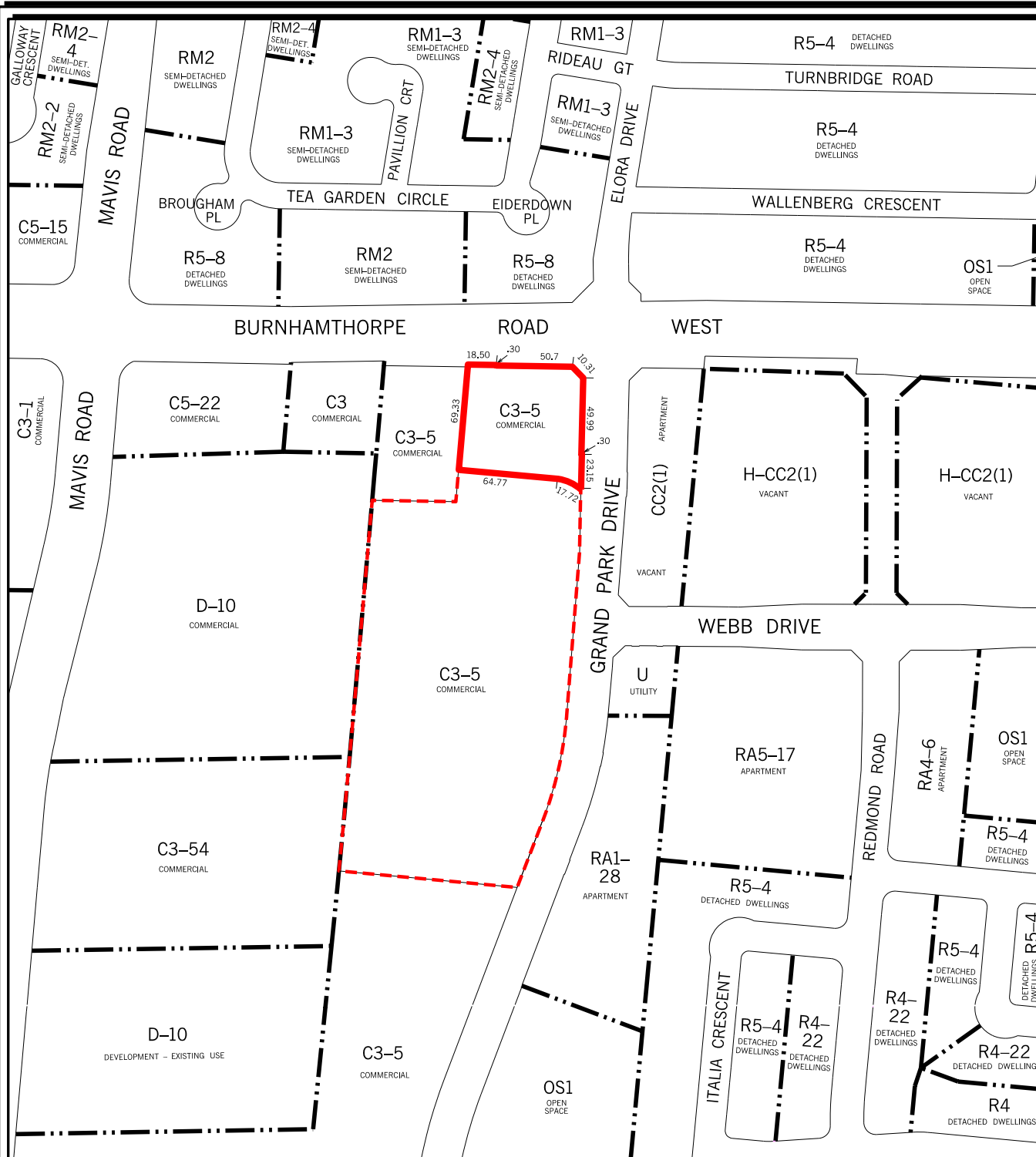
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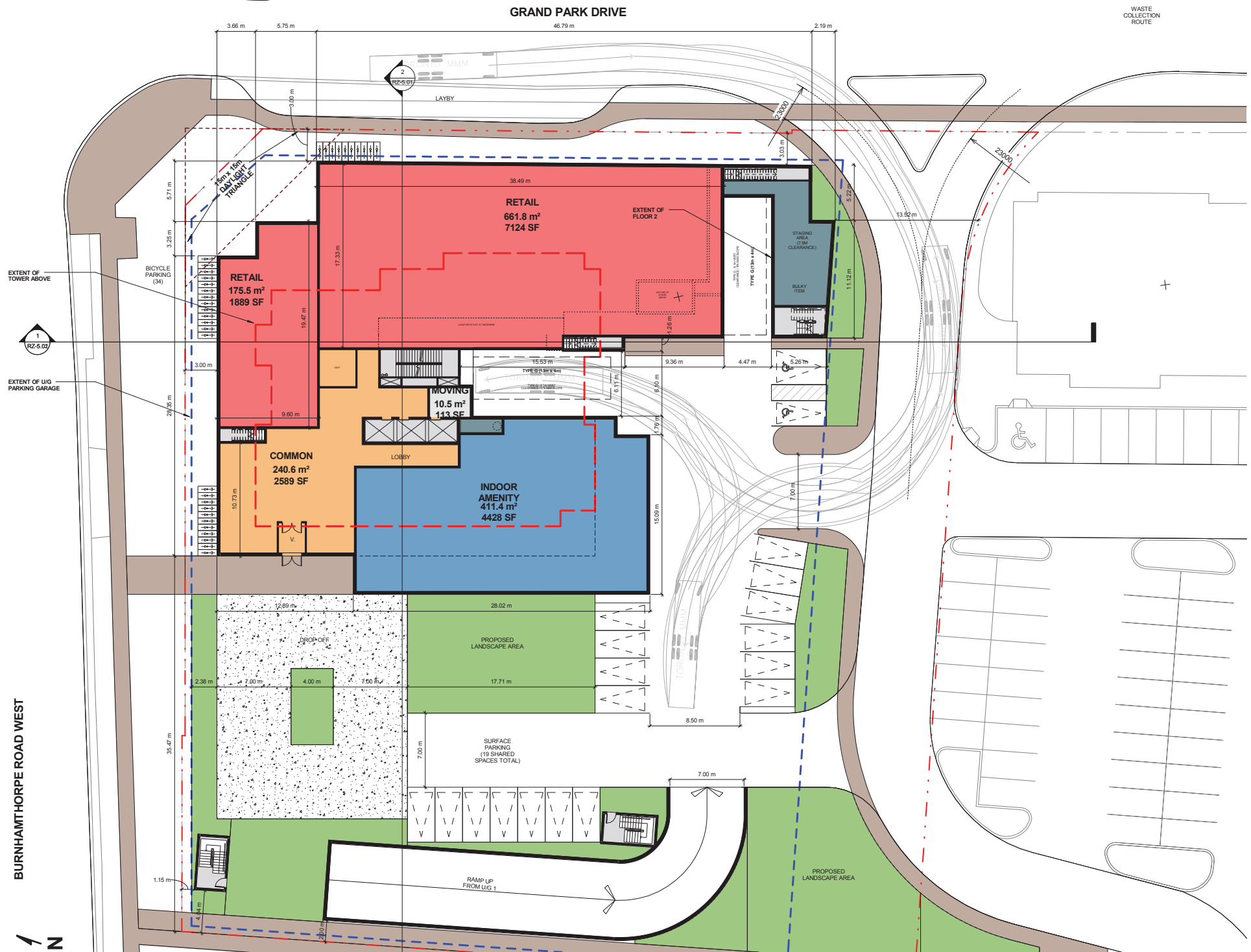
Appendix 4



MISSISSAUGA

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RioTrin Properties (Burnhamthorpe) Inc**File: OZ 15/006 W7****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (February 22, 2016)	<p>An updated Functional Servicing Report is required to determine if there is capacity for the proposed development. Three copies of the Functional Servicing Report (FSR) and Storm Water Management Report (SWMR), prepared by Croizer & Associates, and dated August 2015, have been received and found to be incomplete. Please note that the Region of Peel must find the FSR and modeling results satisfactory prior to zoning approval. The FSR will not be circulated for modeling until the comments below have been addressed. The SWMR will not be reviewed because there are no Regional roads. The Report should include:</p> <p>A) Please include in the report the multi-use Demand Table, B) Please provide Fire Flow in l/s, C) Please provide the Professional Engineer's signature and stamp on the demand table and FSR.</p> <p>The property must have its own municipal water connection and sanitary sewer connection. Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges and all other costs associated with the development of this site.</p> <p>Private Servicing Easements and/or a Section 118 may be required. This will be determined once the site servicing proposal is reviewed.</p> <p>The Region of Peel will provide front-end collection of garbage and recyclable materials for the residential units provided that requirements with regard to the Outdoor Waste Collection Point, number, size and type of receptacles and Internal Waste Storage Requirements are satisfied. On-site waste collection will be required through a private waste hauler for all the commercial units.</p>

RioTrin Properties (Burnhamthorpe) Inc

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Agency / Comment Date	Comment
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (October 28, 2015) (October 1, 2015)</p>	<p>In comments, dated October 1, 2015 from the Peel District School Board and October 28, 2015 from the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require the following warning clause in all offers of purchase and sale agreements:</p> <p>(a) Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board and Peel District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (January 20, 2016)</p>	<p>In comments dated January 20, 2016, this Department notes future residents of the proposal will receive park service at John Clearly Park (P-308) and City View Park (P-400), which are located approximately 300 metres (984.25 ft.) from the proposed development. The parks contain active recreational facilities, namely play sites, minor unlit soccer fields and an unlit ball diamond.</p> <p>Prior to enactment of the implementing of the Zoning By-law, this department will require satisfactory agreements to secure for the upgraded streetscape along Burnhamthorpe Road West and Grand Park Drive.</p> <p>Furthermore, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required for the new residential development pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws."</p>
<p>City Transportation and Works Department (December 14, 2015)</p>	<p>In comments dated December 14, 2015 this Department confirmed receipt of a Functional Servicing Report, Site Grading/Servicing Plans, Environment Noise & Air Quality Feasibility Study, Transportation Impact Study and Phase 1</p>

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Agency / Comment Date	Comment
	<p>Environmental Site Assessment circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> • Grading and Servicing details, • Stormwater Management, • Traffic operational issues associated with Grand Park Drive and the private road, • Provision for an overall concept / block plan, • Environment Noise & Air Quality. <p>The above aspects will 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> <p>Rogers Cable Enersource Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Mississauga Transit Community Services – Heritage Fire Prevention Canada Post Greater Toronto Airport Authority Economic Development</p>

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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>37</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>16</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>11</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Chris Hadfield</p> <table> <tr> <td>Enrolment:</td><td>573</td></tr> <tr> <td>Capacity:</td><td>672</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Camilla Road Senior</p> <table> <tr> <td>Enrolment:</td><td>673</td></tr> <tr> <td>Capacity:</td><td>669</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>TL Kennedy Secondary School</p> <table> <tr> <td>Enrolment:</td><td>617</td></tr> <tr> <td>Capacity:</td><td>1335</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> 	37	Kindergarten to Grade 5	16	Grade 6 to Grade 8	11	Grade 9 to Grade 12	Enrolment:	573	Capacity:	672	Portables:	0	Enrolment:	673	Capacity:	669	Portables:	3	Enrolment:	617	Capacity:	1335	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>5</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>4</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Bishop Scalabrini</p> <table> <tr> <td>Enrolment:</td><td>558</td></tr> <tr> <td>Capacity:</td><td>412</td></tr> <tr> <td>Portables:</td><td>6</td></tr> </table> <p>Father Michael Goetz</p> <table> <tr> <td>Enrolment:</td><td>1335</td></tr> <tr> <td>Capacity:</td><td>1593</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	5	Junior Kindergarten to Grade 8	4	Grade 9 to Grade 12	Enrolment:	558	Capacity:	412	Portables:	6	Enrolment:	1335	Capacity:	1593	Portables:	0
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Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Mississauga Official Plan (2012) came into force on November 14, 2012 except for those policies which have been appealed. As no policies have been filed, the policies of MOP apply. The subject lands are designated Mixed Use in the Fairview Neighbourhood Character Area which permits a range of commercial uses.

There are other policies in Mississauga Official Plan that are also applicable in the review of this application, which are found in Appendix 9.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	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. 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
Chapter 5 – Direct Growth - Neighbourhoods	Section 5.3 Section 5.3 <i>Figure 5-5</i> Section 5.3.5 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	The Downtown will contain the highest densities, tallest buildings and greatest mix of uses. Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities. The maximum height of buildings in Neighbourhoods is 4 storeys. Neighbourhoods are characterized as physically stable areas with a character that is to be protected. Mississauga's Neighbourhoods are not appropriate areas for significant intensification. This does not mean that they will remain static or that the new development must initiate previous development patterns, but rather that when development does occur it should be sensitive to the Neighbourhood's existing planned character.

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	Specific Policies	General Intent
		<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>
Chapter 5 – Direct Growth - Corridors	Section 5.4 Section 5.4.4 Section 5.4.5 Section 5.4.6 Section 5.4.7 Section 5.4.8	<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 and generally comprise of the road right-of-way. Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</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>

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	Specific Policies	General Intent
Chapter 9 – Non-Intensification Areas	Section 9.2.2 Section 9.2.2.1 Section 9.2.2.2 Section 9.2.2.3	<p>Non-intensification areas will experience limited growth and change; consequently, intensive growth will not be directed to them. Non-Intensification Areas consist of: Neighbourhoods</p> <p>Non-Intensification areas will have lower densities, lower building heights and more homogeneous land uses than Intensification Areas.</p> <p>Where increases in density and a variety of lands 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.</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> <p>Tall buildings will generally not be permitted.</p> <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 scale and character of the surrounding area c. Minimize overshadowing and overlook on adjacent neighbours d. Be designed to respect the existing scale, massing, character and grades of the surrounding area.
Chapter 9 – Site Development and Buildings	Various policies	<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 false 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>Tall buildings design and materials selected are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.</p>

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	Specific Policies	General Intent
Section 11 General Land Use Designations	Section11.2.6 Section11.2.6.1 Section11.2.6.2 Section11.2.6.3 Section11.2.6.4 Section11.2.6.5	<p>Residential uses are permitted in a Mixed Use designation and will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.</p> <p>Residential uses will be discouraged on the ground floor and will be combined on the same lot or same building with another permitted use.</p>
Section 16 Special Site Policies	Section16.11.2.1	Special Site 1 applies to the rest of the site but not the portion of the development proposal. The Special Site applies to a large tract of land fronting the east side of Mavis Road, south of Burnhamthorpe Road West and north of Central Parkway West.
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.

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

C3-5 (Commercial) which permits a retail store, home furnishing store, motor vehicle sales (leasing), motor vehicle rental, restaurants, convenience restaurant, take-out restaurant, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, commercial school, financial institution, repair establishment, beverage/food preparation establishment, medical office, office, overnight accommodation, banquet hall/conference centre/convention centre, recreational establishment, amusement arcade, entertainment establishment, entertainment establishment, private club and university/college.

Proposed Zoning Standards

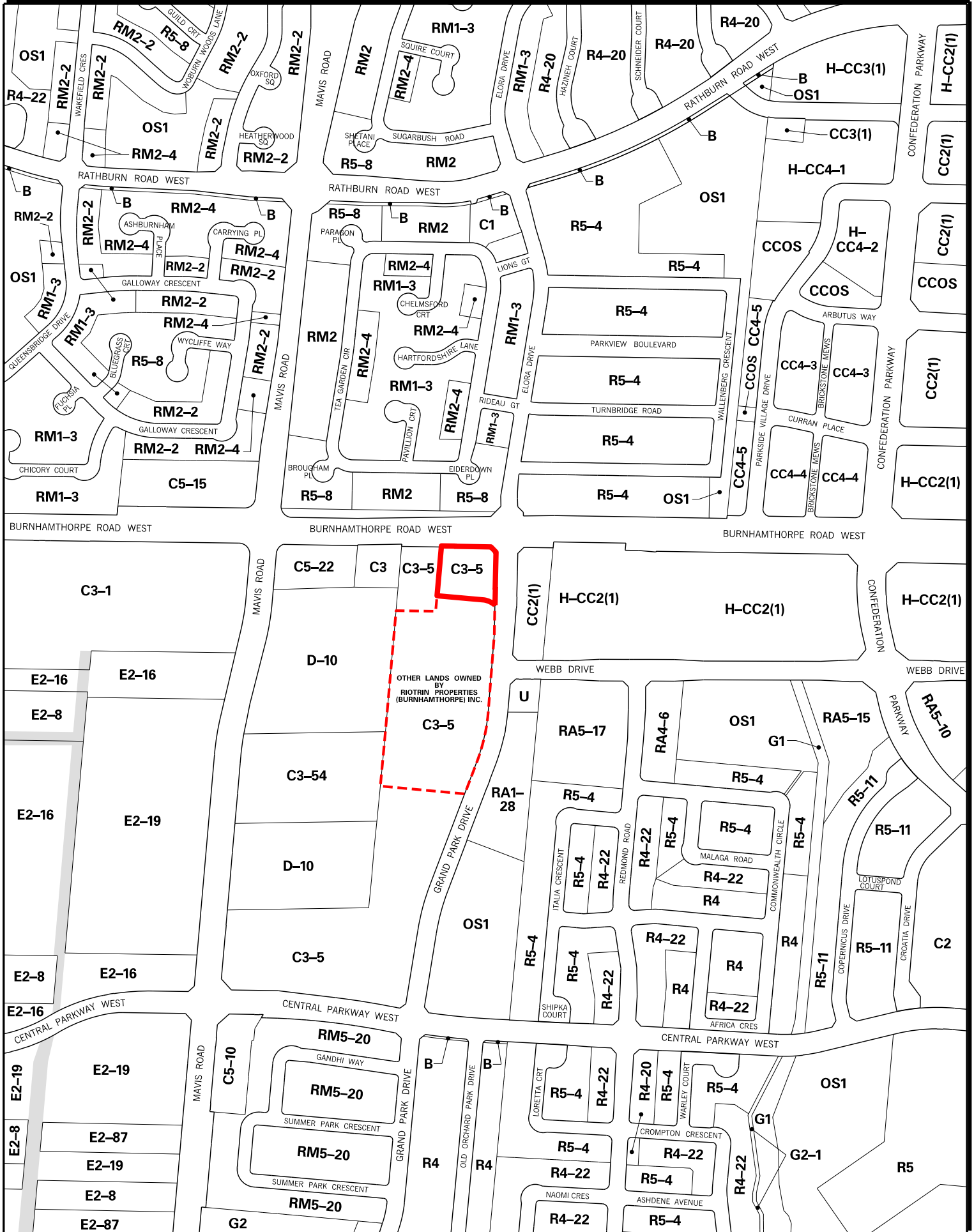
C3-Exception (Commercial) to permit residential apartments in addition to commercial uses listed above.

	Required C3 – (Commercial) Zoning By-law Standards	Proposed C3 – Exception (Commercial) Zoning By-law Standards
Apartments	Not permitted	Permitted
Maximum floor space index – apartment dwelling zone	N/A	4.5
Maximum height	20 m (65.6 ft.) - 4 storeys	115.0 m (377.3 ft.) - 32 storeys
Minimum front yard	4.5 m (14.7 ft.)	2.0 m (6.5 ft.)
Minimum exterior side yard	4.5 m (14.7 ft.)	2.0 m (6.5 ft.)
Minimum depth of a landscape buffer measured from a lot line that is a street line	4.5 m (14.7 ft.)	2.0 m (6.5 ft.)
Minimum depth of a landscape buffer measured from the lot line of a Commercial Zone that abuts another Commercial Zone	1.5 m (4.9 ft.)	0.0 m
Minimum number of parking spaces per dwelling unit	5.4 spaces/100 m ² of gross floor area - non-residential	1.0
Minimum number of visitor parking spaces per dwelling unit	N/A	0.15

GENERAL CONTEXT MAP

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Appendix 11



Recommendation Report Detailed Planning Analysis

Owner: RioTrin Properties (Burnhamthorpe) Inc.

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1. Community Comments

The issues below were raised at the March 21, 2016 Planning and Development Committee meeting and the April 5, 2017 Community Meeting held by former Ward 7 Councillor Nando Iannicca and Ward 4 Councillor John Kovac.

Comment

The removal of the Shoppers Drug Mart limits access to an area drug store.

Response

Planning staff have been advised by RioTrin Properties (Burnhamthorpe) Inc. that Shoppers Drug Mart intends to relocate on the property. The final location is to be confirmed at a later date.

Comment

Concerns were raised regarding the traffic impact on the intersection of Grand Park Drive and Burnhamthorpe Road West and additional traffic on Webb Drive.

Response

Comments received from the Transportation and Works Department on the Traffic Impact Study advise that the proposed development will not have a detrimental traffic impact on the abutting street network as the traffic generated by the new development can be accommodated by the existing public roadway system and through the adjacent retail commercial plaza.

Comment

Residents of a neighbouring apartment building have concerns with their views being blocked.

Response

Views cannot be protected under the *Planning Act*. However, there is a 38 m (124.67 ft.) separation distance between the existing building (Pinnacle One □ Grand Park Drive) and the proposed building that will provide for light and views and which is greater than the city standard for tower separation distances.

Comment

Resolution of how the development proposal is to be separated from the existing retail commercial plaza.

Response

Through the draft plan of condominium process, a private east/west condominium road will separate the existing plaza from the proposed development.

Comment

Concern with an appropriate transition of building height and massing between the proposed development and the Downtown Core on the east side of Grand Park Drive.

Response

See Planning Comments section of this report regarding the compatibility of the proposed development with the surrounding lands.

Comment

Satisfactory resolution of shadow impacts on the rear yards of the residential single family detached homes and sidewalk on the north side of Burnhamthorpe Road West.

Response

A revised shadow study was submitted, which indicates that the proposed shadow meets the City's current criteria for evaluating shadow impacts of new buildings.

Comment

Concern with environmental issues and compatibility of residential uses in proximity to Fielding Environmental on Mavis Road.

Response

The building is outside of the MOP policy required 300 m (984.3 ft.) influence area but within the *D-6 Guidelines influence area*. The *D-6 Guidelines* have been applied to manage conflicts. Refer to Planning Comments section of this report regarding the Record of Site Condition, Fire Safety Plan, Emergency Management Plan and the peer review results of the Environmental Noise and Air Quality Feasibility Study.

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

The following addresses the proposal in the context of the PPS and MOP conformity.

Intensification

The PPS contains the Province's policies concerning land use planning for Ontario. Policy 1.1.1 states *Healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns*. Policy 1.1.3.3 of the PPS states that *planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock* and Policy 1.1.3.4 states that *appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety*.

The PPS is implemented through the City's official plan policies. Specifically as it relates to this proposal, Section 5.3.5.2 of MOP (Neighbourhoods) states that residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. Section 5.3.5.3 further states that where higher density uses are proposed, they should be located on sites along Corridors or in conjunction with existing apartment sites or commercial centres.

Section 9.2.2 of MOP (Non-Intensification Areas) indicates that where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. In addition, subsection 9.2.2.1 states that 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.

The applications are to permit residential uses above four storeys on a portion of the RioCan Grand Park retail plaza, which represents intensification on an existing commercial centre site. The location of the proposed building provides an appropriate transition from higher density apartment uses in the Downtown Core to lower density residential uses to the north and south and commercial and industrial uses to the west.

Compatibility of Sensitive Land Uses with Major Facilities

In addition, the PPS speaks to the importance of compatibility as new uses are introduced. Specifically, Policy 1.2.6 states: *Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities*.

The official plan addresses this provincial policy in a number of sections.

Section 6.5.5 of MOP states that when determining land use compatibility, regard will be given to odours, air particulates, noise and other contaminants, which may impact adjacent or nearby land uses and that incompatible land uses such as sensitive land uses and those uses that are sources of noise, odour and dust will be separated and/or the nuisances will be mitigated, so they do not interfere with each other.

Section 16.11.1.1 states that no new residential development will be permitted within 300 m (984.3 ft.) of a chemical plant located on Mavis Road, south of Burnhamthorpe Road West until the closure of the plant, or suitable clean-up of the emissions has been carried out to the satisfaction of the provincial government.

Section 16.11.1.2 further states that owners/developers will be encouraged to advise all prospective purchasers or tenants occupying new residential units within 600 m (1,968.5 ft.) of the chemical plant of the possibility of adverse emissions.

Notwithstanding the aforementioned, in the 1990s the provincial government downloaded the responsibility for confirming compliance with provincial guidelines to local municipalities. To assess the compatibility of sensitive land uses with industrial uses municipalities rely on the *D-6 Compatibility between Industrial Facilities* guidelines from the Ministry of Environment, Conservation and Parks. Further, Environmental Noise and Air Quality Feasibility Assessments are required to address the guidelines and potential conflicts.

Based on a measurement from the centroid, the proposed residential uses fall outside of the MOP 300 m (984.3 ft.) influence area (see map below) but within the *D-6 Guidelines* influence area. The applicant has provided environmental reports. These have been reviewed by staff and peer reviewed by outside environmental consultants. The reports conclude the proposed new residential use can be appropriately sited with conditions to minimize noise and air pollution effects from the existing industrial uses. In turn, the existing industrial use will not be required to modify their operations should the apartment building proceed. Warning clauses are recommended for prospective purchasers of potential odours on a periodic basis. The details of these studies are discussed in a later section of this report.

4. Conformity with Growth Plan

The property is located within the delineated built-up area as indicated on Schedule 4 of the Growth Plan, an area that is planned to accommodate population and employment growth (Section 2.2.2). Section 2.2.2.4 b directs municipalities to identify the appropriate type and scale of development and transition of built form to adjacent areas.

MOP Chapters 5 □ Direct Growth and 9 □ Build a Desirable Urban Form include policies that guide appropriate and context sensitive intensification in Neighbourhood Character Areas. Achievement of design principles and development standards dictate the appropriate intensification that should occur on site. Section 5.3.5.3 indicates that where higher densities

are proposed, they should be located on sites along Corridors or in conjunction with existing commercial centres.

The subject property is located on the Burnhamthorpe Road West Corridor (Schedule 1C). Corridors have been identified as appropriate locations for intensification (Section 5.5.3 and 5.4) and development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding neighbourhoods and employment areas (Section 5.4.4).

The relevant MOP policies conform to the Growth Plan.

The application proposes high density apartments in a portion of an existing commercial centre along a Corridor and provides an appropriate scale and transition to surrounding land uses. The proposal therefore conforms to the Growth Plan.

5. Region of Peel Official Plan

The subject property is located within the Region of Peel Urban System. General Objectives and Policies in Section 5 direct development and redevelopment to the Urban System in order to achieve healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. A further objective is to achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

Section 2.2.3.3.7 of the Region of Peel Official Plan states: *the Region will support the development of area municipal official plan policies including, but not limited to, setbacks for residential developments, transportation corridors and the separation of sensitive land uses from both planned and existing sources of harmful emissions.*

Chapter 5 of MOP contains policies that support new growth through redevelopment and intensification within developed areas. Growth is to be directed to locations with existing or planned higher order or express transit service and opportunities for walking and cycling are to be enhanced.

Section 6.5.5 of MOP states that when determining land use compatibility, regard will be given to odours, air particulates, noise and other contaminants, which may impact adjacent or nearby land uses and natural areas.

MOP also contains general policies within Chapter 5 and Chapter 9 that recognize that redevelopment within Neighbourhoods should be context appropriate. The applicable policies require redevelopment to be transit supportive, pedestrian oriented and context sensitive.

6. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Neighbourhood policies of MOP to permit a 25-storey apartment building with a FSI of 4.0, whereas a maximum of four storeys is permitted.

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

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

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

Directing Growth

In keeping with the *Growth Plan of the Greater Golden Horseshoe*, MOP provides a guideline for the proper distribution of intensification through a City Structure. The City Structure identifies the Downtown as an area to accommodate the highest densities while Neighbourhoods are to accommodate the lowest densities.

The subject lands are located within the Fairview Neighbourhood Character Area adjacent to the Downtown. While a maximum height of 4 storeys is permitted, additional height can be considered where the City Structure hierarchy is maintained and the development proposal enhances existing or planned development (Section 16.1.1.2). The site is well served by transit and close to shopping, employment uses and community uses.

The subject site is designated **Mixed Use**, which permits a range of commercial and residential uses. The property is located on a Corridor where compact, mixed use and transit friendly development that is appropriate to the context of the surrounding Neighbourhood is encouraged (Section 5.3.5.3). The site abuts the western boundary of the Downtown Core, an area designated and zoned for unlimited height and density.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. This area is predominantly residential but contains a mix of commercial and older industrial uses. Lands east of the subject site are designated Downtown Mixed Use, which permits a range of high density

residential, retail and office commercial uses and are occupied by 28 and 48 storey apartment buildings.

In 1998, lands on the east side of Mavis Road were redesignated to Mixed Commercial to encourage the redevelopment of older industrial lands that were incorporated into the Fairview Residential District. The designation was changed to General Commercial in Mississauga Plan (2003) and this evolved to Mixed Use in Mississauga Official Plan in 2012.

The proposed development is located within the existing RioCan Grand Park plaza on the west side of Grand Park Drive. The proposed apartment building is to be located in the northeast corner of the plaza abutting Burnhamthorpe Road West. Further west are commercial and light to heavy industrial uses abutting the plaza on the east side of Mavis Road. The lands on the east side of Mavis Road are designated **Mixed Use**. It is intended over time that the existing industrial uses will transition to a mix of commercial uses (16.11.2.1.2). The compatibility of the proposal with the environmental policies of MOP is evaluated below.

Built Form

The proposed built form includes a four storey podium stepping up to a 25 storey tower that provides an appropriate transition to surrounding lower density commercial and residential uses. Consideration was also given for the overall massing and scale of the proposed building, to integrate and relate appropriately with surrounding development (Section 9.2.2.1). The inclusion of retail commercial uses along Burnhamthorpe Road West and Grand Park Drive enhances a mixed use, pedestrian and transit supportive development.

Height and Density

Section 5.3.5.2 of MOP states that residential intensification within neighbourhoods should generally occur through infilling. Proposed development is required to be context sensitive and must respect the existing or planned character and scale of development. The proposed building infills an existing low density commercial plaza and given its location adjacent to the Downtown Core and on the northern fringe of the neighbourhood, it is considered appropriate.

Section 5.3.5.3 of MOP states that "where high density uses are proposed, they should be located on sites identified by local area review, along **Corridors** or in conjunction with existing apartment sites or commercial centres. The subject site is located along the Burnhamthorpe Road **Corridor** and is within an existing commercial centre.

The site is located just west of the Downtown Core Character Area, the boundary of which is the east side of Grand Park Drive. Lands within the Downtown Core Character Area or immediately adjacent to the Downtown are to provide a transition between the height and density of higher density and the neighbouring lower density development. Immediately to the east, two buildings abutting Grand Park Drive on the east side are 28 and 48 storeys respectively. The proposed 25 storey apartment building provides a transition from higher buildings in the Downtown Core to surrounding lower density residential and commercial uses.

The proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent uses. The applicant has provided a Planning Justification Report in support of the applications that has demonstrated the proposal represents good planning.

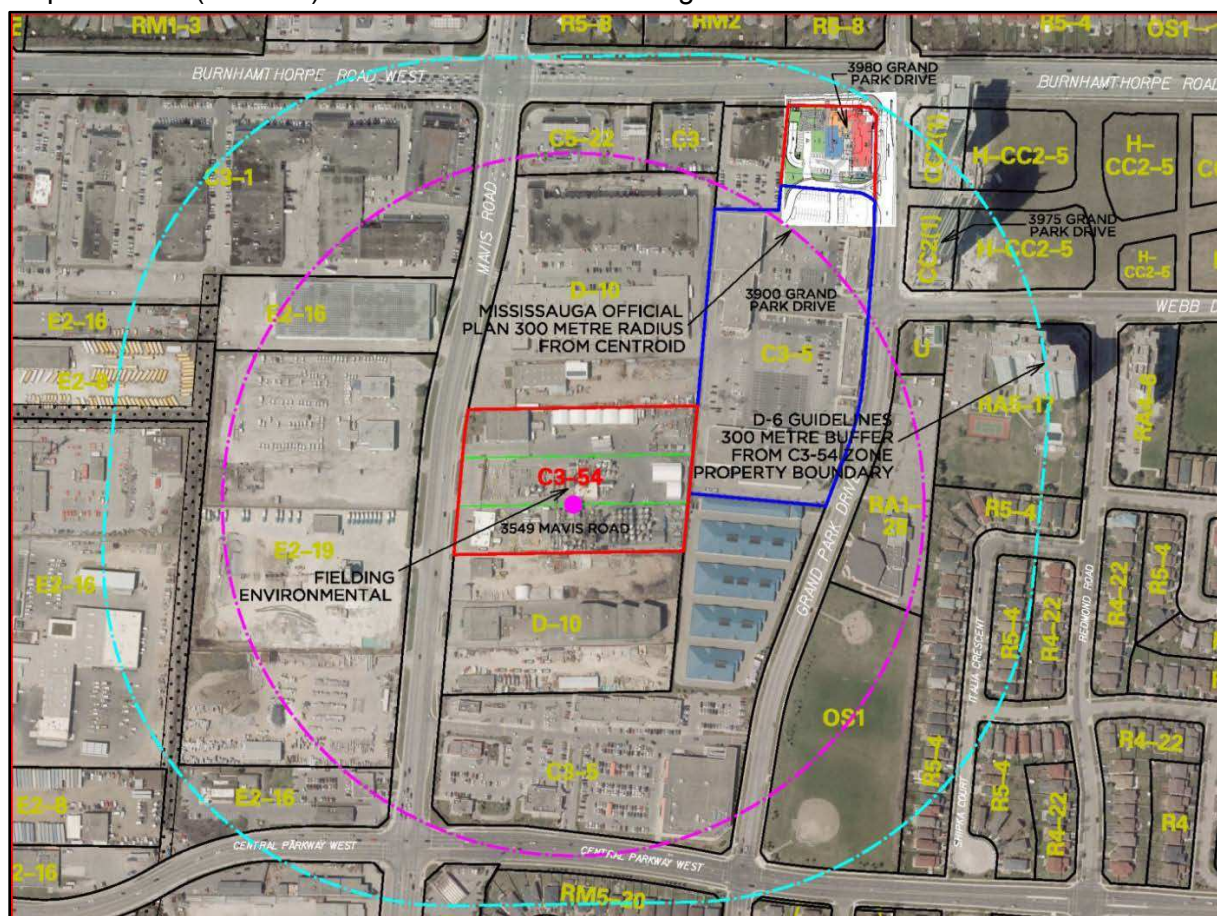
Ministry of the Environment, Conservation and Parks D-6 Guidelines

To consider residential uses, the applicant must demonstrate that there is no potential impact on the proposed development due to proximity to the chemical plant on Mavis Road measured from the property line.

When determining land use compatibility, municipalities rely on the Ministry of the Environment, Conservation and Parks *D-6 Compatibility between Industrial Facilities guidelines*. According to the guidelines, Fielding Environmental is a Class III industrial facility. The proposed apartment building would be located inside the recommended 300 m (984.3 ft.) separation from the property line of the closest Class III Industrial building. Other Class III uses such as sewage treatment facilities have coexisted with sensitive land uses. It is also noted that there are a number of other existing residential land uses located within this radius. Although the D-6 Guidelines propose a separation distance to deal with compatibility, they also contain criteria to address redevelopment, infilling and mixed use areas where it is not possible to meet the minimum separation distances indicated in the guidelines. The criteria are found in Section 4.10 of the guidelines.

The City requested a study to determine whether or not the proposal could meet the criteria. The results of the study are found below.

Map of 300 m (984.3 ft.) Influence Area from Fielding Environmental



Air Quality/Noise Review

The applicant submitted an Environmental Noise and Air Quality Feasibility Assessment by Novus Environmental (Novus Report) dated July 27, 2015 and revised on December 20, 2017. The City requested a peer review of the Air Quality component of the Assessment by Amec Foster Wheeler dated February 22, 2018. The peer reviewer advised that subject to further clarification (provided by Novus on May 14, 2018), the conclusions of the revised Novus Report provided sufficient information and assessment of the potential effects of air, dust and odour emissions from the industrial facilities that lie within the area of influence. The Novus assessment concludes that while adverse air quality and odour impacts may occur, these are not deemed to be unacceptable. However, the proposed development may be subject to occasional odour complaints. The following warning clauses are to be included in all purchase and sale agreements and all agreements between the City and the applicant:

- This site is in proximity to industrial facilities which may operate 24 hours a day, 7 days a week, either continuously or intermittently.
- Purchasers are advised that despite the inclusion of noise control features in the development and within the building units, sound levels from road traffic may on occasion interfere with some activities of the dwelling

occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.

- Notwithstanding the inclusion of certain mitigation features within this development to lessen potential noise, air emissions, dust, odour, vibration, and visual impact from local industries, from time to time noise from the operations is likely to be audible, odours may be noticed and unpleasant, and dust and light emissions may be bothersome. Such potential noise, air emissions, dust, odour, vibration, and visual impact may impact the enjoyment of indoor and outdoor areas of this development

The Assessment further recommends that should the rezoning be approved, the commercial area on the southern portion of the site should be maintained as a buffer between the proposed residential building and existing industries. The plaza is zoned **C3-5**, which does not permit residential uses. The official plan will be amended in an upcoming city initiated amendment report scheduled for April 15, 2019, to specify that residential uses will not be permitted within the **Mixed Use Special Site 1** policies of the Fairview Neighbourhood Character Area.

Emergency Management (Fielding Environmental)

Comments were requested from the City's Emergency Management Section to determine if there would be an issue with locating residential in this location. The summary is as follows:

Fielding Environmental is a chemical waste management company that recycles and reclaims waste solvents, glycols and refrigerants. The company is required to comply with all relevant legislation during the operation of its recycling facility. Specifically, Fielding Chemical is required to comply with the Environmental Protection Act and Regulations 419 (Air Quality and Emissions) and Regulation 347 (Waste Management). Further, to reduce the risk of any adverse effect to the community arising from Fielding Environmental's operations with the recycling, manufacture, storage and use of toxic and other hazardous substances, Fielding Chemical is to have in place an "Emergency Response Plan" that staff are trained to implement. This plan is designed to reduce the consequences of an uncontrolled, unplanned or accidental release of hazardous substances into the environment. Maintenance and operating procedures are established to prevent the escape of flammable or combustible liquids to areas where they could create a fire explosion hazard.

Mississauga Fire have no concerns regarding this development based on the following: The development is outside of the 300 m. separation between Fielding Environmental required by MOP; an approved fire safety plan and emergency procedures have been reviewed and approved for Fielding Environmental; there have been no fire incidents at Fielding Environmental; and, no concerns were identified during the most recent fire safety inspection of Fielding Environmental. The Emergency Management Section of Community Services has also not indicated concerns with the location of the proposed building in proximity to industrial uses on Mavis Road.

7. 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 confirmed that there is sufficient water and sanitary services although upgrades will be required to the sanitary sewer on Grand Park Drive.

The site is well served by the following MiWay routes:

- Number 26 on Burnhamthorpe Road West that connects to the Downtown and to the Islington Subway station of the TTC
- Number 6 Credit Woodlands that runs from the City Centre Transit Terminal down to Webb Drive/Grand Park Drive and through the Credit Woodlands neighbourhood.
- Number 91 that runs from the City Centre Transit Terminal down to Webb Drive/Grand Park Drive/Central Parkway to Mavis Road and then runs eastward along Hillcrest Avenue to connect to the Cooksville GO station

There is an eastbound transit stop on Burnhamthorpe Road West in front of the site and one on the west side of Grand Park Drive south of Webb Drive.

There is also a Multi-Use Trail (MUT) on the north side of Burnhamthorpe Road which runs the length of the city from east to west, so the site is well located to encourage alternate modes of transportation. John Bud Cleary Park on Webb Drive and City View Park on Central Parkway West are located within 300 m (984.25 ft.) of the site and contain soccer fields and a community play site and an unlit softball diamond respectively.

The site is located within the RioCan Grand Park plaza that contains a range of retail commercial, restaurant and personal service uses, including a Shoppers Drug Mart, which is intended to be relocated as part of this development should it proceed. In addition, the site is located in close proximity to Square One Shopping Centre, a regional shopping facility. The Central Library and Celebration Square are located within one kilometre of the site.

8. Revised Site Plan and Elevations

The applicant has provided a revised site plan and elevations as follows:





9. Zoning

The proposed **H-C4-Exception** (Mainstreet Commercial) zone is appropriate to accommodate the 25-storey, 272 unit apartment building and 1 603.3 m² (17,257.8 ft²) of ground floor retail commercial uses along Burnhamthorpe Road West and Grand Park Drive with a FSI of 4.0. The **C3-5** (General Commercial) zone will be retained on the remainder of the site (existing plaza).

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

Proposed Zoning Regulations

Zone Standards	C4 □ (Mainstreet Commercial) Zoning By-law Standards	Proposed C4 □ Exception (Commercial) Zoning By-law Standards
Apartments	Permitted	Permitted
Maximum floor space index □ apartment dwelling zone	N/A	4.0
Maximum height	16 m (52.5 ft.) - 3 storeys	95.0 m (311.7 ft.) and 25 storeys
Minimum front yard	0.0	2.5 m (8.2 ft.)
Minimum exterior side yard	0.0	2.5 m (8.2 ft.)
Maximum front and exterior side yards	3.0 m (9.8 ft.)	n/a

Zone Standards	C4 □ (Mainstreet Commercial) Zoning By-law Standards	Proposed C4 □ Exception (Commercial) Zoning By-law Standards
Maximum projection of a balcony located above the first storey , into a required yard	n/a	2.0 m (6.6 ft.)
Maximum projection of an architectural feature or stairs into a required yard	n/a	1.0 m (3.2 ft.)
Minimum setback of a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	n/a	0.5 m (1.6 ft.)
Minimum depth of a landscape buffer measured from the lot line that is a rear lot line	1.5 m (4.9 ft.)	0.0 m Internal to plaza
Minimum depth of a landscape buffer measured from the lot line that is an interior side lot line	1.5 m (4.9 ft.)	1.5 (4.9 ft.)
Minimum number of parking spaces per dwelling unit	1.00 resident spaces per bachelor unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit	1.0 for all types of residential units
Minimum number of visitor parking spaces per dwelling unit	0.20	0.15

10. Bonus Zoning

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

The subject lands are currently zoned **C3-5** (Mixed Use) which permits a variety of retail commercial uses, but does not currently allow residential uses.

The proposed C4-Exception Zone will allow a 25 storey apartment building with a FSI of 4.0. As the project is greater than 4 storeys in height, it meets the minimum threshold for a Section 37 contribution.

11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- A Record of Site Condition being posted to the MOECC's Environmental Site Registry
- The execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City
- The execution of a Development Agreement
- All technical requirements of the Transportation and Works Department being satisfied
- Streetscaping requirements to the satisfaction of the City

Following this, the "H" Holding Provision will be removed by further amendment to the Zoning By-law.

12. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with city departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as internal landscaping, connectivity from the street to the retail uses, stepback from the tower portion to the podium and pedestrian connectivity between the proposed development and the existing plaza.

13. Green Development Initiatives

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

- Rainwater Harvesting □ Rainwater will be pooled in a rainwater cistern on top of the roof and the water will be used for landscape irrigation and recycled for non-potable uses, thereby minimizing municipal water usage
- The passenger pick-up and drop-off area located at the rear of the building will be constructed of permeable paving
- The majority of the roof surface will be compromised of either extensive green roofing or high solar surface material
- Bicycle parking will be added on-site, including 35 bicycle parking spaces at grade and 204 below grade for long-term bicycle storage. This will be designed at the site plan application stage

14. Conclusions

In conclusion, City staff has evaluated the application to permit a 25 storey apartment building with retail commercial uses against the *Provincial Policy Statement*, *Growth Plan*, Regional Official Plan, Mississauga Official Plan and the provincial D-6 Guidelines. The MOP policies are

consistent with the *Growth Plan* in that the site is designated Mixed Use allowing residential and commercial uses on a multi-modal corridor. It provides a transition from the Downtown which allows unlimited height and density to the neighbourhood to the west, which is comprised predominately of low density residential and industrial uses. The proposed use on the ground floor allows for a mix of uses and an animated street front.

Although the long term vision of the official plan envisions a transition of the industrial uses on the east side of Mavis Road to mixed commercial and residential uses, staff recognize that there are long-established employment uses in existence that are not likely to relocate in the foreseeable future. Therefore, significant consideration was given to the land use compatibility between the proposed apartment building and the existing industrial uses including Fielding Environmental as required by the PPS and MOP policies.

To this end, it is noted that the PPS only addresses noise, odour and dust. The studies submitted by the applicant adequately address those matters. To address potential emergencies, discussions were held with Fire and Emergency and Emergency Management Sections of Community Services. It was concluded that the City and Fielding Environmental have procedures in place to deal with any emergencies that may arise.

As the applicants have addressed the relevant provincial and city policies and the technical requirements of the City, staff recommends approval of the amendments subject to the conditions contained in the staff report dated February 22, 2019.

Provincial and Regional Policy Analysis

As these applications were received prior to the passing of Bill 139, the Information Report did not contain a detailed review of the relevant provincial and regional policies. This appendix provides that review.

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 OZ 15/006 W7
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 the <i>Growth Plan</i> conform with the <i>Growth Plan</i>	The proposed development is generally in conformity with the <i>Growth Plan</i>
Greenbelt Plan	or n/a	or n/a
Parkway Belt Plan	or n/a	or 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 Fairview Neighbourhood Character Area and are designated Mixed Use which permits a range of retail commercial, office, personal service and residential uses. Neighbourhoods are not intended for significant intensification but new development should be sensitive to the Neighbourhood's existing and planned character. Residential intensification within Neighbourhoods will generally occur through the infilling and development of existing commercial sites as mixed use areas.	The applicant is proposing to change the designation to Mixed Use – Special Site to permit an apartment building of 25 storeys with a Floor Space Index (FSI) of 3.94. This designation is consistent with the intent of the official plan but the proposed height exceeds the four storey height limit. The merits of the application are discussed in the Detailed Planning Analysis (Appendix 2)
Zoning By-law 225-2007	The lands are currently zoned C3-5 (Mixed Use)	A rezoning is proposed from C3-5 (Mixed Use) to C4-Exception (Mixed Use) to permit a 25 storey apartment building with retail commercial uses on the ground floor.

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Mixed Use which permits a range of retail and office commercial, personal service, restaurant and residential uses up to a maximum height of four storeys. The official plan also contains a policy restricting new residential development within 300 m (984.3 ft.) of a chemical plant located on Mavis Road until the closure of the plant or suitable clean-up of emissions has occurred to the satisfaction of the Provincial Government. It further encourages

owners/developers to advise all purchasers or tenants occupying new residential units within 600 m (1,968 ft.) of the proximity to the plan of the possibility of adverse odour emissions.

Proposed Designation

Mixed Use – Special Site which permits of a range of retail and office commercial, personal service, restaurant and a residential apartment building of 25 storeys with an FSI of 3.94.

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 15/006 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 File 15/006 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.	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: a) Densities and a mix of land uses which: 1. efficiently use land and resources 2. are appropriate	The Fairview 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	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 proposed built form is similar to the existing neighbourhood adjacent to the

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 15/006 W7 Consistency
<p>for and efficiently 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>development.</p>	<p>Downtown.</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>The Fairview 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.</p>	<p>Although the Fairview Neighbourhood is not an intensification area, it is adjacent to the Downtown and located on a major Corridor. The site is in proximity to a Class 3 industrial facility but has been evaluated in the accordance with the D-6 Compatibility between Industrial Facilities Guidelines provided by the Ministry of the Environment.</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 (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).</p>	<p>The proposed development has been reviewed for consistency with the MOP built form transitional and compatibility policies and has been found to be appropriate. Details of proposed streetscaping remain outstanding and will be subject to a condition under a 'H' holding provision.</p>
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an</p>	<p>Neighbourhoods are not intended to be the focus of intensification and should be</p>	<p>The applications propose apartment units that help to meet a range and mix of</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ File 15/006 W7 Consistency
appropriate range and mix of housing that is affordable	regarded as stable residential areas where the existing character is to be preserved.	housing that is affordable.
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 relevant policies of the <i>Provincial Policy Statement</i> .	The applications have been evaluated under MOP policies with respect to development limits and built form and found to be appropriate.

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 15/006 W7 Conformity"). 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

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File OZ 15/006 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	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 commercial site. Although it is located in a Neighbourhood, it is located on a Corridor adjacent to the Downtown and provides a transition from the higher densities in the Downtown to lower density uses to the west and south.
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.	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). 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).	The development proposal provides a choice of housing type for residents that is more affordable than lower density forms. The site is located on the fringe of a Neighbourhood along a corridor that is well served by transit and is close to community and commercial amenities.
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 	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	The proposed development is intensification that adds to the range and mix of housing options. The proposal is compatible with Fairview Neighbourhood character and the design policies of MOP.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File OZ 15/006 W7 Conformity
<p>capitalize on new employment opportunities</p> <p>d. Support a range 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>	<p>considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</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>	<p>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.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	<p>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.</p>
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>	<p>MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed in respect to the <i>Growth Plan</i> and in the context of other planning documents.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ File OZ 15/006 W7 Conformity
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 compatible with the existing neighbourhood.
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 benefits of city living. (Chapter 7)	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.
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	The Fairview Neighbourhood Character Area is an existing stable neighbourhood, which is suitable for infill development given its existing and planned character. Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.	The applications have been evaluated against the applicable official plan policies and found to be appropriate.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File OZ 15/006 W7 Conformity
<p>areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv),</p> <p>iii. that is generally away from hazardous lands (2.2.1.2. e)</p> <p>b. Integrated planning to manage forecasted growth will:</p> <p>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> <p>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</p> <p>iii. Support the environment (2.2.1.3.d)</p> <p>iv. Be implemented 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> <p>i. Features a diverse mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p> <p>iv. Expands convenient access to</p>		

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ File OZ 15/006 W7 Conformity
<p>transportation, public service facilities, open space, healthy food options</p> <p>v. Ensures high quality compact built form, attractive public realm, including 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 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 on a Mixed Use site that permits residential development subject to compatibility with nearby industries. The proposed built form and site layout has been evaluated against the MOP policies and determined to be appropriate.</p>
2.2.5 Employment		
<p>General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.</p>	<p>The Fairview Neighbourhood Character Area policies encourage a mix of uses.</p>	<p>The proposal does not remove any employment lands. It proposes to convert a one storey commercial development to a high density residential use but will maintain commercial uses on the ground floor.</p>
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</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at:</p>	<p>The proposal adds apartment units. The applications have been evaluated against the policies of MOP and are deemed to comply.</p>

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by the Region is an important tool that can be used.	http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	
<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>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>A diverse range of housing options is encouraged by MOP (section 7.2.2)</p>	<p>The proposal adds apartment units to the housing mix for the neighbourhood. The applications comply with MOP by providing a choice of housing options.</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 encouraging the most financially and environmentally appropriate mode for 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel.</p> <p>In addition, policies look to encourage redevelopment to support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p>	<p>The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>

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<p>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>		
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>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>These applications have regard to the <i>Growth Plan</i> and 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 Appendix.

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

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