
Planning and Development Committee

Date

2019/06/24

Time

6:30 PM

Location

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

Members

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

Contact

Angie Melo, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5423
angie.melo@mississauga.ca

Find it Online

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

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

Send written submissions or request notification of future meetings to:

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

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING - Nil
4. MATTERS TO BE CONSIDERED
 - 4.1. STATUS REPORT (Ward 1)
Lakeview Waterfront Draft Master Plan
Owner: Lakeview Community Partners Limited File: Lakeview Waterfront Development Master Plan
 - 4.2. PUBLIC MEETING INFORMATION REPORT (WARD 6)
Official plan amendment application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing 5 storey long term care home
5510 Mavis Road, southwest corner of Mavis Road and Father D'Souza Drive
Owner: Yee Hong Centre for Geriatric Care
File: OZ 19/001 W6
Bill 139
 - 4.3. PUBLIC MEETING INFORMATION REPORT (WARD 7)
Official plan amendment and rezoning applications to permit motor vehicle body repair facility, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses within and outside existing buildings and regularize the existing buildings on the land
473 and 505 Hensall Circle, north of Dundas Street East, west of Cawthra Road
Owner: Canadian Pacific Railway
File: OZ 18/015 W7
Bill 139

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- 4.4. PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)
Official Plan amendment and rezoning applications to permit a 12 storey residential apartment building with 174 apartment dwelling units
6550 Glen Erin Drive, southwest corner of Glen Erin Drive and Battleford Road Owner: BCIMC Realty Corporation
File: OZ 17/010 W9
Pre-Bill 139
5. ADJOURNMENT

City of Mississauga
Corporate Report



Date: 2019/05/31

To: Chair and Members of Planning and Development Committee

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

Originator's file:
 Lakeview Waterfront
 Development Master
 Plan

Meeting date:
 2019/06/24

Subject

STATUS REPORT (Ward 1)

Lakeview Waterfront Draft Master Plan

Owner: Lakeview Community Partners Limited

File: Lakeview Waterfront Development Master Plan

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding a revised submission of the Lakeview Waterfront Development Master Plan by Lakeview Community Partners Limited, be received for information.

Background

On April 29, 2019 a Corporate Report was received by the Planning and Development Committee introducing a Development Master Plan submitted by Lakeview Community Partners Limited for the former Lakeview Power Generating site. Since then Lakeview Community Partners Limited have retained the services of Sasaki as Master Plan Architects and have revised the draft Master Plan.

The purpose of this report is to present the revised draft Master Plan. The report consists of two parts, an executive summary and detailed information contained in Appendix 1.

Comments

PROPOSAL

Some of the revisions to the draft Master Plan include:

- introduction of a larger 'Ogden Green' north-south park with an angled orientation
- a reduction in width of the east-west 'waterway common' park
- increase in building heights and residential densities
- the introduction of a community centre in the north-south park

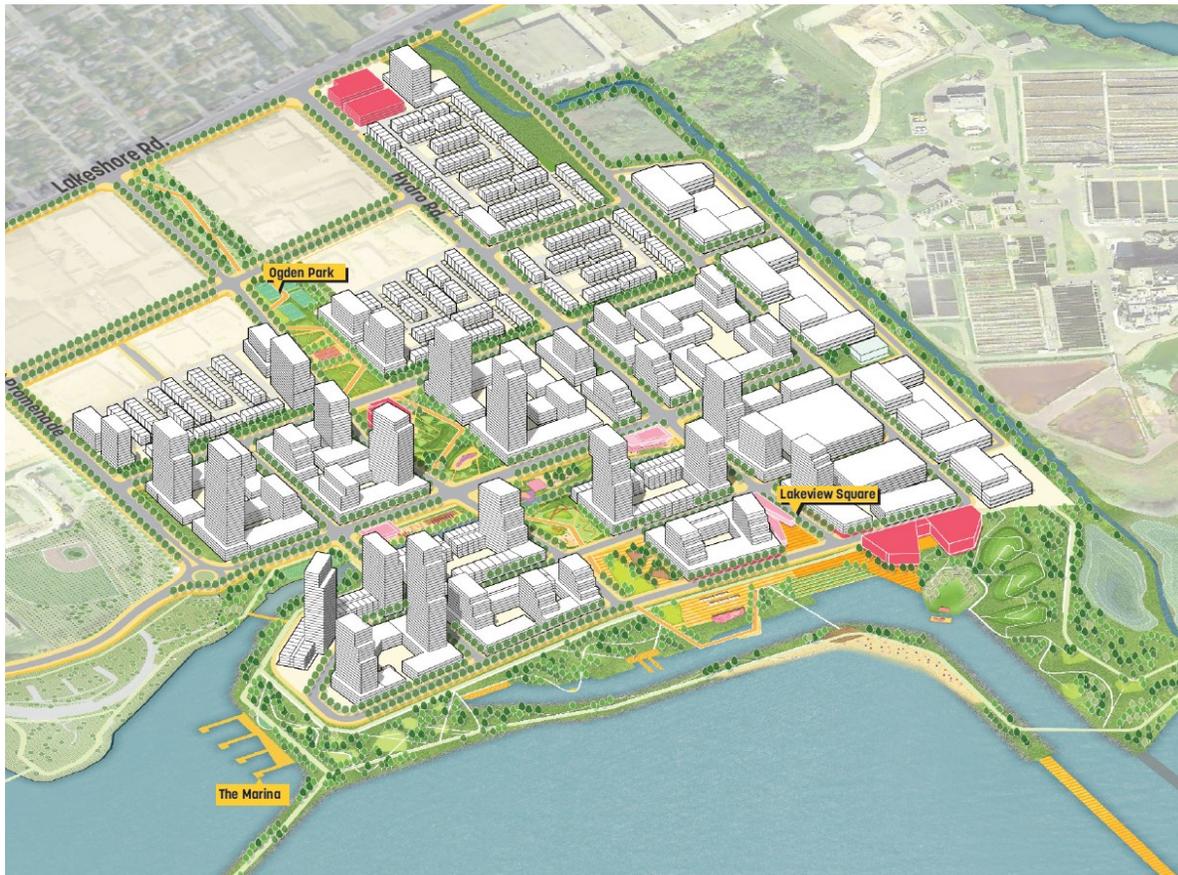
- alterations to the road and block structure south of waterway common park
- a re-arrangement of building typologies
- a shifting of the cultural amenity space southward toward the water
- a reconsideration of some of the waterfront park features

The revised draft Master Plan is available online at:

www.mississauga.ca/portal/residents/inspirationlakeview

The other documents which constitute the applicant's submission of a draft Development Master Plan, namely the Height Study, Sustainability Strategy and Traffic Report have not been updated to reflect the revised Development Master Plan.

Further details of the Development Master Plan are included in Appendix 1.



Applicant's rendering of the proposed development

RESIDENTIAL DENSITY AND BUILT FORM

The revised Development Master Plan illustrates a residential count of 9,751 units which represents a 43% increase in proposed units over the permitted number of units in the Lakeview Waterfront policies. The Official Plan approved by Council envisioned a predominantly mid-rise community of 5-8 storeys. The revised Plan has broadened the definition of mid-rise to include apartment buildings from 4 to 12 storeys.

A breakdown of the statistics of density and building form can be found in Appendix 1, Section 1.

BUILDING HEIGHTS

The maximum heights set out by the approved Official Plan are proposed to be revised. The Cultural Waterfront has a maximum height of 8 storeys. The revised plan illustrates a number of towers within this district. The Ogden Green district now also has a revised disbursement of towers. The Lakeview Waterfront policies envisioned the Waterway District as being the primary location for tall towers.

An illustration and statistical breakdown of the heights can be found in Appendix 1, Sections 3, 4 and 5.

The proposal does not conform with the Lakeview Waterfront policies with respect to height and density and would require an Official Plan Amendment.

JOBS TO PEOPLE RATIO

Lakeview Waterfront is designated as a Major Node and accordingly the Mississauga Official Plan policies require that development contain a mix of employment and residents with a targeted ratio of 2:1 people to jobs. With a further increase in population, the proposal will need to demonstrate that it is meeting the employment objectives to ensure a balanced mixed-use community.

The proposal should further evolve to a satisfactory state before consideration is given to any Official Plan Amendments.

GROWTH ALLOCATION

In July 2018, City Council passed MOPA 89 that established population and employment targets for the Lakeview area and the associated building heights and densities. The Lakeview targets were established with reference to the City-wide growth allocations and Mississauga Official Plan urban structure. With a 2016 total population of approximately 750,000 and employment of 477,000, the City is on pace to achieve its Official Plan 2031 targets for population (805,000) and employment (510,000) at 2031. The population allocated in MOPA 89 for Lakeview Village is included in the 2031 targets. The Lakeview Waterfront policies approved as part of the Official Plan in June 2018 reflects these numbers for planned growth.

COMMUNITY ENGAGEMENT

The revised Development Master Plan was presented to the Lakeview Community Advisory Panel (LCAP) on June 4, 2019. The Plan was presented to the broader community at a Community Meeting on June 5, 2019.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

The submitted revised draft Master Plan represents an evolution of the proposal based on Lakeview Community Partners Limited retention of a Master Plan Architect. Community engagement is on-going and will continue to form part of the master plan process. A further refined Development Master Plan will be required to be brought forward to Council for endorsement.

Attachments

Appendix 1: Detailed Information and Development Master Plan Excerpts



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

Prepared by: David Breveglieri, Development Planner

Detailed Information

Owner: Lakeview Community Partners Limited

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1. Revised Draft Master Plan Density and Built Form Statistics

The chart below illustrates a comparison between the targets contained within the Lakeview Waterfront policies, the previous proposal and the revised proposal.

		MOP - Lakeview Waterfront Policies		Previous Proposal		Revised Proposal <i>*provides breakdown with reclassified mid-rise and tall buildings</i>	
Total Residential Units		6,800		8,004		9,751	
Built Form	Townhomes	15%	1,020 units	5%	402 units	5%	486 units
	Mid-rise (5-8 storeys)	50%	3,400 units	66%	5,298 units	59%	5,771 units <i>*categorized as 4-12 storeys including podiums</i>
	Tall Buildings (above 8 storeys)	35%	2,380 units	29%	2,304 units	36%	3,494 units <i>*categorized as above 12 storeys</i>

2. Draft Master Plan – Previous vs. Revised

The image is an excerpt from the revised draft Master Plan and illustrates the general revision made to the blocks, parks and building placement.

Development Master Plan - October 2018

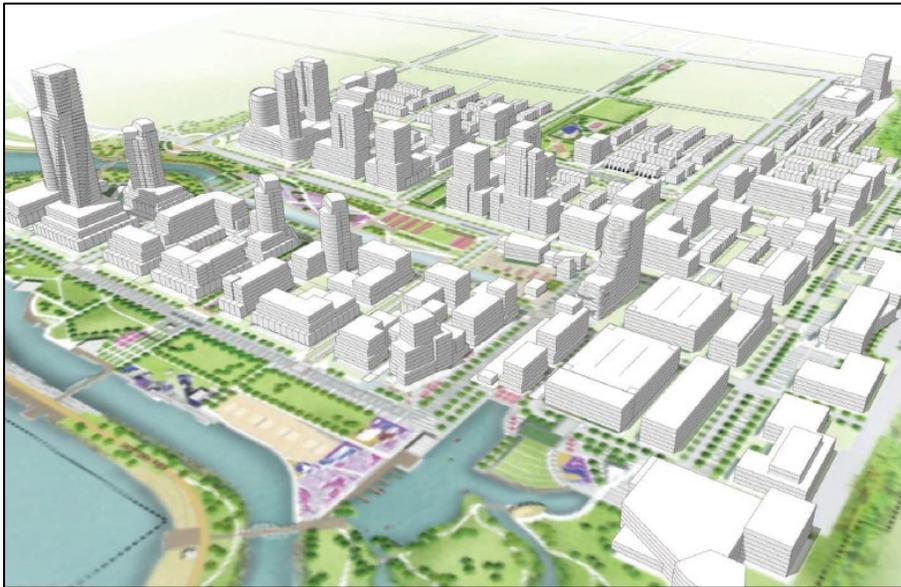


Evolving Master Plan

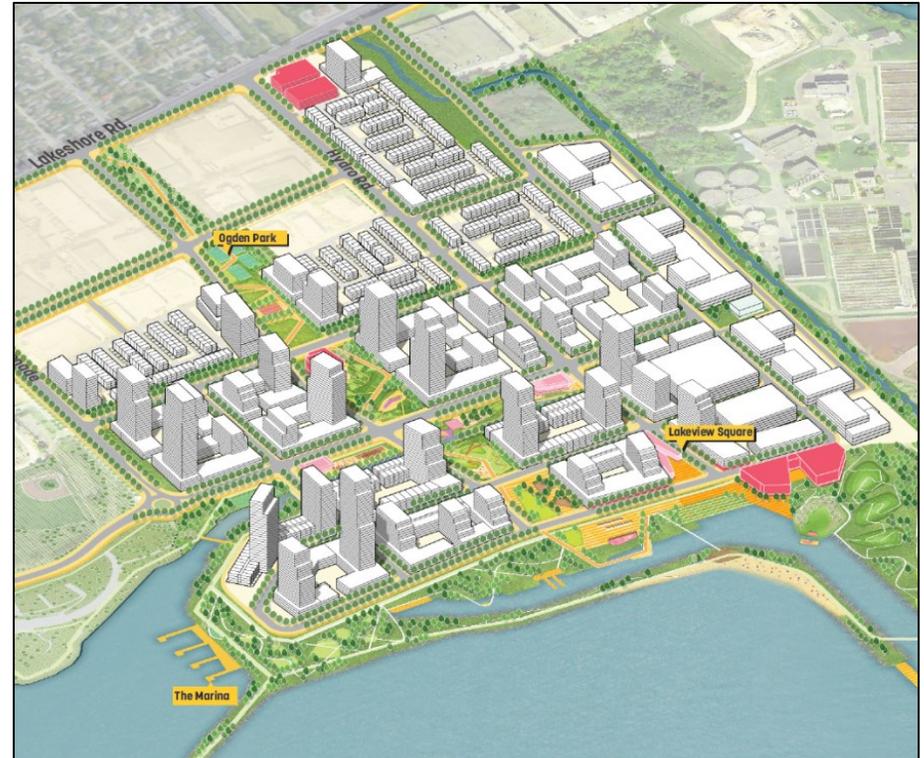


3. Draft Master Plan – Revised vs. Previous Renderings

These images are excerpts from the revised draft Master Plan and the previous Master Plan and illustrate the changes in building typology and form proposed.



Previous



Revised

4. Revised Draft Master Plan - Building Heights Proposed

The image below is an excerpt from the revised draft Master Plan and illustrates the proposed heights of buildings.



5. Revised Draft Master Plan - Building Heights Breakdown

Below is a comparison of the height permissions included in the Lakeview Waterfront policies, the previous proposal and the revised proposal.

	MOP – Lakeview Waterfront Height Policies	Previous Proposal	Revised Proposal
Cultural Waterfront (excluding Waterway District)	Maximum 8 storeys	15-20 storeys – 1 building 20-25 storeys – 3 buildings Balance is 8 storeys or under	21-30 storeys – 3 buildings 16-20 storeys – 3 buildings 11-15 storeys – 6 buildings 5-10 storeys – 6 buildings
Waterway District	A limited number of buildings with heights up to 25 storeys will be permitted. Buildings greater than 25 storeys may be considered and will require a height study	30-35 storeys – 1 building 45-49 storeys – 1 building Third building is 25 storeys or under	31-40 storeys – 2 buildings 21-30 storeys – 2 buildings
Ogden Green	Towns 2-4 storeys Mid-rise 5-8 storeys Taller buildings 9-15 storeys A limited number of taller buildings from 16-25 storeys may be permitted subject to a height study	16-20 storeys – 3 buildings 20-25 storeys – 5 buildings 30-35 storeys – 1 building Balance is 15 storeys or under	31-40 storeys – 2 buildings 21-30 storeys – 4 buildings 16-20 storeys – 1 building 11-15 storeys – 13 buildings 5-10 storeys – 7 buildings
Innovation Corridor	Mid-rise employment buildings encouraged	To be determined	To be determined

City of Mississauga
Corporate Report



<p>Date: 2019/05/31</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 19/001 W6</p>
<p>From: Andrew Whittlemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2019/06/24</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 6)

Official plan amendment application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing 5 storey long term care home

5510 Mavis Road, southwest corner of Mavis Road and Father D'Souza Drive

Owner: Yee Hong Centre for Geriatric Care

File: OZ 19/001 W6

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the application by Yee Hong Centre for Geriatric Care to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, be received for information.

Background

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

PROPOSAL

Yee Hong Centre for Geriatric Care would like to expand their existing operation to include an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home. Although the Zoning By-law currently permits an additional 6 to 9 storey building, the official plan has a maximum floor space index (FSI) of 1.75 on this site, a maximum height of 4 storeys is permitted in Neighbourhoods, and significant growth is directed to the downtown, nodes and intensification

corridors. The applicant is seeking Council's approval to amend the Residential High Density - Special Site 7, East Credit Neighbourhood policies to permit additional height and density in the Official Plan prior to proceeding with separate rezoning and site plan applications.

During the ongoing review of this application, staff may recommend different land use policies to implement the proposal.

Comments

The property is located at the southwest corner of Mavis Road and Father D'Souza Drive within the East Credit Neighbourhood Character Area. The site is currently occupied by a five storey long term care home and surface parking lot.



Aerial image of 5510 Mavis Road



Applicant's rendering of the proposed 18 storey seniors' apartment building and 13 storey retirement home/ seniors' apartment building

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 being reviewed for consistency with the PPS and conformity to the Growth Plan and the ROP. The conformity of this proposal with the policies of Mississauga Official Plan is under review.

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

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

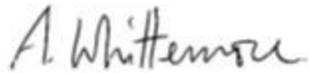
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include evaluation of the appropriateness of the proposed height and density, and assessment of comments received through community consultation.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Yee Hong Centre for Geriatric Care

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1. Site History

- August 15, 2001 – Official Plan Amendment and Rezoning, under File OZ 00/047 W6, were approved for a five storey long term care facility with maximum of 200 beds and a six to nine storey seniors' apartment building with a maximum of 212 units
- January 14, 2002 – Site Plan application for a five storey, 200 bed long term care facility approved under File SP 01/121 W6
- June 20, 2007 – Zoning By-law 0025-2007 came into force. The subject lands are zoned RA2-24 (Apartment Dwellings)
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated Residential High Density, Site 7 East Credit Neighbourhood

2. Site and Neighbourhood Context

Site Information

The property is located at the southwest corner of Father D'Souza Drive and Mavis Road in a residential neighbourhood containing detached and semi-detached dwellings, and townhomes on the east side of Mavis Road within the East Credit Neighbourhood. A place of religious assembly is located on the north side of Father D'Souza Drive. Heartland

Town Centre is located two blocks to the north, north of Matheson Boulevard West. The site is currently occupied by a five storey seniors' long term care building and surface parking lot.

There is bus service via route 61 on Mavis Road which connects to the City Centre Transit Terminal.



Image of existing conditions facing south
from Father D'Souza Drive

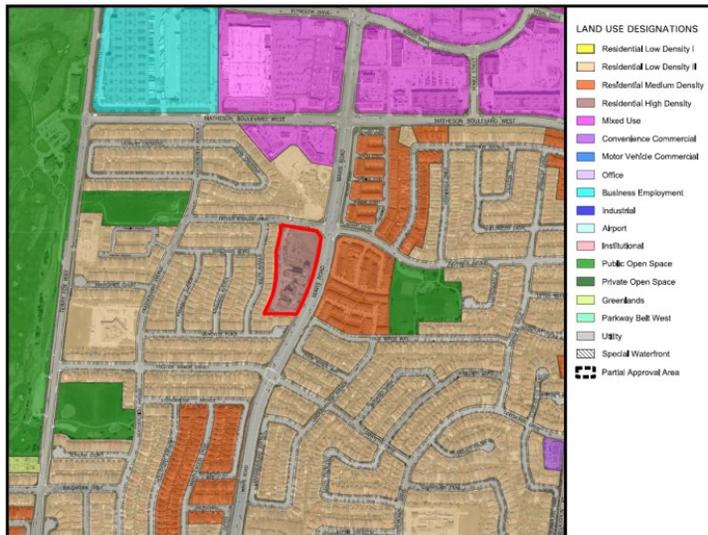
Property Size and Use	
Frontages:	227.95 m (747.87 ft.)
Depth:	110.16 m (361.42 ft.)
Gross Lot Area:	2.23 ha (5.51 ac.)
Existing Uses:	5 storey long term care home

Surrounding Land Uses

Immediately north of the property, on the north side of Father D'Souza Drive, is a place of religious assembly (St. Francis Xavier Church) and detached dwellings. To the west and south are semi-detached dwellings. The east side of Mavis Road is comprised of condominium townhouse dwellings with no direct access to Mavis Road.

The surrounding land uses are:

- North: St. Francis Xavier Church, detached dwellings
- East: Semi-detached dwellings
- South: Semi-detached dwellings
- West: Townhouse dwellings



Aerial Photo of 5510 Mavis Road

The Neighbourhood Context

The subject property is located in the East Credit Neighbourhood, an area that was established in the 1980s and 1990s. The surrounding neighbourhood contains a mix of detached, semi-detached, townhouses, and retail commercial uses including the Heartland Town Centre located 320 m (1,050 ft.) to the north. The Yee Hong long term care facility has been located on the lands since 2003. The facility contains 200 beds.

Demographics

Based on the 2016 census, the existing population of this character area is 65,920 with a median age of this area being 39 (compared to the City's median age of 40). The percentage of the neighbourhood population that are of working age is 72% (15 to 64 years of age), with 16% children (0-14 years) and 12% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 70,900 and 71,600 respectively. The average household size is 4 persons with 57 % of people living in detached homes (higher than the City's average of 38%). The mix of housing tenure for the node is 15,140 units (84%) owned and 2,820 units (16%) rented with a vacancy rate of approximately 0.8%. In addition, the number of jobs within this CA is 5,711. Total employment combined with the population results in a PPJ for the East Credit NHD of 45 persons plus job per ha (18.21 ppj/ac.).

Other Development Applications

A development application is in review for the northeast corner of Matheson Boulevard West and Terry Fox Way to permit retail commercial uses, the existing warehouse/distribution centres and gas recovery building under file OZ 13/003 W6 (Orlando Corporation and Stevron Holdings).

Community and Transportation Services

This application will have minimal impact on existing services in the community.

The proposed development is located 210 m (689 ft.) west of Four Winds Hollow Park which contains a community play site, a parking lot, soccer field and two tennis courts. Highland View Park is located 267 m (876 ft.) to the west from the proposed development, and contains a community play site and parking lot. Braeben Golf Course is located 561 m (1,841 ft.) west of the proposed development.

There is bus service via route 61 on Mavis Road which connects to the City Centre Transit Terminal.

3. Project Details

The applicant proposes to amend the official plan designation to permit development at a maximum floor space index (FSI) of 2.40; a maximum height of 18 storeys; and to permit a hospice, accessory offices, personal service establishments and a retail store. Should the official plan amendment be approved, the applicant will submit a rezoning application to

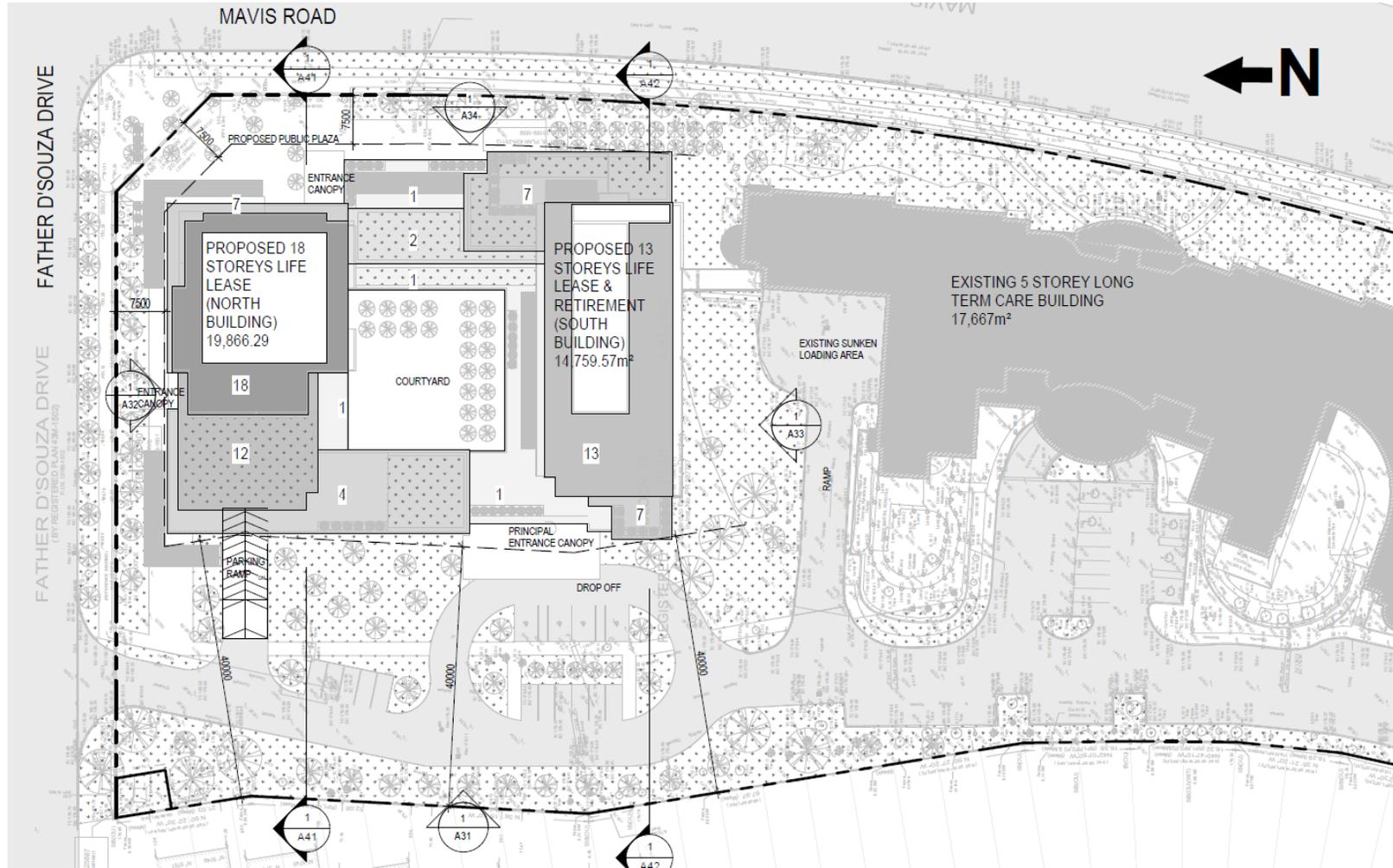
permit an 18 storey senior's apartment building, 13 storey retirement home/senior's apartment building, hospice, and retention of the existing five storey long term care home.

Development Proposal	
Application submitted:	Received: January 24, 2019 Deemed complete: February 19, 2019
Developer/ Owner:	Yee Hong Centre for Geriatric Care
Applicant:	Barry J. Morrison & Associates Ltd.
Number of units:	Not available
Existing Gross Floor Area:	17 667 m ² (190,166 ft ²)
Proposed Gross Floor Area:	34 615.86 m ² (372,602 ft ²)
Total Gross Floor Area:	52 282.86 m ² (562,768 ft ²)
Height:	5 storeys (existing) 18 and 13 storeys (proposed)
Floor Space Index:	2.40
Anticipated Population:	Not available
Parking: resident spaces visitor spaces Total	Not available

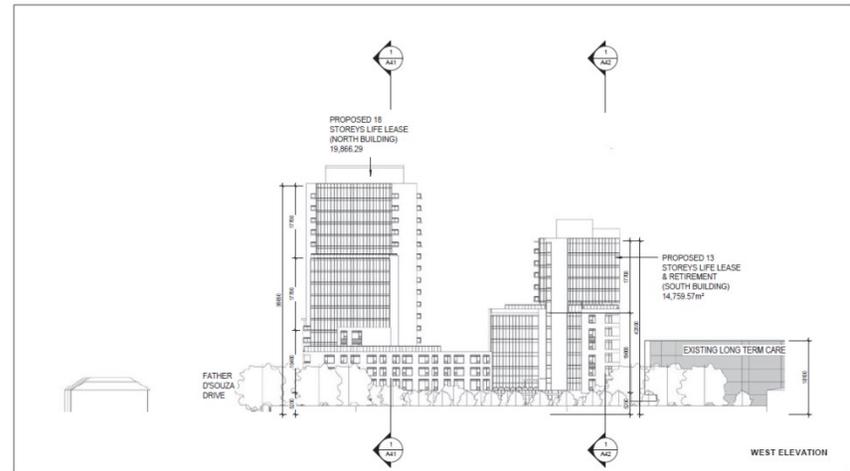
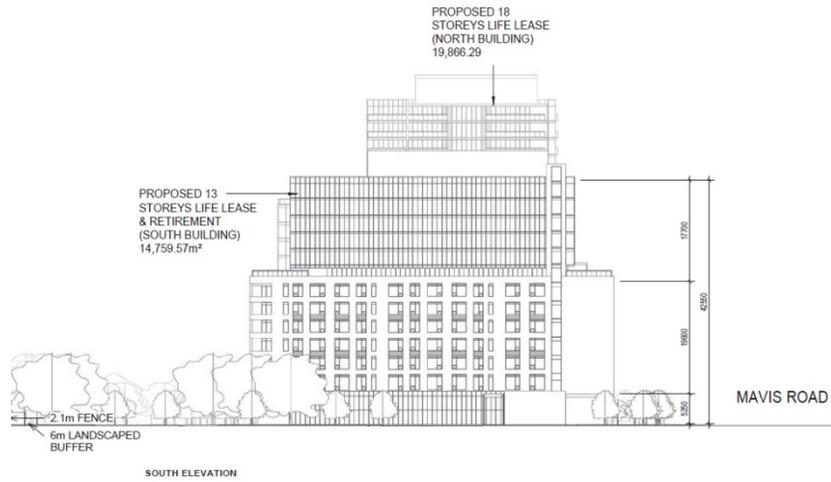
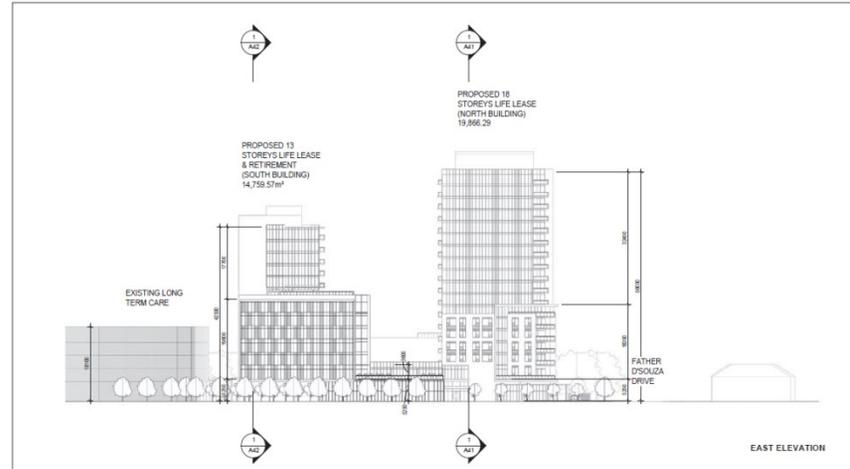
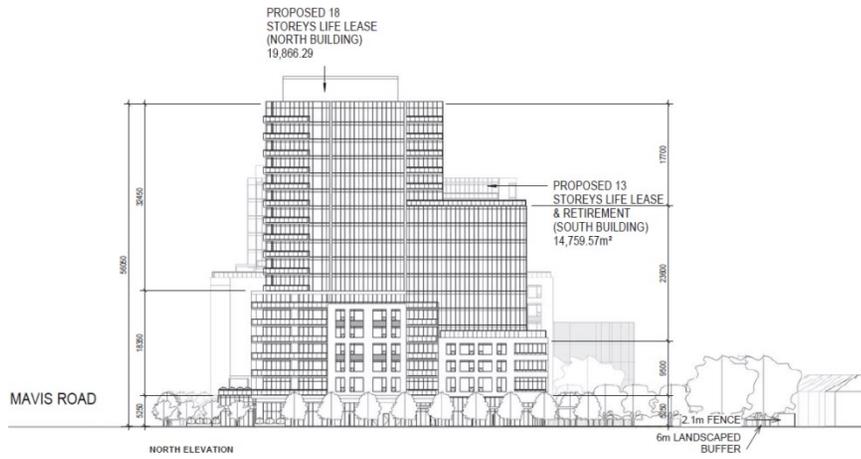
Supporting Studies and Plans

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

- Planning Justification Report
- Urban Design Brief
- Soil Investigation
- Phase 1 Environmental Site Assessment
- Geotechnical Investigation
- Qualitative Pedestrian Wind Assessment
- Sun/shadow Study
- Survey



Concept Plan



Elevations



Applicant's Renderings
Mavis Road Frontage (facing southwest)

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

The site is designated **Residential High Density – Site 7 (East Credit Neighbourhood)** which permits apartment dwellings and special needs housing. Site 7 states that notwithstanding the provisions of the Residential High Density designation, development of the property will be permitted up to a maximum floor space index (FSI) of 1.75. The Neighbourhood Character Area policies permit a maximum height of 4 stories.

Proposed Designation

Residential High Density – Special Site 7, as amended (East Credit Neighbourhood) to permit development at a maximum floor space index (FSI) of 2.40, a maximum height of 18 storeys, provided that any portion of the development above 13 storeys shall consist of one single building with a maximum floor plate of 750 m² (8,073 ft²) and be positioned on the northeast corner of the site, and permit a hospice, accessory offices, personal service establishments and a retail store.

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

Excerpt of East Credit Neighbourhood Land Use



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN		BASE MAP INFORMATION	CITY STRUCTURE
LAND USE DESIGNATIONS		Heritage Conservation District	Downtown
Residential Low Density I	Airport	1996 NEP/2000 NEP Composite Noise Contours	Major Node
Residential Low Density II	Institutional	LBPA Operating Area Boundary See Aircraft Noise Policies	Community Node
Residential Medium Density	Public Open Space	Area Exempt from LBPA Operating Area	Neighbourhood
Residential High Density	Private Open Space	Natural Hazards	Corporate Centre
Mixed Use	Greenlands	City Centre (City Hall)	Employment Area
Convenience Commercial	Parkway Belt West	City Centre/Transit Terminal	Special Purpose Area
Motor Vehicle Commercial	Utility	GO Rail Transit Station	
Office	Special Waterfront	Public School	
Business Employment	Partial Approval Area	Catholic School	
Industrial		Hospital	
		Community Facilities	

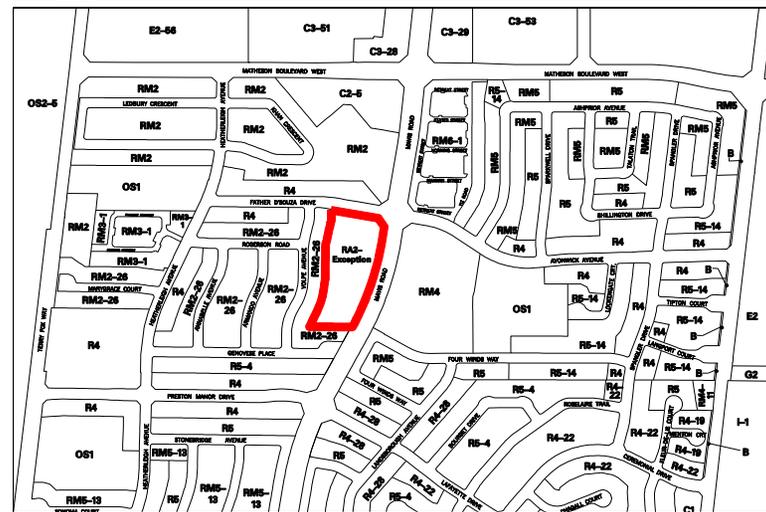
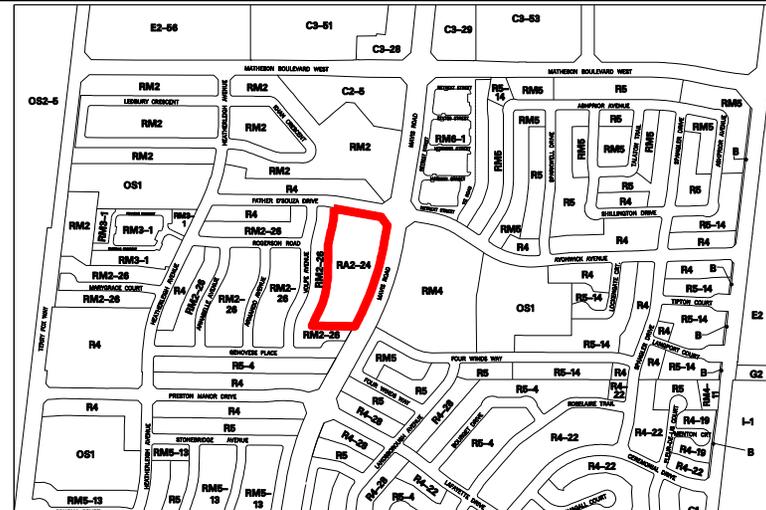
Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **RA2 - 24** (Apartment Dwellings), which permits the existing five storey long term care home and a second building ranging in height from six to nine storeys. The maximum floor space index (FSI) is 1.75, with a maximum of 200 long term care beds and a maximum of 212 apartment dwelling units.

Proposed Zoning

The applicant is not proposing an amendment to the zoning by-law at this time. Should the proposed official plan amendment application be approved, they would prepare and submit a future rezoning application.



5. Summary of Applicable Policies

The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan. ;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan

evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the city's official plan which is the primary instrument used to evaluate applications. Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

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 Growth Plan.	The proposed development is being evaluated with its conformity to the Growth Plan.
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP.	The proposed application is exempt from Regional approval.
Mississauga Official Plan	<p>The lands are located within the East Credit Neighbourhood Character Area and are designated Residential High Density – Site 7 which permits apartments and special needs housing at a maximum floor space index of 1.75.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. Neighbourhoods will accommodate the lowest densities and building heights, will focus on residential uses and associated services. Neighbourhoods are intended to preserve the</p>	The applicant is proposing to change the designation to Residential High Density – Special Site 7, as amended , to permit development at a maximum floor space index (FSI) of 2.40, a maximum height of 18 storeys, and to permit a hospice, accessory offices, personal service establishments and a retail store. This applicant will need to demonstrate consistency with the intent of MOP with regard to the urban hierarchy, intensification, built form and transition policies.

Policy Document	Mississauga Official Plan (MOP) Policies	Proposal
	character, cultural heritage and livability of the community and provide a range of housing types.	
Zoning By-law 225-2007	The lands are currently zoned RA2-24 (Apartment Dwellings).	There is no application to rezone the lands at this time. Should this official plan amendment application be approved, a future rezoning application would be required.

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 19/001 W6 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 19/001 W6 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 Neighbourhoods (as defined in the OP) supports the general intent of the PPS with respect to building strong, healthy communities.	Elements of the PPS are supported through residential intensification, promoting the efficient use of land, facilitating economic growth and providing housing choices within the community. The appropriateness of the proposed level of intensification and built form are being evaluated.
1.1.1 (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial),	The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is	The area contains a mix of low-rise housing types. The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to appropriate design and sensitivity to the surrounding context.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 19/001 W6 Consistency
institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.	compatible in built form and scale and respects the surrounding development.	
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale and respects the surrounding development.</p>	<p>The area contains a mix of low-rise housing types. The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to appropriate design and sensitivity to the surrounding context.</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>MOP has identified appropriate locations for intensification including Downtowns, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors (Huronario Street and Dundas Street), and Major Transit Station Areas.</p> <p>The East Credit Neighbourhood is not within the locations identified above for intensification and is to be regarded as stable residential area where the existing character is to be preserved.</p>	<p>The application will be evaluated in accordance with the Direct Growth policies of MOP.</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 (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).</p>	<p>The proposal is being evaluated on its built-form and compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies. This will be included in the next staff report.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 19/001 W6 Consistency
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable.</p> <p>1.4.3 Planning Authorities shall direct new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.</p>	<p>Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price.</p> <p>MOP has directed intensification and growth to areas which can best accommodate it with the necessary infrastructure and services (Intensification Areas). Neighbourhoods are not to be the focus for intensification as services and infrastructure are limited given these areas are considered stable and where the existing character is to be preserved.</p>	<p>This proposal would increase the diversity of housing options for seniors and older persons requiring care.</p> <p>The proposal is being evaluated on its built-form and compatibility with the surrounding neighbourhood, which includes an assessment relating to MOP policies.</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 senior's housing and care 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 neighbourhood compatibility, transition, massing and the urban hierarchy.</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. "OZ 19/001 W6 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>	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
1.1 The Greater Golden Horseshoe		
<p>General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment.</p>	<p>MOP directs growth to Intensification Areas. The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale and respects the surrounding development.</p>	<p>The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to appropriate design and sensitivity to the surrounding context, as well as challenges to infrastructure and congestion.</p>
1.2 The Growth Plan for the Greater Golden Horseshoe		
<p>General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.</p>	<p>The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). 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 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.</p>	<p>The appropriateness of the building height and density as it relates to implementing the Vision will be further evaluated.</p>
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section:</p>	<p>The Vision and Guiding Principles of the Growth</p>	<p>The applications are supportive of many Growth Plan</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
<p>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>Plan are incorporated into MOP, including the following:</p> <p>Section 5 – Direct Growth (addresses prioritizing intensification)</p> <p>Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change)</p> <p>Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities)</p> <p>Section 8 – Creating a Multi-modal City (addresses transportation infrastructure)</p> <p>Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)</p>	<p>principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines.</p>
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan.</p>	As illustrated through this table, MOP generally conforms to the Growth Plan.	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		
<p>General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan.</p>	MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning documents.	The applications will be reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.</p>	The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document.	<p>Growth will be directed to intensification areas.</p> <p>The extent to which growth on this site can be accommodated, within a Neighbourhood outside of the City's Intensification Areas, is being evaluated.</p>
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and</p>	Growth has been planned and directed to appropriate locations and the City supports complete communities through the following	The subject lands are within a Neighbourhood Character Area which allows for limited intensification in accordance with applicable MOP policies.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
<p>infrastructure, as directed by the upper tier municipality.</p>	<p>sections of MOP:</p> <p>Section 5 – Direct Growth (addresses prioritizing intensification)</p> <p>Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change)</p> <p>Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities)</p> <p>Section 8 – Creating a Multi-modal City (addresses transportation infrastructure)</p> <p>Section 9 – Build A Desirable Urban Form (provides direction on how to accommodate growth)</p> <p>Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated.</p>	
<p>Summary of policies within 2.2.1 Managing Growth:</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <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) <p>b. Integrated planning to manage forecasted growth will:</p>	<p>Mississauga's population and employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity, particularly transit and community infrastructure. Housing and job growth will be balanced and phased to ensure that required services and amenities keep pace with development.</p>	<p>The proposal supports this intent by providing proposing a mix of housing options. 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.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
<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 Growth Plan 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 iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p> <p>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 	<p>MOP directs growth to Intensification Areas. The East Credit Neighbourhood is identified as a Neighbourhood which is an element in the City's urban structure that is not targeted for intensification. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale and respects the surrounding development.</p>	<p>The proposed intensification within a Neighbourhood will be reviewed against MOP policies with respect to its compatibility with the City's desired urban structure, appropriate design sensitivity and transition to the surrounding context and adjacent areas.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
<p>adjacent areas;</p> <p>c. identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;</p> <p>d. ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;</p> <p>e. prioritize planning and investment in infrastructure and public service facilities that will support intensification;</p> <p>f. and be implemented through official plan policies and designations, updated zoning and other supporting documents.</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/planning-reports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The proposed development provides a range and mix of housing through provision of senior's and long term care housing.</p>
<p>Relevant Policies:</p> <p>a. The Region is responsible for preparing a housing strategy (2.2.6.1)</p> <p>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>	<p>A diverse range of housing options is encouraged by MOP (MOP Policy 7.2.2). MOP indicates that the City will assist with development of new rental units (MOP policy 7.2.7).</p>	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>The proposed development provides a range and mix of housing through provision of senior's and long term care housing.</p>
5.0 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required</p>	<p>MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 19/001 W6 Conformity
<p>to implement the Growth Plan. 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>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>in Section 1.0 of the Mississauga Official Plan.</p>

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development application was circulated to the Region who has advised that in its current state, the application meets the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 7 of this Appendix.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy

complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

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

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of this application, some of which are found below. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.6 Section 5.1.7 Section 5.3 Section 5.3.5.1 Section 5.3.5.2 Section 5.5.5.3 Section 5.3.5.5 Section 5.3.5.7 Section 5.4.4 Section 5.4.5 Section 5.4.7	<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>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</p> <p>City Structure</p> <p>The City Structure organizes the city into functional areas to establish the framework for planning policies that will guide development. The City Structure is the basis of the following urban hierarchy:</p> <ul style="list-style-type: none"> • Downtown will contain the highest densities, tallest buildings and greatest mix of uses; • Major Nodes will provide for a mix of population and employment uses at densities and heights less than the Downtown, but greater than elsewhere in the City; • Community Nodes will provide for a similar mix of uses as in Major Nodes, but with lower densities and heights; • Corporate Centres will provide for employment uses at densities and heights similar to Major Nodes or Community Nodes; • Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will focus on residential uses and associated services and facilities; • Special Purpose Areas are unique areas of the city with densities, building heights and mix of uses related to the unique role these areas play within the city. <p>Neighbourhoods</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>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 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>

	Specific Policies	General Intent
		<p>Corridors</p> <p>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 transition in height, built form and density to the surrounding lands.</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.</p>
Chapter 7 Complete Communities	<p>Section 7.2.1 Section 7.2.2 Section 7.2.7</p>	<p>Housing</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> <ol style="list-style-type: none"> the development of a range of housing choices in terms of type, tenure and price; the production of a variety of affordable dwelling types for both the ownership and rental markets; and the production of housing for those with special needs, such as housing for the elderly and shelters. <p>Mississauga will directly assist all levels of government in the provision of rental housing by:</p> <ol style="list-style-type: none"> Supporting the efforts of the Region and other local not for profit housing organizations in providing low and moderate income rental housing and accommodation for those with special needs; Assisting the development of new rental units through the promotion of, and participation in, programs aimed at producing rental housing; and Supporting the preservation of the rental housing stock.
Chapter 9 Build A Desirable Urban Form	<p>Section 9.1.1 Section 9.1.3 Section 9.1.5 Section 9.1.10 Section 9.2.2.1 Section 9.2.2.2 Section 9.2.2.3 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.1.3</p>	<p>Mississauga will develop an urban form based on the urban system and the hierarch identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>The city vision will be supported by site development that:</p> <ol style="list-style-type: none"> respects the urban hierarchy; utilizes best sustainable practices;

	Specific Policies	General Intent
	Section 9.5.1.9	<p>c. demonstrates context sensitivity, including the public realm; d. promotes universal accessibility and public safety; and e. employs design excellence.</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"> - respect the scale and character of the surrounding area; - minimize overshadowing and overlook on adjacent neighbours; - preserve mature high quality trees and ensure replacement of the tree canopy; and - be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.</p> <p>Development should be compatible and provide appropriate transition to existing and planned development by having regard for the following:</p> <ul style="list-style-type: none"> - the size and distribution of building mass and height; - views, sunlight and wind conditions; - privacy and overlook. <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</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>
Chapter 11 General Land Use Designations	Section 11.2.5.2 Section 11.2.5.6 Section 11.2.5.9 Section 11.2.5.11	<p>In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:</p> <ul style="list-style-type: none"> a. residential dwelling; b. accessory office for physicians, dentists, health professionals and drugless practitioners; c. home occupations; d. special needs housing; and e. urban gardening. <p>Lands designated Residential High Density will permit the following uses:</p>

	Specific Policies	General Intent
		<p>a. apartment dwelling. Special needs housing will be in a built form consistent with the dwelling forms permitted by the residential designation.</p> <p>In addition to the uses permitted in the High Density Residential designation, a convenience commercial facility will be permitted provided that:</p> <p>a. it forms an integral part of the ground floor of the building; and b. is oriented to pedestrian use.</p>
Chapter 16 Neighbourhoods	<p>Section 16.1.1.1 Section 16.1.1.2 Section 16.8.3.7</p>	<p>For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p> <p>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <p>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.</p> <p>East Credit Neighbourhood Site 7</p> <p>Notwithstanding the provisions of the Residential High Density designation, development of the property will be permitted up to a maximum floor space index (FSI) of 1.75.</p>
Chapter 19 Implementation	<p>Section 19.5.1</p>	<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.

	Specific Policies	General Intent
Chapter 20 Glossary	Tall Building	<p>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</p> <p>(NOTE: The Mavis Road right-of-way width is 40 metres, and the proposed buildings are 56 metres and 42.5 metres in height making them tall buildings)</p>

6. Community Comments

Pre-application community meetings were held by the Yee Hong Centre for Geriatric Care on September 11, 2017, September 18, 2017 and January 17, 2018. Three written submissions were received, one of which was from 12 residents expressing concerns.

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:

- Overlook from the proposed towers and loss of privacy were concerns
- The two towers will destabilize the character of the neighbourhood

- The towers will reduce light and increase shadow impacts
- There will be a loss of views
- There was a concern with traffic, on-street parking and access on Father D'Souza Drive
- There will be increased emergency vehicles
- Noise impacts were a concern
- Pollution and disturbance during construction
- There was a concern that the proposal will negatively impact property values
- Urban design/architecture is important to evaluate in addition to height
- Will the site be able to accommodate parking requirements

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (May 3, 2019)	<p>Existing infrastructure consists of a 250 mm (10 in.) diameter watermain on Father D'Souza Drive, a 300 mm (11.8 in.) diameter watermain on Mavis Road, a 340 mm (13.4 in.) diameter sanitary sewer on Father D'Souza Drive, and 300 mm (11.8 in.) diameter sanitary sewer on Mavis Road. This type of development will require a connection to a minimum of 300 mm (11.8 in.) diameter watermain.</p> <p>A satisfactory Functional Servicing Report and Multi-Use Demand Table will be required prior to the approval of a future Rezoning application to determine the proposals impact to the existing system.</p> <p>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, along with payment of applicable fees, Development Charges and legal costs.</p> <p>The Region of Peel will provide front-end waste collection subject to the site plan satisfying the requirements of the Waste Collection Design Standards Manual.</p>
City Community Services Department –Park Planning Section (May 2, 2019)	<p>In comments dated May 2, 2019, Community Services indicated that proposed development is located 210 m from Four Winds Hollow (P-342), zoned OS1 which contains a community play site, a parking lot, a 7V7 soccer field and two unlit tennis courts. Highland View Park (P-432) is located 267 m (876 ft.) from the proposed development, zoned OS1 and contains a community play site and parking lot. Braeben Golf Course (P-430) is located 561 m (1,841 ft.) from the proposed development and is zoned OS2-5.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p> <p>As part of the zoning and site plan process, arrangements shall be made for the preservation of as many of the existing trees on site as possible. It is the landowner's responsibility to ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without prior approval from the Community Services Department - Park Planning Section.</p>
City Transportation and Works Department (April 10, 2019)	<p>The Transportation and Works Department has received conceptual drawings in support of the above noted application and has not identified issues at this official plan amendment stage. However, the owner has been advised to provide all the reports and technical details in support of this site redevelopment as part of future rezoning application where the feasibility of the comprehensive proposal will be revised and assessed in terms of municipal infrastructure available to service this site.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Alectra Utilities;

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> - Canada Post; - Enbridge Consumers Gas; - Fire Prevention; - Greater Toronto Airport Authority; - Heritage Mississauga; - Mississauga Transit; and, - Rogers Cable;
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Bell Canada; - Development Services; - Public Art; - Realty Services; - Trillium Health Partners.

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's massing, density and height?

Development Requirements

Should this application be approved, there are planning matters such as parking requirements, landscaping, setbacks, amenity area and also engineering matters such as traffic impacts, servicing capacity, and stormwater management that will require evaluation through a future rezoning application.

8. Section 37 Community Benefits (Bonus Zoning)

Should this application be approved by Council, staff will evaluate the provision of community benefits through a future rezoning application.

City of Mississauga
Corporate Report



Date: 2019/05/31

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 18/015 W7

Meeting date:
 2019/06/24

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Official plan amendment and rezoning applications to permit motor vehicle body repair facility, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses within and outside existing buildings and regularize the existing buildings on the land

473 and 505 Hensall Circle, north of Dundas Street East, west of Cawthra Road

Owner: Canadian Pacific Railway

File: OZ 18/015 W7

Bill 139

Recommendation

That the report dated May 31, 2019, from the Commissioner of Planning and Building regarding the applications by Canadian Pacific Railway to permit motor vehicle body repair facility, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses within and outside existing buildings, under File OZ 18/015 W7, 473 and 505 Hensall Circle, 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 the proposed motor vehicle body repair, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses within and outside existing buildings. The property and buildings are currently owned by Canadian Pacific Railway, a federal railway operation, and are under a purchase and sale agreement to sell to a private landowner. The

official plan amendment and zoning by-law amendment are being sought to permit the uses within the official plan and zoning by-law under new ownership. The applicant is proposing to amend the official plan to **Mixed Use – Special Site** to permit the uses. The zoning by-law will also need to be amended from **U (Utility)** to **C3-Exception (General Commercial)** 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.

Comments

The property is located on the north side of Hensall Circle, which is north of Dundas Street East and west of Cawthra Road within the Cooksville Neighbourhood Character Area. The site is currently occupied by 2, one storey industrial/commercial buildings that were formally used by CP Rail in relation to the maintenance of the railway.



Aerial image of 473 and 505 Hensall Circle

LAND USE POLICIES AND REGULATIONS

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

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

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

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

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: compatibility of the proposed uses with the surrounding area; provision of additional technical information, and review of the proposed zoning by-law standards.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Adam Lucas, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Canadian Pacific Railway Company

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1. Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **U (Utility)** which permits utility buildings, water and sewage treatment plants, and electronic transformer and distribution facilities.
- November 14, 2012 – Mississauga Official Plan came into force and except for those site/policies which have been appealed. The subject lands were designated **Utility** in the Cooksville Neighbourhood Character Area.

2. Site and Neighbourhood Context

Site Information

The subject property is located within the Cooksville Neighbourhood Character Area northwest of the intersection of



Image of existing conditions facing west

Dundas Street East and Cawthra Road. This property and the two to the south are the last remaining industrial / commercial lands on the north side of Dundas Street East in this quadrant. The area is cut off from the Dixie Employment Area due to the grade separation of Dundas Street East and the rail line. The larger area contains a mix of residential, commercial and community uses. The site currently contains two 1 storey non-residential buildings with associated asphalt and gravel parking areas. The westerly building is occupied by a motor vehicle repair use and the easterly building is used for storage for a general contractor. The subject property is currently owned by the Canadian Pacific Railway, a federal railway operation, and is adjoined to the railway corridor, which is located directly to the north of the subject land. It is the applicant's intent to sever to the subject lands to create a separate parcel at a later date.

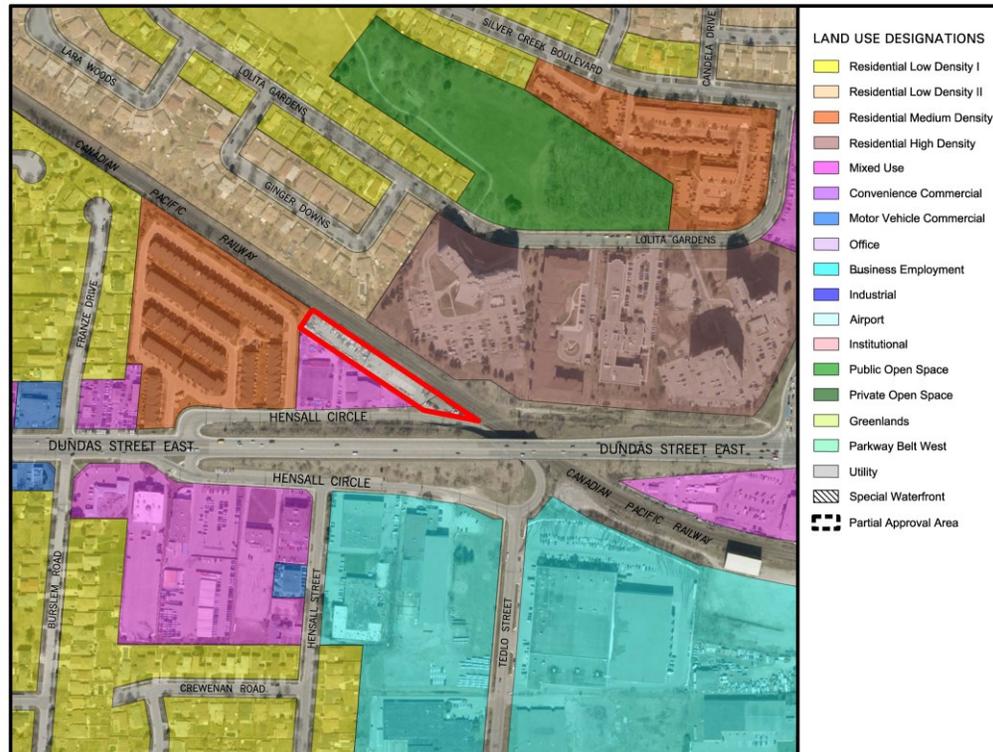
Property Size and Use	
Frontages:	59.28 m (194.49 ft.)
Depth:	23.49 m (77.07 ft.)
Gross Lot Area:	0.43 ha. (1.06 ac.)
Existing Uses:	Two 1 storey commercial buildings and outdoor storage of motor vehicles.

Surrounding Land Uses

The Canadian Pacific Railway forms the northern boundary of the site north of the subject property. To the south are two commercial buildings. The easterly building is a two storey building containing several businesses related to automotive repair. The westerly building contains a hot tub sales warehouse. West of the subject lands is a condominium development with three storey townhomes.

The surrounding land uses are:

- North: Canadian Pacific Railway. Beyond the railway there is a 19 storey apartment building and single detached dwellings.
- East: Hensall Circle and Dundas Street East. Beyond that is an industrial building containing CJ's Skatepark
- South: Recreational Warehouse Mississauga, Target Automotive, Canadian Sky Motors and Henall Auto
- West: Three storey townhomes



Aerial Photo of 473 and 505 Hensall Circle

The Neighbourhood Context

The subject property is located in the former Township of Cooksville, which is an area that has evolved over centuries and was eventually amalgamated with other former townships to form the Town of Mississauga in 1968. The surrounding area contains commercial uses along Dundas Street East, as well as a variety of residential building types, including a number of apartment buildings developed in the 1950s and

1960s.

The site is located on the north side of Hensall Circle in the Cooksville Neighbourhood Character Area. Given its proximity to Dundas Street East, the subject land is identified as part of the Dundas Street Intensification Corridor in Mississauga Official Plan. The corridor has commercial and retail storefronts lining Dundas Street East, while a mixture of

housing types are located within the Corridor. The property is located within the Cooksville Neighbourhood Character Area.

Demographics

Based on the 2016 census, the existing population for Cooksville NHD East is 8,650 with a median age of 44 (greater than the City's median age of 40). 66% of the neighbourhood population are of working age (15 to 64 years of age), with 15% children (0-14 years) and 19% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 8,600 and 9,400 respectively. The average household size is 3 persons with 49% of people living in detached homes (higher than the City's average of 38%). The mix of housing tenure for the node is 2,300 units (75%) owned and 780 units (25%) rented with a vacancy rate of approximately 0.8%*. In addition, the number of jobs within this CA is 1,032. Total employment combined with the population results in a PPJ for Cooksville NHD East of 32 persons plus job per ha.

*Please note that vacancy rate data does not come from the census. This information comes from [CMHC](#) which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). A majority of this specific CA is located within the Northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

Other Development Applications

The City is currently processing a standard condominium conversion at 400 Dundas Street East for nine commercial units, located on the south east corner of Burslem Road and Dundas Street East.

Community and Transportation Services

This application will have minimal impact on existing services in the community.

On June 20, 2018, the Dundas Connects Master Plan was endorsed by Council. The plan sets a vision for a Bus Rapid Transit (BRT) on Dundas Street and land uses to support the BRT. A station is proposed just west of Cawthra Road approximately 340 m (1,116 ft.) from the site.

This area is served by Ashwood Park located to the south of the subject site, approximately 850 m (0.53 miles) away. Ashwood Park contains playground equipment.

The site is within 400 m (1,312 ft.) of east and westbound bus stops. The following major Miway bus routes currently service the site:

- Route 1 – Dundas
- Route 101 – Dundas Express

3. Project Details

The applications are to permit the proposed motor vehicle body repair, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses within and outside existing buildings. No additional buildings or uses are proposed as result of the applications. Access to the site will continue to be from Hensall Circle. Given that the subject land is adjoined to the Canadian Pacific Railway corridor, a future Committee of Adjustment

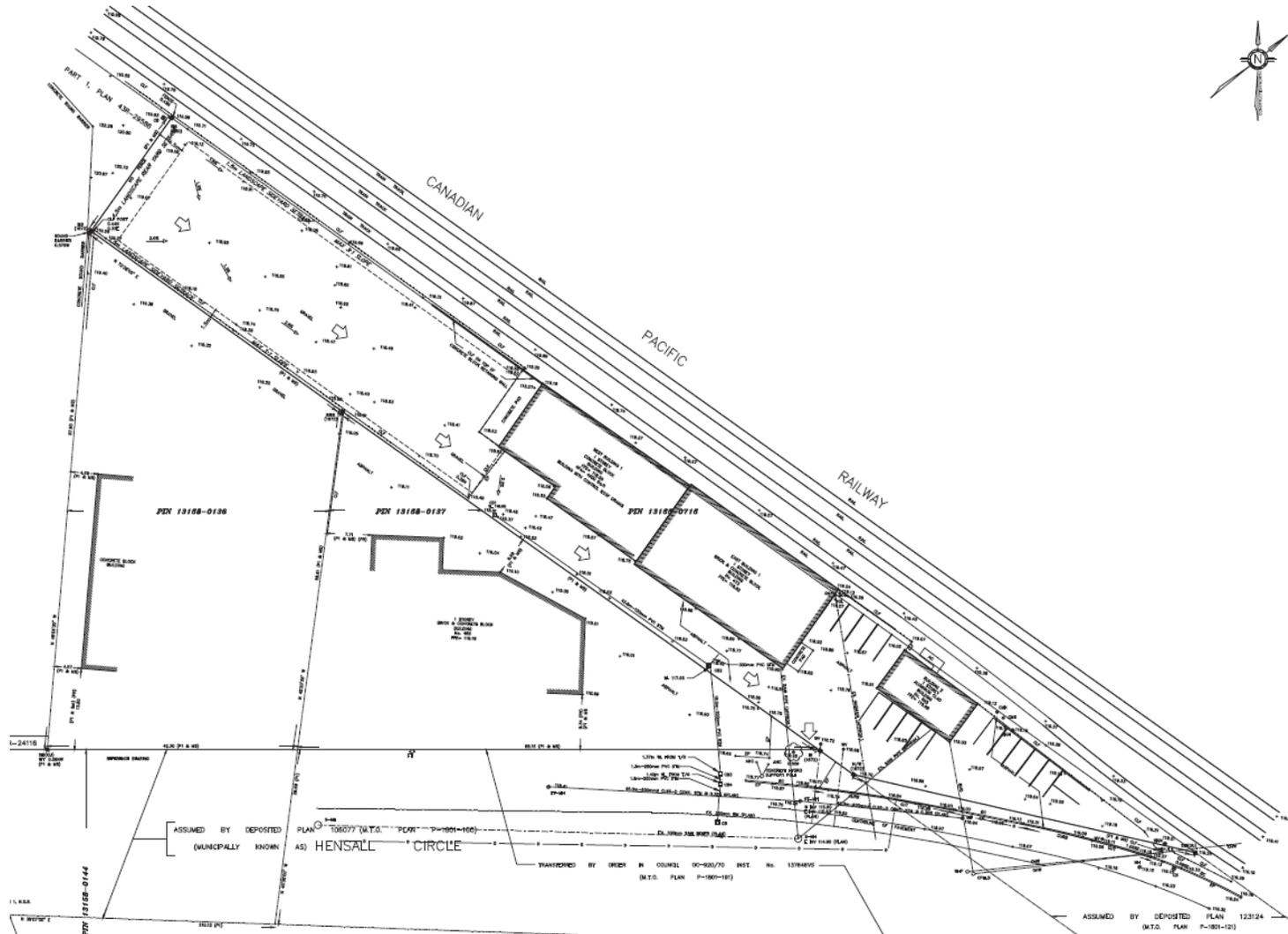
application will be submitted to create a separate parcel of land from the railway corridor.

Development Proposal	
Applications submitted:	Received: October 15, 2018 Deemed complete: October 16, 2018
Developer/ Owner:	Canadian Pacific Railway
Applicant:	W.E. Oughtred & Associates
Existing Gross Floor Area:	922 sq m. (9924.33 sq. ft.)
Proposed Gross Floor Area:	N/A
Height:	One storey
Lot Coverage:	21.42%
Landscaped Area:	Unknown
Road Type:	Public
Parking:	Required 42 Proposed 14
Green Initiatives:	None

Supporting Studies and Plans

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

- Planning Justification Report
- Context Plan
- Elevation Drawings
- Noise and Vibration Study
- Existing Site Plan with topographic information
- Stage 1 Archaeological Assessment
- Draft Official Plan and Zoning By-law Amendments
- Survey
- Traffic Operational Analysis
- Stormwater Management Brief



Concept Plan

Easterly Building



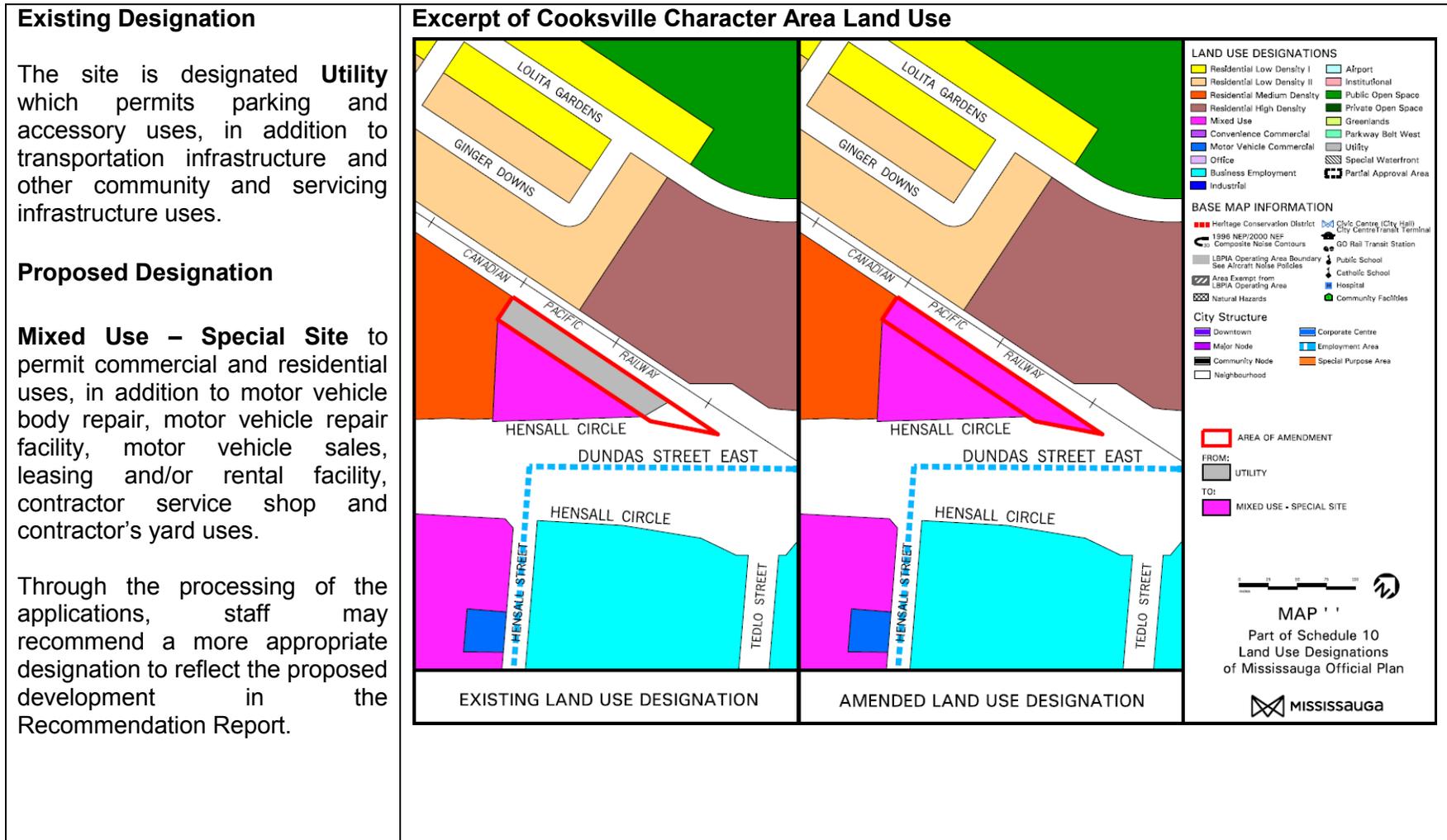
Westerly Building



Photos of Existing Buildings

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan



Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **U (Utility)** which permits utility buildings, water and sewage treatment plants and electronic transformer and distribution facilities.

Proposed Zoning

The applicant is proposing to rezone the subject land to **C3-Exception** (General Commercial) zone, in order to permit motor vehicle body repair facility, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses, and regularize the existing buildings on the land.

Through the processing of the applications, staff may recommend a more appropriate zone and/or regulations to reflect the proposed development in the Recommendation Report.



Proposed Zoning Regulations

Zone Regulations	Zone Regulations	Proposed Zone Regulations	Amended Zone Regulations
Minimum depth of landscape buffer measured from a lot line that is a street line	4.5 m (14.76 ft.)		0.0 m (0.0 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 policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the city's official plan which is the primary instrument used to evaluate applications. Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

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 Cooksville Neighbourhood Character Area and is designated Utility which permits parking and accessory uses, in addition to transportation infrastructure and other community and servicing infrastructure uses.	The applicant is proposing to change the designation to Mixed Use – Special Site to permit commercial and residential uses, in addition to motor vehicle uses and industrial (contractor's shop and yard) uses. The applicant will need to demonstrate consistency with the intent of MOP with regard to built form policies outlined in the development issues section below.
Zoning By-law 225-2007	The lands are currently zoned U (Utility)	A rezoning is proposed to change to a C3-Exception (General Commercial) zone to permit motor vehicle body repair facility, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses, and regularize the existing buildings on the land.

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 18/015 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 with the *PPS* Analysis

<i>Provincial Policy Statement (PPS)</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>File OZ 18/015 W7 Consistency</i>
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.</p>	<p>The development of Neighbourhoods (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.</p>	<p>The proposed development is located within the Cooksville Neighbourhood Character Area and seeks to permit non-residential uses within an area identified for increased intensification. The appropriateness of the proposed land use and built form is being evaluated.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for 	<p>MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification. Consistent with the PPS, available and planning infrastructure are key in determining where growth should occur.</p> <p>The Cooksville Neighbourhood Character Area is identified as a Non-intensification area. However, the subject property is located along Dundas Street Intensification Corridor where the focus of intensification will occur (MOP 5.5.1).</p>	<p>Development within Neighbourhoods can occur subject to meeting MOP policies with respect to appropriate design and sensitivity to the surrounding context.</p> <p>The proposal seeks to permit existing uses on an existing underutilized parcel of land that is in proximity to surrounding services and infrastructure.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 18/015 W7 Consistency
<p>intensification and redevelopment in accordance with criteria in 1.1.3.3</p> <p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>		
<p>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 (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).</p>	<p>The proposal seeks to occupy two one storey buildings that have existing on the subject land. According to the applicant, the buildings have existing on the property since the 1960s. 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 Recommendation Report.</p>
1.3 Employment		
<p>1.3.1 Planning Authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix and range of employment and institutional use to meet the long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. 	<p>MOP recognizes the importance of identifying and protecting lands for a diversity of employment and institutional uses to meet current and future needs.</p>	<p>The proposed development is consistent with these MOP policies.</p>
3.0 Protecting Public Health and Safety		
<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 One Environmental Site Assessment (ESA) has been requested as part of staff's evaluation of the development applications. As of the writing of this report, a Phase One ESA has not been submitted. Once submitted, the applicant will be required to address</p>

		contamination and remediation requirements through the process.
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>	As outlined in the table, relevant MOP policies are consistent with the PPS.	The intensification of the site for motor vehicle body repair, motor vehicle repair facility, motor vehicle sales, leasing and/or rental facility, contractor service shop and contractor's yard uses in the Neighbourhood Character Area are supportive of a number of PPS policies. However, the applications are being further evaluated on adherence to specific MOP policies including those related to land use compatibility and site design.

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 18/015 W7 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 18/015 W7 Conformity
1.1 The Greater Golden Horseshoe		
<p>General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment</p>	<p>MOP directs growth to Intensification Areas and contains direction on how intensification occurs based on the City's Urban Hierarchy. However, for areas identified as non-intensification areas, MOP provides polices that relate to limited intensification through sensitive and modest infilling.</p> <p>This direction helps in fulfilling the goals and objectives in MOP that guide Mississauga to develop in a manner that provides for complete communities that area healthy and efficient (MOP policy 4.3).</p>	<p>The development applications are seeking to permit new and existing commercial employment uses within the existing urban boundary.</p> <p>The subject property is located within the Cooksville Neighbourhood Character Area and more specifically along the Dundas Street intensification corridor. The proposal provides the surrounding neighbourhood with more choice for commercial uses as well as employment opportunities in close proximity.</p> <p>However, any potential issues associated with compatibility with the surrounding area will be further evaluated.</p>
1.2 The Growth Plan for the Greater Golden Horseshoe		
<p>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</p>	<p>The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its</p>	<p>The proposal will increase the variety of commercial and employment opportunities available in the Neighbourhood Designation. The appropriateness of the proposed uses</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/015 W7 Conformity
economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	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 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.	as it relates to implementing the Vision will be further evaluated.
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>The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following:</p> <p>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)</p>	<p>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.</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 <i>Growth Plan</i>.</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:</p>	<p>MOP has been reviewed in respect to the</p>	<p>The applications have been reviewed accordingly.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/015 W7 Conformity
Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	<i>Growth Plan</i> and other applicable Provincial planning documents.	
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.</p>	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 are seeking to permit new and existing commercial employment uses 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 to 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		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	Intensification Corridors are identified 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 Cooksville Neighbourhood Area and more specifically within the Dundas Street Intensification Corridor, where development is encouraged to be located.
<p>Summary of policies within 2.2.1 Managing Growth:</p> <p>a. Growth should be primarily directed to settlement areas that:</p> <p>i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities</p>	City Structure MOP policies establish the framework for planning policies that guide development in different areas of the City, including the locations for and level of intensification (MOP policy 5.3). Conforming to the Growth Plan, available and planned infrastructure as well as the existing context are	The proposal is supporting the achievement of complete communities by recognizing existing commercial employment while providing a mix of employment uses in within a settlement area. However, the appropriateness of proposed uses and site design will be addressed in the next staff report.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/015 W7 Conformity
<p>(2.2.1.2 a i, ii, iii)</p> <p>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),</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. Applying the policies of this Plan will support the achievement of complete communities that:</p> <p>I feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities.</p>	<p>key determinants in directing growth within MOP.</p> <p>a. The Cooksville Neighbourhood Character area is an existing mixed use area with sufficient infrastructure to accommodate growth.</p> <p>b. The subject property is further located within the Dundas Street Intensification Corridor which 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.</p> <p>c. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made.</p>	
5.0 Implementation		
<p>Statement of Intent:</p> <p>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</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>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/015 W7 Conformity
implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.		

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial

Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 7 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 these applications,

some of which are found below. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
Section 5.3.5 Neighbourhoods	Section 5.3.5.1 Section 5.3.5.5	<p>Neighbourhoods will not be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p>
Section 5.4 Direct Growth- Corridors	Section 5.4.4 Section 5.4.8	<p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.</p> <p>Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building heights or until such time as alternative building heights area determined through planning studies.</p>
Section 5.5 Intensification Areas	Section 5.5.1 Section 5.4.4 Section 5.5.5 Section 5.5.6 Section 5.5.7 Section 5.5.8	<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>Intensification Areas will be planned to reflect their role in the City Structure hierarchy.</p> <p>Development will promote the qualities of complete communities.</p> <p>Development applications within Intensification Areas proposing a change to the designated land uses, which results in a significant reduction in the number of residents or jobs that could be accommodated on the site, will not be permitted unless considered through a municipal comprehensive review.</p>

	Specific Policies	General Intent
		<p>A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these areas will be permitted in all areas.</p> <p>Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.</p>
Chapter 6 Value the Environment	Section 6.10.1.2	Industrial, commercial or utility development will not be permitted where the noise transmitted to existing or proposed residential areas, or other noise sensitive use, exceeds the mitigated outdoor and plan of window noise criteria established by the applicable Provincial Government environmental noise guideline.
Chapter 7 Complete Communities	Section 7.1.1 Section 7.1.3	<p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.</p> <p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <ul style="list-style-type: none"> a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking; c. encourage environments that foster incidental and recreational activity; and d. encourage land use planning practices conducive to good public health.
Chapter 9 Build A Desirable Urban Form	Section 9.1.1 Section 9.1.2 Section 9.1.3 Section 9.1.5 Section 9.2.1.4 Section 9.2.1.10 Section 9.2.21 Section 9.2.25 Section 9.2.37 Section 9.5	<p>Mississauga will develop and urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <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>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>A high quality, compact urban built form will be encouraged to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of Intensification Areas form surrounding areas.</p> <p>Appropriate height and built form transitions will be required between sites and their surrounding areas.</p> <p>Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive.</p>

	Specific Policies	General Intent
		Development will face the street and have active facades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.
Section 9.3.5 Open Spaces and Amenity Areas	Section 9.3.5.8	Landscaped, outdoor on-site amenity areas will be encouraged for employment uses.
Section 9.5 Site Development and Buildings	Section 9.5.1.10	Where employment and commercial uses are adjacent to noise sensitive uses, noise mitigation should be provided at the source of the noise to ensure compatibility and acceptable noise levels.
Chapter 10 Foster a strong economy	Section 10.1.1 Section 10.1.5	Mississauga will encourage a range of employment opportunities to reflective of the skills of the resident labour force. Mississauga will provide for a wide range of employment activities including office and diversified employment uses.
Chapter 11 General Land use Designations	Section 11.2.6.2	Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.
Chapter 19 Implementation	Section 19.5.1	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: <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.

6. Community Comments

A community meeting is scheduled for June 4, 2019. One piece of correspondence was received from an adjacent land

owner requesting additional information on the application.

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (November 13, 2018)	Waste Collection On-site waste collection will be required through a private waste hauler.
City Transportation and Works Department (December 7, 2018)	<p>The Transportation and Works Department has requested the following information:</p> <ul style="list-style-type: none"> - Revisions to the site plan; - A functional servicing report; - An overall drainage plan; and, - A Phase One Environmental Site Assessment <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Community Services Department – Heritage Planner (May 28, 2019)	The Community Services Department has indicated that an archaeological assessment has been completed on the subject land. However, they are waiting for the Ministry's sign off on the assessment at this time.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Fire and Emergency Services Division - Community Services - Greater Toronto Airport Authority - Alectra Utilities - Economic Development Office - Canadian Pacific Railway
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Realty Services - Bell Canada - Canada Post - Ratepayers Association

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

- Are the proposed zoning by-law exception standards appropriate?
- Are the uses proposed compatible with the surrounding area?

Development Requirements

There are engineering matters including: grading 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.

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City of Mississauga
Corporate Report



<p>Date: 2018/05/31</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 17/010 W9</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2019/06/24</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)

Official Plan amendment and rezoning applications to permit a 12 storey residential apartment building with 174 apartment dwelling units

6550 Glen Erin Drive, southwest corner of Glen Erin Drive and Battleford Road

Owner: BCIMC Realty Corporation

File: OZ 17/010 W9

Pre-Bill 139

Recommendation

1. That the applications under File OZ 17/010 W9, BCIMC Realty Corporation, 6550 Glen Erin Drive to amend Mississauga Official Plan to add a **High Density Residential – Special Site** and remove the existing floor space index range; to change the zoning to **RA4-Exception** (Apartments) to permit a 12 storey residential apartment building with 174 apartment dwelling units and a two storey component that links to the existing 15 storey residential apartment building with a maximum floor space index (FSI) of 2.12, be approved subject to the conditions reference in the staff report dated May 30, 2019, from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

Report Highlights

- The applications are seeking to amend the policies of the official plan and zoning by-law to allow a 12 storey apartment building with 174 dwelling units attached by a two storey component to an existing 15 storey apartment building with an overall FSI of 2.12
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff
- 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 February 5, 2018, at which time an Information Report ([Information Report Link](#)) was received for information. Recommendation PDC-0008-2018 was then adopted by Council on February 21, 2018.

That the report dated January 16, 2018, from the Commissioner of Planning and Building regarding the applications by BCIMC Realty Corporation to permit a 12 storey apartment building containing 208 rental apartments with a two storey component that links the new building with the existing 15 storey, 113 unit apartment building under File OZ 17/010 W9, 6550 Glen Erin Drive, be received for information.

There were some technical matters, including review of the functional servicing report, wind study and urban design study 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:

- Amending the number of dwelling units from 208 to 174
- Reducing the overall height from 12 storeys to include 9, 10, and 12 storey components
- Providing a 5 metre (16.4 ft.) buffer between the proposal and the abutting City owned Greenlands
- Reducing the amount of paved area by approximately 418 m² (4,500 sq.ft.)
- Relocating the vehicular access on Battleford Road in order to move the amenity areas closer to the abutting the Greenlands

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 applications on September 22, 2017. A community meeting was held on November 21, 2017. Approximately 50 people attended the meeting. Two written submissions were received regarding a potential increase in traffic and the capacity of the existing municipal infrastructure, reducing the amount of existing green space; concerns regarding the amount of parking spaces proposed and site access.

The public meeting was held on February 5, 2018. No members of the public made deputations regarding the applications.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on September 17, 2017. A summary of the comments is contained in the Information Report attached as Appendix 1. Below are updated comments.

Region of Peel

Comments updated on April 12, 2019, indicate that upon review of the Functional Servicing Report and the Demand Use Table, there is sufficient water and sewer capacity to support this development.

Transportation and Works Department

Comments updated on April 5, 2019, state that the Transportation and Works Department is satisfied with the traffic, grading and servicing for the site and will require the owner to enter into a Development Agreement in a form satisfactory to the City of Mississauga.

Community Services Department

Comments updated on May 5, 2018, state that Plowman's Park (P-150) and Settler's Green (P-149) are approximately 200 metres (656.16 ft.) from the proposed development and will provide parkland services to the future residents of this development. Plowman's Park includes a play site and soccer fields and Settler's Green contains a play site, tennis courts and soccer fields. Both the parks include a network of walkways providing connection to Meadowvale Trail and Lake Aquitaine Trail. The Meadowvale Neighbourhood Character Area meets the parkland provision level of 1.2 ha (2.96 ac.)/1000 people based on current populations. It also meets the provision level using anticipated 2041 populations.

School Accommodation

On May 27, 1998, Council adopted Resolution 152-98 which, among other things requires that a Bill 20 development application include the following as a condition of approval:

Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding

the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in Appendix 2. 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.

The subject lands are located within the Meadowvale Neighbourhood Character Area. An official plan amendment is required to add a **Residential High Density – Special Site**. The Residential High Density designation permits residential apartment buildings with a maximum FSI range between 0.5 and 1.0 times the lot area. An amendment is required to limit the maximum height to 15 storeys and to remove the maximum FSI range.

The proposed rezoning would amend the site from **RA4-1** (Apartments) to **RA4 – Exception** (Apartments) to permit a maximum FSI of 2.12, allow a reduced parking rate and permit other minor regulation changes including setbacks and projections (Section 9 of Appendix 2).

A detailed Planning Analysis is found in the Appendix 2.

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 is for a 12 storey residential apartment building with 174 apartment dwelling units and a two storey component that links to the existing 15 storey residential apartment building with an overall FSI of 2.12. The development is sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to the abutting City trail, the townhouses to the south and to the linked homes further west of the subject site.

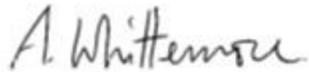
The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

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



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

Prepared by: Lorie Sterritt, Development Planner

City of Mississauga
Corporate Report



<p>Date: January 16, 2018</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 17/010 W9</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2018/02/05</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 9)

**Applications to permit a 12 storey apartment building containing 208 rental apartments
 6550 Glen Erin Drive, southwest corner of Glen Erin Drive and Battleford Road**

Owner: BCIMC Realty Corporation

File: OZ 17/010 W9

Recommendation

That the report dated February 5, 2018, from the Commissioner of Planning and Building regarding the applications by BCIMC Realty Corporation to permit a 12 storey apartment building containing 208 rental apartments with a 2 storey component that links the new building with the existing 15 storey, 113 unit apartment building under File OZ 17/010 W9, 6550 Glen Erin Drive, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the official plan and zoning by-law
- Community concerns identified to date relate to parking, affordable housing, noise/dust during construction, rental vacancies, increased traffic and property values. There was support of the proposed apartment building as it provides for a mix of housing types
- Prior to the next report, matters to be addressed include: height and density, traffic, noise, wind, shadow, amenity areas and the satisfactory resolution of other technical requirements and studies related to the project

Background

The applications were deemed completed on September 7, 2017. The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

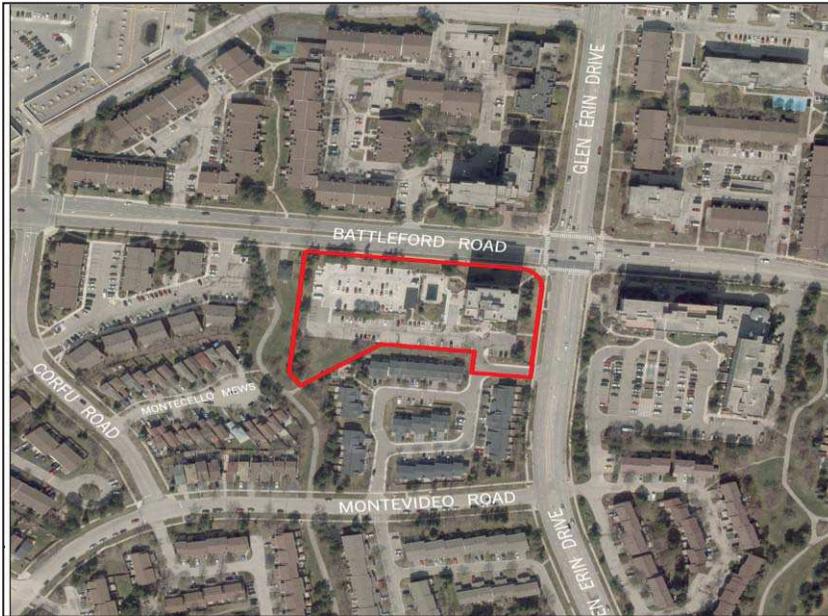
THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	Glen Erin Drive 61 m (200 ft.) Battleford Road 135 m (442.9 ft.)
Depth:	148.5 m (487.2 ft.)
Gross Lot Area:	1.2 ha (2.9 ac.)
Existing Uses:	There is an existing 15 storey, 113 unit rental apartment building on the site.

The property is located at the southwest corner of Battleford Road and Glen Erin Drive within the Meadowvale Neighbourhood Character Area. There is a 15 storey, 113 unit rental apartment building located on the eastern portion of the property with parking and amenity area on the western portion.

The immediate neighbourhood contains a mixture of low, medium and high density residential buildings with detached homes located to the west. A City owned trail abuts the subject property. The lands on the north side of Battleford Road, including the Meadowvale Town Centre shopping centre, form part of the Meadowvale Community Node.

Both Battleford Road and Glen Erin Drive are identified as major collector roads. An existing bus stop is located along Glen Erin Drive close to the intersection, and the Meadowvale Town Centre Bus Terminal is within walking distance. The trail to the west of the property provides a link to the Settler's Green Park to the south and the Meadowvale Town Centre to the north.



Aerial photo of subject lands

- North: A 12 storey apartment building and 3 storey townhomes are located directly across Battleford Road
- East: A 10 storey apartment building is located on the southeast corner of Glen Erin Drive and Battleford Road
- South: A townhouse condominium is located directly south of the property
- West: A Region of Peel pumping station building, public pathway, townhouses and detached homes

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

DETAILS OF THE PROJECT

The applications are to permit a 12 storey apartment building with 208 rental apartments. The existing and proposed apartment buildings are connected by a two storey building which includes residential units and a corridor.

Development Proposal	
Applications submitted:	Received: July 21, 2017 Deemed complete: Sept. 7, 2017
Owner/Applicant:	BCIMC Realty Corporation
Apartment Units Existing:	113 rental units

Development Proposal	
Apartment Units Proposed:	208 rental units
Total:	321 rental units
Gross Floor Area Existing:	10 700 m ² (115,174 ft. ²)
Proposed:	17 315 m ² (186,383 ft. ²)
Total:	28 015 m ² (301,560 ft. ²)
Proposed Height:	12 storeys/35.4 m (116.4 ft.)
Proposed Floor Space Index (FSI):	2.33
Net Density:	267 units/ha (108 units/ac.)
Landscape Area:	41%
Anticipated Population:	520* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking:	Required Proposed
Resident spaces	413 spaces 327 spaces
Visitor spaces	64 spaces 47 spaces
Total for 321 units	477 spaces 374 spaces

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



Applicant's rendering of the proposed apartment building from Battleford Road

LAND USE CONTROLS

The subject lands are located within the Meadowvale Neighbourhood Character Area and are designated Residential High Density which permits apartment uses at a FSI range of 0.5 to 1.0 (Appendix 5). A Mississauga Official Plan amendment will be required to increase the FSI on the subject property to 2.33 and to allow a building exceeding four stories in height.

The lands are currently zoned RA4-1 (Apartment Dwelling) (Appendix 6) which permits apartment dwellings, long-term care dwellings and retirement dwellings with an FSI range between 0.5 and 1.0. A rezoning is proposed to RA4-Exception (Apartment Dwelling) to permit an increase in the FSI to 2.33.

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

Bonus Zoning

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

WHAT DID THE COMMUNITY SAY

A community meeting was held by Ward 9 Councillor, Pat Saito on November 21, 2017.

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

- The proposed number of resident and visitor parking spaces may be insufficient
- Will this development have any affordable housing units
- Concerns were raised regarding dust and noise that will occur during construction
- Concern was raised regarding the overall number of rental units proposed in the area and the potential of high rental vacancies
- The proposed development will add to the existing traffic congestion in the area
- Concern that a decrease in property values may occur
- Desire to have the option to stay in the community and live in a smaller unit with less maintenance costs

DEVELOPMENT ISSUES

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

- Are the policies and principles of Mississauga Official Plan maintained by this project
- Are the proposed building heights, density and massing appropriate and compatible with existing and planned Meadowvale Neighbourhood Character Area
- Are the proposed zoning regulations appropriate
- Is the proposed site access and internal driveway and parking lot configuration appropriate
- Have all other technical requirements and studies, including servicing, traffic impacts, noise and wind assessments, sun/shadow impacts, location of amenity areas and landscape areas been addressed and found to be acceptable

OTHER INFORMATION

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

- | | |
|---|---|
| • Survey | • Environmental Site Assessment (Phase I) |
| • Site Plan | • Functional Servicing & Stormwater Management Report |
| • Floor Plans | • Noise Impact Study |
| • Building Elevations | • Parking Utilization Study |
| • Erosion & Sediment Control Plan | • Planning & Urban Design Rationale |
| • Site Servicing and Grading Plans | • Public Consultation Strategy |
| • Sections | • Shadow Study |
| • Pre and Post Development Land Comparison | • Traffic Impact Study |
| • Landscape Concept Plan and Roof Terrace Concept | • Tree Inventory and Preservation Plan Report |
| • Draft Official Plan Amendment and Zoning By-law | • Wind Assessment (Pedestrian) |

Development Requirements

There are engineering matters including: grading, servicing, stormwater management and noise mitigation matters which will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

Conclusion

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

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Proposed Concept Plan
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- Appendix 6: Existing Zoning and General Context Map
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- Appendix 9: Agency Comments
- Appendix 10: School Accommodation



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Development North

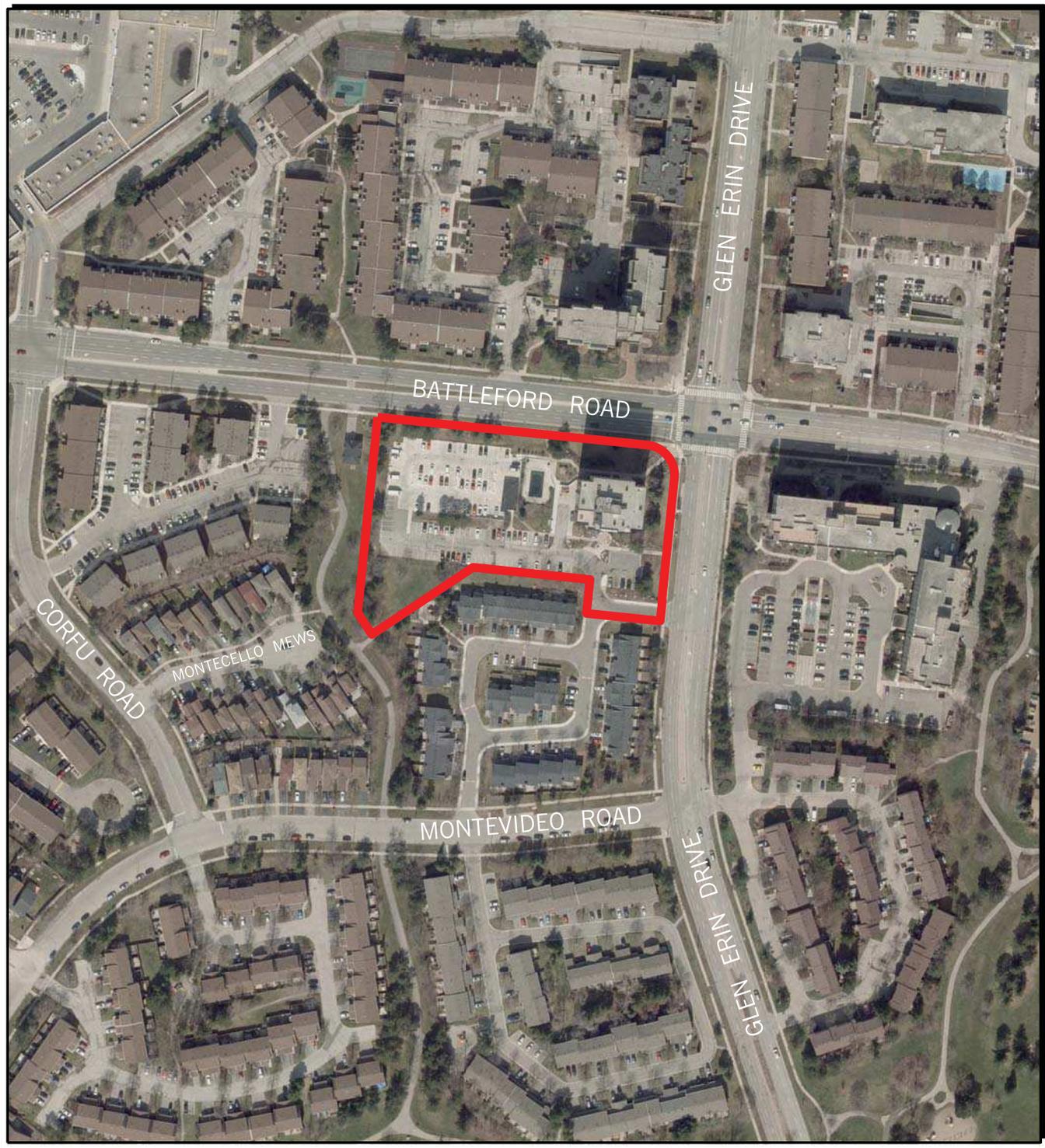
BCIMC Realty Corporation

File: OZ 17/010 W9

Site History

- September 24, 1975 – By-law 463-75 was approved to rezone the lands from **Agricultural (A)** to **RM7D3-728 (Apartments)**
- January 27, 1983 – Land Division Committee severance under file “B” 19/83 was approved to create two parcels, one for the apartment building and one for the townhouse block to the south
- May 17, 1983 – Site Plan approved under file SP 81-267 for the existing 15 storey, 113 unit apartment building
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Meadowvale District which designated the subject lands **Residential High Density 1**
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands **RA4-1 (Apartment Dwellings – 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 Mississauga Official Plan apply. The subject lands are designated **Residential High Density** in the Meadowvale Neighbourhood Character Area

201711130



LEGEND:

 SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017



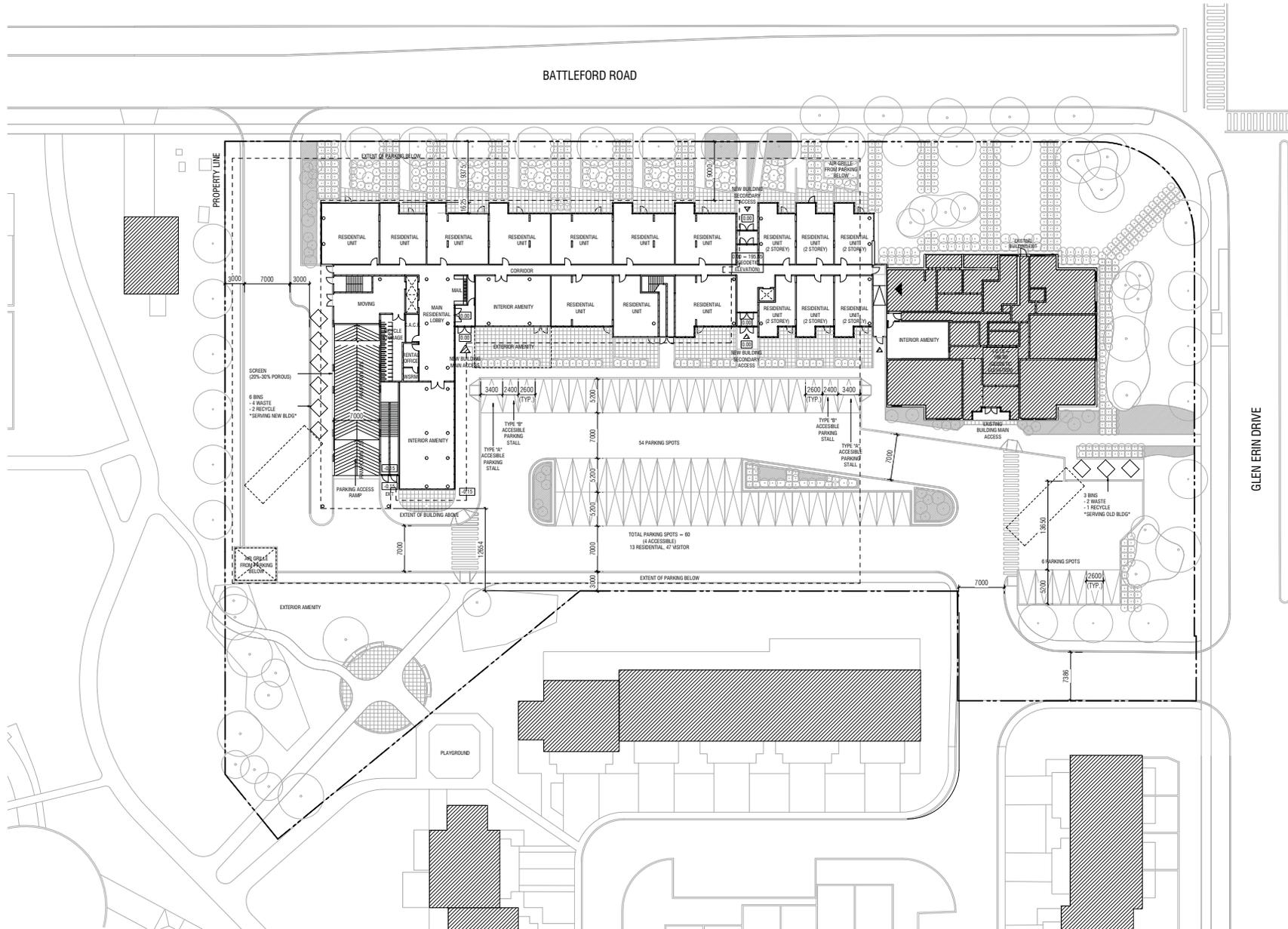
TITLE: BCIMC Realty Corporation

FILE NO: OZ 17/ 010 W9

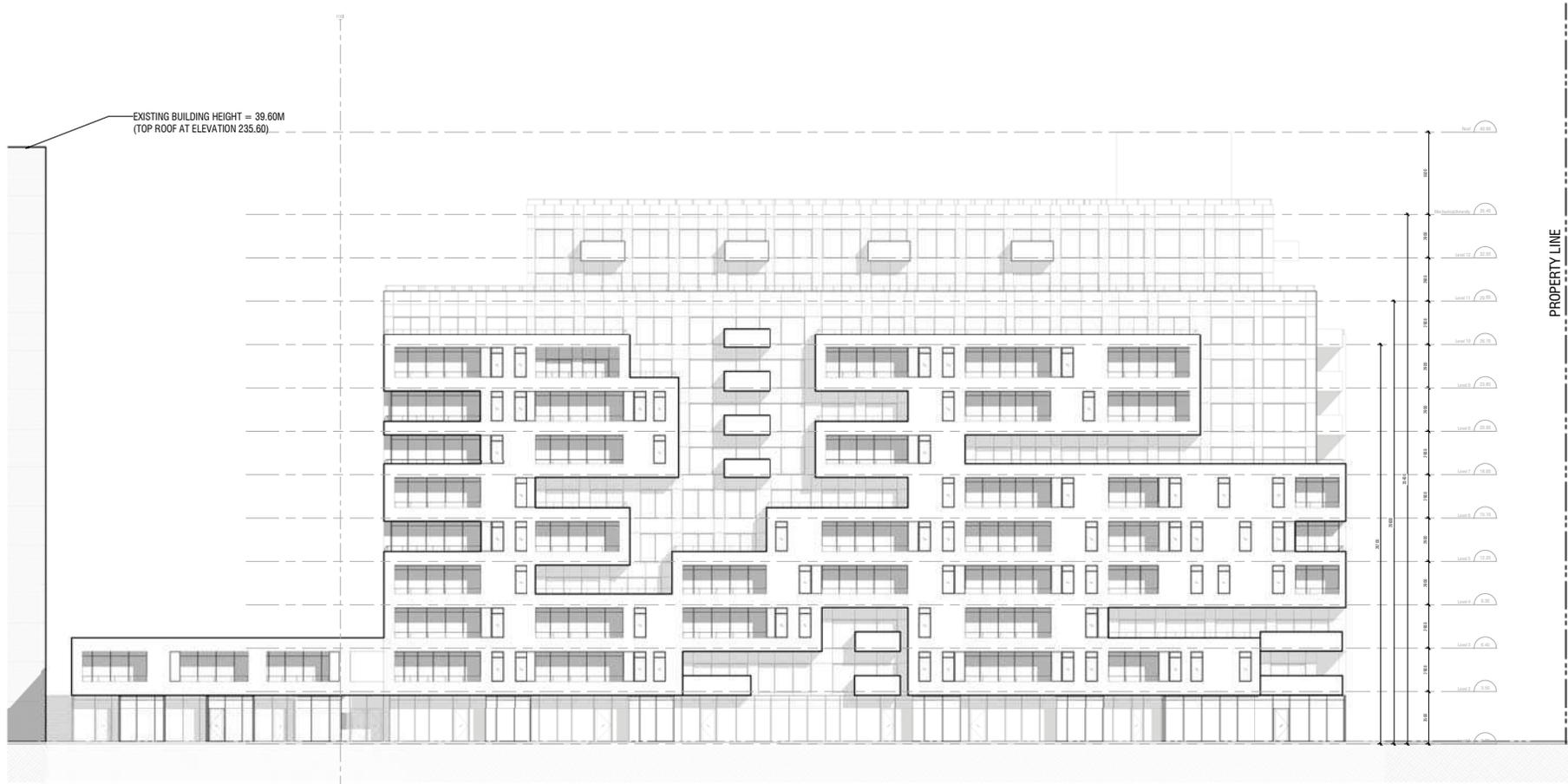


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Proposed Concept Plan



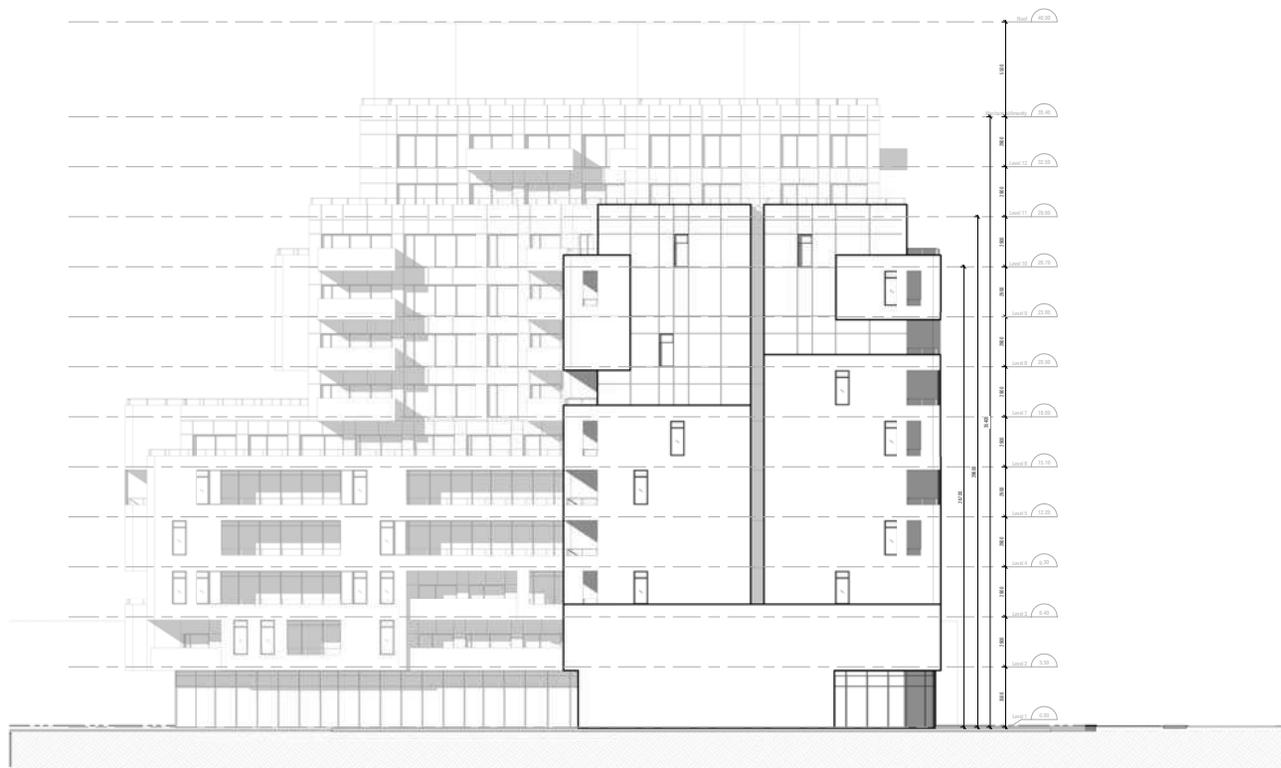
North Elevation



South Elevation

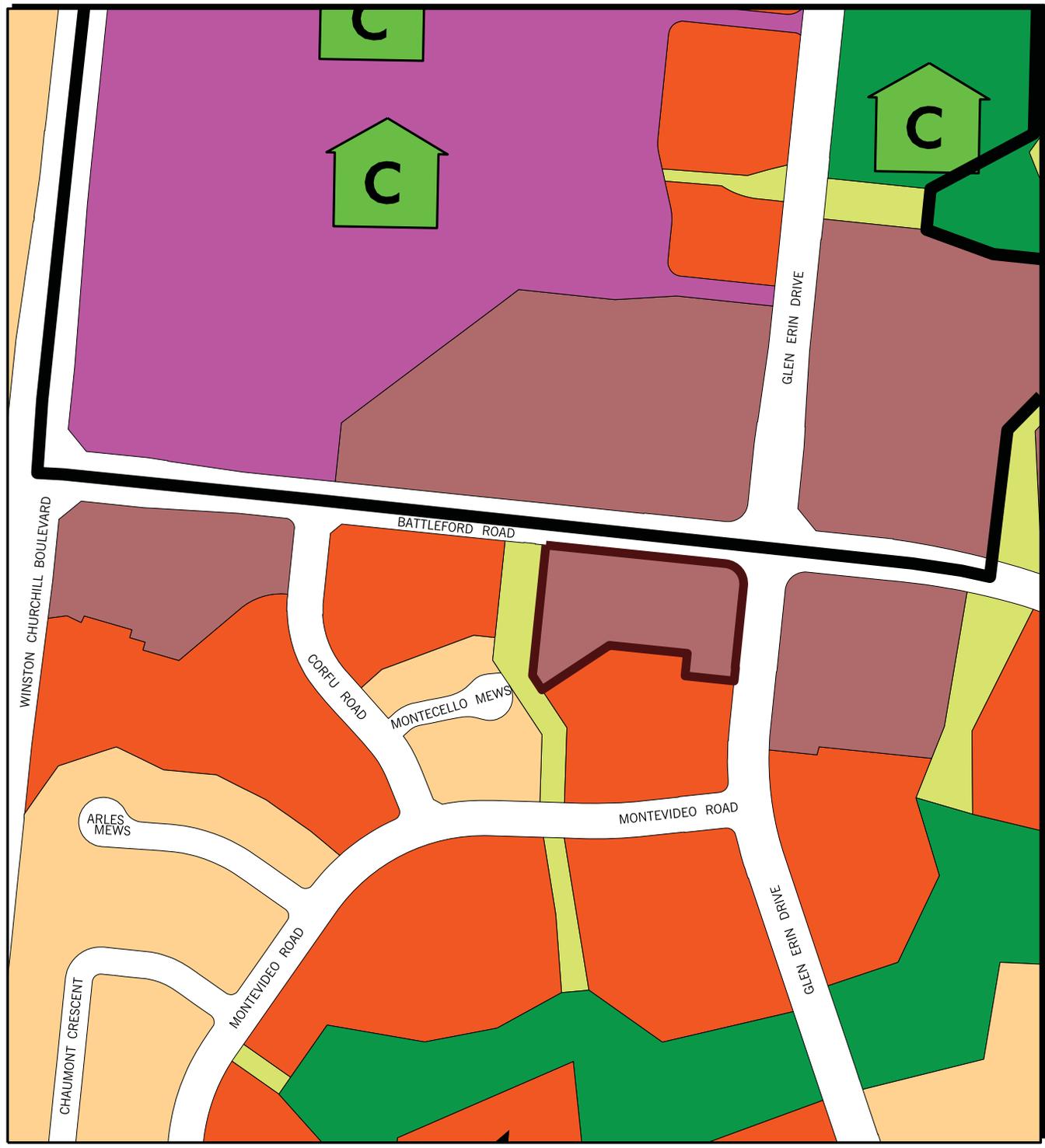


West Elevation



East Elevation

2018/01/10



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

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

SUBJECT LANDS



TITLE: BCIMC Realty Corporation

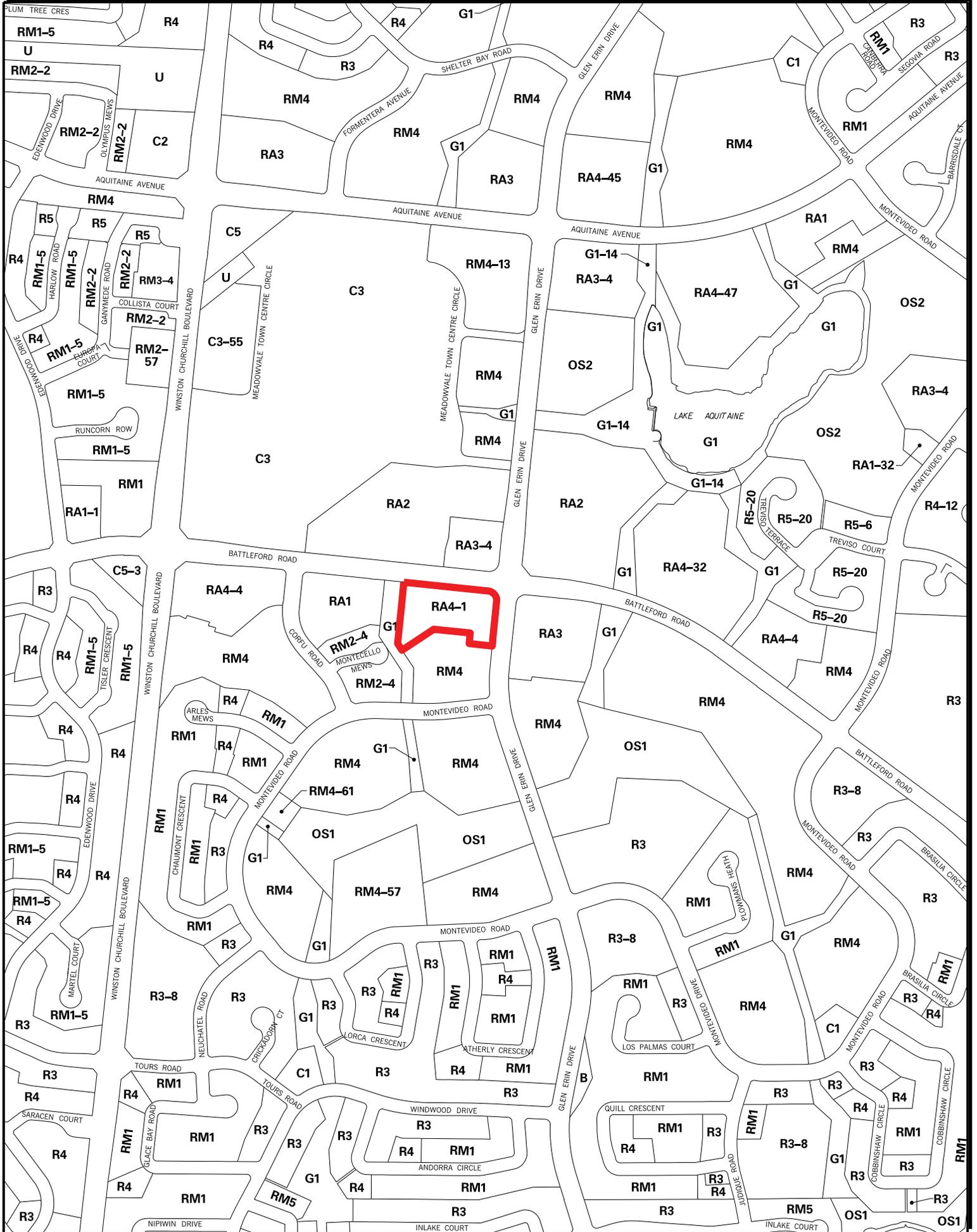
FILE NO: OZ 17/ 010 W9



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2018/01/08

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BCIMC Realty Corporation

File: OZ 17/010 W9

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

Current Mississauga Official Plan Designation

The subject property is designated **Residential High Density** which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Mississauga Official Plan Amendment

To amend the floor space index to permit the construct a new 12 storey apartment building with 208 rental apartment units with a two storey podium. The existing building will remain.

Relevant Mississauga Official Plan Policies

There are numerous policies that apply in reviewing these applications. An overview of some of these policies is found below.

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5	Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that compliments the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification.
Section 7 – Complete Communities	Section 7.2.2 Section 7.2.4 Section 7.2.7	MOP will ensure housing choices in terms of tenure, type, quality and quantity.

BCIMC Realty Corporation

File: OZ 17/010 W9

	Specific Policies	General Intent
Section 9 – Build a Desirable Urban Form	Section 9.1.3 Section 9.2.1.9 Section 9.2.1.10 Section 9.2.1.11 Section 9.2.1.12 Section 9.2.1.13 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.2.1.17	MOP will ensure that tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.
Section 9.2 – Non-Intensification Areas	Section 9.2.2 Section 9.2.2.1 Section 9.2.2.2 Section 9.2.2.3	MOP will ensure that non-intensification areas (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and not allow for tall buildings. New development in Neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to respect the existing scale, massing, character and grades of the surround area.
Section 14 – Community Nodes	Section 14.1.1.2 Section 14.1.1.3	MOP will ensure that lands within a Community Node are required to have a maximum building height of four storeys. Proposed heights greater than 4 storeys must demonstrate appropriate transition, enhance the existing or planned development, ensure that the City structure is maintained and demonstrate that the proposal is consistent with the policies of this Plan.

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File: OZ 17/010 W9

	Specific Policies	General Intent
Other related policies	Public Realm Sections 9.3.1.4, 9.3.1.7 Site Development and Building Sections 9.5.1, 9.5.1.2, 9.5.1.5, 9.5.1.8, 9.5.1.9	Built form policies with respect to the public realm, site development and buildings, to provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.
Other related policies	Site Development Sections 9.5.2.1, 9.5.2.2, 9.5.2.3 Buildings Section 9.5.3.9	Built form policies with respect to the arrangements of elements on the site, including massing and design, safe and comfortable environment for pedestrians, and minimum undue physical and visual negative impacts of the development.

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File: OZ 17/010 W9

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

RA4-1 (Apartment Dwellings), which permits apartment dwellings, long-term care dwellings and retirement dwellings with an exception for minimum and maximum floor spaces index.

Proposed Zoning Standards

Zone Standards	Required RA4-1 Zoning By-law Standards	Proposed RA4 Exception Zoning By-law Standards (based on Concept Plan dated October 26, 2016) *
Maximum Floor Space Index – Apartment Dwelling Zone	1.0	2.33
Minimum exterior side yards	10.5 m (34.4 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	8.8 m (28.8 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)
Minimum rear yard	15.0 m (49.2 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	14.6 m (47.9 ft.) for that portion of the dwelling with a height of greater than 26.0 m (85.3 ft.)
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony project	1.0 m (3.2 ft.)	2.0 m (9.8 ft.)
Minimum setback from a waste enclosure/loading area to a street line	10.0 m (32.8 ft.)	7.3 m (23.9 ft.)
Required number of parking spaces for a rental apartment dwelling	1.00 resident space per bachelor unit 1.18 resident spaces per one-bedroom unit 1.36 resident spaces per two-bedroom unit 1.50 resident spaces per three-bedroom unit	1.04 resident space for all types of apartment units
Required number of visitor parking spaces for a rental apartment dwelling	0.20 visitor spaces per unit	0.15 visitor spaces per unit

BCIMC Realty Corporation

File: OZ 17/010 W9

Zone Standards	Required RA4-1 Zoning By-law Standards	Proposed RA4 Exception Zoning By-law Standards (based on Concept Plan dated October 26, 2016) *
Minimum depth of a landscaped buffer abutting a lot line that abuts a Greenlands zone	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)

*The provisions listed are based on the preliminary concept plan and are subject to minor revisions as the plan is further refined.

BCIMC Realty Corporation

File: OZ 17/010 W9

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (October 10, 2017)	<p>The site does not have frontage on an existing sanitary sewer. Servicing of this site may require municipal and/or private easements.</p> <p>Weather protected resident bike parking and dedicated car share spots are recommended to be incorporated into the design of the site.</p> <p>The applicant is to update the Functional Servicing Report and submit a single-use demand table.</p> <p>It should be noted that waste collection will be front-end collection. Additional information on turning radii and turning movements and details of internal waste storage areas is required.</p>
Peel District School Board (September 19,2017) Dufferin-Peel Catholic District School Board (September 13, 2017)	<p>The Peel Board of Education and the Dufferin-Peel Catholic District School Board are satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and Dufferin-Peel Catholic District School Board will require certain conditions to be added to applicable Servicing and Development Agreements and to any purpose and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (December 5, 2017)	<p>In the event that these applications are approved, the Community Services Department - Park Planning note the following conditions.</p> <p>In comments dated December 5, 2017, this Department notes that the subject site is adjacent to City owned lands identified as Meadowvale Trail (P-120). To support and protect the health of the abutting greenbelt, as per the Zoning By-law requirements, the greater of 5 metres or the required setback from proposed underground parking areas shall be maintained.</p> <p>Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p>

BCIMC Realty Corporation

File: OZ 17/010 W9

Agency / Comment Date	Comment
	Securities for hoarding, fencing, and clean up works for the adjacent Greenbelt lands will be required and secured through the review of the site plan application.
City Community Services Department – Culture Division/Public Art (September 15, 2017)	<p>The City of Mississauga strongly encourages the inclusion of public art in developments with greater than 10 000 m² (107,642 sq.ft) in gross floor area, with the exception of non-profit organizations and social housing. Public art helps create vibrant public spaces and streetscapes, making the city a place people want to live in, work in and visit. Public art refers to artwork which is permanent or temporary, in any medium, material, media or combination thereof that is planned and executed with the specific intention of being sited or staged in the public realm and accessible to the public, in general. Such works are created, or managed, by a professional artist, environmentally integrated or installed, and can be acquired by the City through purchase, commission, or donation.</p> <p>The applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p>
City Community Services Department – Fire and Emergency Services Division (November 8, 2017)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (October 30, 2017)	<p>The applicant has been requested to provide additional technical details. Development matters currently under review and consideration by this department include:</p> <ul style="list-style-type: none"> • Revisions to the Site Plan, Grading Plan, Servicing Plan, Sections Plan and Garage Floor Plans; • Revisions to the Noise Impact Study, Functional Servicing Report and Traffic Impact Study; • Provision of a detailed turning movement diagram; • Provision of a letter of reliance for the Phase I ESA. <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

BCIMC Realty Corporation

File: OZ 17/010 W9

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Canada Post - Endbridge Gas - Rogers Cable - Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - City Realty Services - French School Board - GTAA - Trillium Health

BCIMC Realty Corporation

File: OZ 17/10 W9

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 18 Kindergarten to Grade 6 5 Grade 7 to Grade 8 10 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Settler's Green P.S. <ul style="list-style-type: none"> Enrolment: 470 Capacity: 501 Portables: 1 Edenwood Middle P.S. <ul style="list-style-type: none"> Enrolment: 482 Capacity: 504 Portables: 1 Meadowvale S.S. <ul style="list-style-type: none"> Enrolment: 1,152 Capacity: 1,497 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education related capacity, not the Board related capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 4 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Teresa of Avila <ul style="list-style-type: none"> Enrolment: 388 Capacity: 527 Portables: 0 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1,551 Capacity: 1,320 Portables: 16

Recommendation Report Detailed Planning Analysis

Owner: BCIMC Realty Corporation (Bristol Court)

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1. Community Comments

The issues below were raised at the February 5, 2018, Planning and Development Committee meeting and the November 21, 2017 Community Meeting held by Ward 9 Councillor Pat Saito.

Comment

Will there be affordable housing units? Will any units be assisted housing under the Region of Peel?

Response

The proposal is for market rental units.

Comment

Is there a development proposal for the northeast corner of Glen Erin Drive and Battleford Road?

Response

No applications have been received to date for that property. Other developments approved in the area include the addition of 93 townhomes at 6719 Glen Erin Drive and three apartment buildings (7, 9, 12 storeys in height) at 2700 Aquitaine Avenue.

Comment

Concerns were raised with respect to the reduced parking rates being requested.

Response

The parking utilization study reviewed by staff was found to be satisfactory and supports the reduced parking rates.

Comment

Request for information on the estimated processing time of applications and the length of time required for construction.

Response

Typically timelines are 12-18 months for official plan amendment and rezoning applications review and Council consideration. Construction would be approximately 18-20 months.

Comment

Concerns were raised regarding the noise and dust during the construction period.

Response

Construction plans would be in place to minimize dust and to define hours of operation.

Comment

Schools in the area are utilizing portables and concern was expressed with the capacity of schools.

Response

The applications were circulated to the school boards where they advised that there is sufficient capacity for the students that could be generated by this proposal.

Comment

Concern was raised that rental vacancies in the area are currently high and that the owners are pension plans that want rental units in their portfolios but do not provide a community benefit.

Response

If the application is approved, Section 37 community benefits will be requested, similar to other developments in the area. Although not completed, the developments at 6719 Glen Erin Drive will be providing improvements to an area park and 2700 Aquitaine Avenue will be providing funding for subsidized housing.

Comment

Residents expressed concerns with increased traffic in the area, as well as concern with current difficulty turning north.

Response

Comments received by Transportation and Works Department indicate that the level of service of the surrounding road network, including turning movements, will not be significantly impacted by the traffic generated by the development.

Comment

General concern was raised over the continued intensification of rental sites, in comparison to condominium sites which experience minimum changes.

Response

Intensification generally occurs on rental sites due to the fact that redeveloping a condominium requires approval by all owners, unless all the condominium units are owned by one owner and are rented.

Comment

General concern was raised with growth in the Meadowvale area.

Response

The *Provincial Policy Statement* and Growth Plan promotes opportunities for intensification, redevelopment and compact forms of development while ensuring appropriate levels of public health and safety. There are ongoing studies, specifically the Meadowvale Neighbourhood Character Study and Reimagining the Mall, which will make recommendations to direct growth in the Meadowvale area.

Comment

Concern with potential decrease in property values as a result of this development.

Response

The Meadowvale Neighbourhood Character Area is very diverse. Property values have continued to rise over time.

Comment

Rental units provide residents with an opportunity to downsize and remain in the area.

Response

Staff agree with this statement.

Comment

How many residents would the new development accommodate?

Response

The estimated population generated from the proposed 174 units would be approximately 381 persons.

Comment

Concern was raised with respect to the capacity of existing municipal infrastructure.

Response

The Region of Peel, upon review of the Functional Servicing Report and the Demand Use Table, confirm there is sufficient water and sewer capacity to support this development and other recently approved developments within the area.

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.

Summary of Applicable Policies

The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the City's official plan which is the primary instrument used to evaluate applications.

Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

Policy	Mississauga Official Plan (MOP) Policies	File OZ 17/010 W9
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 MOP conform with the Growth Plan.	The proposed development is generally in conformity with the Growth Plan.
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 Meadowvale Neighbourhood Character Area and are designated Residential High Density which permits residential apartment dwellings. 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 sites.	The applicant is proposing to add a Residential – Special Site to permit an apartment building with a maximum height of 15 storeys. This designation is consistent with the intent of the official plan as there is an existing 15 storey apartment building on the site and the proposed height of the new building (12 storeys) exceeds the four storey height limit. This designation is consistent with the intent of the official plan and adequately addresses transitions, the City Structure hierarchy, as well as servicing and built form policies.
Zoning By-law 225-2007	The lands are currently zoned RA4-1 (Apartments).	A rezoning is proposed from RA4-1 (Apartments) to RA4-Exception (Apartments) to permit apartment buildings with a maximum height of 15 storeys and a floor space index (FSI) of 2.12.

3. Consistency with PPS

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 17/010 W9 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

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Consistency
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.</p>	<p>The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.</p>	<p>The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3 	<p>The Meadowvale Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.</p>	<p>The area contains a mix of apartments, townhomes and commercial uses. New rental apartment buildings would contribute to the range of housing types available to residents. The proposed built form is similar to and compatible with the existing neighbourhood.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where</p>	<p>The Meadowvale Neighbourhood Character Area is not an intensification</p>	<p>Although the Meadowvale Neighbourhood is not an intensification area, it is adjacent to the Meadowvale</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Consistency
<p>it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>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>Community Node and the development proposal is consistent with the character of the existing neighbourhood area.</p> <p>Community Services Department notes that Plowman's Park (P-150) and Settler's Green (P-149), which are approximately 200 metres (656.16 ft.) from the proposed development, will provide parkland services to the future residents of this development. Plowman's Park includes a play site and soccer fields and Settler's Green contains a play site, tennis courts and soccer fields. Both of the parks include a network of walkways providing connection to Meadowvale Trail and Lake Aquitaine Trail. The Meadowvale Neighbourhood Character Area meets the parkland provision level of 1.2 ha (2.96 ac.) / 1000 people based on current populations and will also meet the provision level using anticipated 2041 populations.</p> <p>Review by the Region of Peel of the Functional Servicing Report and the Demand Use Table indicate that there is sufficient capacity for both water and sewer for this development, taking into consideration recently approved and proposed developments.</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 transition and compatibility policies and has been found to be appropriate.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Consistency
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable.	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications propose rental apartment units that help to meet a range and mix of 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.

4. Conformity with Growth Plan

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 17/010 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)	File OZ 17/010 W9 Conformity
1.1 The Greater Golden Horseshoe		
<p>General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment.</p>	<p>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).</p>	<p>The proposed development would contribute to the neighbourhood fabric by infilling on an existing residential site. Although it is located in a Neighbourhood, it is adjacent to a Community Node and provides a compatible built form and scale to the existing neighbourhood area.</p>
1.2 The Growth Plan for the Greater Golden Horseshoe		
<p>General Statement of Intent: The vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.</p>	<p>The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4).</p> <p>The City is planning for a strong economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5).</p>	<p>The development proposal provides residents with a housing type that is more affordable than lower density forms. The site is located adjacent to the Meadowvale Community Node which is well served by public transit and is close to community and commercial amenities.</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> <ol style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new 	<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>The proposed development represents intensification that adds to the range and mix of housing options. The proposal is compatible with the character of the Meadowvale Neighbourhood Character Area and the urban design policies of MOP.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Conformity
<p>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>Intensification may be 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>As the decision on the application will occur after July 1, 2017, the application must conform to the Growth Plan 2017.</p> <p>The proposed development represents intensification that adds to the range and mix of housing options. The proposal is compatible with the character of the Meadowvale Neighbourhood Character Area and the urban design policies of MOP.</p>
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan.</p>	<p>MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed with respect to the Growth Plan and in the context of other planning documents.</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 and complete communities, and increasing the modal share for transit and active transportation.</p>	<p>Complete communities should meet the day-to-day needs of people throughout all stages of their life.</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 applications propose an infill development with a form of housing that is compatible with the existing neighbourhood.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Conformity
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	<p>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).</p> <p>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).</p>	<p>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.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that 	<p>The Meadowvale Neighbourhood Character Area is an existing stable neighbourhood, which is suitable for infill development given its existing and planned character.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The applications have been evaluated against the applicable official plan policies and found to be appropriate.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Conformity
<ul style="list-style-type: none"> 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 Growth Plan 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 iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>The applications represent an infill development on an existing residential high density site. The proposed built form and site layout has been evaluated against the MOP policies and determined to be appropriate.</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</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be</p>	<p>The proposal adds rental apartment dwelling. The applications have been evaluated against the policies of MOP and are deemed to comply.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Conformity
can be used.	accessed at: 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 rental apartment dwellings 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 trip-making and supporting the use of zero- and low-emission vehicles; d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services; e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users. 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel.</p>	<p>The applicant has submitted a Traffic Impact Study in support of the proposed development. The site is also within easy walking distance to the Meadowvale Transit Hub and Community Centre.</p>
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the Growth Plan. Where a municipality must decide on planning matters</p>	<p>MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy</p>	<p>Not directly applicable, as these policies speak to broader planning matters including: interpretation, implementation and how to read the plan. Part 1.0 of the Mississauga Official Plan addresses many of these issues.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	File OZ 17/010 W9 Conformity
<p>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>initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).</p>	

5. Region of Peel Official Plan

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

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.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and

design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that if growth is to occur in Neighbourhood Character Areas, development should contain appropriate transition in built form, design and land use.

Chapter 7 of MOP (Complete Communities) contains policies that encourage the introduction of mixed use development to contribute to creating compact communities and providing services to neighbourhood residents.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan. This application is exempt from Regional approval.

6. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Meadowvale Neighbourhood Character Area to permit an increase in height from four storeys to 15 storeys and to increase the FSI to 2.12. This will permit a 12 storey apartment building and recognize the height of the existing 15 storey apartment building. 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

The subject site is located in the Meadowvale Neighbourhood Character Area and is designated Residential High Density which permits apartment uses with a maximum FSI range between 0.5 to 1.0 and a maximum height of four storeys. There is currently a 15 storey, 113 unit rental apartment building located on the eastern portion of the property with surface parking and an amenity area on the western portion. Although the proposed FSI of 2.12 is higher than the range in the context of the larger area, the increase is acceptable.

The subject lands were originally part of a larger parcel which also included the lands to the south which were developed for townhomes. When the Meadowvale plan was adopted in 1970, the entire property was assigned 98.8 units per hectare (40 upa). Based on unit sizes of 92.9 m² to 111.48 m² (1,000 to 1,200 sq.ft.), the comparable FSI would be 1.0 – 1.3. At a density of 98.8 units per hectare (40 upa) both sites could accommodate a total of approximately 248 units.

There are 43 townhouses and 113 existing apartment units. With the additional proposed 174 apartment units there would be a total of 330 units, a 33% increase since 1970. The new density and proposed FSI for both the northern and southern sites together would be 132 units per hectare (53.4 upa) and 1.3 respectively.

Based on the 2016 census, the existing population of this character area is 36,865 with a median age of 41 (compared to the City's median age of 40). 70% of the neighbourhood

population are of working age (15 to 64 years of age), 17% children (0-14 years) and 13% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 38,800 and 39,100 respectively. The average household size is three persons with 41 % of people living in detached homes. The mix of housing tenure for the node is 10,080 units (80%) owned and 2,580 units (20%) rented with a vacancy rate of approximately 0.7%*. In addition, the number of jobs within this Character Area is 1,180. Total employment combined with the population results in a persons plus jobs (PPJ) for the Meadowvale Neighbourhood of 50 persons plus job per ha.

*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific CA is located within the Northwest geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

Although, the policies in Section 5.3.5 of MOP state that neighbourhoods are not appropriate areas for significant intensification, it further states that intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development. This proposal is for 174 units, housing an additional 381 persons. Although the site is located outside the node, the scale and size of the development on an under-utilized High Density designated site is in keeping with those policies. Despite the addition of the proposed building, the FSI remains consistent with that that exists for the original parcel which included the 15 storey apartment and townhouse development. The FSI range of 0.5 to 1.0 reflects the existing

building and makes no provision for future intensification. The overall goals and objectives of the Official Plan, including the Residential High Density sites are not adversely impacted or destabilized as a result of the increase in FSI of this site.

However, it should be noted that this character area is not intended for significant growth outside the node and therefore the evaluation for this site should not be viewed as a new standard for the character area. Any further applications are to be evaluated on their own merits after a detailed review of the goals, objectives and policies of the Official Plan.

Compatibility with the Neighbourhood

The proposed building would be located on the western portion of the subject property. The proposal includes varying heights of 7, 9, 12 storeys with a two storey component attached to the existing 15 storey apartment building. A City trail is located west of the site. The Sun Shadow Study that the applicant provided demonstrates that they are no unacceptable shadow impacts on the adjacent Greenlands.

Lands to the north of the site are occupied by a 12 storey apartment building, three storey townhomes and the Meadowvale Town Centre Mall. Lands at the north east corner of the Battleford Road and Glen Erin Drive have a seven storey apartment building while lands on the south east corner have a ten storey apartment building.

Lands to the south of the property are designated Residential Medium Density and are occupied by three storey townhomes.

The proposed building is positioned along the Battleford Road frontage. The setback between the proposed building and the existing townhomes is in excess of 20 metres (65.5 ft.) and the setback to the proposed tower portion and the existing townhomes is in excess of 30 metres (98.4 ft.).

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. The site is located within the Meadowvale Neighbourhood Character Area and is located across the road from the Meadowvale Community Node. A range of uses are permitted in the neighbourhood, including residential and commercial. The surrounding lands in the Battleford Road and Glen Erin Drive area are designated **Residential High** and **Medium Density** and **Mixed Use** which permits apartments, townhomes and commercial uses. A number of residential apartment buildings are located in the immediate vicinity that range in height from seven to 18 storeys. The proposed development would be compatible with the surrounding land uses and built form of the character of the area.

Services and Infrastructure

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

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

The sites are currently serviced by the following MiWay Transit routes:

- Number 13 on Glen Erin Drive, which has direct access to the Meadowvale Community Centre and Library
- Transit Hub at Meadowvale Town Centre is located directly across from the site.

There is also a transit stop at the corner of Glen Erin Drive and Battleford Road on the east side of the subject site.

The Meadowvale Town Centre is located on the opposite side of Battleford Road and contains commercial uses including banks, grocery store, Canadian Tire, Shoppers Drug Mart and several restaurants.

Adjacent to the subject property is a trail which connects to Settler's Glen Park to the south and to Lake Aquitaine Park to the north.

A review in 2015 of the cumulative effects of development in the Meadowvale area was completed as a reference document in support of a previous rezoning application for 6719 Glen Erin Drive (OZ 14/02 W9). The review is referred to as Meadowvale Capacity Study which was included as an appendix of the recommendation report. The review included almost all of the development sites outside of the Meadowvale Community Node that were rental properties and/or contained townhouses which are traditionally more likely to redevelop. The study assumed a redevelopment FSI density of 1.43 on

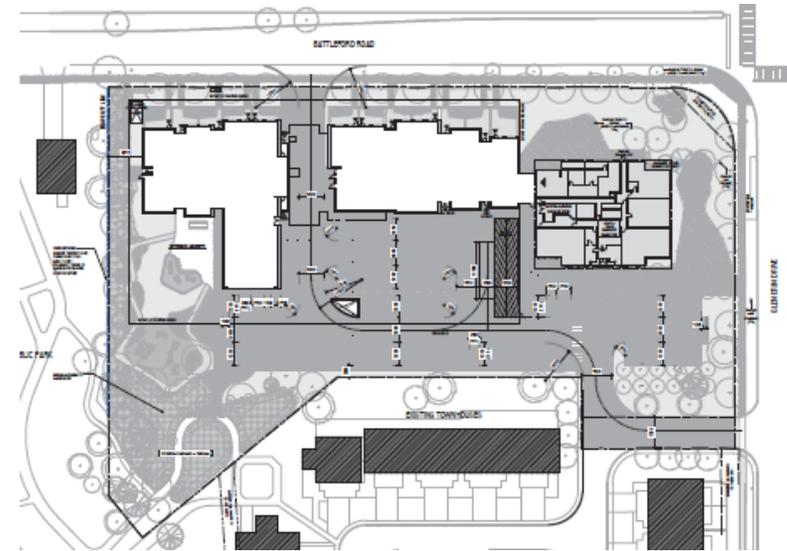
each property, as that was the proposed density for the application at 6719 Glen Erin Drive. Comments from the Region of Peel, the City's Community Services and Transportation & Works Department confirmed there would be sufficient capacity even if all the sites redeveloped at that level. The study did not test alternative development scenarios to determine a formal cap for development, although some sites have expressed an interest to redevelopment, many have not.

The Region of Peel and City's Community Services and Transportation and Works Department have reviewed the development proposal at 6550 Glen Erin Drive and have concluded that traffic operations, parkland and servicing requirements for this site can be accommodated.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the *Growth Plan for the Greater Horseshoe* and the PPS.

7. Revised Site Plan and Elevations

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



Site Plan



Rendering (view of northeast corner from Battleford Road)

8. Zoning

The proposed **RA4-Exception** (Apartments) is appropriate to accommodate the proposed 174 dwelling unit apartment building with an FSI of 2.12.

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

Proposed Zoning Regulations

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
Maximum Floor Space Index (FSI)	1.0	2.12
Maximum Height	18 storeys and 56 metres (183.7 ft.)	15 storeys and 47 metres (154.2 ft.)
Minimum Exterior Side Yard	10.5 metres (34.5 ft.)	7.5 m (25.0 ft.)
Minimum Interior Side Yard	9 metres (29.5 ft.)	20 metres (65.6 ft.)
Minimum Rear Yard	15 metres (49.2 ft.)	8.0 metres (26.2 ft.)
Maximum projection of a balcony location above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 metres (3.3 ft.)	2.0 metres (6.6 ft.)

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 metres (25.7 ft.)	5.0 metres (16.4 ft.)
Minimum depth of a landscaped buffer abutting the rear property line within 20.0 metres (65.5 ft.) of the exterior side lot line	4.5 metres (14.7 ft.)	3.5 metres (11.5 ft.)
Minimum depth of a landscaped buffer abutting lands with a Residential Zone with the exception of an Apartment Zone	4.5 metres (14.7 ft.)	3.0 metres (9.8 ft.)
Minimum number of resident parking spaces for one and two bedroom apartment dwelling units	1.18	1.02
Minimum number of resident parking spaces for three bedroom apartment	1.50	1.30

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
dwelling units		
Minimum number of visitor parking spaces per apartment dwelling unit	0.20	0.15

9. 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 **RA4-1** (Apartments) which permits an apartment building. The **RA4-1** zone allows a maximum FSI range between 0.5 and 1.0. The applicant is seeking to permit a 12 storey apartment building containing 174 units with a two storey component that links the new building with the existing 15 storey apartment building with an overall maximum FSI of 2.12. As the project’s FSI is greater than 1.0, it meets the minimum threshold for a Section 37 contribution.

10. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application was submitted for the proposed development on ePlans on April 24, 2018 and is currently being reviewed by staff.

11. Green Development Initiatives

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

- Low impact design and stormwater retention
- Native and drought tolerant species for landscaping materials
- Indoor bicycle storage
- Electric vehicle charging stations
- Bird friendly glazing for the first 33-40 metres above grade
- Double-glazed, low glazing in thermally broken frames
- Exterior lighting will be shield to reduce up-lighting, glare and light trespass where feasible
- Ground-level intake/exhaust grilles will have a porosity of 2 cm x 2 cm
- High efficient HVAC including condensing boilers, chillers, variable-speed pumps and fans
- Heat recovery ventilation
- LED fixtures and Energy Star appliances and Low flow indoor fixtures
- Conductivity means to reduce cooling tower water

- Low VOC material were feasible
- Selection of local and low environmental impact materials will be selected
- Construction waste will be diverted from landfill as feasible

12. Conclusions

In conclusion, City staff has evaluated the application to permit a 12 storey residential apartment building with 174 apartment dwelling units and a maximum overall FSI of 2.12 against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposal is consistent with the PPS, Growth Plan and MOP as the site is designated Residential high Density allowing for intensification of residential uses on under-utilized sites. The site is located directly across the road from the Meadowvale Community Node. Battleford Road and Glen Erin Drive are both identified as major collector roads. In addition, the Meadowvale Town Centre shopping centre, Meadowvale Town Centre Bus Terminal and Meadowvale Community Centre is within easy walking distance. The development proposal is consistent with the immediately surrounding neighbourhood area which includes a mixture of medium and high density residential uses, including an existing ten storey apartment building east of the subject site.

There are a number of sites within neighbourhood areas of the City which have seen or are seeing intensification applications

similar to the one proposed at 6550 Glen Erin Drive. The heights and densities of these High Density sites range from 8 - 20 storeys with FSI ranges between 1.0 and 3.4. These applications were reviewed to ensure the character of the existing neighbourhood would be maintained and that appropriate transitions to neighbouring properties have been provided.

The proposed development will form a consistent street frontage along Battleford Road. The proposed building has been situated along Battleford Road and maintains a setback of 20 m (65.6 ft.) to the property line from the existing townhomes to the south to ensure an appropriate transition is maintained. City and Region staff have concluded that sufficient servicing is available, the parkland system can accommodate the proposal and the road network can adequately handle the anticipated increase in traffic.

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 May 31, 2019.