

City of Mississauga Corporate Report



Date: 2019/11/08

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 19/016 W4

Meeting date:
2019/12/02

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 4)

Applications to permit one new 25 storey rental apartment building consisting of 271 units

600 and 620 Lolita Gardens, northwest corner of Dundas Street East and Cawthra Road (connection to Dundas Street East)

Owner: Hanseatic Holdings Limited c/o Park Property Management

File: OZ 19/016 W4

Recommendation

That the report dated November 8, 2019, from the Commissioner of Planning and Building regarding the applications by Hanseatic Holdings Limited c/o Park Property Management to permit one new 25 storey rental apartment building consisting of 271 units, under File OZ 19/016 W4, 600 and 620 Lolita Gardens, 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).

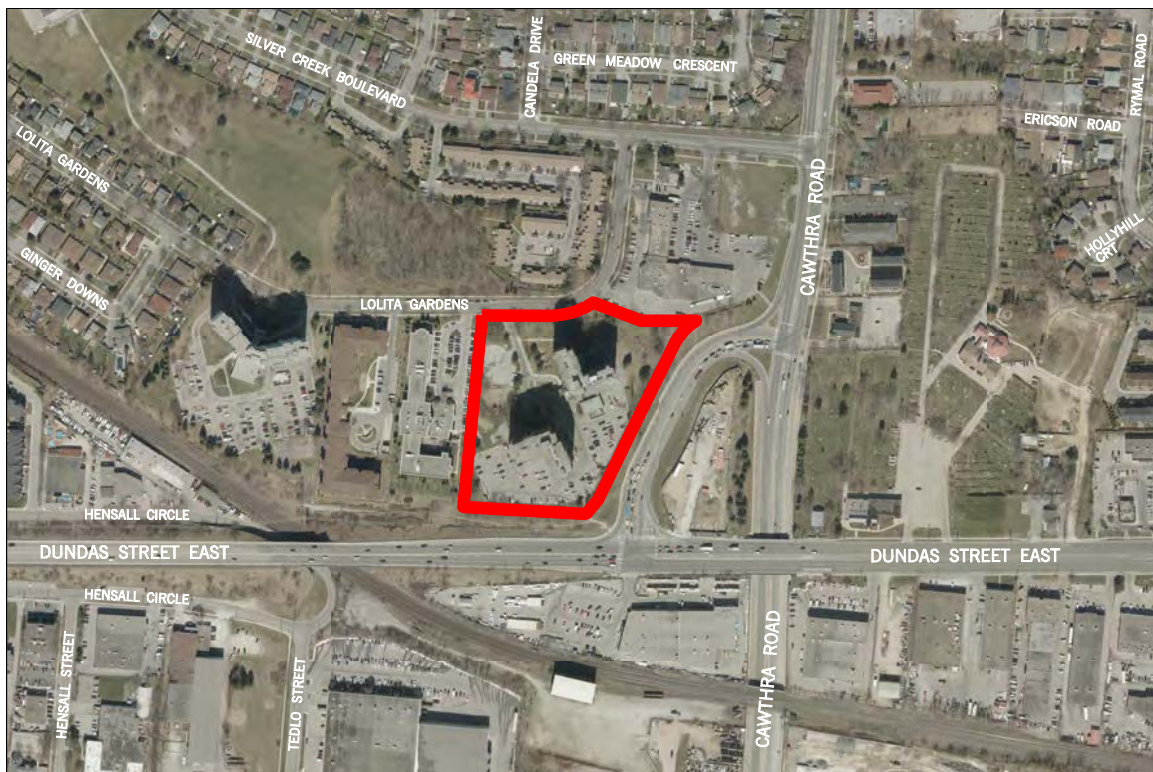
PROPOSAL

The official plan amendment and rezoning applications are required to permit one new 25 storey rental apartment building consisting of 271 units. The two existing buildings will remain. The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.35, whereas currently a maximum of 1.4 is permitted. The zoning by-law will also need to be amended from **RA5-3** (Apartments) to **RA5-Exception** (Apartments) 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 within the Mississauga Valleys Neighbourhood Character Area at the northwest corner of Dundas Street East and the Cawthra Road (connection to Dundas Street East). The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by a 17 storey rental apartment building and a 21 storey rental apartment building with a mix of surface and underground parking and landscaping.



Aerial image of 600 and 620 Lolita Gardens



Applicant's rendering of the proposed 25 storey rental apartment building

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and

requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

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 8.

Financial Impact

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

Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of new buildings and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis
Owner: Hanseatic Holdings Limited c/o Park Property Management
600 and 620 Lolita Gardens

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1. Site History

- 1972 - The two existing 17 storey and 21 storey apartment buildings were constructed
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA5-3** (Apartments) which permits apartment dwellings
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Residential High Density in the Mississauga Valleys Neighbourhood Character Area

2. Site and Neighbourhood Context

Site Information

The property is located within the Mississauga Valleys Neighbourhood Character Area at the northwest corner of Dundas Street East and Cawthra Road (connection to Dundas Street East). The subject land has frontage and vehicular access onto Lolita Gardens to the north while an unmaintained pedestrian trail provides access to Dundas Street East to the southeast. The property is currently occupied by a 17 storey rental apartment building and a 21 storey rental apartment building with a mix of surface and underground parking and landscaping. There are shared amenity areas located on site, including a playground located north of the existing 17 storey

apartment building and an indoor pool located south of the existing 21 storey apartment building.



Image of existing conditions facing southeast

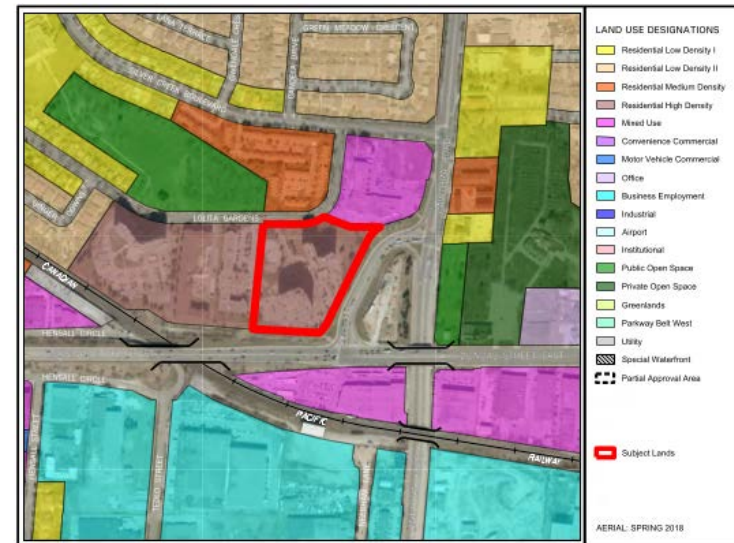
Property Size and Use	
Frontages:	100.8 m (330.7 ft.)
Depth:	171.6 m (563 ft.)
Gross Lot Area:	2.6 ha (6.4 ac.)
Existing Uses:	There is an existing 17 storey rental apartment building and 21 storey rental apartment building on site.

Surrounding Land Uses

The surrounding area is characterized by a mix of residential, commercial and community uses. The broader surrounding area located to the north and west of the site is largely comprised of detached homes. Cedarbrae Park and townhomes are located directly to the northwest and north of the subject property. Silver Creek Plaza is located to the northeast and is approximately a five minute walk from the subject lands. The plaza provides a range of services including a grocery store, pharmacy and restaurants. Cawthra Gardens Long Term Care Residence, a four storey condominium apartment building and a 19 storey condominium apartment building are located on Lolita Gardens to the west of the site. Rona and the Canadian Pacific (CP) Railway tracks are located on the south side of Dundas Street East. St John's Anglican Church, Dixie Union Chapel, Dixie Presbyterian Church and St John's Dixie Cemetery are located east of Cawthra Road.

The surrounding land uses are:

- North: Townhomes, Cedarbrae Park, Silver Creek Plaza and detached homes
- East: St John's Anglican Church, Dixie Union Chapel, Dixie Presbyterian Church and St John's Dixie Cemetery
- South: Rona and Canadian Pacific (CP) Railway tracks
- West: Cawthra Gardens Long Term Care Residence, apartment buildings and detached homes



Aerial Photo of 600 and 620 Lolita Gardens

The Neighbourhood Context

The site is located on the northwest corner of Dundas Street East and Cawthra Road (connection to Dundas Street East) within the Mississauga Valleys Neighbourhood Character Area. The Character Area is adjacent to the Dixie Employment Area, which contains a range of commercial and industrial uses in close proximity to the site. These uses include retail, office and restaurant establishments located predominately on Dundas Street East. The surrounding residential area was largely developed during the 1970s.

Demographics

Based on the 2016 census, the existing population of the Mississauga Valleys Neighbourhood Character Area is 12,215 with a population density of 44 people/ha (18 people/ac.). The median age of the character area is 43 (compared to the City's median age of 40). Sixty-six percent of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 18% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 14,900 and 15,300 with a population density of 53 people/ha (21 people/ac.) and 55 people/ha (22 people/ac.) respectively. The average household size is 3 persons with 18% of people living in apartment buildings that are five storeys or higher. The mix of housing tenure for the area is 3,380 units (80%) owned and 865 units (20%) rented with a vacancy rate of approximately 0.9%*. In addition, the number of jobs within the Character Area is 718. Total employment combined with the population of the Character Area results in 46 persons plus jobs 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 Character Area is located within the Northeast geography. Please also note that the vacancy rate published by CMHC is only for apartments.

Other Development Applications

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

- OZ 17/11 W3 – 3105 Cawthra Road – approval was

obtained for six 3 storey common element condominium townhomes

- OZ 16/001 W3 – 3111 and 3123 Cawthra Road – approval was obtained for 23 stacked townhomes, nine condominium townhomes and two detached homes

Community and Transportation Services

The applications will have minimal impact on existing services in the community. The site is located just south of Cedarbrae Park which contains a playground and toboggan hill and is located 600 metres (1,968 ft.) from McKenzie Park, which contains a playground and soccer field. Cedarbrae Park, McKenzie Park, and Brentwood Park (located approximately 2 kilometers (1.2 mi) from the site) form a green system connecting the subject lands to the Mississauga Valleys Community Centre (located 3 kilometres (1.8 mi.) from the property). Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

On June 20, 2018, the Dundas Connects Master Plan was endorsed by Council, which studied the feasibility of locating higher order transit along the Dundas Street corridor. The Plan proposes enhancement of the pedestrian space along Dundas Street with wider sidewalks, landscaping, street furniture, and providing for other desirable streetscape elements such as patios and retail spill out space. It recommends creating a complete street for all users with pedestrian space that is vibrant, safe and accessible and has continuous and consistent planting. The study also states that a mix of uses

and transit supportive intensification is encouraged to support the achievement of complete communities and provide a variety of uses along the Dundas corridor. The proposed development would meet these objectives. As Dundas Connects provides no detailed assessment specifically for Mississauga Valleys Neighbourhood Character Area, the policies of Mississauga Official Plan continue to provide direction for assessment of applications for increased density.

In addition, the subject property is within a proposed Major Transit Station Area (MTSA) which will be serviced by a Bus Rapid Transit (BRT) station located at Dundas Street East and Cawthra Road (connection to Dundas Street East).

The following major MiWay bus routes currently service the site:

- Route 1 – Dundas
- Route 1C – Dundas-Collegeway
- Route 101 – Dundas Express
- Route 101A – Dundas Express
- Route 8 – Cawthra
- Route 3 - Bloor

3. Project Details

The applications are to permit one new 25 storey rental apartment building consisting of 271 units. The two existing rental apartment buildings will remain.

Development Proposal	
Applications submitted:	Received: August 1, 2019 Deemed complete: August 28, 2019
Developer/	Hanseatic Holdings Ltd.

Development Proposal		
Owner:		
Applicant:	Bousfields Inc.	
Number of units:	271	
Height:	25 storeys	
Floor Space Index:	2.31	
Landscaped Area:	53.5%	
Anticipated Population:	593.5* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	906	783
visitor spaces	136	119
Total	1,042	902
Green Initiatives:	• Green roof and infiltration gallery	

Supporting Studies and Plans

The applicant has submitted the following information in support of the applications, which can be viewed at the following link:

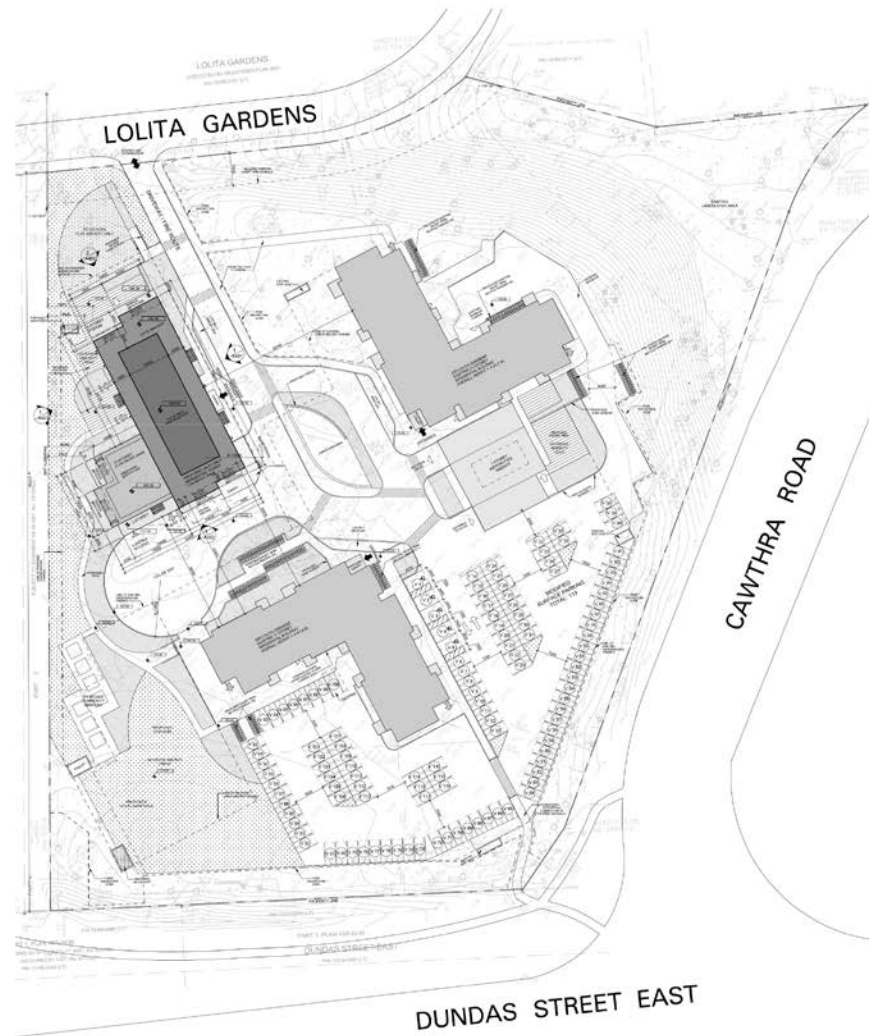
<http://www.mississauga.ca/portal/residents/development-applications>

- Survey
- Architectural Plans
- Grading Plan
- Landscape Plans
- Planning & Urban Design Rationale Report
- Draft Zoning by-law
- Draft Official Plan Amendment by-law
- Traffic Impact Study
- Public Consultation Strategy Letter
- Noise Feasibility Study

- Functional Servicing Report
- Arborist Report & Tree Protection Plan
- Pedestrian Wind Study
- Shadow Study
- Phase One Environmental Site Assessment

Concept Plan and Elevations

File: OZ 19/016 W4



Site Plan



Applicant's Rendering

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Existing Designation

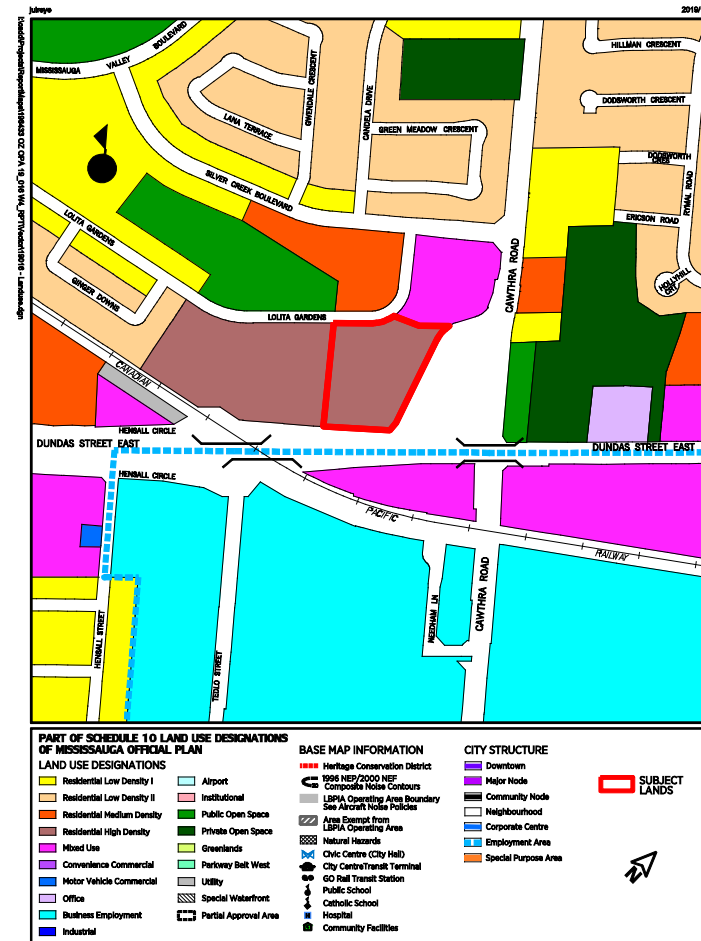
The site is designated **Residential High Density**. The **Residential High Density** designation permits apartment dwellings.

Proposed Designation

The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.35, whereas currently a maximum of 1.4 is permitted.

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.

Excerpt of Mississauga Valleys Neighbourhood Character Area



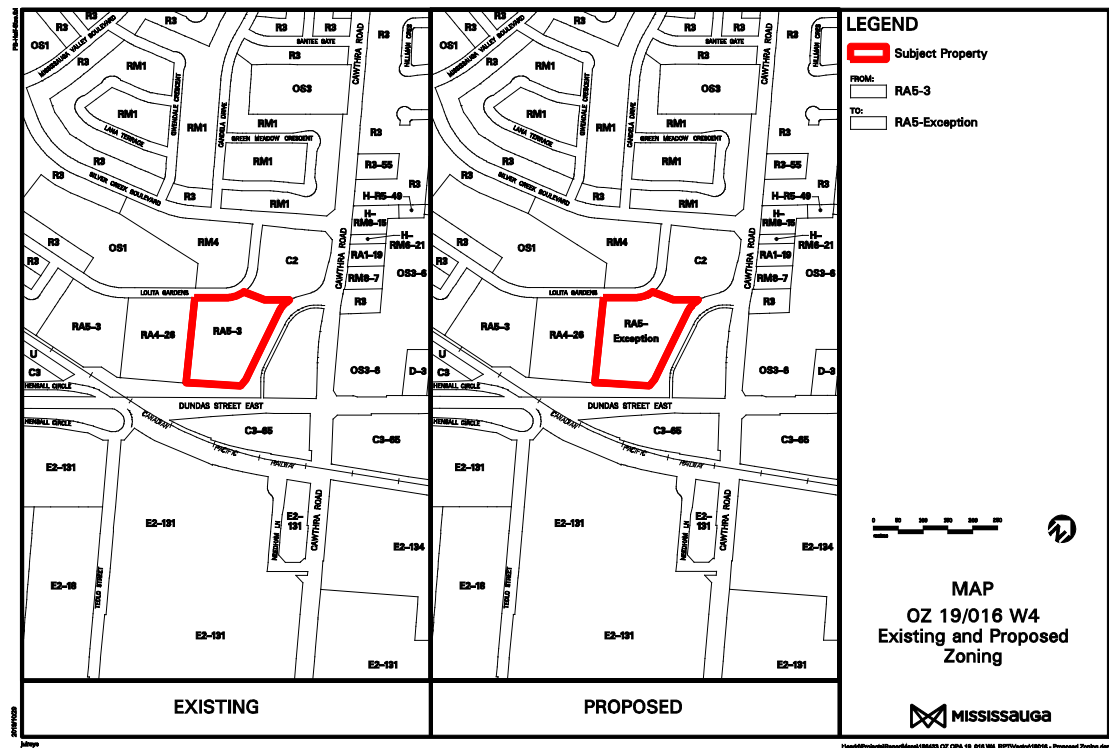
Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **RA5-3** (Apartments), which permits apartment dwellings with a maximum FSI of 1.4.

Proposed Zoning

The proposed zone is **RA5-Exception** (Apartments) to permit the proposal with exceptions for FSI and parking standards.



Proposed Zoning Regulations

Zone Regulations	RA5-3 Zone Regulations	Proposed Amended RA5-Exception Zone Regulations
Maximum Floor Space Index (FSI)	1.4	2.35
Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
Minimum Off-Street Parking Regulations – Rental Apartment	1.00 space per studio 1.18 spaces per 1 bedroom 1.36 spaces per 2 bedroom 1.50 spaces per 3 bedroom 0.20 visitor spaces per unit	1.00 space per studio 0.85 spaces per 1 bedroom 1.13 spaces per 2 bedroom 1.22 spaces per 3 bedroom 0.14 visitor spaces per unit
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

5. Summary of Applicable Policies

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been included. The table should be considered a general summary

of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.2)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.7)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p> <p>Major transit station areas on priority transit corridors or subway lines will be</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>planned for a minimum density target of:</p> <ul style="list-style-type: none"> a. 200 residents and jobs combined per hectare for those that are served by subways; b. 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit; or c. 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network. (Growth Plan 2.2.4.3)
Greenbelt Plan	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.</p>	<p>There are no natural features on this site. Therefore, the property is not subject to the policies of the Greenbelt Plan.</p>
Parkway Belt West Plan (PBWP)	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p> <p>The portions of the lands that contain the valleylands associated with the Credit River are designated Public Open Space and Buffer Area in the PBWP.</p>	<p>The Parkway Belt West Plan does not apply to this site.</p>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. 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 <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> 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 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>General objectives of ROP, 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.</p>

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019.

The subject property will be located within a Major Transit Station Area (MTSA).

The lands are located within the Mississauga Valleys Neighbourhood Character Area and are designated **Residential High Density**. The **Residential High Density**

designation permits apartment dwellings.

The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.35, whereas currently a maximum of 1.4 is permitted. The applicant will need to demonstrate consistency with the intent of MOP and shall have regard for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9 Section 5.3.5 Section 5.3.5.1 Section 5.3.5.3 Section 5.3.5.5 Section 5.3.5.6	<p>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> <p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>

	Specific Policies	General Intent
		<p>Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p>
Chapter 6 Value The Environment	Section 6.10.4.1 Section 6.10.4.2	<p>Where residential uses sensitive to noise are proposed in close proximity to rail lines, it may be necessary to mitigate noise impact, in part by way of the building and site design. Any development that includes outdoor living areas will generally not be permitted in locations where the mitigated outdoor noise levels are forecast to exceed the limits specified by the applicable Provincial Government environmental noise guideline. A detailed noise impact study will be required to demonstrate that every effort has been made to achieve the sound level limits specified by the applicable Provincial Government environmental noise guideline, for an outdoor living area (55 dBA or less). Only in cases where the required noise attenuation measures are not feasible for technical, economic, aesthetic or administrative reasons would excess noise above the limit (55 dBA) be acceptable, with a warning clause to prospective purchasers, consistent with the applicable Provincial Government environmental noise guideline. In these situations, any excess noise above the limit will not be acceptable if it exceeds 60 dBA.</p> <p>Development which includes bedrooms, sleeping quarters, living rooms, reading rooms and other noise sensitive uses which will be subject to high levels of railroad noise, will only be permitted if it includes structural features that result in interior noise levels that comply with the indoor standards specified by the applicable noise guideline.</p>
Chapter 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life, offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price, b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>

	Specific Policies	General Intent
		The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.
Chapter 9 Building a Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.3.5.6 Section 9.4.1 Section 9.5.1 Section 9.5.2.7	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p> <p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Site and building design will improve connections and accessibility for transit users and promote pedestrians and cycling transportation modes. Mississauga will consider the convenience, comfort and safety of pedestrians and cyclists through urban design.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
Chapter 11 General Land Use Designations	Section 11.2.5.6	<p>Lands designated Residential High Density will permit the following use:</p> <ul style="list-style-type: none"> a. apartment dwelling.
Chapter 16 Neighbourhoods	Section 16.1.1.1 Section 16.1.1.2 Section 16.1.2.5 Section 16.19.2.2	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements.</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> <ul style="list-style-type: none"> a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan.

	Specific Policies	General Intent
		<p>Proposals for additional development on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential development in this Plan:</p> <ul style="list-style-type: none"> a. on lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation; and b. as a condition of development, demonstrate the following: <ul style="list-style-type: none"> • that the site in its entirety meets site plan and landscaping requirements; • compliance with the property standards bylaw; and • compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed). <p>Lands designated Residential Medium Density will also permit low-rise apartment dwellings.</p>
Chapter 19 Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019), *Provincial Policy Statement* (2014), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix

of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's

official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028 <https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city. As this proposal is for a rental apartment building, the provision of affordable housing units will not be required.

6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>30 Kindergarten to Grade 5 12 Grade 6 to Grade 8 8 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Silver Creek Public School</p> <p>Enrolment: 273 Capacity: 271 Portables: 0</p> <p>The Valleys Senior Public School</p> <p>Enrolment: 536 Capacity: 489 Portables: 0</p> <p>T.L. Kennedy Secondary School</p> <p>Enrolment: 916 Capacity: 1,275 Portables: 3</p>	<p>Student Yield:</p> <p>4 Kindergarten to Grade 8 4 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Metropolitan Andrei Elementary</p> <p>Enrolment: 498 Capacity: 582 Portables: 0</p> <p>Father Michael Goetz Secondary School</p> <p>Enrolment: 1,223 Capacity: 1,593 Portables: 0</p>

7. Community Comments

A community meeting was held by Ward 4 Councillor, John Kovac on October 23, 2019. Over 30 people were in attendance. Approximately 5 written submissions were received. An additional community meeting has been scheduled on November 28, 2019 to discuss traffic concerns on Lolita Gardens and Silver Creek Boulevard.

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

- Traffic in the area is already too congested and the proposal will make it worse, especially at the Silver Creek Boulevard and Cawthra Road intersection and the Dundas Street East and Cawthra Road (connection to Dundas Street East) intersection
- The Lolita Gardens access is unsafe as it is a residential street with on-street parking and the curvature of the road impacts views
- There is too much on-street parking and visitor parking on site is paid, leading to more people parking on Lolita

Gardens

- The development will create shadow impacts
- There will be increased noise pollution
- There will be noise and increased traffic during construction
- There is too much density in the Mississauga Valleys Neighbourhood and the proposed development will make it worse
- There is concern with the loss of the existing mature trees
- Having pedestrian access to Dundas Street East is desirable
- Having a crosswalk or crossing guard on Lolita Gardens before and after school hours is desirable
- There is concern that the proposed layout is not pedestrian friendly or safe for children
- There is concern that the location of the proposed playground is unsafe
- There is concern about snow removal and waste collection on site

8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (September 27, 2019)	<p>Municipal sanitary sewers consist of a 300 mm (11.8 in.) sewer located on Lolita Gardens. Municipal water infrastructure consists of a 300 mm (11.8 in.) water main located on Lolita Gardens and a 300 mm (11.8 in.) water main located on Dundas Street East.</p> <p>A satisfactory Functional Servicing Report must be submitted to determine the adequacy of the existing services on site. The report dated July 19, 2019 has been received and will be sent for modeling for the hydrant flow test and may require further revisions.</p> <p>Regional Site Servicing approvals are required prior to the local municipality issuing building permits.</p> <p>A Waste Management Plan must be completed to confirm a satisfactory waste collection access route on site.</p>
Dufferin-Peel Catholic District School Board (September 19, 2019) and the Peel District School Board (September 17, 2019)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Park Planning Section (September 19, 2019)	<p>Community Services notes the proposed development is within walking distance of Cedarbrae Park, which is approximately 50 m (164 ft.) from the subject property, the park is 3.72 ha (9.19 ac.) in size and provides community recreational facilities such as a playground and a toboggan hill. Mackenzie Park is located approximately 600 m (1,968 ft.) from the subject property, the park is 5.28 ha (13.05 ac) in size and contains a playground and soccer field.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City's Policies and Bylaws.</p>
City Transportation and Works Department (October 7, 2019)	<p>Supporting drawings</p> <p>The Grading Plan is to be updated to provide additional existing and proposed grading information within and along the boundaries of the site, including cross-sections. The grading proposal at the southwest corner of the property is to be revised, as currently retaining walls are being proposed. The drawings are also to show that the internal road complies with the minimum 7.0 m (23 ft.) width for multi-family residential developments.</p> <p>Noise Study</p> <p>The initial Noise Study is to be updated to use Ultimate Traffic Data from the City and Region of Peel, show all outputs in the Appendix, and assess the noise levels for all the proposed outdoor amenity areas, as currently some areas were not</p>

Agency / Comment Date	Comments
	<p>assessed.</p> <p>Stormwater</p> <p>The Functional Servicing Report is to be revised to use the appropriate runoff coefficient and show calculations for the underground storage tank, orifice plate and infiltration gallery. The infiltration gallery maintenance is not to conflict with proposed outdoor amenity areas. Additionally, calculations for water balance are to be revised and the report is to show ponding elevations, clarify any storm sewers relocation requirements, roof drainage and provide soil information. Quality control measures will be required for this site.</p> <p>Environmental</p> <p>A Letter of Reliance for the Phase I Environmental Site Assessment (ESA) will be required. The Phase I ESA recommended a Phase II ESA, a Phase II ESA should be submitted for the City's review. The Phase II ESA should also be accompanied by a Letter of Reliance. Additionally, a dewatering plan will be required.</p> <p>Traffic</p> <p>A Traffic Impact Study (TIS) has been received to assess the impact the proposed development will have on the existing road network. The TIS is to be revised regarding trip generation, future total conditions and operations requirements. The proposal is also to address truck manoeuvres and bicycle parking requirements. The drawings are to be revised to show minimum road width and curb radii requirements and ensure that the access complies with OPSD 350.010. The drawings are also to address safety concerns with the proposed ramp to the underground parking.</p> <p>Road Safety staff is in receipt of concerns regarding traffic volumes and speeds along Lolita Gardens and Silver Creek Boulevard. In order to address the concerns staff has scheduled 24 hour volume and speed studies. Traffic volumes and speeds will be collected electronically over a 24 hour period and collected mid-week between a Tuesday and Thursday. These studies will provide staff with average speeds, operating speeds (85th percentile speed) and traffic volumes within the neighbourhood.</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"> - Forestry, Community Services Department - Heritage Planning, Community Services Department - Fire Prevention - Enbridge - Alectra - Canadian Pacific Railway - Canada Post - Rogers Cable

Agency / Comment Date	Comments
	<ul style="list-style-type: none">- GO Transit- Greater Toronto Airport Authority

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

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

Development Requirements

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

9. Section 37 Community Benefits (Bonus Zoning)

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

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