

City of Mississauga

Corporate Report



Date: May 5, 2017

To: Chair and Members of Planning and Development Committee

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

Originator's file:

OZ 16/008 W7

Meeting date:
2017/05/29

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Application to permit a 29 storey, 300 unit apartment building

86-90 Dundas Street East,

Owner: Higher Living Development Inc.

File: OZ 16/008 W7

Recommendation

That the report dated May 5, 2017, from the Commissioner of Planning and Building regarding the applications by Higher Living Development Inc. to permit a 29 storey apartment building under File OZ 16/008 W7, 86-90 Dundas Street East, 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
- Comments from the March 27, 2017 community meeting and May 29, 2017 Planning and Development Committee meeting will be considered in the evaluation of the applications as part of the Recommendation Report
- Prior to the next report, matters to be considered include the appropriateness of the proposed amendment and the satisfactory resolution of other technical requirements including the height, density, floor space index, on-site parking, slope stability, delineation of the floodplain, and the location of the underground parking garage in relation to the slope and floodplain

Background

The applications have been circulated for technical comments and a community meeting was held on March 27, 2017. 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:	60.31 m (197.86 ft.)
Depth:	112.18 m (368.04 ft.) (irregular)
Gross Lot Area:	0.54 ha (1.33 ac.)
Existing Uses:	Used car lot and a vacant commercial building (formerly a restaurant)

The property is located on the south side of Dundas Street east of Shepard Avenue within the Downtown Cooksville Character Area. The subject lands are located next to Cooksville Creek. Significant trees and a large culvert abuts and separates the creek from the existing uses.



Aerial image of
86 – 90 Dundas
Street East

The surrounding land uses are:

- North: Two storey commercial plaza on the north side of Dundas Street East
- East: Two twelve storey rental apartment buildings
- West: Cooksville Creek, and further west is a one storey commercial plaza
- South: Cooksville Creek

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



Image of Existing Conditions facing south east of Cooksville Creek and Dundas Street East

DETAILS OF THE PROJECT

The applications are to permit a 29 storey apartment building with 300 units. The building includes a three storey podium containing 388.3 m² (4,179.6 ft²) of retail and/or office commercial uses on the ground floor and residential units on the second and third floors (see Site Plan – Appendix 5).

Development Proposal	
Application(s) submitted:	Received: August 29, 2016 Deemed complete: September 30, 2016
Developer/Owner:	Higher Living Development Inc.
Applicant:	YYZed Project Management
Number of units:	300
Existing Gross Floor Area:	Former Restaurant 325.2 m ² (3500 ft ²) Used Car Sales 74.3 m ² (800 ft ²)
Height:	29 storeys
Lot Coverage:	23.84%
Floor Space Index:	4.21
Landscaped Area:	77.2%
Gross Floor Area:	Residential GFA - 22,379.9 m ² (240,895.23 ft ²) Non-Residential GFA - 388.3 m ² (4,179.6 ft ²) Total GFA – 22,768.2 m ²

Development Proposal	
	(245,074.85 ft ²)
Anticipated Population:	750* *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	322 269
visitor spaces	45 47
Total	367 316
Green Initiatives:	<ul style="list-style-type: none"> Indoor and outdoor bicycle parking is proposed

Additional information is provided in Appendices 1 to 10.



Applicant's rendering of 86-90 Dundas

LAND USE CONTROLS

The subject lands are located within the Downtown Cooksville Character Area and are designated **Mixed Use** in the Mississauga Official Plan. The proposed development is in conformity with the **Mixed Use** land use designation, which permits residential uses in combination with ground floor commercial uses, but requires an amendment for height and floor space index (FSI). In addition, through the processing of this application, a further amendment has been identified to the boundary of the **Greenlands** designation on the westerly portion of the site, as shown on Appendix 3, to reflect the revised limits of the floodplain. The limits will be finalized in consultation with Credit Valley Conservation.

A rezoning is proposed from **C4 (Mainstreet Commercial)** and **G1 (Greenlands – Natural Hazards)** to **C4 (Mainstreet Commercial – Exception)** to permit a mixed use development including a 29 storey apartment building with a 3 storey podium containing ground floor retail and/or office commercial uses with residential uses on the second and third floors, in accordance with the proposed zone standards contained within Appendix 10. Additional lands may be zoned **G1 (Greenlands – Natural Hazards)** depending on the limits of the floodplain.

Detailed information regarding the Official Plan and Zoning is found in Appendices 2 and 3.

Urban Design Policies

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions; will create appropriate transition to existing and planned development and establish visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements should also address the effects of additional noise, unattractive views and other negative impacts.

Other relevant policies in the MOP that are applicable in the review of these applications are found in Appendix 9.

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 7 Councillor, Nando Iannicca on March 27, 2017.

Comments made by two members of the public are listed below. These comments will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- How long will it take to build the building
- What is the impact this development may have on the proposed Bus Rapid Transit being proposed along this section of Dundas Street East

DEVELOPMENT ISSUES

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

- 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, height, massing, density, landscaping, setbacks and building configuration?
- Are the proposed Zoning By-law exception standards appropriate?
- What are the expected traffic impacts?
- Is the proposed reduction in the number of required parking spaces appropriate?

- Resolution of the location of the underground parking garage with respect to its encroachment into the flood prone area of Cooksville Creek.
- Resolution of a streetscape feasibility study which includes an underground utility plan to determine if an Amended Boulevard Treatment can be accommodated along Dundas Street East.
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues and confirmation regarding access to the sanitary sewer on the adjacent property.
- Address any issues arising from the on-going Dundas Connects Environmental Assessment.

OTHER INFORMATION

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

- Arborist Report
- Green Standards
- Sun/Shadow Study
- Functional Servicing Report
- Environmental Impact Study
- Pedestrian Wind Study
- Scoped Environmental Impact Study
- Urban Design Brief
- Planning Justification Report
- Slope Stability Assessment
- Detailed Noise Control Study
- Traffic Impact Study
- Geotechnical Investigation
- Phase 1 Environmental Site Assessment
- Stage 1-2 Archaeological Assessment
- Context Plans
- Draft Official Plan Amendment
- Draft Zoning By-law
- Survey
- Architectural and Engineering Drawings
- Archaeological Study

Development Requirements

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

Financial Impact

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

Conclusion

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

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial
- Appendix 3: Excerpt of the Downtown Cooksville Character Area Land Use Map
- Appendix 4: Existing Land Use and Proposed Zoning Map
- Appendix 5: Site Plan
- Appendix 6: Elevations
- Appendix 7: Agency Comments
- Appendix 8: School Accommodation
- Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant MOP Policies
- Appendix 10: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Michael Hynes, Development Planner

Higher Living Development Inc.

File: OZ 16/008 W7

Site History

90 Dundas Street East

- January 1980 – Building permit for a one storey building
- July 17, 1980 – Committee of Adjustment approved variance submitted under File 'A' 340/80 to use the existing building as a restaurant and tavern
- August 30, 1990 – Site Plan application submitted under File SP 90/196 W7 to permit a restaurant. Site plan approved on December 17, 1990
- September 27, 1996 – Committee of Adjustment approved variance submitted under File 'A' 478/90 for an addition to the northwest corner of the existing restaurant

86 Dundas Street East

- April 8, 2012 – Site Plan application submitted under File SP 02/181 W7 to permit sales trailer to sell use automobiles. Site plan approved on January 29, 2003
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated **Mixed Use** and **Greenlands** in the Downtown Cooksville Character Area

LEGEND:



SUBJECT LANDS



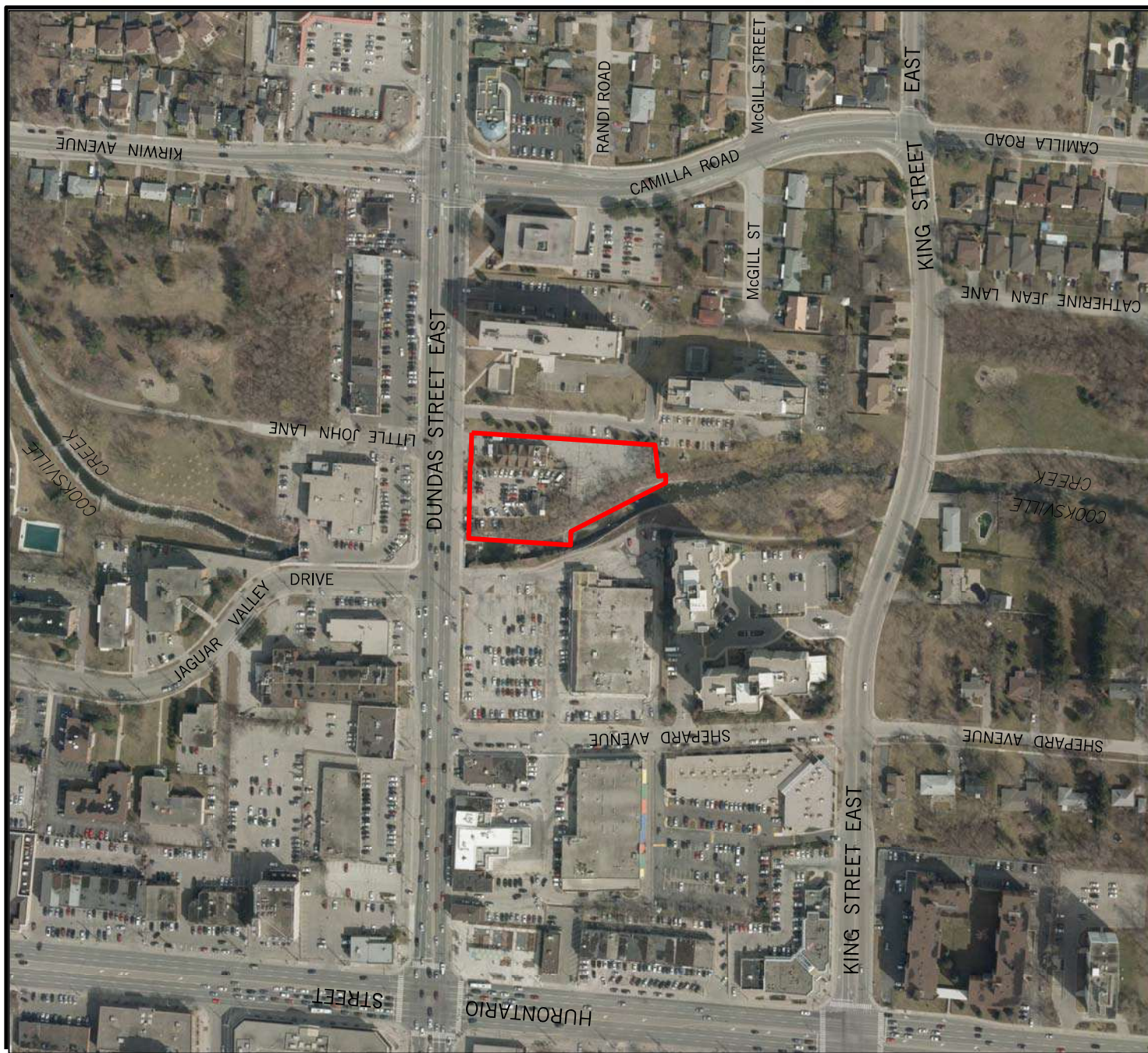
DATE OF AERIAL IMAGERY: SPRING 2016

TITLE: HIGHER LIVING DEVELOPMENT INC.

FILE NO: OZ 16/ 008 W7




















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MISSISSAUGA


















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 |  City Centre Transit Terminal |
|  Composite Noise Contours |  GO Rail Transit Station |
|  LBPIA Operating Area Boundary |  Public School |
|  See Aircraft Noise Policies |  Catholic School |
|  Area Exempt from LBPIA |  Hospital |
|  LBPIA Operating Area |  Community Facilities |
|  Natural Hazards | |

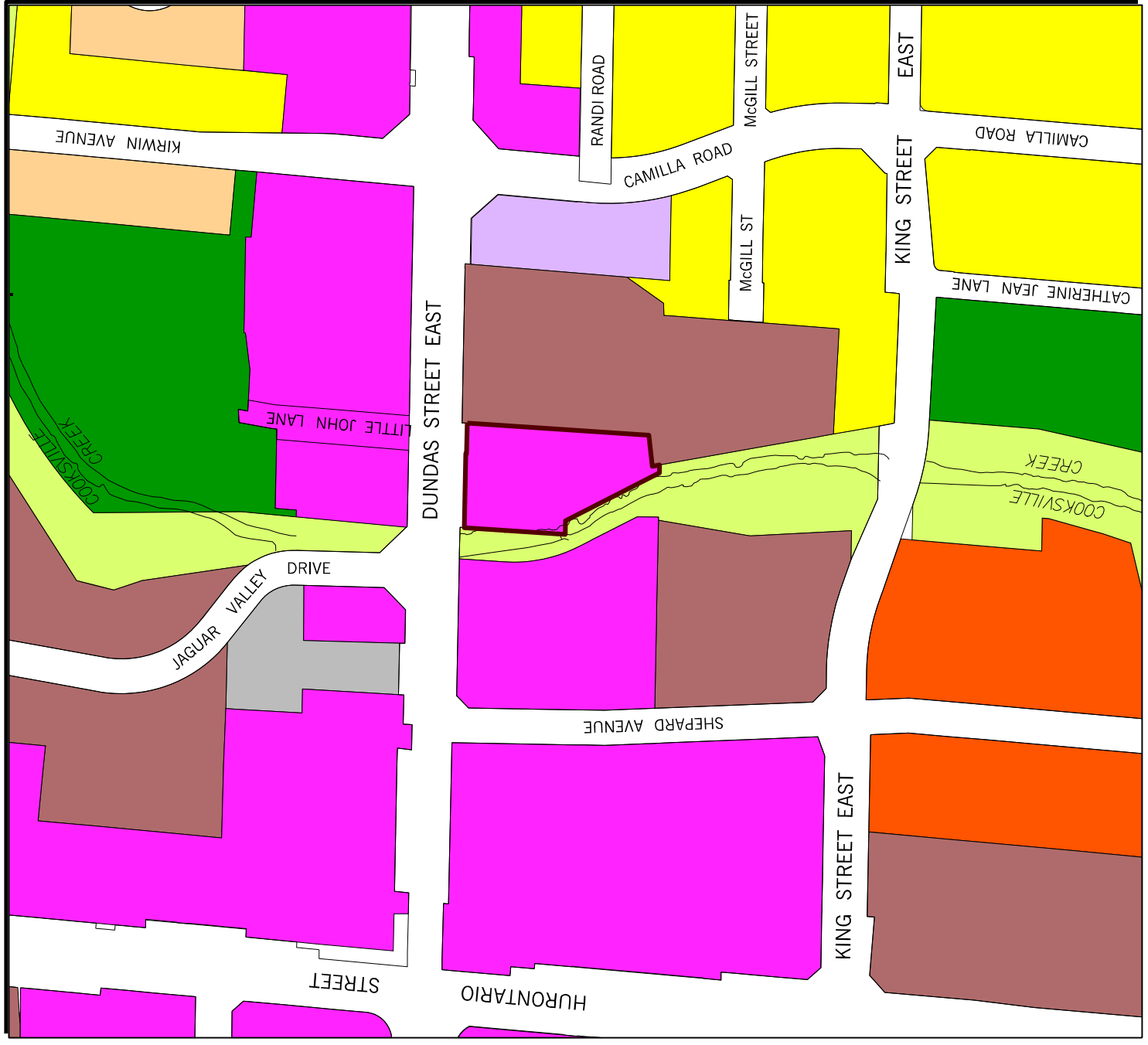
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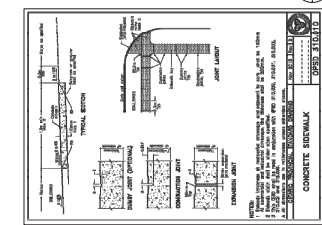
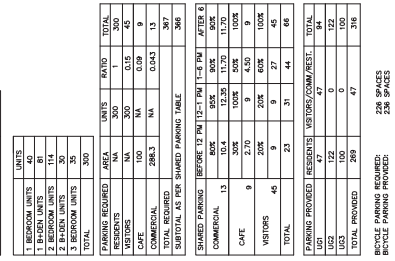
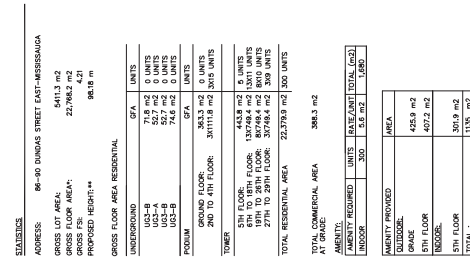
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4.2. Appendix 5



Higher Living Development Inc.

File: OZ 16/008 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 11, 2017)	<p>The Region of Peel will provide front-end collection of garbage and recyclable materials.</p> <p>Waste collection will be required to be shown on a revised site plan, satisfactory to the Region of Peel.</p> <p>The Region will be required to be party to the Development Agreement. Through the Development Agreement, The Region of Peel requires the following clauses be included:</p> <ul style="list-style-type: none"> a) The 825mm (32.5 inch) sanitary sewer is in an easement that is on the adjacent property. It is not a municipal right of way. The Region will require confirmation that the applicant has obtained permission to enter from the owner of the adjacent property so they can have permission for the installation and construction of the service connection. b) Sanitary Manhole 1A shown on the servicing drawing received is proposed to be located behind the existing retaining wall. The manhole shall be accessible to Regional Staff. There will be some modification required to the location of the manhole and/or the retaining wall or possibly a different point of connection will need to be looked at for the servicing application. The Engineering consultant shall come back to the Region with a solution that we are satisfied with. c) The foundation/underground parking has not been modified so that Sanitary Manhole 1A is outside of the foundation/underground parking, just as the water service has been shown.
Dufferin-Peel Catholic District School Board and the Peel District School Board (October 06, 2016 and November 2, 2016)	<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board have requested that the following conditions be fulfilled prior to final approve of the Zoning By-law:</p> <p>That the applicant shall agree in the Servicing and/or Development Agreement to include the following warning clauses in all offers of purchase and sale clause be placed in any agreement of purchase and sale:</p>

Higher Living Development Inc.

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Agency / Comment Date	Comment
	<p>a) Whereas, despite the best efforts of the Dufferin–Peel District School Board and the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further that students may be later transferred to the neighbourhood school.</p> <p>b) The applicant to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.</p> <p>These signs shall be to the Dufferin-Peel Catholic District and Peel District School Board's specifications, at locations determined by the Boards and erected prior to registration.</p>
Credit Valley Conservation (March 30, 2017)	<p>The EIS provides the initial technical framework for further assessment; however, additional discussion regarding the following must be addressed to provide a comprehensive analysis of the impacts of the proposed works:</p> <ul style="list-style-type: none"> - significant wildlife habitat including that of the Eastern wood-pewee (special concern species) - community classification - growing conditions necessary to re-establish valley slope woodland - requirements to compensate for impacts to ecological function and address time lag between removal and re-establishment of forest canopy - target ecological/vegetation community to base restoration and enhancement plans - buffer requirements - components of monitoring plan <p>A conflict exists in the proposal regarding the use of engineered fill as both a slope stability tool and a biological substrate as 100% soil compaction (proposed) results in a soil environment that is unsuited for root growth. The concept of valley vegetation removal mitigated by the valley restoration provision of a buffer is supportable; however, cannot be implemented based on the details of the current proposal. Opportunities to address this issue have been presented to the proponent for review.</p> <p>A review of the slope stability report has been completed and</p>

Higher Living Development Inc.

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Agency / Comment Date	Comment
	<p>with the exception of a few details requiring further assessment/review, in general, it has been found satisfactory. Effort should be made to increasing the area between the hazard and underground parking structure allowing for additional land dedication to the City for the creek corridor, if feasible.</p> <p>It appears that a portion of the development proposed at the surface (above the underground parking structure) encroaches into the flood line at the north-west side of the property. As a result, CVC requires the proposed underground parking structure be dry-flood proofed. In addition, as the underground parking structure is adjacent to the creek bank and below the creek bed it is expected that the parking structure design address the conditions associated with various storm conditions including hydrostatic pressures. Long term maintenance measures of the parking structure may be required.</p> <p>Clarification is anticipated from the proponent regarding a few technical details associated with the proposed stormwater management approach.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (March 13, 2017)	<p>The City does not permit permanent structures (i.e. underground parking structure) within the greenlands. The plans submitted show a 3 storey parking garage underneath the 10 metre (32.8 ft.) buffer from the new engineered top of slope. Efforts should be made to provide an unencumbered buffer from the new engineered top of slope by setting the parking garage back, reducing the number of parking spaces provided, and/or adding another level of parking to reduce the parking garage floor plate.</p> <p>If this cannot be achieved, any buildings or structure including the underground parking garage must be located outside of the limits of the existing and proposed greenlands. A setback from the top of slope to the underground parking structure should be provided entirely on private property for the long term maintenance of the underground parking structure including any repairs/replacement requirements for the roof membrane. Maintenance work including construction access should not adversely impact the new engineered slope and naturalized planting within the greenlands.</p> <p>As a condition of this development application, prior to the enactment of a zoning by-law amendment, the applicant will gratuitously dedicate all lands below the established top of bank, as staked by the Credit Valley Conservation Authority</p>

Higher Living Development Inc.

File: OZ 16/008 W7

Agency / Comment Date	Comment
	<p>(CVC). The dedicated lands will be designated and zoned 'Greenlands' to allow for the long term, conservation and a connection to the City-owned greenlands system and Cooksville Creek. Any buffers above the top of bank which are unencumbered by either structures or maintenance easements should also be dedicated to the City.</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>
City Community Services Department – Heritage Planning (November 19, 2016)	No concerns. An Archaeological Report was undertaken in 2014 and Heritage Planning had no further concerns in this regard.
City Community Services Department – Arborist – Private Property	The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.
City Transportation and Works Department (April 4, 2017)	<p>The Transportation and Works Department will require clearance from Credit Valley Conservation Authority, particularly with respect to any impacts on the existing floodplain. An update of the Slope Stability and Geotechnical reports will be required. In addition, the underground parking will require flood proofing given its proximity to the greenbelt. The applicant has been advised of the concern with the location of the underground structure adjacent to the creek and has been requested to remove any encroachment with the hazard limit and/or buffer zone to ensure an unencumbered buffer from the new engineered top of slope.</p> <p>In addition to the matters noted above and notwithstanding the findings of the reports and drawings submitted to date, the applicant has been requested to provide additional technical details to address the following:</p> <ul style="list-style-type: none"> • Updated Phase One Environmental Site Assessment (ESA); • New Phase 2 ESA; • Submission of Letters of Reliance for the Phase 1 and 2 EAS; • Record of Site Condition;

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> Storm drainage requirements. <p>A Transportation Impact Study has been submitted to address any operational, safety and access issues. Detailed traffic comments will be provided prior to the Recommendation meeting.</p> <p>This Department is not in favour of this application proceeding to a Recommendation Meeting until the above noted outstanding matters have been satisfactorily resolved.</p>
Rogers (January 31, 2017)	<p>Rogers Communications currently has existing aerial, buried coaxial and fiber TV in the area. Our standard offset in Mississauga is 2.3 m P/L on city roads.</p> <p>Locates are required before digging.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Fire Department Canada Post Economic Development</p>

Higher Living Development Inc.

File: OZ 16/008 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>24</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>11</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>13</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Clifton Public School</p> <table> <tr> <td>Enrolment:</td><td>346</td></tr> <tr> <td>Capacity:</td><td>468</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Camilla Road Senior</p> <table> <tr> <td>Enrolment:</td><td>676</td></tr> <tr> <td>Capacity:</td><td>669</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>Cawthra Park Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,309</td></tr> <tr> <td>Capacity:</td><td>1,044</td></tr> <tr> <td>Portables:</td><td>5</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	24	Kindergarten to Grade 6	11	Grade 7 to Grade 8	13	Grade 9 to Grade 12	Enrolment:	346	Capacity:	468	Portables:	0	Enrolment:	676	Capacity:	669	Portables:	2	Enrolment:	1,309	Capacity:	1,044	Portables:	5	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>5</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>4</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Timothy</p> <table> <tr> <td>Enrolment:</td><td>591</td></tr> <tr> <td>Capacity:</td><td>352</td></tr> <tr> <td>Portables:</td><td>5</td></tr> </table> <p>St. Paul Catholic Secondary School</p> <table> <tr> <td>Enrolment:</td><td>419</td></tr> <tr> <td>Capacity:</td><td>807</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	5	Junior Kindergarten to Grade 8	4	Grade 9 to Grade 12	Enrolment:	591	Capacity:	352	Portables:	5	Enrolment:	419	Capacity:	807	Portables:	0
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Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

Mixed Use which permits a range of uses including a financial institution, funeral establishment, residential and restaurant (among others)

Greenlands which permits areas of natural hazards and/or natural areas where development is restricted to protect people and property from damage. Uses permitted include conservation, flood control and/or erosion management and parkland (among other uses)

Proposed Official Plan Amendment Provisions

The **Mixed Use** designation in the Official Plan permits the proposed use. An amendment to the **Greenlands** designation in the Official Plan is required to expand the boundary of the **Mixed Use** designation to permit a portion of the proposed building and underground parking area on the west side of the property.

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

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 4 - Vision	Section 4.4.2 Section 4.4.5 Section 4.5.	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles

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	Specific Policies	General Intent
Section 5 - Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities. New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure
Section 5 - City Structure	Section 5.3.1.3 Section 5.3.1.4 Section 5.3.1.7 Section 5.3.1.9 Section 5.3.1.13	The Downtown will represent the area where the majority of the City's new population and employment growth will occur and is Mississauga's provincially mandated urban growth centre. The Downtown is subdivided into four character areas, one of which is Downtown Cooksville.
Section 5 - Direct Growth - Corridors	Section 5.4.1 Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.5 Section 5.4.6 Section 5.4.7 Section 5.4.8 Section 5.4.9 Section 5.4.10	Corridors connect various elements of the city to each other. Over time, many of these Corridors will evolve and accommodate multi-modal transportation and become attractive public spaces in their own right. Some Corridors have been identified as appropriate locations for intensification and generally comprise of the road right-of-way. Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. The subject property is located within an "Intensification Corridor".

Higher Living Development Inc.

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	Specific Policies	General Intent
Section 5 – Intensification Areas	Section 5.5.1 Section 5.5.4 Section 5.5.5 Section 5.5.7 Section 5.5.8 Section 5.5.9	<p>The subject land is located close to the Dundas Street West and Hurontario Street intensification corridors. Corridors have been identified as appropriate locations for intensification and as such additional policies have been developed to address their potential.</p> <p>Transit services infrastructure will utilize Corridors to connect Intensification Areas</p> <p>Local area plans will consider the appropriateness of transit supportive uses at the intersection of two Corridors. Local area plans may permit additional heights and densities at these locations provided that the development reduces the dependency on cars and supports the policies of this Plan.</p>
Section 7 – Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2	<p>The official plan supports the creation of complete communities and that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>
Section 9 - Building a Desirable Urban Form	Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.1.6 Section 9.2.2 Section 9.3 Section 9.4 Section 9.5	<p>The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.</p> <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required</p>

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	Specific Policies	General Intent
Section 9 - Intensification Areas	Section 9.2.1.1 Section 9.2.1.2 Section 9.2.1.3 Section 9.2.1.4 Section 9.2.1.8 Section 9.2.1.10 Section 9.2.1.11 Section 9.2.1.12 Section 9.2.1.13 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.2.1.21 Section 9.2.1.22 Section 9.2.1.25 through to Section 9.1.2.37	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant forms and tenures/ It is important that infill "fits" within the existing building urban context and minimizes undue a range of sales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</p> <p>High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character.</p> <p>Development will be sited and massed to contribute to a false and comfortable environment. Site development should respect and maintain the existing grades, conserve energy, provide enhanced streetscaping and contribute to the quality and character of existing streets.</p> <p>Tall buildings design and materials selected are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.</p>
Section 9 – Gateways, Routes, Landmarks and Views	Section 9.3.3.2 Section 9.3.3.8	<p>Tall buildings have a greater presence on the skyline and are required to have the highest quality architecture.</p> <p>Views of significant natural and man-made features should be created, maintained and enhanced where appropriate.</p>
Section 9 – Site Development Buildings	Various Sections	<p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p>

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	Specific Policies	General Intent
Section 11 General Land Use Designation	Section 11.2.6 Section 11.2.6.1 Section 11.2.6.2 Section 11.2.6.3 Section 11.2.6.4 Section 11.2.6.5 Section 11.2.6.6	<p>Residential uses are permitted in a Mixed Use designation and will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.</p> <p>Residential uses will be discouraged on the ground floor and will be combined on the same lot or same building with another permitted use.</p>
Section 12 – Downtown - General Policies	Section 12.1.3.1 Section 12.1.3.2 Section 12.1.3.3 Section 12.4.1	<p>Mixed Uses with the Downtown promote major offices and proposed development will be pedestrian oriented and street related.</p> <p>Compatible development is encouraged that recognizes the scale and enhances the form and character of Mixed Use areas.</p>
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

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

C4 (Main Street Commercial) which permits a retail store, restaurant, take-out restaurant, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, commercial school, financial institution, repair establishment, beverage/food preparation establishment, office, medical office, overnight accommodation, recreational establishment, entertainment establishment, private club, university/college, parking lot, apartment dwelling, dwelling unit located above the first floor of a commercial building, maximum building height of 3 storeys.

Proposed Zoning Standards

C4-Exception (Main Street Commercial) to permit residential apartments in addition to commercial uses listed above.

	Required G-1 (Greenlands – Natural Hazards) Zoning By-law Standards	Required C4- (Main Street Commercial) Zoning By-law Standards	Proposed C4- Exception (Main Street- Commercial) Zoning By-law Standards
Apartment Dwelling	Not Permitted	Permitted	Proposed
Maximum height	N/A	16.0 m (52.5 ft.) and 3 storeys	98.18 m (322.1 ft.) and 29 storeys
Maximum front yard	N/A	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
Minimum interior side yard abutting a Residential Zone	N/A	4.5 m (14.8 ft.)	0.9 m (2.9 ft.)
Minimum depth of a landscape buffer measured from the lot line that is a street line	N/A	0.0 m (0.0 ft.)	1.5 m (4.9 ft.)
Minimum number of parking spaces per dwelling unit	N/A	367 parking spaces	316 parking spaces
Minimum number of visitor parking spaces per dwelling unit	N/A	45 parking spaces	45 parking spaces
Bicycle Spaces	N/A	226 spaces	236 spaces