

Detailed Information and Preliminary Planning Analysis

Owner: Miss B JL Corp.

21-51 Queen Street North

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1. Proposed Development

The applicant proposes to develop the property for a 9 storey condominium apartment building containing 390 units and ground floor commercial space. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal		
Applications submitted:	Received: February 28, 2022 Deemed complete: April 20, 2022	
Developer/Owner:	Miss BJL Corp.	
Applicant:	Sajecki Planning	
Number of units:	390 units	
Proposed Gross Floor Area:	Residential: 26,640 m ² (286,750.6 ft ²) Commercial: 1,197.5 m ² (12,889.8 ft ²)	
Height:	9 storeys + mechanical penthouse/ 37.3 m (122.4 ft.)	
Floor Space Index:	2.88	
Anticipated Population:	854* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	430	453
commercial/visitor spaces	130	122
Total	560	575
Green Initiatives:	<ul style="list-style-type: none"> Green Roof System Green Site Maintenance 	

Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

- Site Survey
- Context Plan
- Site Plan and Architectural Drawings
- Elevations and Cross Sections
- Renderings
- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Housing Report
- Site Grading and Site Servicing Plans
- List of Low Impact Design Features
- Landscape Plans
- Functional Servicing and Stormwater Management Plan
- Traffic Report
- Noise Report
- Phase 1 Environmental Site Assessment Report
- Geotechnical Engineering Report
- Preliminary Hydrogeological Report
- Shadow Study Drawings
- Wind Study
- Waste Management Plan

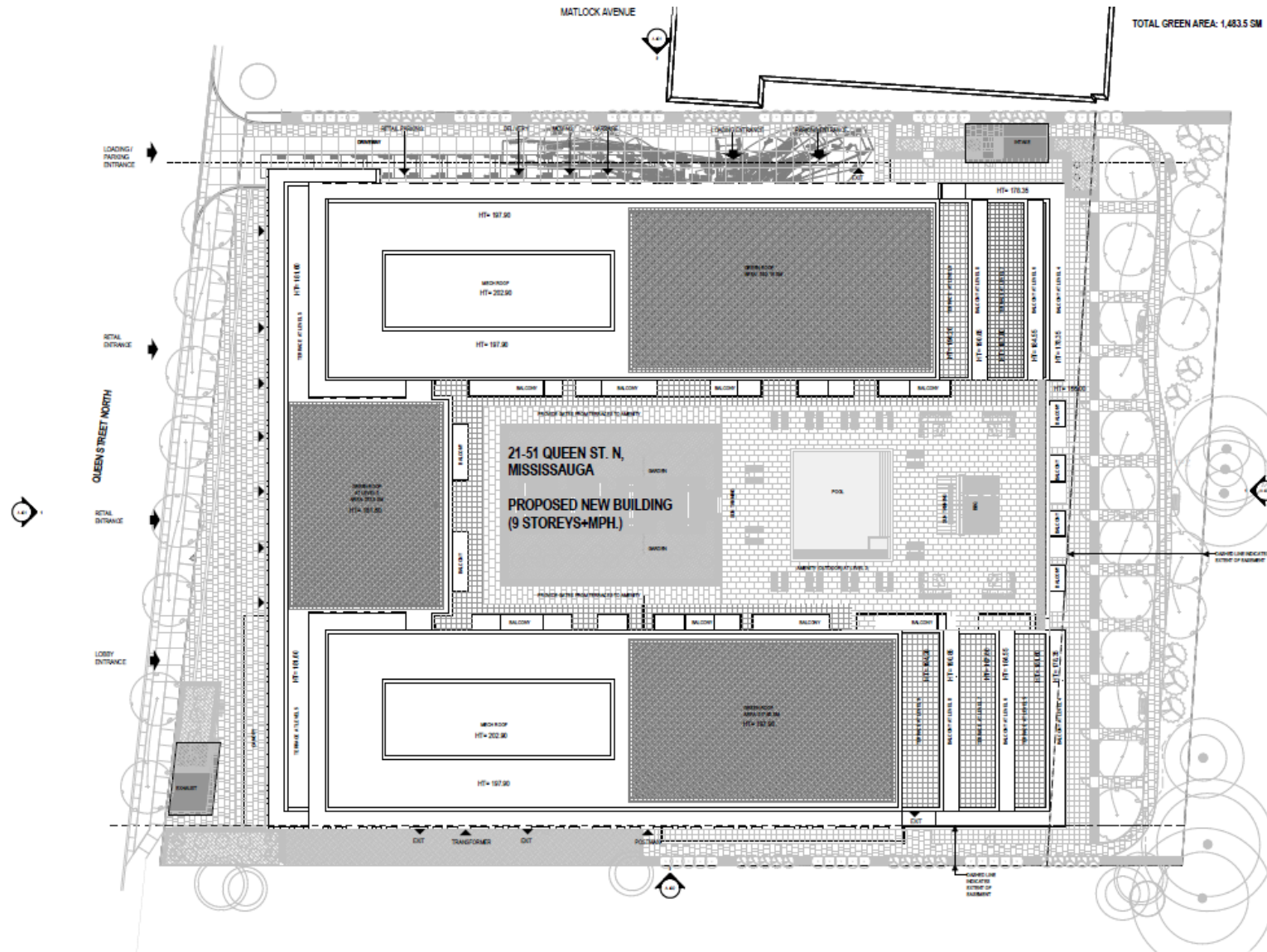
Application Status

Upon deeming the applications complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 7 of this appendix and are to be addressed in future resubmissions of the applications.

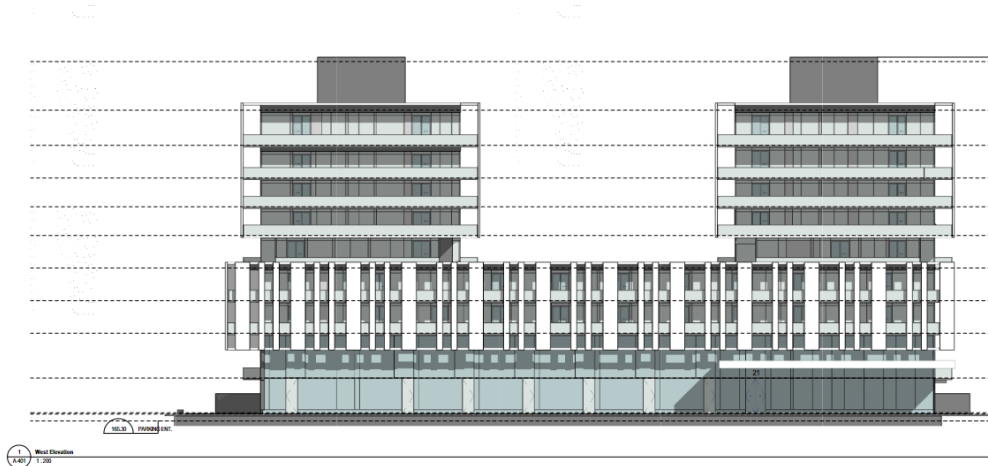
A community meeting was held by former Ward 11 Councillor George Carlson on June 28, 2022. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.

MATLOCK AVENUE

TOTAL GREEN AREA: 1,483.5 SM



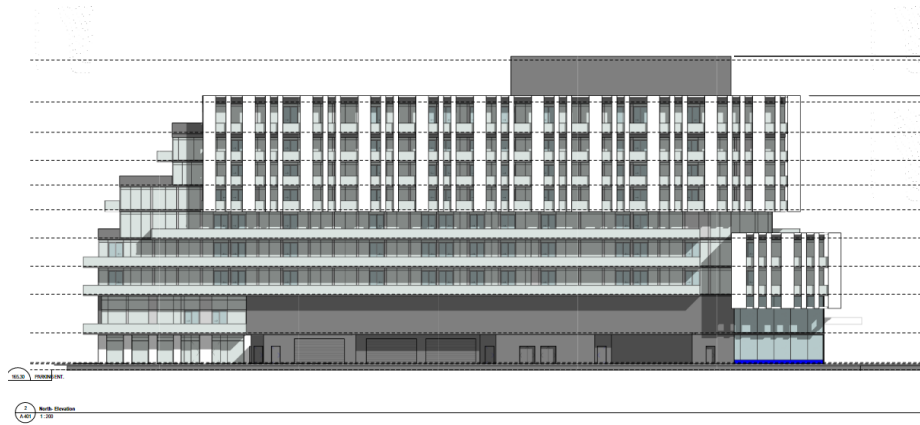
Elevations



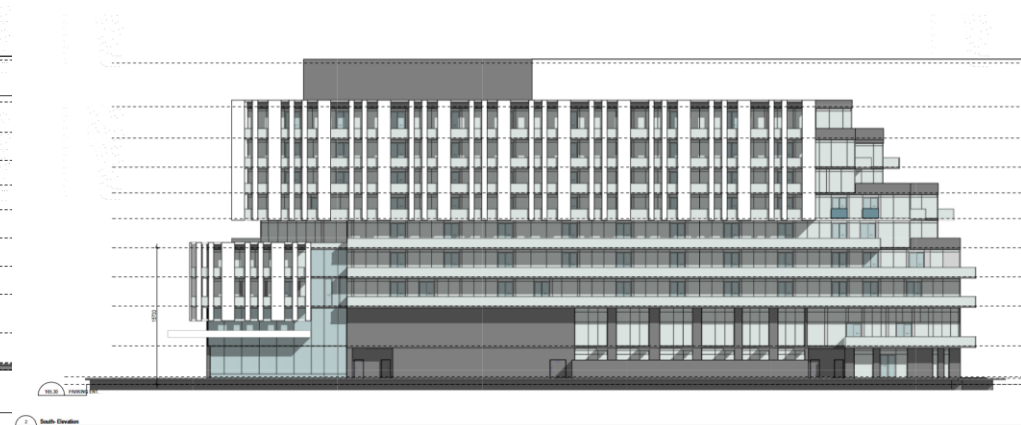
West Elevation



East Elevation



North Elevation



South Elevation

Applicant's Renderings



View looking northeast from Queen Street North



View looking northwest from southeast corner of site

2. Site Description

Site Information

The property is located on the east side of Queen Street North, north of Britannia Road West, in the Streetsville Neighbourhood Character Area. The site is currently occupied by a one storey commercial building known as the “Streetsville Plaza”. Vehicular access to the property is provided approximately mid-parcel from Queen Street North.



Aerial image of subject property

Property Size and Use	
Frontage (Queen Street North)	69.0 m (226.4 ft.)
Gross Lot Area:	0.96 ha (2.4 ac.)
Existing Uses:	1 storey commercial plaza containing a variety of restaurants, sports bar, martial arts school, personal service uses (hairstylist, spa), Islamic Cultural Centre, vacuum repair shop and variety store.



Image of existing conditions – facing northeast from Queen Street North (Source: Google Maps 2021)



Image of existing conditions – facing north from south lot line (Source: Google Maps 2020)

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **C2** (Neighbourhood Commercial) which permits a range of retail and service commercial and office uses.
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated **Mixed Use** in the Streetsville Neighbourhood Character Area.

3. Site Context

Surrounding Land Uses

Immediately north of the subject property is a building that has served as the headquarters of the Portuguese Cultural Centre of Mississauga since 2001. Further north and west of the site is the CP railway corridor and the GO Transit Bus Storage and Maintenance Facility.

To the east of the site are 1 storey detached homes fronting onto Swanhurst Boulevard. To the south and west of the site are a mixture of existing automotive commercial uses, retail stores and restaurants.

The surrounding land uses are:

North: Portuguese Cultural Centre
 East: Low Density Residential (Single-detached homes)
 South: Mixed Use (Retail stores and restaurants)
 West: Commercial Uses (Automotive Repair), CP Railway

Neighbourhood Context

The subject property is located on the east side of Queen Street North, north of Britannia Road West, in the Streetsville Neighbourhood Character Area. The lands south of Britannia Road West are in the Streetsville Community Node.

The Streetsville Community Node area has evolved over centuries and became the Town of Streetsville in 1962. In 1974, the Town was amalgamated into the newly created City of Mississauga. The subject property is located outside of the boundaries of the Streetsville Community Node.

Britannia Road West is identified as a Corridor in the Mississauga Official Plan (MOP). The Britannia Road West Corridor functions more as an arterial road servicing major and minor collector roads east and west of the Streetsville area. Section 5.4.1 of MOP defines a Corridor as including the lands on either side of the Road. Although Britannia Road West is classified as a Corridor, the subject property does not have frontage onto Britannia Road West and is, therefore, not on a Corridor.

In recent years, there has been more residential infill development on underutilized parcels of land south of the subject property within the Streetsville Community Node.

Other Development Applications

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

- SP 21-080 W11 – 31 Queen Street South – application in process for new three storey, mixed use building.
- SP 20-114 W11 – 66 Queen Street South – application approved for a three storey residential apartment building in January 2022.
- SP 07/208 W11 – 53 Queen Street South – application approved for mixed use building in August 2020.
- OZ/OPA 21-014 W11 – 6, 10 and 12 Queen Street South, 16 James Street, and 12 William Street – application in process for two blocks consisting of 73 stacked townhomes on private condominium roads and four live/work units with retail space fronting Queen Street South.



Aerial Photo of 21-51 Queen Street North

Demographics

Based on the 2016 census, the existing population of the Streetsville Neighbourhood area is 10,685 with a median age of this area being 43 (compared to the City's median age of 40). 68% of the neighbourhood population is of working age (15 to 64 years of age), with 16% children (0-14 years) and 16% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 12,000 and 12,100 respectively. The average household size is 3 persons with 5% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 3,150 units (82%) owned and 690 units (18%) rented with a vacancy rate of approximately 0.7%*. In addition, the number of jobs within this Character Area is 1,010. Total employment combined with the population results in a PPJ for Streetsville Neighbourhood of 27 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 in Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the Northwest geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.*

Community and Transportation Services

The application is anticipated to have minimal impact on existing services in the community. The area is well-served by major City of Mississauga facilities such as the Streetsville Library and Frank Dowling Park. At a larger distance, Streetsville Memorial

Park and Vic Johnson Community Centre add additional recreational options.

The site is 1.5 km (0.9 mi.) from Streetsville GO Station, which provides commuter rail service Monday through Friday, to Union Station in the morning and Milton GO Station in the evening. Streetsville GO Station is also served by all day, two way bus service.

The following MiWay bus route currently service the subject property:

- Route 10 – Bristol-Britannia
- Route 39 – Britannia
- Route 43 – Matheson-Argentia
- Route 44 – Mississauga Road
- Route 87 – Meadowvale Skymark

4. Summary of Applicable Policies, Regulations and Proposed Amendments

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 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</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 transit supportive development, 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 a and 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>

Policy Document	Legislative Authority/Applicability	Key Policies
		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)
Region of Peel Official Plan (ROP)	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.	The ROP identifies the subject lands as being located within Peel's Urban System. 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, to recognize the integrity and physical characteristics of existing communities, provide for the needs of Peel's changing age structure and allow opportunities to live in their own communities as they age, and achieving an urban form and densities that are pedestrian friendly and transit supportive.

Mississauga Official Plan

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 and Amendment No. 1 (2020).

Existing Designation

The lands are located within the Streetsville Neighbourhood Character Area and are designated **Mixed Use**. The **Mixed Use** designation permits residential uses in conjunction with other permitted uses such as financial institutions, personal service establishments, restaurants, retail stores and secondary offices. A Floor Space Index (FSI) of 0.3-1.0 is permitted on the subject lands.

The subject property is not located within a Major Transit Station Area (MTSA).

Proposed Designation

The applicant is proposing to change the designation to **Residential High Density** to permit a 9 storey condominium apartment building with 390 units and ground floor commercial space. 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.

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



Relevant Mississauga Official Plan Policies

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

	General Intent
Chapter 5 Direct Growth	<p>Most of Mississauga's future growth will be directed to Intensification Areas (Section 5.1.4).</p> <p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Section 5.1.6)</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</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. (Section 5.3.5.1)</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. (Section 5.3.5.2)</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. (Section 5.3.5.3)</p> <p>Redevelopment of Mixed Use sites that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the existing non-residential component will be maintained after redevelopment. (Section 5.3.5.4 – Under Appeal)</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. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
Chapter 6 Value The Environment	<p>To ensure that contaminated sites are identified and appropriately addressed by the proponent of development, the following will be required:</p> <ol style="list-style-type: none"> the owners of lands proposed for development will submit information as required by the City to identify the potential for contamination; landowners will consider all potential sources of contamination such as disposal of waste materials, maintenance activities and spills and may also include contamination from adjacent commercial properties, such as, gas bars, motor vehicle service stations, motor vehicle repair garages and dry-cleaning facilities;

	General Intent
	<p>c. the development approval or approval of amendments to this Plan for known or potentially contaminated sites will be deferred until the proponent of development undertakes a study assessing the potential for contamination in accordance with the Provincial Government regulations and standards and City policies; and</p> <p>d. if the study indicates potential for soil or ground water contamination, an assessment of the soil and groundwater conditions will be required. If contamination is confirmed, a remedial action plan in accordance with Provincial Government regulations and standards appropriately addressing contaminated sites will be required. Recommendations contained within the plan will be implemented by way of conditions to development approval. (Section 9.7.1)</p> <p>Mississauga will actively promote the redevelopment and clean up, if necessary, of brownfield sites. (Section 6.7.4)</p> <p>In order to discourage the encroachment of sensitive land uses on existing industrial noise sources, a feasibility and/or detailed noise impact study will be submitted prior to approval of development in proximity to an existing industrial noise source. This will identify options for mitigation at the source and at the proposed development site. (Section 6.10.1.1)</p> <p>Development with a residential component such as dwellings, or any development that includes bedrooms, sleeping quarters or reading rooms and other noise sensitive uses that will be subject to high levels of noise from a stationary noise source, will only be permitted if noise mitigation measures are implemented at the source of the noise or if the development contains mitigative measures which will result in noise levels that comply with the limits specified by the applicable Provincial Government environmental noise guideline. (Section 6.10.1.5)</p> <p>Where residential and other land 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. Residential development or 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 feasibility and/or 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. (Section 6.10.4.1)</p> <p>Mississauga will require tenants and purchasers to be notified where the analysis indicates that anticipated sound levels in the outdoor living area would exceed the outdoor sound level limits stipulated by the applicable Provincial Government environmental noise guideline by up to five dBA. Notice will also be required when rail noise necessitates central air conditioning or the provision for central air conditioning to achieve the indoor noise level limits stipulated by the applicable Provincial Government environmental noise guideline. (Section 6.10.4.4)</p> <p>As a condition of approval of development applications, notice will be given by the developer to purchasers and tenants of existing and potential impacts of rail use and operations and the maintenance of the required abatement measures. (Section 6.10.4.5)</p>
Chapter 7 Complete	Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)

	General Intent
Communities	<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. (Section 7.2.1)</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. (Section 7.2.2) <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
Chapter 9 Build A Desirable Urban Form	<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. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>The city vision will be supported by site development that: a. respects the urban hierarchy; b. utilizes best sustainable practices; c. demonstrates context sensitivity, including the public realm; d. promotes universal accessibility and public safety; and e. employs design excellence (Section 9.1.10)</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. (Section 9.1.5)</p> <p>Private open space and/or amenity areas will be required for all development (Section 9.3.5.5)</p> <p>Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (Section 9.3.5.6)</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. In Intensification Areas, alternatives to at grade amenities may be considered. (Section 9.3.5.7)</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. (Section 9.5.1.1)</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context. (Section 9.5.1.3)</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5)</p>

	<p>General Intent</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9) Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>Development proponents will be required to ensure that pedestrian circulation and connections are accessible, comfortable, safe and integrated into the overall system of trails and walkways. (Section 9.5.2.3)</p>
<p>Chapter 11 General Land Use Designations</p>	<p>Lands designated Residential High Density will permit the following use: a. apartment dwelling; b. uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property; and c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive-through facilities. (Section 11.2.5.6)</p> <p>Lands designated Mixed Use will permit the following uses: a. commercial parking facility; b. financial institution; c. funeral establishment; d. makerspaces e. motor vehicle rental; f. motor vehicle sales; g. overnight accommodation; h. personal service establishment; i. post-secondary educational facility; j. residential, in conjunction with other permitted uses; k. restaurant; l. retail store; and m. secondary office. (Section 11.2.6.1)</p> <p>The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses. (Section 11.2.6.2)</p> <p>Lands designated Mixed Use where developments are proposed that consist primarily of residential uses, with non-residential uses at grade only, will be required to submit an Official Plan Amendment for the appropriate residential designation. (Section 11.2.6.3)</p> <p>The Mixed Use designation will permit residential uses in the same building with another permitted use but dwelling units will not be permitted on the ground floor. (Section 11.2.6.4)</p> <p>Residential uses permitted within the Mixed Use designation will not include detached, semi-detached or duplex dwellings. (Section 11.2.6.5)</p>
<p>Chapter 16 Neighbourhoods</p>	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)</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: a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan. (Section 16.1.1.2)</p> <p>Development will be compatible with and enhance the village character of Streetsville as a distinct established community by integrating with the surrounding area. (Section 16.24.1.1)</p>

	General Intent
Chapter 19 Implementation	<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; • that a municipal comprehensive review of the land use designation or a five year review is not required; • 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. (Section 19.5.1)

Mississauga Zoning By-law

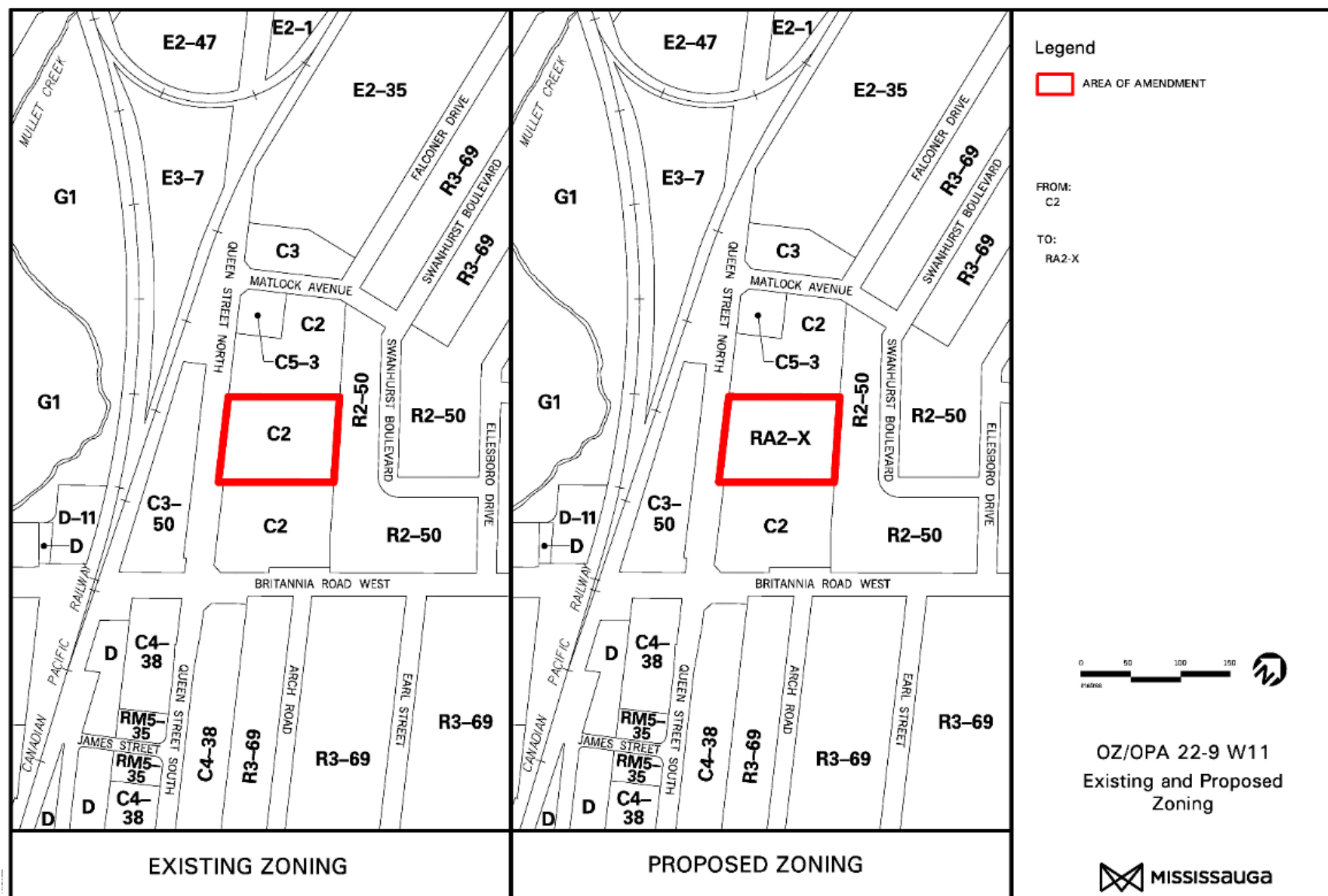
Existing Zoning

The subject property is currently zoned **C2** (Neighbourhood Commercial) which permits a range of commercial uses; including, retail, service commercial, office, and entertainment and recreation type uses.

Proposed Zoning

The applicant is proposing to zone the property **RA2 - Exception** (Apartments - Exception) to permit a 9 storey condominium apartment building with 390 units and ground floor commercial.

Through the processing of the applications staff may recommend a more appropriate zone category for the development in the Recommendation Report.



Excerpt of Zoning Map 45W

Proposed Zoning Regulations

Zone Regulations	Permitted C2 Base Zone Regulations	RA2 Base Zone Regulations	Proposed RA2- Exception Amended Zone Regulations
Permitted Uses	Retail Store, Restaurant, Convenience Restaurant, Take-out Restaurant, Service Establishment, Commercial School, Medical Office, Office, Recreational Establishment, Private Club	Apartment, Long-Term Care Building, Retirement Building	Apartment, Long-Term Care Building, Retirement Building, C2 – Neighbourhood Commercial Uses
Maximum Gross Floor Area – Non-Residential where a lot abuts a residential zone	12,000 m ² (129,167 ft ²)	N/A	N/A
Maximum Floor Space Index (FSI)	N/A	1.0	2.88
Maximum height	Sloped Roof 20.0 m (65.6 ft.) and 4 storeys	26.0 m (85.3 ft.) and 8 storeys	31.9 m (104.7 ft.) and 9 storeys (excluding mechanical penthouse)
Minimum Front Yard & Exterior Side Yard for that portion of that dwelling with a height greater than 13.0 m	N/A	7.5 m (24.7 ft.)	Front Yard: 5.3 m (17 ft.)
Minimum Front Yard & Exterior Side Yards for that portion of that dwelling with a height greater than 26.0 m	N/A	10.5 m (34.5 ft.)	9.9 m (32.5 ft.)
Minimum Interior Side Yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	N/A	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Where a rear lot line, or any portion thereof, abuts a zone permitting	6.0 m (19.7 ft)	7.5 m (24.7 ft.) plus 1.0 m (3.3 ft.) for each additional 1.0	15.3 m (50.2 ft.)

Zone Regulations	Permitted C2 Base Zone Regulations	RA2 Base Zone Regulations	Proposed RA2- Exception Amended Zone Regulations
detached and/or semi-detached		m (3.3 ft.) of dwelling height , or portion thereof, exceeding 10.0 m (32.8 ft) to a maximum setback requirement of 25.5 m (83.6 ft)	
Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	N/A	1.0 m (3.3 ft.)	1.8 m (5.9 ft.)
Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	N/A	1.8 m (5.9 ft.)	4.6 m (15.1 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 projects	N/A	1.8 m (5.9. ft.)	1.8 m (5.9 ft.)
Minimum Above Grade Separation between Buildings for that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	N/A	12.0 m (39.4 ft.)	9.7 m (31.8 ft.)
Minimum Above Grade Separation between Buildings for that portion of dwelling with a height greater than 26.0 m	N/A	15.0 m (49.2 ft.)	9.7 m (31.8 ft.)

Zone Regulations	Permitted C2 Base Zone Regulations	RA2 Base Zone Regulations	Proposed RA2- Exception Amended Zone Regulations
Required parking spaces Condominium Apartment*	N/A	Precinct 4 Apartment Condo: 1.1 spaces per unit = 429 Apartment Condo Visitor: 0.2 spaces per unit = 78	Residential spaces: 453 Visitor Spaces: 78
Required parking spaces non-residential uses	Varies depending on use	Other Non-Residential Uses: 5.4 spaces per 100 m ² (1,076 ft ²) of GFA	Retail Spaces: 44
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	N/A	3.0 m (9.8 ft.)	0.9 m (3 ft.)
Minimum setback from a waste enclosure/loading area to a street line	N/A	10.0 m (33 ft.)	9.7 m (31.8 ft.)
Minimum landscaped area	N/A	40%	14%
Minimum depth of a landscaped buffer along any other lot line	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)	1.0 m (3.3 ft.) along the west property line
Minimum percentage of total required amenity area to be provided in one contiguous area	N/A	50%	48.7%
Minimum amenity area to be provided outside at grade	N/A	55.0 m ² (592 ft ²)	0 m ² (0 ft ²)
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p> <p>*Council endorsed new parking rates on May 4, 2022 which are now in effect. The applications were submitted prior to the enactment of the new parking rates. As part of the next resubmission, the applicant is required to review the new parking rates and submit revised documentation and drawings for the proposed development based on the in effect parking rates.</p>			

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) and Amendment No. 1 (2020), *Provincial Policy Statement* (2020), 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.

A Housing Report was provided as part of the application submission. However, more information is required to be provided in order to effectively evaluate if the proposal provides a range of housing options for residents and the amount of affordable units required. At the time of initial submission, the tenure of the proposed development was not indicated and, therefore, a formal affordable housing request has not yet been determined.

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation		
	Ray Underhill Public School	Dolphin Senior Public School	Streetsville Secondary School
31 Kindergarten to Grade 5	Enrolment: 271	Enrolment: 521	Enrolment: 891
8 Grade 6 to Grade 8	Capacity: 378	Capacity: 555	Capacity: 1,008
5 Grade 9 to Grade 12	Portables: 1	Portables: 0	Portables: 0

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
	St. Joseph (Streetsville) Catholic Elementary School	St. Aloysius Gonzaga Catholic Secondary School
7 Kindergarten to Grade 8	Enrolment: 293	Enrolment: 1732
6 Grade 9 to Grade 12	Capacity: 478	Capacity: 1656
	Portables: 2	Portables: 0

6. Community Questions and Comments

A community meeting was held by former Ward 11 Councillor, George Carlson, on June 28, 2022. Approximately 50-60 residents attended the meeting.

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.

- Does the development fit into and preserve the existing character of the Streetsville area?
- The proposal will increase traffic congestion and speed in the area.
- Is the proposed built form and height appropriate?
- Will the proposed development result in increased shadow impacts onto adjacent neighbourhoods?
- Does the proposal provide enough amenity area and landscaping?

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (June 3, 2022)	<p>Servicing:</p> <p>Water Servicing:</p> <p>An existing 300 mm (11.8 in) diameter water main is located on Queen Street North. An existing 200 mm (7.9 in) diameter water main is located within the Region of Peel easement along the east property line. This proposal requires connection to a municipal watermain with a minimum size of 300 mm (11.8 in) (Watermain Design Criteria 2.1). Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site. For this type of development proposal, we recommend, where possible, the consideration of a domestic water and fire system looped to municipal water, to provide a redundant water supply.</p> <p>Sanitary Sewer Servicing:</p> <p>An existing 250 mm (9.8 in) diameter sanitary sewer is located on Queen Street North. An existing 450 mm (17.7 in) diameter sanitary sewer is located within the Region of Peel easement along the east property line. Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p> <p>A satisfactory Functional Servicing Report (FSR) is required prior to Official Plan Amendment and Rezoning approval. The Region received the FSR dated 2021-12-06 and prepared by Siteplantech Inc. The Report is incomplete and outstanding information/revisions will be provided to the consultant.</p> <p>Regional Easement / Infrastructure:</p> <p>There is a Regional easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title. Existing easements dedicated to the Region of Peel for the purpose of sanitary sewer and/or watermain, must be maintained or the existing infrastructure relocated to the satisfaction to the Region of Peel, at the owners cost.</p>

Agency / Comment Date	Comments
	<p>Waste Management:</p> <p>For the residential units - The Region of Peel will provide front-end collection of garbage and recyclable materials subject to the Waste Collection Design Standards Manual.</p> <p>For the commercial units - Waste collection will be required through a private waste hauler and must be separated from residential waste.</p> <p>Planning and Public Health:</p> <p>Peel Region By-Law 1-2000 states that local Official Plans amendments are exempt from Regional approval where they do not require an amendment to the Regional Official Plan; where they have regard to 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. We are pleased to advise that this proposed amendment is exempt from approval under the Planning Act by the Region of Peel.</p> <p>The site design is on its way to contributing to a healthy built form. For further opportunities to enhance the site, we recommend the following for consideration on the future site plan: A well-designed streetscape improves the safety, the comfort and the convenience of travelling by foot or bike and makes the public space more inviting. We support the design of the entrances points from the proposed buildings to face the streetscape. A recommendation within our health assessment suggests that this built form design will promote walkability for pedestrians within the neighbourhood. Similarly, the locations and design of sidewalks and pathways should be strategically located to connect to community amenities and surrounding sidewalks. We recommend the inclusion of secure long and short-term bicycle parking on site for residents and visitors. Please consider reduced parking in favour of car share and car pool spots.</p>
<p>Dufferin- Peel Catholic District School Board (April 27, 2022)</p>	<p>This school board is satisfied with the provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.</p> <p>The Board requests that the following conditions be fulfilled prior to the final approval of the zoning by-law:</p> <p>That the applicant shall agree in the Development and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:</p> <ul style="list-style-type: none"> (a) "Whereas, despite the best efforts of 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 bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school." (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

Agency / Comment Date	Comments
Peel District School Board (May 4, 2022)	<p>This school board requires the inclusion of the following conditions in the applicable Agreement:</p> <p>The Peel District School Board requires that the following clause be placed in any agreement of purchase and sale and entered into with respect to any lots on this plan, within a period of five years from the date of registration of the development agreement.</p> <ul style="list-style-type: none"> (a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools." (b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Regions Bus Stop Assessment procedure and process (STOPR012)." (c) "The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchasers that due present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy."
City Community Services Department – Park Planning Section (June 13, 2022)	<p>The proposed development is near City owned lands identified as Frank Dowling Park (P-115), which is zoned G2 and OS1. This park is approximately 1.51 hectares (3.71 acres) in size and within 450 m (1,476 ft.) of the proposed development. Frank Dowling Park provides a variety of open space opportunities such as a community playground, picnic area, baseball diamond and trails. Staff are supportive of the proposed private amenity space be provided on the subject property to support everyday needs of future residents. Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with City's Policies and By-laws.</p>
City Transportation and Works Department (August 15, 2022)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p>Stormwater A Functional Servicing & Stormwater Management Report (FSR & SWM), prepared by Siteplantech Inc. and dated December 6, 2021, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the</p>

Agency / Comment Date	Comments
	<p>quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls.</p> <p>The applicant is proposing to connect to the City's storm sewer to service the development lands, with an outlet to the storm sewer within a City Easement along the northeast edge of the site, as well as on-site stormwater management controls for the post development discharge.</p> <p>The applicant is required to provide further technical information in order to:</p> <ul style="list-style-type: none"> • demonstrate that there will be no impact on the City's existing drainage system including how groundwater will be managed on-site. <p>Traffic</p> <p>A Traffic Impact Study (TIS) prepared by BA Consulting Group Ltd. and dated December 2021, was submitted in support of the proposed development and has been reviewed and audited by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • an updated Traffic Impact Study addressing all staff comments; • turning movement diagrams to evaluate the internal site circulation and access points; • review of the driveway access to ensure the adjacent municipal roads and the internal driveway can operate efficiently; and • address any traffic concerns from the community related to the proposed development. <p>Environmental Compliance</p> <p>A Phase One Environmental Site Assessment (ESA) Update report, dated June 17, 2021 and prepared by Grounded Engineering Inc., was submitted in support of the proposed development. The report indicates that further environmental site assessment is required. Therefore, following is to be submitted for further review:</p> <ul style="list-style-type: none"> • a signed and completed ESSQD form; • a letter of reliance for the Phase 1 ESA report; • a written document, prepared by a Qualified Person (QP) that includes a statement confirming that the fill material located on site is geotechnically and environmentally suitable, or will otherwise be / has been removed; • a written document, prepared by a Professional Engineer that includes a plan to decommission the wells, or provides proof of decommissioning; • a Phase II ESA prepared in accordance with O.Reg 153/04 (as amended);

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • if lands are to be dedicated to the City, a letter certified by a QP, stating that land to be dedicated to the City is environmentally suitable for the proposed use; • a Temporary Discharge to Storm Sewer Commitment Letter. <p>As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition (RSC) is required to be filed in accordance with O. Reg. 153/04 prior to enactment of the zoning by-law. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks.</p> <p>Noise</p> <p>A Transportation Noise & Vibration Feasibility Assessment prepared by Gradient Wind Engineering dated August 17, 2021, was received for review. The study evaluates the potential impact of environmental noise to and from the development. The study is required to recommend mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic, rail traffic and a nearby railway station. Staff are not satisfied with the study and require further information. Noise mitigation will be required in the form of upgraded building materials. However, further mitigation is to be recommended via a revised noise study as part of the next submission, to address staff comments.</p> <p>Engineering Plans/Drawings</p> <p>The applicant has submitted a number of technical plans and drawings (i.e. grading and servicing plans), which are to be revised as part of subsequent submissions, in accordance with City standards.</p>
	<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"> - City of Mississauga - Parks and Forestry – Arborist (Private Property, City Property) - City of Mississauga - Heritage Planning - City of Mississauga - Transit (Transit Infrastructure, Transit Reviewer) - Alectra - Canada Post - Canadian Pacific Railway (CP RAIL) - CS Viamonde - Enbridge - Greater Toronto Airport Authority (GTAA) - Rogers Cable - Trillium Health Partners

Development Requirements

There are engineering matters including: grading, environmental, 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.

8. Community Benefits Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the *Planning Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case.

As the subject proposal is more than 5 storeys and does contain 10 or more residential units in total, the CBC is applicable and will be payable at the time of first building permit.

9. Next Steps

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 the project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exceptions appropriate?
- Are there opportunities for the proposed development to contribute towards the City's affordable housing initiatives?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.