

City of Mississauga

Corporate Report



Date: 2019/01/29

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 18/011 W5

Meeting date:
2019/02/19

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit five apartment buildings containing 2,095 units with heights of 30, 35, 38, 50, and 50 storeys with retail and office commercial uses in the podiums

0 and 5044 Hurontario Street

Northwest corner of Eglinton Avenue West and Hurontario Street

Owner: Pinnacle International (Ontario) Ltd.

File: OZ 18/011 W5

Bill 139

Recommendation

That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Ltd. to permit five apartment buildings containing 2,095 units with heights of 30, 35, 38, 50, and 50 storeys with retail and office commercial uses in the podiums, under File OZ 18/011 W5, 0 and 5044 Hurontario Street, be received for information.

Background

The subject lands were part of a larger Master Planning exercise that started in 2007 and concluded in 2012 with the approval of a draft plan of subdivision, Official Plan Amendment, and implementing Zoning By-law. Since 2012 there have been a number of revisions to the Master Plan, as outlined in the site history (Appendix 1).

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

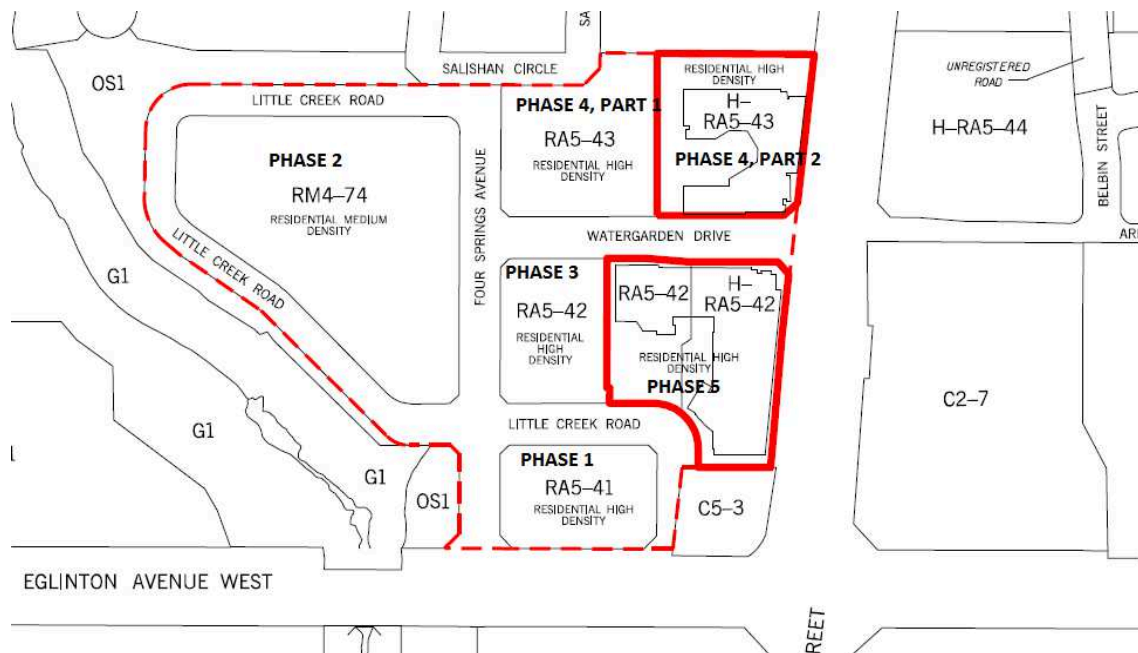
PROPOSAL

The subject lands constitute the two remaining vacant properties shown in red on the map below within the Pinnacle Master Plan community, one property to the north, and one property to the south of Watergarden Drive. The applicant is proposing an official plan amendment and rezoning to permit five apartment buildings with heights of 30, 35, 38, 50, and 50 storeys, and retail and office commercial uses in the podiums. Three of the apartment buildings are proposed on the north parcel (Phase 4, Part 2, 0 Hurontario Street), and two of the apartment buildings are proposed on the southerly parcel (Phase 5, 5044 Hurontario Street).

The applicant is proposing to amend the **Residential High Density – Special Site 6** policies to:

- increase the maximum number of apartment dwellings from 1,969 to 3,109
- decrease the minimum amount of required retail and office commercial space from 11 000 m² (118,403 sq.ft.) to 10 230 m² (115,175 sq.ft.)
- increase the maximum floor space index (FSI) from:
 - 5.19 to 6.99 in Area 6A, north parcel, (Phase 4, Parts 1 and 2); and
 - 7.11 to 8.23 in Area 6B, southerly parcel, (Phases 3 and 5)
- permit a maximum height of 50 storeys

Phasing plan of overall development



The zoning by-law will also need to be amended from **RA5-42** (Apartment Dwellings), **H-RA5-42** (Apartment Dwellings) and **H-RA5-43** (Apartment Dwellings) to **RA5-Exception** (Apartment Dwellings) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The properties are located on the west side of Hurontario Street, north of Eglinton Avenue West within the Uptown Major Node Character Area. The site is currently vacant. The surrounding neighbourhood contains apartment buildings and townhomes, with a commercial plaza located across Hurontario Street, and a gas station to the south.

The northern portion of the site is subject to a holding provision to deal with the development of the future Light Rail Transit (LRT) line. The southern portion of the site is subject to a holding provision that requires a satisfactory agreement with the City of Mississauga for a \$375,000 public art contribution for Area 'A2' (Phase 4, Part 2).

Aerial image of 0 and 5044 Hurontario Street



Applicant's rendering of the proposed development



LAND USE POLICIES AND REGULATIONS

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

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

Financial Impact

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

Conclusion

All agency and City department comments have been received. 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. Major issues to be addressed include: confirmation of the adequacy of the existing sewer and water services; review of impacts on traffic, provision of information to NAV CANADA; ensuring appropriate transition in heights; provision of affordable housing, and the mix of uses on the site.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner

Detailed Information and Preliminary Planning Analysis**Owner: Pinnacle International (Ontario) Ltd.****Table of Contents**

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1. Site History

Since 2012 there have been a number of revisions to the Master Plan, as outlined below:

- March 5, 2003 – The Region of Peel approved the Mississauga Plan policies for the Hurontario District, designating the subject lands as "Residential Low Density I", "Residential Medium Density I", "Residential High Density II", and "Public Open Space"
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were appealed. The matter was originally appealed by the applicant (Appeal No. 18) and was withdrawn in November 2008. The subject lands were initially zoned D (Development) which only permits legally existing uses
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals were filed, the policies of the new Mississauga Official Plan apply. The subject lands were designated **Residential High Density – Special Site 6** in the Uptown Major Node Character Area
- December 12, 2012 – City Council enacted By-law 0276-2012 to amend Mississauga Official Plan (MOPA 3) from **Residential Low Density II, Residential Medium Density I, Residential High Density II and Public Open Space** to **Residential Medium Density I and Residential High Density: Special Site 6, Public Open Space and Greenbelt**
- December 12, 2012 – City Council enacted By-law 0275-2012 which changed the zoning of the entire property from **D** (Development) to **RA5-43** (Apartment Dwellings – Exception) and **H-RA5-43** (Apartment Dwellings – Exception with Holding Provision) under file OZ 07/025 W5
- March 6, 2013 - The Draft Plan of Subdivision was approved under file T-M07006 W5
- September 10, 2014 – City Council enacted By-law 0243-2014 to amend Zoning By-law 0225-2007 which changed the zoning of Phase 3 from **H-RA5-42** (Apartment Dwellings – Exception with Holding Provision) to **RA5-42** (Apartment Dwellings – Exception) under file OZ 13/020 W5. This rezoning application reduced the number of proposed apartment buildings from three to two, while increasing the proposed building heights of both buildings. It also transferred the minimum 1 000 m² (10,764 sq. ft.) gross floor area non-residential (commercial) use requirement from the proposed building located in Phase 3 to the podium of the proposed building in Phase 5. A site plan was subsequently approved on August 19, 2016, under file SP 16/001 W5
- October 25, 2017 – City Council enacted By-law 0202-2017 to amend Mississauga Official Plan (MOPA 74) and Zoning By-law 0225-2007 from **H-RA5-43** (Apartment Dwellings – Exception with Holding Provision) and **RA5-43** (Apartment Dwellings – Exception) to **H-RA5-43** (Apartment Dwellings – Exception with Holding Provision) and **RA5-43** (Apartment Dwellings – Exception) under file OZ 16/010 W5. This application

reduced the number of permitted apartment buildings from three to two while increasing the proposed heights to 15 and 34 storeys on this parcel (Phase 4, Parts 1 and 2). It also transferred the minimum 4 770 m² (51,344 sq. ft.) gross floor area non-residential (commercial) use requirement from Phase 4, Part 1 and Phase 4, Part 2 to Phase 4, Part 2. A minimum gross floor area non-residential of 230 m² (3,476 sq. ft.) remained on Phase 4, Part 1.

Original and Revised Zoning Permissions within previous Phases of the Pinnacle Development							
Phase and File Number	Area	Originally Permitted Height	Subsequently Approved Height	Permitted # of Units	Proposed # of Units	Permitted FSI	Proposed FSI
1	0.53 ha (1.3 ac.)	25 and 28 storeys	25 and 28 storeys	463	463	7.5	7.5
2	1.95 ha (4.83 ac.)	3 storeys	3 storeys, 12.5 m (41 ft.)	100 townhomes	100 townhomes	0.97	0.97
3	0.51 ha (1.3 ac.)	15, 20 and 20 storeys	23 and 26 storeys	454	446	7.11	6.94
4, Part 1	0.73 ha (1.80 ac.)	10, 15 and 20 storeys and 10 townhomes	15 and 34 storeys	468	468	5.19	5.12
Totals	2.97 ha (7.39 ac.)	28 storeys	34 storeys	1,385 apartments 100 townhomes	1,376 apartments 100 townhomes	0.97 to 7.11	0.97 to 7.5

Existing and Proposed Zoning Permissions in last two Phases of the Pinnacle Development							
Phase and File Number	Area	Originally Permitted Height	Proposed Height	Permitted # of Units	Proposed # of Units	Permitted FSI	Proposed FSI
4, Part 2	0.73 ha (1.80 ac.)	10 to 25 storeys	38 and 50 storeys	280	935	5.19	8.87
5	1.03 ha (2.54 ac.)	3 to 34 storeys	30, 35 and 50 storeys	676	1,160	7.11	8.88
Totals	1.76 ha (4.34 ac.)	3 to 34 storeys	30 to 50 storeys	956	2,095	5.19 to 7.11	8.87 to 8.88

2. Site and Neighbourhood Context

The property is located on the west side of Hurontario Street, north of Eglinton Avenue West, within the Uptown Major Node Character Area. The site is currently vacant, with the exception of a temporary sales presentation centre located on the southerly parcel, but is zoned to permit apartment buildings with retail and office commercial uses. The Uptown Major Node is centred on the Hurontario Street and Eglinton Avenue intersection and is undergoing significant transition and growth.

A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Eglinton Avenue West, just south of the subject property. Land uses within the node consist of

apartment buildings, retail and office commercial, with some vacant parcels. Generally, there is a transition from high density to medium and low density residential buildings further from the Hurontario/ Eglinton intersection.

The population of this Major Node is forecast to more than double between 2011 (9,465) and 2041 (19,700), with a population density of 96.54 people/ha. Seventy percent of the population within this area are working age (15 to 64 years of age), 17% are children (0-14 years) and 13% are seniors (65 years and over). There are slightly fewer children and more seniors living in the Uptown Major Node Character Area when compared to the City as a whole. On average, the total number of persons within a household in this area is 2. Approximately 87% of the population living in apartments of five storeys or higher, which is significantly greater than the City's average (25%). The mix of housing tenure for the node is 2,665 units (67%) owned and 1,290 units (33%) rented, with a vacancy rate of approximately 0.8%.

The node contains the Emerald Centre (west side of Hurontario, north of Highway 403), Cityside Shopping Centre (northeast corner of Hurontario Street and Eglinton Avenue East), Mississauga Marketplace Plaza (southeast corner of Hurontario Street and Eglinton Avenue East) and 30 Eglinton West Commercial Centre (southwest corner of Hurontario Street and Eglinton Avenue West). These plazas provide a range of services including a grocery store, drug store, medical offices, gym, Service Ontario, and restaurants. The Frank McKechnie Community Centre and Library are located on Bristol Road East, east of Hurontario Street, northeast of the subject property, approximately 2 km (1.24 miles) away from the site.

There are several bus service routes (19, 19A, 19B, 19C, and 103) which provide access directly to the Downtown Transit Terminal, which connects to the Cooksville GO station and to the Transit Way. There are also bus service routes on Eglinton Avenue (35 and 35A) which provide access to the Islington (TTC) Station.

Aerial Photo



Property Size and Use	
Frontages:	
0 Hurontario Street (north parcel)	79 m (259 ft.)
5044 Hurontario Street (south parcel)	113 m (371 ft.)
Depth:	
0 Hurontario Street (north parcel)	85 m (278.87 ft.)
5044 Hurontario Street (south parcel)	107 m (351.1 ft.)
Gross Lot Area:	
0 Hurontario Street	0.73 ha (1.80 ac.)
5044 Hurontario Street	1.03 ha (2.54 ac.)
Total	1.76 ha (4.32 ac.)
Existing Uses:	Vacant

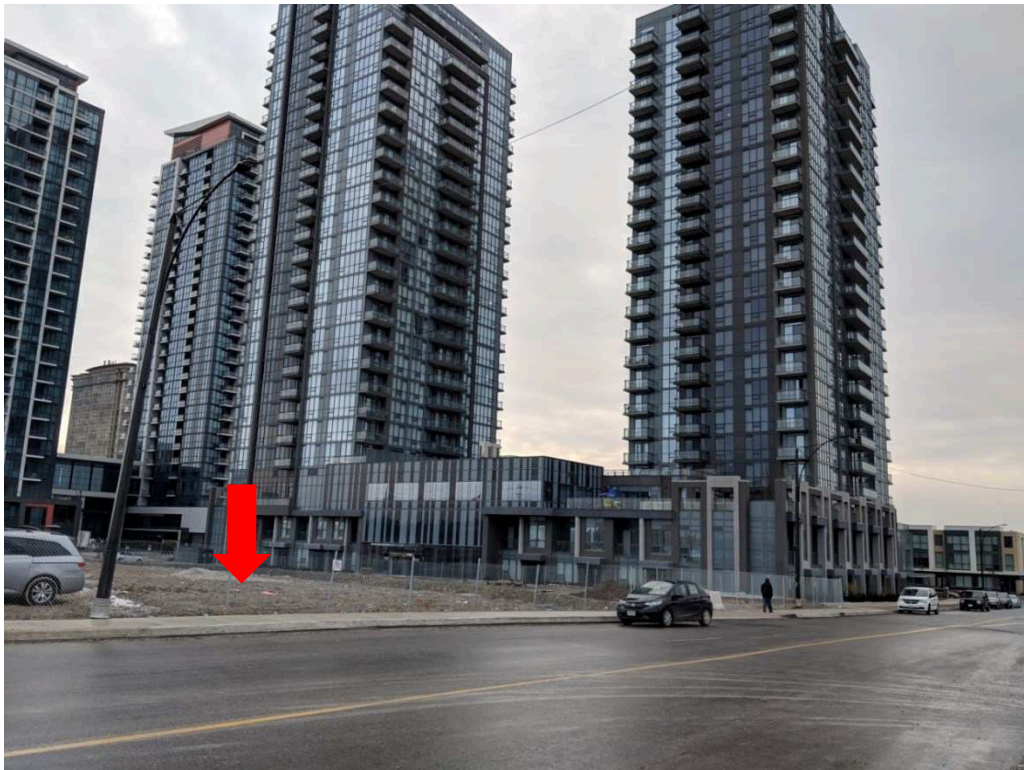
The surrounding land uses are:

- North: Ten storey apartment building, Gardenview Court (Peel Non-Profit)
- East: Vacant lands zoned for three apartment buildings with maximum heights of 21, 27 and 30 storeys and an existing commercial plaza across Hurontario Street
- South: Gas station, and two apartment buildings with heights of 25 and 28 storeys
- West: Vacant lands zoned for 15 and 34 storey apartment buildings, 23 and 26 storey apartment buildings and townhomes farther west

Image of existing conditions looking north from Watergarden Drive (Phase 4, Part 2)



Image of existing conditions looking south from Watergarden Drive (Phase 3 and 5)



Other Development Applications

There is an active site plan for two apartment buildings with heights of 15 and 34 storeys on Phase 4, Part 1 of the Master Plan, located on the north side of Watergarden Drive, east of Four Springs Avenue, and abutting the Part 2 lands.

There is an active site plan for a 33 storey apartment building, located at the southeast corner of Hurontario Street and Nahani Way, which is currently under construction.

There is also active development applications for six apartment buildings with proposed heights ranging between 30 to 45 storeys located on the vacant lands on the north side of Eglinton Avenue East, east of Hurontario Street.

Community Services

Servicing and parkland provision was addressed through the original development application approvals. Should this application be approved, with a total of 2,095 residential units, Cash in Lieu of Parkland will be required for 460 of these units prior to the issuance of building permits.

Kingsbridge Common Park is located on the east side of Regents Terrace, south of Eglinton Avenue, which is less than 1 275 m (4,183 ft.) from the subject lands. There are also new parks that have not yet been named, located west of the subject property along Little Creek Road, less than 127.5 m (418.3 ft.) from the subject lands.

Cooksville Creek Public School is located on the west side of Salishan Circle, south of Ceremonial Drive. Fairwind Senior Public School is located on the east side of Fairwind Drive, north of Ceremonial Drive, and Rick Hansen Secondary School is located to the northwest of Eglinton Avenue West and Mavis Road.

3. Project Details

The applications are to permit five apartment buildings with heights of 30, 35, 38, 50 and 50 storeys with retail and office commercial uses permitted in the first three floors of the buildings facing Hurontario Street.

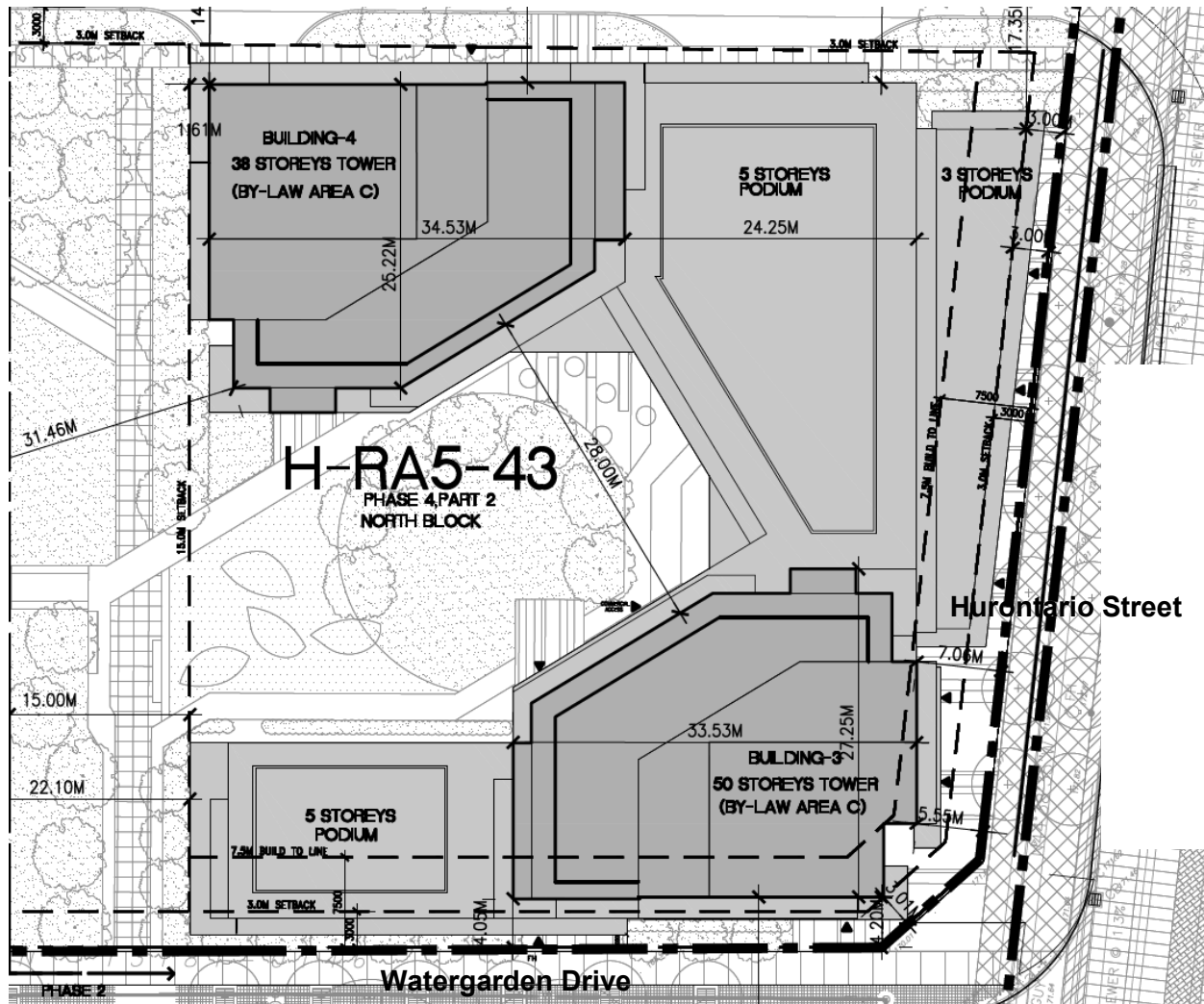
Development Proposal	
Applications submitted:	Received: June 1, 2018 Deemed incomplete: June 28, 2018 Deemed complete: July 4, 2018
Developer/Owner/Applicant:	Pinnacle International (Ontario) Ltd.
Number of units: 0 Hurontario Street (north parcel) 5044 Hurontario Street (south parcel) Total	935 1,160 2,095
Proposed Residential Gross Floor Area:	145 378.7 m ² (1,564,843 sq.ft.)
Proposed Non-Residential Gross Floor Area:	10 663.5 m ² (114,781 sq.ft.)
Total Gross Floor Area (GFA)	156 042.2 m ² (1,679,624 sq.ft.)

Development Proposal	
Height:	30, 35, 38, 50 and 50 storeys
Lot Coverage:	49.0% (north parcel) and 57.5% (south parcel)
Floor Space Index:	6.99 (north parcel) and 8.23 (south parcel)
Landscaped Area:	38.5% (north parcel) and 37.0% (south parcel)
Net Density:	2,578 people/ha and 1,062 people/ac
Anticipated Population:	4,588 people* *Average household sizes for all units (by type) based on the 2016 Census
Parking:	Required Proposed
resident spaces	2316 2367
shared visitor/commercial spaces*	512 512
Total	2828 2879
Green Initiatives:	<ul style="list-style-type: none"> • Below grade rainwater detention facilities • Permeable pavers • Planting large shade trees along street frontages • Native vegetation

*Note: greater of visitor parking required or all non-residential parking required

Concept Plan and Elevations

North Parcel Site Plan – 0 Hurontario Street



PHASE 5 SOUTH BLOCK

H-RA5-42

Watergarden Drive

Hurontario Street

Little Creek Road

BUILDING-1
30 STOREYS TOWER (BY-LAW AREA D)
3 STOREYS PODIUM

BUILDING-2
35 STOREYS TOWER (BY-LAW AREA D)
3 STOREYS PODIUM

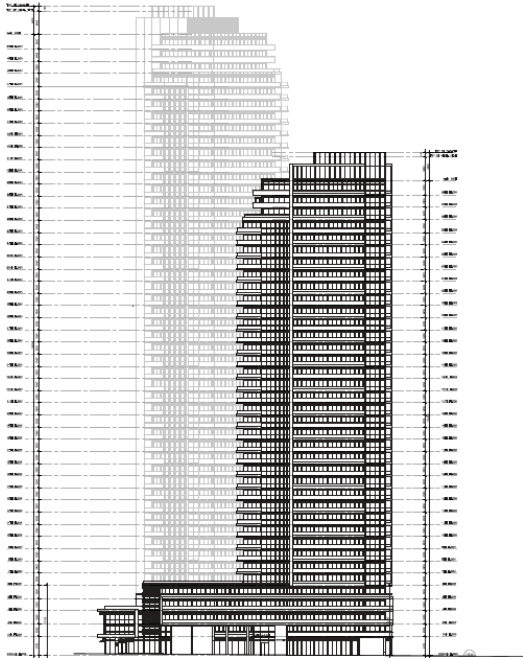
BUILDING-3
30 STOREYS TOWER (BY-LAW AREA D)
3 STOREYS PODIUM

PHASE 5

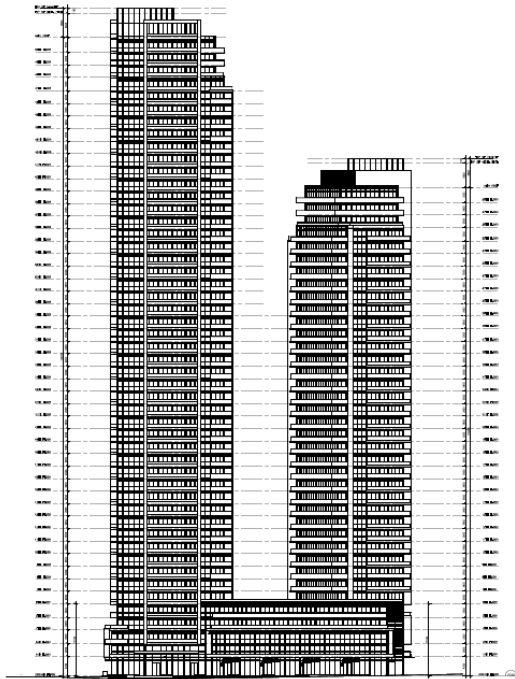
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Elevations

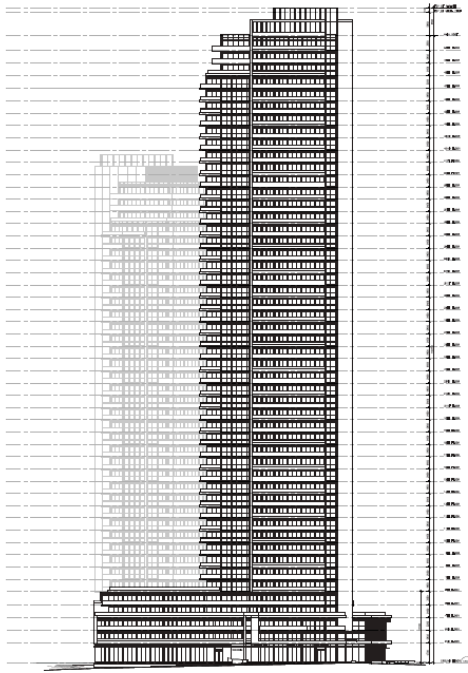
Phase 4, Part 2 - North



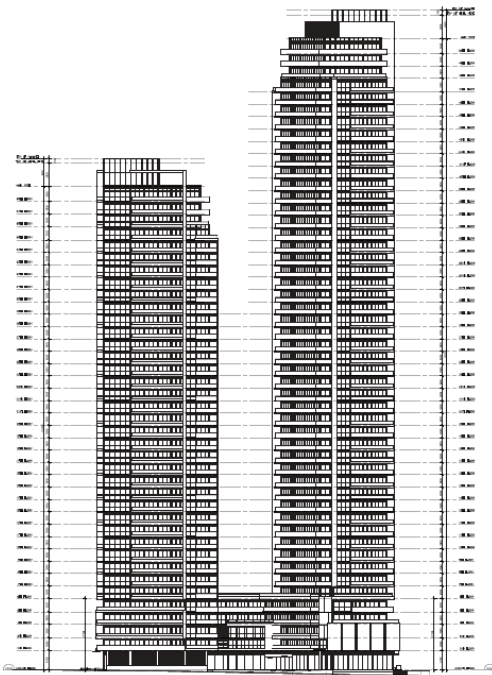
Phase 4, Part 2 – East



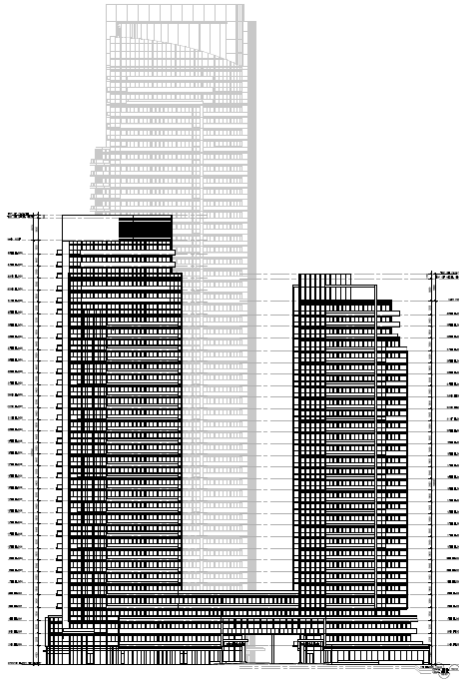
Phase 4, Part 2 – South



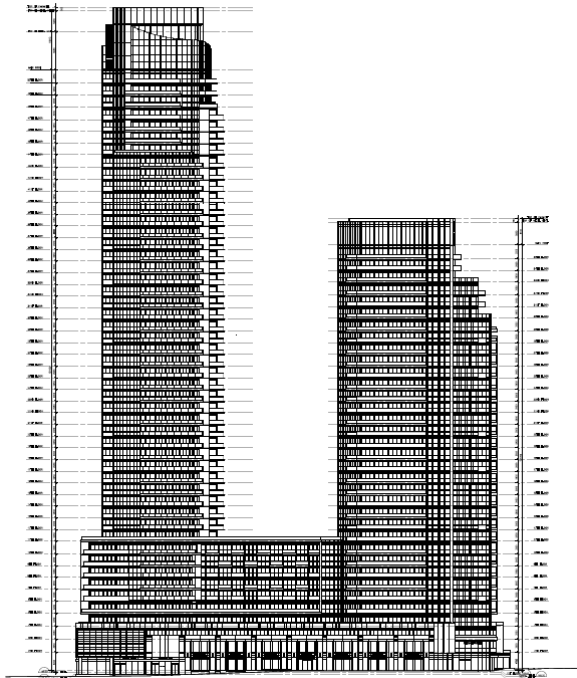
Phase 4, Part 2 – West



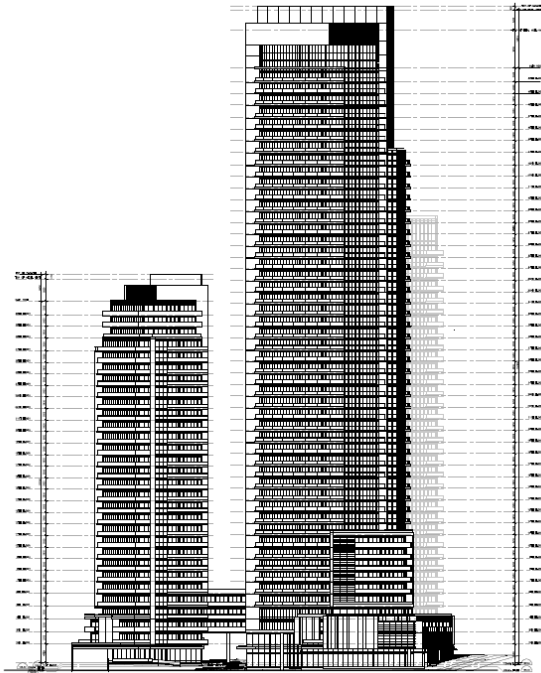
Phase 5 – North



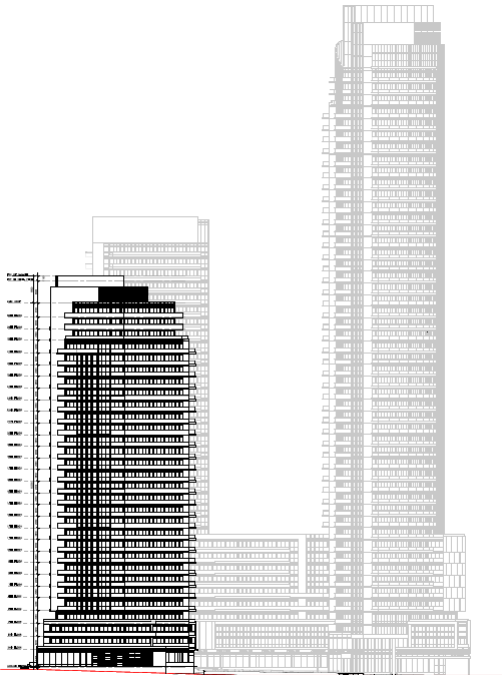
Phase 5 – East



Phase 5 – South



Phase 5 – West



Applicant's rendering



4. Community Comments

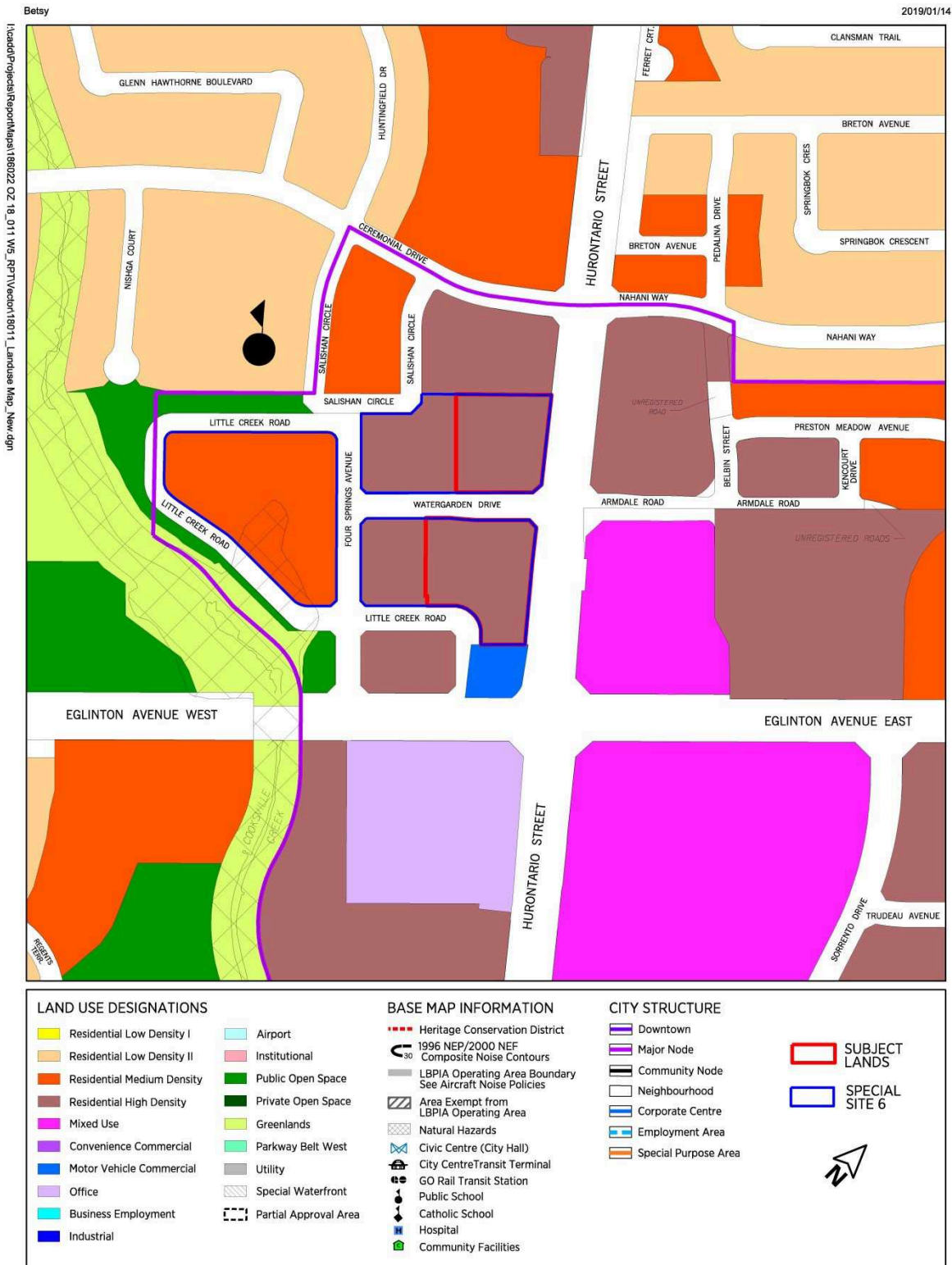
The following comments received through letters and emails as well as any other issues raised at the public meeting, will be addressed in the Recommendation Report, which will come at a later date.

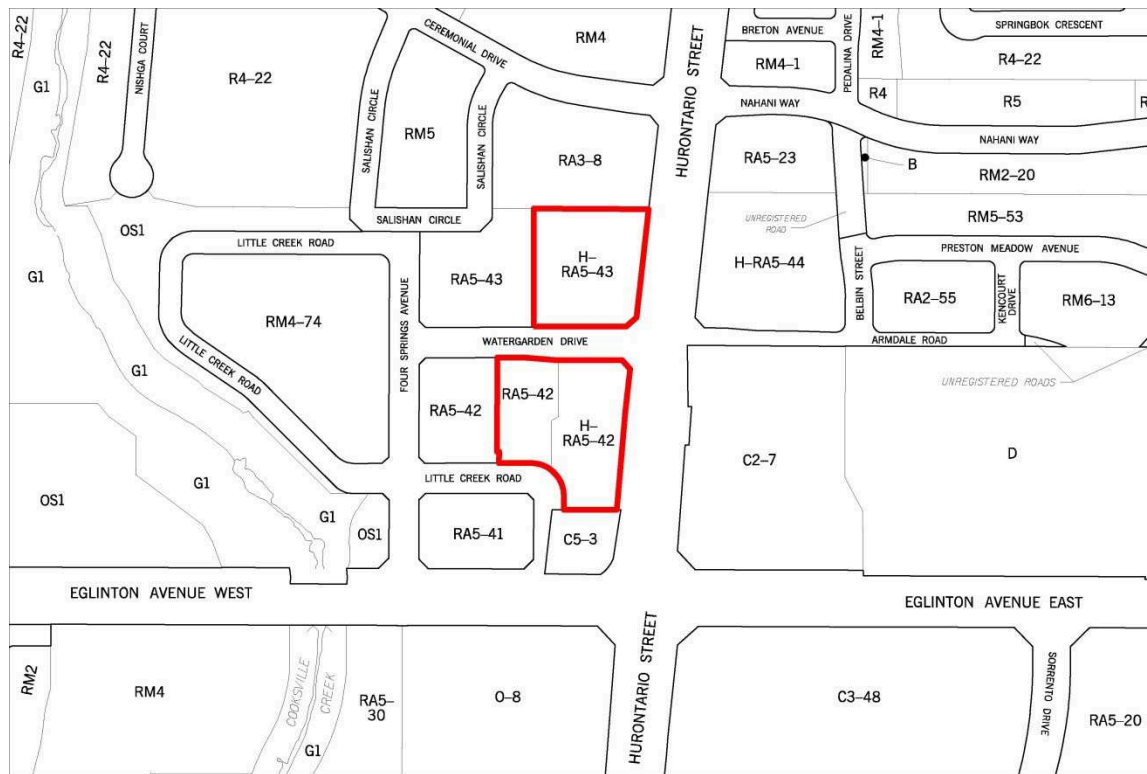
- Concern with proposed height and density
- Additional traffic generated by the development will impact the entire neighbourhood and in particular, the intersections of Four Springs Avenue and Eglinton Avenue West and Watergarden Drive and Hurontario Street
- Concerns were expressed for pedestrian safety
- Insufficient visitor parking spaces in the neighbourhood
- Concern with lack of green space and/or parkland
- Concern with stormwater management

No community meetings have been held.

5. Land Use Policies and Regulations

Excerpt of Uptown Major Node Land Use



Existing Zoning and General Context**Proposed Zoning and General Context**

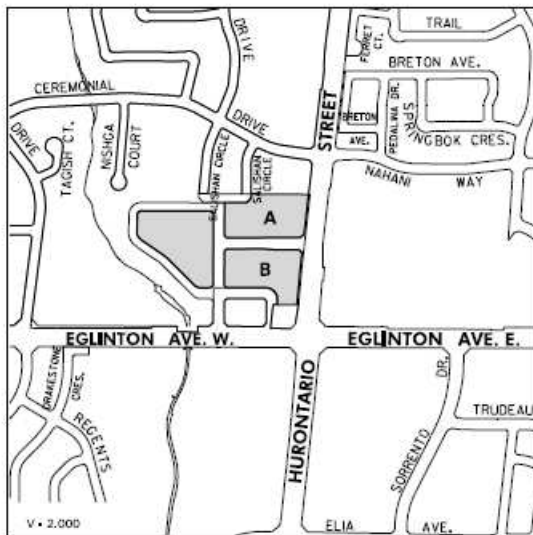
Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

Policy	Mississauga Official Plan (MOP) Policies	Proposal
<i>Provincial Policy Statement (PPS)</i>	The existing policies of MOP are consistent with the PPS	The proposed development is being reviewed for consistency with the PPS.
<i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i>	The existing policies of MOP conform with the <i>Growth Plan</i>	The proposed development is being reviewed for conformity with the <i>Growth Plan</i> .
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed application is exempt from Regional approval
Mississauga Official Plan	<p>The lands are located within the Uptown Major Node Character Area and are designated Residential High Density – Special Site 6 which permits apartment dwellings.</p> <p>Major Node policies are intended to ensure they develop as a prominent centre with a regional and city focus, and will be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups. Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>	The applicant is proposing to amend the Residential High Density – Special Site 6 designation to permit apartment buildings. This designation is consistent with the intent of the official plan but will need to address transitions, the City Structure hierarchy, as well as servicing and built form policies, as outlined in the Development Issues section below
Zoning By-law 225-2007	The lands are currently zoned RA5-42 (Apartment Dwellings), H-RA5-42 (Apartment Dwellings) and H-RA5-43 (Apartment Dwellings)	The applicant is proposing to change the existing zoning to increase the number of apartment buildings, dwelling units, and proposed heights, and to redistribute office and retail commercial uses on-site.

Existing and Proposed Mississauga Official Plan Designation for the Subject Site**Existing Designation**

Residential High Density – Special Site 6 includes Phases 2 through 5 of the Pinnacle Master Plan (see Page 3 of the report) and permits apartment buildings.

13.4.4.6 Site 6

13.4.4.6.1 The lands identified as Special Site 6 are located within the northwest quadrant of Eglinton Avenue West and Hurontario Street.

Notwithstanding the provisions of MOP, the following additional policies also apply:

- a. A maximum of 1,969 dwelling units will be permitted
- b. A minimum of 11 000 m² (118,403 sq. ft.) and a maximum of 25 200 m² (271,251 sq.ft.) of retail commercial and office space will be provided, contained within the first three floors of the apartment buildings within Area 6A and 6B
- c. Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A will be permitted to develop to a maximum *floor space index (FSI)* of 5.19 and a height of 34 storeys
- d. Notwithstanding the provision of the Residential High Density designation, the lands identified as Area 6B will be permitted to develop to a maximum *floor space index (FSI)* of 7.11 and a height of 34 storeys

Proposed Designation

Residential High Density – Special Site 6 which permits apartment buildings, however, the following additional policies will apply:

- a. a maximum of 3,109 dwelling units
- b. a minimum combined total of 10 230 m² (115,175 sq.ft.) of retail commercial and office uses within the first three floors of the buildings fronting onto Hurontario Street

- c. Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A will be permitted to develop to a maximum Floor Space Index (FSI) of 6.99, and a height of 50 storeys
- d. Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6B will be permitted to develop to a maximum Floor Space Index (FSI) of 8.23 and a height of 50 storeys

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/011 W5 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	MOP provides for efficient land use patterns by recognizing that development and intensification will occur; however, the magnitude will vary in accordance with the City's urban hierarchy. (5.3 City Structure).	The proposed redevelopment represents a significant intensification. As part of the next staff report, the applications will be assessed with regard to whether the proposed built form appropriately addresses the City Structure.
1.1.3.2 Land use patterns within settlement areas shall be based on: <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate 	The Uptown Major Node is identified as a Major Node which is an element in the City's urban structure that is intended for intensification and provides a mix of uses (as identified on Schedule 10 Land Uses of MOP) and allows for higher density	The proposed redevelopment efficiently uses land and resources, infrastructure and public service facilities; it supports active transportation and is transit supportive. A range of uses has been proposed through this development application.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Consistency
<p>for and efficiently use infrastructure and public service facilities</p> <p>3. minimize negative impacts to air quality and climate change and promote energy efficiency</p> <p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>housing). As described in policy 5.3.2, Major Nodes among other things are intended to:</p> <ul style="list-style-type: none"> • Be a prominent centre with a regional and city focus • Provide access to a mix of uses including employment, commercial, residential, educational and open space and a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups • Achieve a targeted gross density of between 200 and 300 residents plus jobs per hectare. 	<p>An evaluation of the mix of jobs and people will be provided in the recommendation report.</p> <p>The extent to which growth should be accommodated on the subject site, and the built form of the development is subject to further review and will be included in the next staff report.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The Uptown Major Node is an area intended for intensification (MOP policy 5.3.2). The proposed development can utilize surrounding community infrastructure (library, schools and places of religious assembly) and has access to adequate servicing (water, sanitary and storm facilities).</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p>	<p>The proposed development responds to intensification policies. Careful attention, however, is required to confirm appropriate scale and transitions to adjacent land uses, as well as the overall capacity of the Uptown Major Node. These issues will be discussed in the next staff report.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The Built Form policies of MOP (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. The proposed</p>	<p>The proposed development responds to intensification policies. The proposed transitions to adjacent properties are being evaluated. These issues will be discussed in the subsequent staff report.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Consistency
	development provides significant intensification within the Major Node and is being evaluated with respect to providing appropriate transitions to the surrounding properties. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).	
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Major Nodes are intended to provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups (5.3.2)	The proposed development may improve the range and variety of housing in the City, should it be determined to represent good planning with an appropriate built form. The applicant has not yet indicated the level of affordable housing proposed.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i> 4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with the relevant policies of the Provincial Policy Statement.	These applications are generally supportive of a number of PPS and MOP policies. The applications are also being further evaluated with respect to MOP policies concerning traffic, servicing capacity, height and transition to surrounding land uses.

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies ("OZ 18/011 W5 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	The policies of MOP will accommodate growth within the existing urban boundary, helping to reduce sprawl. The policies provide a planning framework to address the challenges of accommodating growth. Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth Plan anticipates.	The development applications represent growth within the existing urban boundary. Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a	The site location on Hurontario Street is supportive of existing and future public transit (LRT). The appropriateness of the built form as it relates to implementing the Vision is being further evaluated.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Conformity
	<p>strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP Section 4.5).</p> <p>The intent is to further develop the Uptown Major Node as a prominent centre with a regional and city focus, by serving it with higher order transit, providing access to a mix of uses, and by promoting an urban form and development that supports and encourages active transportation.</p>	
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity 	<p>MOP policies include but are not limited to:</p> <ul style="list-style-type: none"> a. Providing for a mix of uses including employment, commercial, residential, educational and open space. b. Identifying the area as a Major Node which is intended to accommodate intensification with a gross density of between 200 and 300 residents plus jobs (MOP Section 5.3.2); c. Providing for a variety of higher density housing for people in different phases of their lifecycle and for a variety of income 	<p>The development applications are supportive of many Growth Plan principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines.</p> <p>The mix of uses and housing affordability will need further review through the processing of this application.</p> <p>The population for the site is proposed to be 2,578 people/ha (1,062 people/ac).</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Conformity
<p>of communities</p> <p>g. Protect natural heritage, hydrologic, landforms</p> <p>h. Conserve and promote cultural heritage</p> <p>i. Integrate climate change considerations</p>	<p>groups.</p> <p>d. Ensuring that development in Major Nodes will be in a form and density that achieves a high quality urban environment.</p>	
1.2.2 Legislative Authority		
<p>General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan</p>	As illustrated through this table, MOP generally conforms to the Growth Plan, as it pertains to the proposed development.	As the decision on the applications will occur after July 1, 2017, the application must conform to the Growth Plan 2017.
1.2.3 How to Read this Plan		
<p>General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan</p>	Relevant MOP policies have been reviewed in respect of the Growth Plan and other planning documents.	MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents.
2. Where and How to Grow		
2.1 Context		
<p>General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.</p>	The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document (Section 4).	The Uptown Major Node is planned as a complete community and identified as a Major Node which is an area for intensification that provides for a mix of uses including employment, commercial, residential, educational and open space. This node is situated on existing transit routes, as well as the future LRT, and is in proximity to existing community infrastructure (schools, parks, libraries, community centres, emergency services and places of religious assembly).
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
<p>General Statement of Intent for this Section: Growth will be primarily directed to appropriate</p>	The Uptown Major Node is designated as an area for intensification to be a prominent centre with a	The next step in the planning process is to determine whether the development applications are accommodating growth in a built

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Conformity
locations that support complete communities and infrastructure, as directed by the upper tier municipality.	regional and city focus. This will include a variety of higher density housing, employment, commercial, residential, educational and open space.	form that appropriately responds to the existing and planned character for the area.
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment 	<ul style="list-style-type: none"> a. The Uptown Major Node is an appropriate location for growth as it is within the delineated boundary of a settlement area, with access to municipal water and wastewater, and is planned to provide a range of land uses to support a complete community. b. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made. <p>The Node includes a mix of land uses and housing types. MOP includes polies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban design (MOP section 9.1). Developing vacant and underutilized lots appropriately and providing for a variety of higher density housing will help to establish the Node as a prominent centre.</p>	<p>Given the number of development applications in the Uptown Major Node, staff is undertaking a limited capacity study to determine if there is sufficient infrastructure to accommodate the growth that is being proposed.</p> <p>The proposed development will be evaluated against the applicable MOP policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Conformity
<p>(2.2.1.3.d)</p> <p>iv. Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <p>i. Features a diverse mix of land uses</p> <p>ii. Improves social equity</p> <p>iii. Provides mix of housing options</p> <p>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</p> <p>v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design</p> <p>vi. Mitigates climate change</p> <p>vii. Integrates green infrastructure</p>		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>The Uptown Major Node is located within the delineated built-up area and will assist in achieving intensification targets.</p>	<p>The development applications are supportive of the Growth Plan intent to direct development within the built-up area. However, the manner in which growth is accommodated on the site is subject to further review.</p>
2.2.4 Transit Corridors and Station Areas		
<p>Statement of Intent: Given Provincial investment in higher order transit municipalities are to plan</p>	<p>Hurontario Street is identified in the Growth Plan as a transit priority corridor.</p>	<p>The development applications are supportive of policies that direct development to intensification areas that are transit supportive.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Conformity
for "major transit station areas on priority transit corridors" as identified on Schedule 5 of the Growth Plan (2.2.4.1)	MOP identifies Hurontario Street as an intensification / higher order transit corridor. The site is also located within a Major Transit Station Area. MOP policies support intensification that is appropriate for the location. Intensification Areas (e.g. corridors and station areas) will be planned to reflect their role in the City Structure hierarchy (5.5.4).	
2.2.5 Employment		
General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.	The Major Node policies encourage a variety of uses including employment, commercial, residential, educational and open space.	The applications propose to provide some office and retail commercial uses within the apartment buildings.
2.2.6 Housing		
General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.	Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	The Region of Peel and the City of Mississauga are working together to address housing issues. A diverse range of housing options is encouraged by MOP (Section 7.2.2). Through the next step in the planning process, staff will assess whether the proposed applications contribute to the range of housing options and affordable housing in the City.
Relevant Policies: a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and	MOP policies provide opportunities for a range of housing choices, a variety of affordable dwellings, and production of housing for those with special needs such as the elderly (Section 7.2.2).	The Region of Peel and the City of Mississauga are working together to address affordable housing issues. Through the next step in the planning process, staff will assess whether the proposed applications contribute to affordable housing in the City.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/011 W5 Conformity
planning to diversify the housing stock. (2.2.6.2)		
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional, and municipal level. In particular provincial policy initiatives provide strong direction for the growth management and development strategies found in MOP.	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this report.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
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.
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 Direct Growth-Major Nodes	Section 5.3 Section 5.3.2	<p>MOP will ensure that Major Nodes develop as prominent centres with regional and city focus, and will be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups.</p> <p>Major Nodes will achieve a gross density of between 200 and 300 residents and jobs per hectare (81 and 121 residents and jobs combined per acre), and an average employment ratio of between 2:1 to 1:2, measured as an average across the entire area of each node.</p> <p>Development applications within a Major Node proposing a change to the designated land use which results in a significant reduction in the number of residents or jobs that could be accommodated on the site will not be permitted unless considered through a municipal comprehensive review.</p> <p>Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>
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	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. A corridor is generally comprised of the road right-of-way as

	Specific Policies	General Intent
	Section 5.4.7 Section 5.4.8 Section 5.4.9 Section 5.4.10	well as the lands on either side of the road. Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.
Section 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2 Housing Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <ol style="list-style-type: none"> The development of a range of housing choices in terms of type, tenure and price: The production of a variety of affordable dwelling types for both the ownership and rental markets; and, The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>
Section 9 Building a Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.1.6 Section 9.1.10 Section 9.1.15 Section 9.2.1 Section 9.3 Section 9.4	<p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p>

	Specific Policies	General Intent
	Section 9.5	<p>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained.</p> <p>Site development should respect and maintain the existing grades on-site.</p>
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 9.1.2.39	<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 context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, 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. Development will be sited and massed to contribute to a safe 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>Buildings will minimize undue negative physical and visual impacts relating to noise, sun, shadow, views, skyview and wind.</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>
Section 13 Major Nodes	Section 13.1 Section 13.4	<p>In order to enhance a sense of community, a number of major streetscapes should be developed in a manner that will impact a sense of character. Community form along Hurontario Street should be integrated with the overall community design by providing for a graduated transition in development intensity and building scale, as well as the orientation of buildings.</p>

	Specific Policies	General Intent
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

Existing and Proposed Zoning

Existing Zones – RA5-42 (Apartment Dwellings), **H-RA5-42** (Apartment Dwellings) and **H-RA5-43** (Apartment Dwellings), which permits apartment dwellings. The applicant has proposed to add the additional permitted use of veterinary clinic.

Proposed Zoning Regulations – RA5-Exception (Apartment Dwellings)

The lands zoned **RA5-42** and **H-RA5-42** are located on the south side of Watergarden Drive (Phases 3 and 5).

Zone Regulations	H-RA5-42 and RA5-42 Zone Regulations		Proposed RA5-Exception Zone Regulations
Maximum Floor Space Index (FSI)	7.11		8.23
Minimum Total Gross Floor Area (GFA) – non residential	Area C	2 000 m ² (21,527.8 sq. ft.)	0 m ² (0 sq. ft.) in Area A1
	Area D	4 000 m ² (43,055.6 sq. ft.)	8 000 m ² in Area A2 (86,111.3 sq.ft.)
Minimum and Maximum Building Height	Area A	5 storeys/23 storeys	10 storeys/26 storeys in Area A1
	Area B	5 storeys/26 storeys	
	Area C	3 storeys/5 storeys	20 storeys/50 storeys in Area A2
	Area D	10 storeys/34 storeys	
Maximum Number of Dwelling Units on all lands zoned RA5-42	1,121		1,606

Maximum length of a streetwall may be set back beyond the build-to-line up to a maximum of 7.5 m	20%	76%
Maximum length of a streetwall may be set back beyond the build-to-line	5%	15%
Maximum projection of a balcony from the exterior wall of a tower	1.75 m (5.74 ft.)	2.5 m (8.2 ft.)
Maximum projection of architectural elements, fins and cornices from the exterior building wall	1.75 m (5.74 ft.)	2.5 m (8.2 ft.)
Maximum projection of a canopy from the exterior building wall of bottom 3 storeys	2.5 m (8.2 ft.)	3.0 m (9.8 ft.)

The lands zoned **RA5-43** and **H-RA5-43** are located on the north side of Watergarden Drive (Phase 4, Parts 1 and 2).

Zone Regulations	RA5-43 and H-RA5-43 Zone Regulations	Proposed RA5-Exception Zone Regulations
Maximum Floor Space Index (FSI)	5.19	6.99
Minimum Total Gross Floor Area (GFA) – non residential	A2: 4 770 m ² (51,343.9 sq.ft.)	2 000 m ² (21,527.8 sq.ft.)
Minimum and Maximum Building Height	A2:10 storeys/25 storeys	10 storeys/50 storeys in Area A2
Maximum Number of Dwelling Units on all lands zoned RA5-43	748	1,403
Maximum length of a streetwall may be set back beyond the build-to-line up to a maximum of 7.5 m	20%	37%

Maximum length of a streetwall that may be set back beyond the build-to-line	5%	6%
Maximum encroachment into a required yard of a balcony or canopy located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	1.8 m (5.9 ft.)	2.5 m (8.2 ft.)
Maximum projection of a balcony or canopy located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.8 m (5.9 ft.)	2.5 m (8.2 ft.)

6. Section 37 Community Benefits (Bonus Zoning)

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

7. 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>218</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>67</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>47</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Cooksville Creek Public School</p> <table> <tr> <td>Enrolment:</td><td>445</td></tr> <tr> <td>Capacity:</td><td>552</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Fairwind Senior Public School</p> <table> <tr> <td>Enrolment:</td><td>661</td></tr> <tr> <td>Capacity:</td><td>671</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Rick Hansen Senior School</p> <table> <tr> <td>Enrolment:</td><td>1556</td></tr> <tr> <td>Capacity:</td><td>1725</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	218	Kindergarten to Grade 6	67	Grade 7 to Grade 8	47	Grade 9 to Grade 12	Enrolment:	445	Capacity:	552	Portables:	0	Enrolment:	661	Capacity:	671	Portables:	0	Enrolment:	1556	Capacity:	1725	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>35</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>29</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Hilary Elementary School</p> <table> <tr> <td>Enrolment:</td><td>254</td></tr> <tr> <td>Capacity:</td><td>533</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Francis Xavier Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1876</td></tr> <tr> <td>Capacity:</td><td>1500</td></tr> <tr> <td>Portables:</td><td>17</td></tr> </table> 	35	Junior Kindergarten to Grade 8	29	Grade 9 to Grade 12	Enrolment:	254	Capacity:	533	Portables:	0	Enrolment:	1876	Capacity:	1500	Portables:	17
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8. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (September 13, 2018)	<p>A satisfactory Functional Servicing Report (FSR) and multi-use demand table will be required to determine the adequacy of the existing services for the proposed development prior to the approval of the Zoning and Official Plan Amendments.</p> <p>The number of proposed dwelling units for both phases is a significant increase from the original FSR modelled with the subdivision. Modelling will be required for both phases to determine if any of the planned capital projects are required to be in place prior to the servicing of these phases.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense.</p> <p>The applicant must submit a satisfactory Site Plan or Waste Collection Plan through the site plan process adhering to all Region of Peel requirements for front-end collection from residential units.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (June 25, 2018 and July 15, 2018)	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development."</p> <p>The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory</p>

Agency / Comment Date	Comment
	<p>arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreement.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (January 8, 2018)</p>	<p>Future residents on this property will be served by Kingsbridge Common (P-195), zoned OS1, located on the east side of Regents Terrace, south of Eglinton Avenue, which is less than 1 275 m (4,183 ft.) from the subject lands. This 2.51 ha (6.20 acre) park contains a playground, 11v11 soccer field, and a parking lot.</p> <p>Furthermore, there are also new parks (P-525 and P-524), not yet named, zoned OS1 and G1 located west of the subject property along Little Creek Road, which is less than 127.5 m (418.3 ft.) from the subject lands. Currently the park includes a multi-use trail and the completion of this park is scheduled for 2020.</p> <p>Under registered plan of subdivision M-1957, Cash-in-Lieu (CIL) of Parkland Dedication has been satisfied for 1 473 residential units. As of August 22, 2018, CIL credits have been applied toward 1 013 residential units under this plan of subdivision. As such, 460 residential units are eligible for remainder CIL credits. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P.13, as amended) and in accordance with the City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (January 8, 2019)</p>	<p>The Stage 1-2 Archaeological Assessment recommended further archaeological assessment prior to any development or land alteration.</p> <p>A letter from the Archaeological Program Unit at the Ministry of Tourism, Culture and Sport stating that there are no further archaeological concerns is required.</p>
<p>City Community Services Department – Fire and Emergency Services Division (July 20, 2018)</p>	<p>Fire has reviewed the OPA/Rezoning applications from an emergency response perspective and has no concerns; emergency response to the site and water supply available are acceptable.</p>

Agency / Comment Date	Comment
City Transportation and Works Department (January 14, 2019)	<p>The applicant has been requested to provide additional technical details. Development matters currently under review and consideration by this department include:</p> <ul style="list-style-type: none"> • Grading/Servicing Plan • Functional Servicing Report • Environmental • Traffic Impact Study <p>In addition, clearance from Fire and the Region of Peel will be required regarding the proposed fire and waste collection routes.</p> <p>The above aspects are to be addressed prior to the preparation of the recommendation report.</p>
Greater Toronto Airport Authority (September 20, 2018)	<p>According to the Airport Zoning Regulations for Toronto Lester B. Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.</p> <p>As the proposed development is located in proximity to Toronto Pearson Airport, the development could impact on NAV CANADA's instrument runway approach procedures. In order to determine if the proposed residential towers would comply with the Airport's runway approach procedures, the Greater Toronto Airport Authority (GTAA) and NAV CANADA will need to conduct a detailed evaluation of the proposed development and, therefore, the following additional information is required:</p> <ol style="list-style-type: none"> (1) The geographic coordinates of the four outside corners for each proposed building (2) Building elevation drawings showing the full height of the structures including any rooftop units (3) The materials to be used on the outside walls of the buildings
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>Canada Post Enbridge Alectra Utilities Trillium Health Partners Public Art</p>

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Do the proposed building heights appropriately address the City Structure?
- Is the amount of retail and office commercial space proposed acceptable given the need to balance population and jobs within nodes?
- Does the proposal contribute to the range of housing options and affordable housing in the City?
- Is the massing, density, setbacks and building configuration of the proposal appropriate?
- Are the transitions to neighbouring properties appropriate?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Provision of a satisfactory Functional Servicing Report to determine if there is adequate capacity and resolution of all servicing and utility issues
- Is there likely to be a cumulative impact on capacity in the Uptown Major Node should this proposal be approved in terms of community centres and parks, traffic on abutting streets, fire protection, and physical infrastructure?

Development Requirements

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

Other Information

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

- | | |
|---|---------------------------------------|
| • Context Plan | • Functional Servicing Report |
| • Site Plan | • Survey and Parcel Abstracts |
| • Parking, Floor and Roof Plans | • Draft Zoning By-law Amendment |
| • Elevations | • Draft Official Plan Amendment |
| • Sections | • Wind and Shadow Study |
| • Planning Justification Report | • Noise Report |
| • Traffic Impact Study | • Landscape Plan |
| • Phase I Environmental Site Assessment Update Letter | • Green Site and Building Initiatives |