

City of Mississauga
Corporate Report



Date: February 8, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
 OZ 18/014 W3

Meeting date:
 2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit two new 8 storey rental apartment buildings consisting of 202 residential units

1485 Williamsport Drive and 3480 Havenwood Drive, northwest corner of Williamsport Drive and Havenwood Drive

Owner: Starlight Group Property Holdings Inc.

File: OZ 18/014 W3

Bill 139

Recommendation

That the report dated February 8, 2019, from the Commissioner of Planning and Building regarding the applications by Starlight Group Property Holdings Inc. to permit two 8 storey rental apartment buildings consisting of 202 residential units, under File OZ 18/014 W3, 1485 Williamsport Drive and 3480 Havenwood Drive, be received for information.

Background

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

PROPOSAL

The official plan amendment and rezoning applications are required to permit two new 8 storey rental apartment buildings consisting of 202 residential units. The two existing buildings will remain. The applicant is proposing to maintain the **Residential High Density** designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted. The zoning by-law will also need to be amended from **RA2-1** and **RA3-1** (Apartments) to **RA3-Exception** (Apartments) to implement this development proposal.

Planning and Development Committee

2019/02/08

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Originator's file: OZ 18/014 W3

Applicant's rendering of proposed two 8 storey rental apartment buildings



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

Comments

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive



LAND USE POLICIES AND REGULATIONS

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

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

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Originator's file: OZ 18/014 W3

Conclusion

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

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Tori Stockwell, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Starlight Group Property Holdings Inc.

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1. Site History

- 1967 – the two existing 9 storey apartment buildings were constructed
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA2-1** and **RA3-1** (Apartments) which permits apartment dwellings
- November 14, 2012 – Mississauga Official Plan (MOP) came into force except for those site/policies which have been appealed. The subject lands are designated Residential High Density in the Applewood Neighbourhood Character Area

2. Site Context

The property is located within the Applewood Neighbourhood Character Area at the northwest corner of Williamsport Drive and Havenwood Drive. The area contains a mix of residential, commercial and community uses. The subject property is currently occupied by two 9 storey rental apartment buildings and a mix of surface and underground parking and landscaping. There are shared amenity areas located to the rear of the two buildings.

Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive



Property Size and Use	
Frontage:	
Williamsport Drive	121.3 m (398 ft.)
Havenwood Drive	178 m (584 ft.)
Depth:	199 m (652.8 ft.)
Gross Lot Area:	2.22 ha (5.5 ac.)
Existing Uses:	There are two existing 9 storey rental apartment buildings on the site

The surrounding land uses are:

North: Townhomes, St Sofia Separate School and Gulleden Park

East: Townhomes and detached homes

South: Apartment buildings

West: Townhomes and High Point Mall which contains several retail stores, personal services and restaurants

Image of existing conditions facing south:



3. Neighbourhood Context

The surrounding area was mostly developed in the late 1960s. The neighbourhood contains a range of housing types with apartments located along Bloor Street to the south and detached homes and townhomes located directly east and west of the site. St Sofia Separate School and Gulleden Park are located north of the subject lands, while High Point Mall is located on Dixie Road just west of the property. The mall is less than a ten minute walk from the site which provides a range of services including a grocery store, drug store and laundromat.

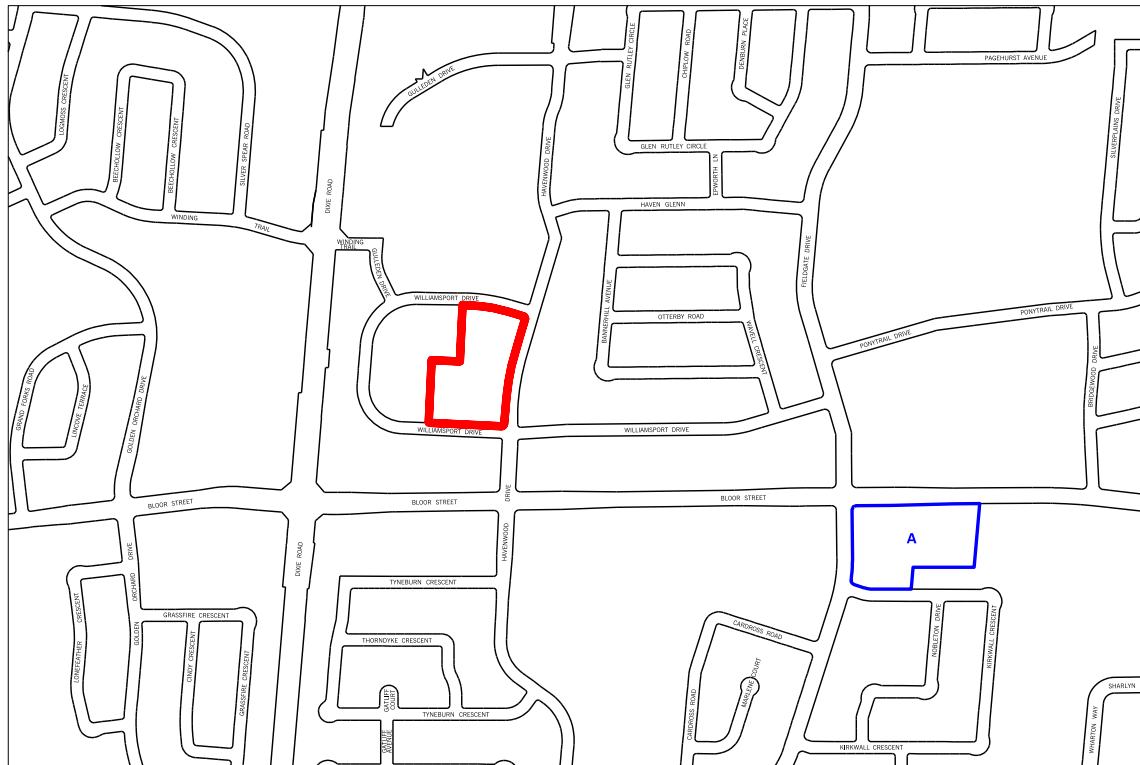
The property is located in an area that is undergoing steady growth. Based on the 2011 census, the existing population of the Applewood Neighbourhood Character Area is 37,305 with a population density of 54.17 people/ha and a total of 2,353 jobs for a density of 57.59 people plus jobs/ha. Sixty-six percent of the character area population are working age (15 to 64 years of age), with 17.7% children (0-14 years) and 15.5% seniors (65 years and over). The overall age breakdown of the population within the Applewood Neighbourhood Character Area is slightly older than that of the entire city. By 2031 and 2041, the population for this area is forecasted to be 40,600 and 41,800, respectively. On average, the total number of persons within a household in the Applewood Neighbourhood is 3, with 44% of the population living in apartments of five storeys or higher (almost double the City's average of 25%). The mix of housing tenure for the character area is 7,660 units (56.3%) owned and 5,930 units (43.6%) rented with a vacancy rate of approximately 0.8%.

There is bus service via routes 3 and 307 on Bloor Street providing access directly to the Downtown Transit Terminal and Islington (TTC) station. Bus route 5 on Dixie Road connects to the Mississauga Transitway and Dixie GO station.

Other Development Applications

The City is currently processing an official plan amendment and rezoning applications for a 15 storey apartment building and 6 storey apartment building located at 1750 Bloor Street and 3315 Fieldgate Drive (site A on the below map).

Map of Other Development Applications in the Area



Community Services

The applications are anticipated to have minimal impact on existing services in the community. The site is adjacent to Gulleden Park (located north of Williamsport Drive, east of Gulleden Drive) which contains an outdoor ice rink, softball diamond, two tennis courts and two soccer fields. The property is located 800 metres (0.5 mi) from Burnhamthorpe Community Centre and 1 kilometer (0.6 mi) from Burnhamthorpe Library. Additional comments from Community Services regarding City parks and facilities can be reviewed within Section 9 of this Appendix.

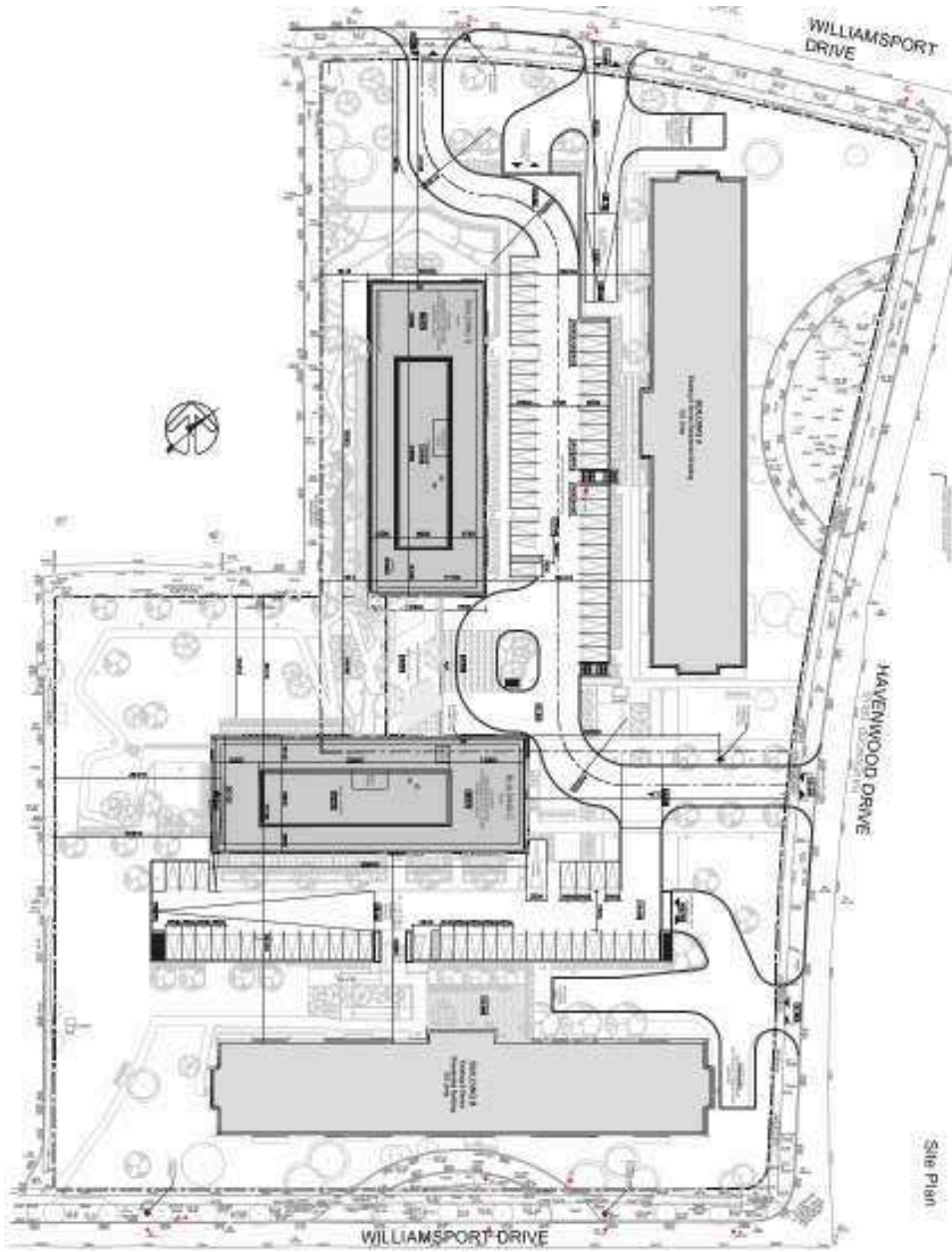
4. Project Details

The applications are to permit two 8 storey rental apartment buildings consisting of 202 residential units. The two existing 9 storey rental apartment buildings will remain. The proposed buildings will be located to the interior of the subject property, behind the existing buildings which front on to Williamsport Drive and Havenwood Drive, respectively.

Development Proposal		
Applications submitted:	Received: June 21, 2018 Deemed complete: July 17, 2018	
Developer/ Owner:	Starlight Group Property Holdings Inc.	
Applicant:	Urban Strategies	
Number of units:	202	
Existing Gross Floor Area:	26 180 m ² (281,799 ft ²)	
Proposed Gross Floor Area:	19 500 m ² (209,896 ft ²)	
Height:	8 storeys	
Lot Coverage:	88%	
Floor Space Index:	2.1	
Landscaped Area:	53.5%	
Anticipated Population:	442 * *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Proposed
resident spaces	602	257
visitor spaces	93	46
Total	695	303

Concept Plan and Elevations

Site Plan



Site Plan

Elevations





Applicant's rendering of proposed apartment buildings



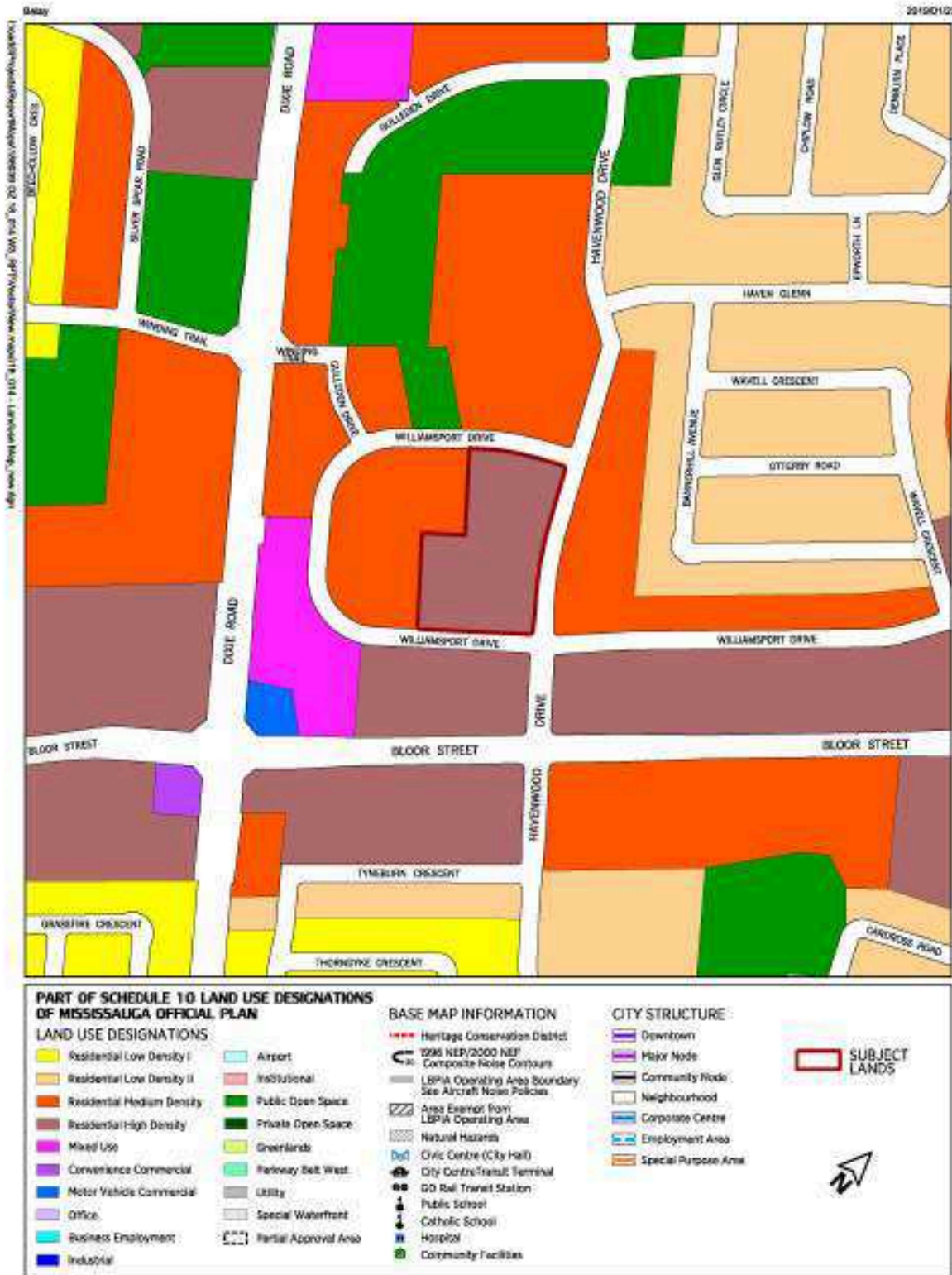
5. Community Comments

A community meeting is scheduled to be held by Ward 3 Councillor, Chris Fonseca on February 20, 2019.

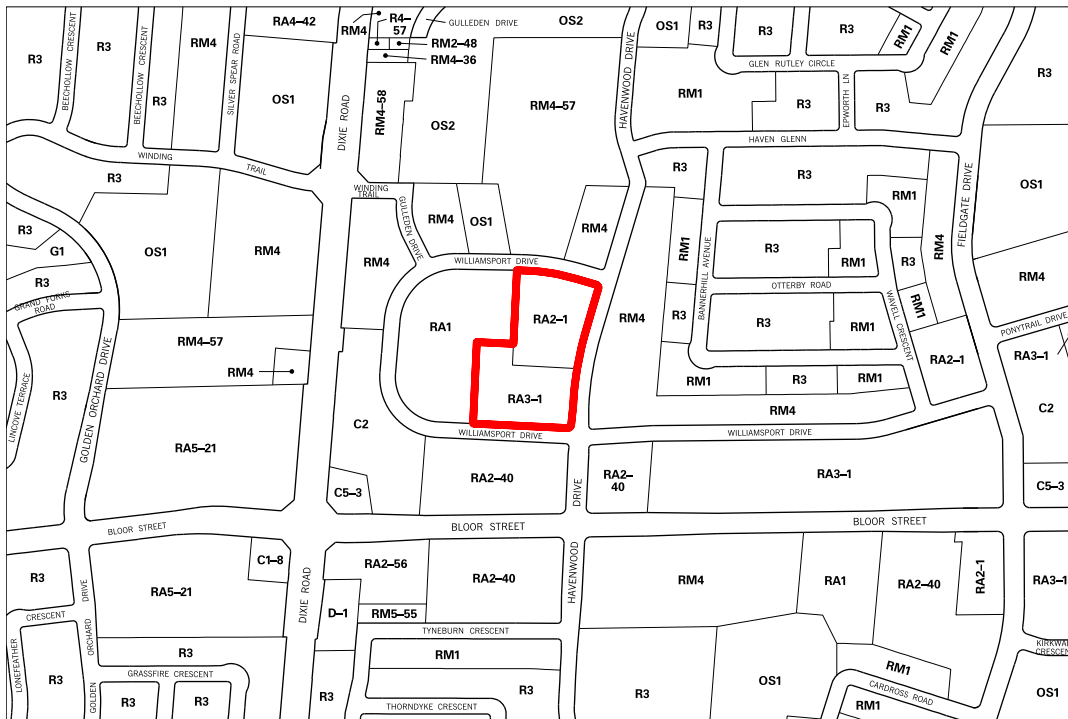
The following comments made by the community as well as any others raised at the community meeting and public meeting will be addressed in the Recommendation Report, which will come at a later date.

- There is too much traffic currently and the proposed development will make it worse
- There is a concern with overcrowding of local schools
- Insufficient number of resident and visitor parking spaces
- The development will create shadow impacts
- There is a concern that it will increase pollution and negatively impact air quality

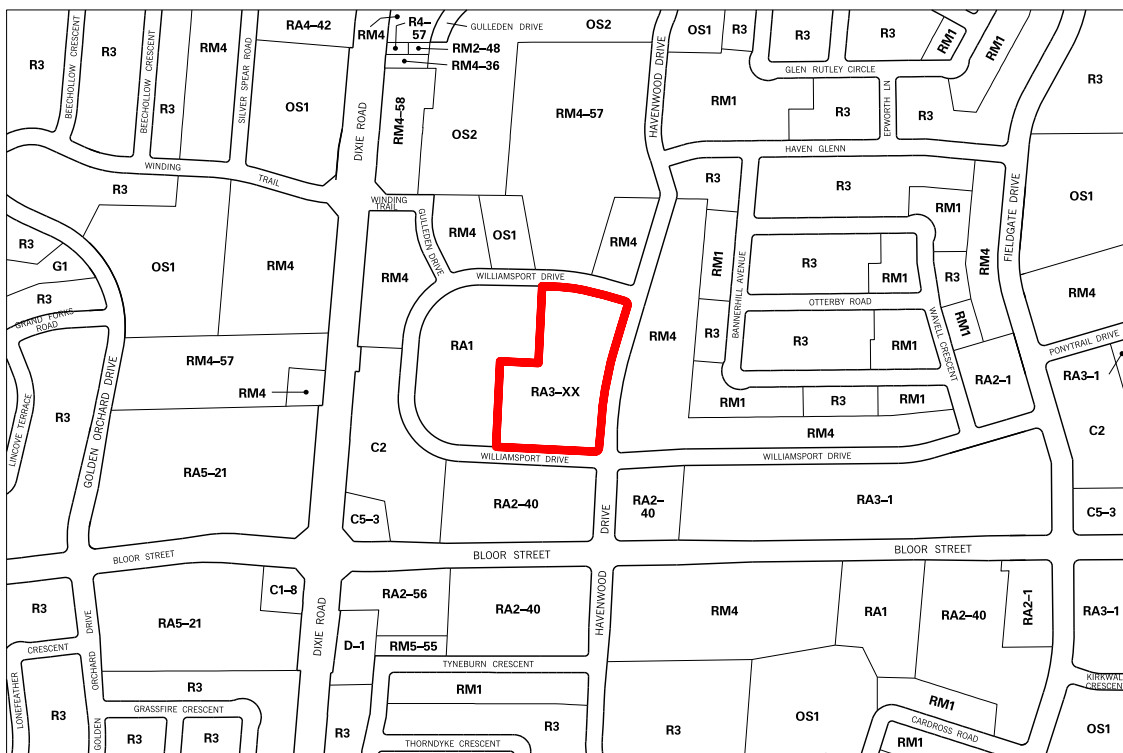
6. Land Use Policies and Regulations
Excerpt of Applewood Neighbourhood Character Area



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
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed development is generally consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP conform with the Growth Plan.	The proposed development is generally in 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 applications are exempt from Regional approval
Mississauga Official Plan	The lands are located within the Applewood Neighbourhood Character Area and are designated Residential High Density which permits apartment dwellings. Neighbourhood policies are intended to preserve the character, cultural heritage and livability of the community and provide a range of housing types.	The applicant is proposing to maintain the Residential High Density designation but increase the permitted Floor Space Index (FSI) to 2.1, whereas currently a maximum of 1.2 is permitted.
Zoning By-law 225-2007	The lands are currently zoned RA2-1 and RA3-1 (Apartments)	A rezoning is proposed from RA2-1 and RA3-1 (Apartments) to RA3 - Exception (Apartments) to permit the proposal with exceptions for FSI and parking standards

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 1.2

Proposed Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 2.1

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 as outlined in the "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 as shown in the "OZ 18/014 Consistency" column. Only key policies relevant to the applications 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 18/014 W3 Consistency
1.0 Building Strong Healthy Communities		
<p>General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.</p>	<p>The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.</p>	<p>The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) Densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in 	<p>The Applewood Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.</p>	<p>The area contains a mix of detached homes, townhomes and apartment buildings. New rental apartment buildings would contribute to the range of housing types available to residents. The built form is similar to the existing neighbourhood and will be evaluated within the context of MOP policies.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
accordance with criteria in 1.1.3.3		
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.	The Applewood Neighbourhood Character Area is not an intensification area. MOP policy 5.3.5.1 states that neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications will have to demonstrate consistency with MOP policies with respect to compatibility with and transition to the surrounding area.
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).	The proposed development is being reviewed for consistency with the MOP built form transitional and compatibility policies.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.	The applications propose rental apartment units which are required to meet a range and mix of housing that is affordable. The appropriateness of these applications will be reviewed in the context of the existing neighbourhood character.
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>	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with relevant policies of the <i>Provincial Policy Statement</i> .	The applications are being further evaluated under MOP policies with respect to development limits and built form.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Consistency
4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i>		

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 as outlined in the "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 as shown in the "OZ 18/014 Conformity" column. Only key policies relevant to the applications 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 applications have been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 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	People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and healthy urban lifestyle options (section 4.3)	The proposed development would contribute to the neighbourhood fabric by infilling on an existing apartment site. The applications will have to demonstrate compatibility with the policies of MOP with respect to the Character Area.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater	The Vision for Mississauga is that it will be a beautiful sustainable city that protects	The development proposal provides a tenure of housing that is needed in the city as identified

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
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.	its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5).	in the Housing Strategy.
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage 	<p>Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. (Chapter 5)</p>	The proposed development is intensification that adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
i. Integrate climate change considerations		
1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the <i>Growth Plan</i> .	The proposal generally conforms to the <i>Growth Plan</i> .
1.2.3 How to Read this Plan		
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	MOP has been reviewed in respect to the <i>Growth Plan</i> and other applicable Provincial planning documents.	The applications will be reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
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.	Complete communities should meet the day-to-day needs of people throughout all stages of their life.	The applications propose an infill development with housing that is generally compatible with the existing neighbourhood. The applications would provide rental housing, which would assist in improving the City's low rental vacancy rates.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated. (Chapter 9) Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience	The development proposal has a similar density and compatible housing form as the surrounding neighbourhood. The applications generally seek to intensify in an appropriate location.

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
	the benefits of city living. (Chapter 7)	
<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 (2.2.1.3.d) iv. Be implemented 	<p>Applewood Neighbourhood Character Area is an existing stable neighbourhood, which is suitable for infill development that is of similar scale and density as the existing neighbourhood.</p> <p>Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The applications under File OZ 18/014 W3 will be evaluated against the applicable official plan policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
<p>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> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood. Development should be compatible with built form and scale.</p>	<p>The applications represent an infill development. The proposed built form and site layout will be evaluated against the MOP policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
2.2.5 Employment		
<p>General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.</p>	<p>The Applewood Neighbourhood Character Area policies encourage a mix of uses.</p>	<p>The proposal does not remove any employment lands.</p>
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.</p> <p>A diverse range of housing options is encouraged by MOP (section 7.2.2)</p>	<p>The proposal adds to the supply of rental apartment units. The applications will be evaluated against MOP policies.</p>
3.2.2 Transportation - General		
<p>1. The transportation system within the GGH will be planned and managed to:</p> <ul style="list-style-type: none"> a. provide connectivity among transportation modes for moving people and for moving 	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel.</p> <p>In addition, policies look to encourage redevelopment to</p>	<p>The applicant has submitted a Traffic Impact Study in support of the proposed development, which is currently being evaluated against the MOP policies.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
<p>goods;</p> <p>b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;</p> <p>c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;</p> <p>d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;</p> <p>e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users.</p>	<p>support multi-modal transportation. (MOP Policies 8.1.1., 8.1.4., 8.1.7.)</p>	
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,</p>	<p>Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.</p>	<p>Applications will have regard to the <i>Growth Plan</i> and Mississauga Official Plan.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/014 W3 Conformity
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.		

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 Appendix.

The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

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

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of 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	<p>Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities.</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.</p>
Section 5.3 – Neighbour- hoods	Section 5.3.5 Section 5.3.5.1 Section 5.3.5.3 Section 5.3.5.5 Section 5.3.5.6	<p>Mississauga will protect and conserve the character of stable residential neighbourhoods.</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along <i>Corridors</i> or in conjunction with existing apartment sites or commercial centres.</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p> <p>Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p>
Section 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6	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.

	Specific Policies	General Intent
	Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9	<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"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <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>
Section 9 Building a Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.3 Section 9.3.5.6 Section 9.4.1 Section 9.5.1 Section 9.5.2.7	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p> <p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>Site and building design will improve connections and accessibility for transit users and promote pedestrians and cycling transportation modes. Mississauga will consider the convenience, comfort and safety of pedestrians and cyclists through urban design.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape</p>

	Specific Policies	General Intent
		<p>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 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 Zone – RA2-1 and RA3-1 (Apartments) which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Zoning Regulations – RA3-Exception (Apartments)

Zone Regulations	RA2-1 and RA3-1 Zone Regulations	Proposed RA3-Exception Zone Regulations
Maximum Floor Space Index – Apartment Zone	1.2	2.1
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	1.0 m (3.3 ft.)	1.2 m (3.9 ft.)
Minimum Off-Street Parking Regulations – Rental Apartment	1.00 space per studio 1.18 spaces per 1 bedroom 1.36 spaces per 2 bedroom 1.50 spaces per 3 bedroom 0.20 visitor spaces per unit	0.55 space per studio 0.55 spaces per 1 bedroom 0.55 spaces per 2 bedroom 0.55 spaces per 3 bedroom 0.099 visitor spaces per unit
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.		

7. 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.

8. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 26 Kindergarten to Grade 5 11 Grade 6 to Grade 8 22 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Brian W. Fleming P.S. <ul style="list-style-type: none"> Enrolment: 504 Capacity: 813 Portables: 0 Glenhaven Sr. P.S. <ul style="list-style-type: none"> Enrolment: 478 Capacity: 559 Portables: 0 Glenforest S.S. <ul style="list-style-type: none"> Enrolment: 1,115 Capacity: 1,023 Portables: 3 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables. 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 4 Junior Kindergarten to Grade 8 3 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St Alfred <ul style="list-style-type: none"> Enrolment: 420 Capacity: 444 Portables: 0 Philip Pocock <ul style="list-style-type: none"> Enrolment: 1024 Capacity: 1257 Portables: 0

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (October 26, 2018)	<p>Municipal sanitary sewers consist of a 250 mm (9.8 in.) sewer located on Havenwood Drive and a 250 mm (9.8 in.) sewer located on Williamsport Drive. Municipal water infrastructure consists of a 300 mm (11.8 in.) water main located on Havenwood and a 300 mm (11.8 in.) water main located on Williamsport Drive.</p> <p>A Functional Servicing Report (FSR) has been submitted and reviewed but is not satisfactory, additional information is required.</p>
Dufferin-Peel Catholic District School Board (August 20, 2018) and the Peel District School Board (August 8, 2018)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (September 13, 2018)	<p>Future residents on this property will be served by Gulleden Park (P-055), zoned OS2, located on the north side of Williamsport Drive, east of Gulleden Drive, which is less than 210 metres (689 ft.) from the subject lands. This 1.96 ha (4.84 ac) park contains an outdoor ice rink, softball diamond, two tennis courts, and two 5X5 soccer fields.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City's Policies and By-laws.</p>
City Transportation and Works Department (January 9, 2019)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted applications and the owner has been requested to provide additional technical details and revisions in support of the applications, as follows:</p> <p>Noise Study The report is to be revised to include all calculations in the Appendix.</p>

Agency / Comment Date	Comment
	<p>Grading Plan The Grading Plan is to provide additional clarification regarding benchmark/datum, proposed retaining walls and drainage pattern.</p> <p>Stormwater Management Report The report is to provide additional clarification regarding storage volume requirements and is to conform to the latest City's stormwater quantity control criteria.</p> <p>Environmental The owner is to submit a Letter of Reliance for the supporting Phase I Environmental Site Assessment as well as a dewatering plan.</p> <p>Traffic The Traffic Impact Study is to be revised to consider the development proposed at 1750 Bloor Street & 3315 Fieldgate Drive and to clarify the trip generation numbers. Clearance from the Region of Peel will be required. Additionally, the owner is to provide bicycle parking and storage facilities to the satisfaction of the City.</p> <p>The above aspects are to be addressed prior to the Recommendation Meeting.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Canada Post Rogers Cable Greater Toronto Airport Authority Enersource Enbridge Fire Prevention Forestry, Community Services Department Heritage Planning, Community Services Department</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?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- What are the expected impacts from the proposed reduced parking requirements?

- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues

Development Requirements

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

Other Information

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

- Land Survey
- Site Plan
- Floor Plans
- Elevations
- Site Grading and Servicing Plans
- Landscape Plans
- Planning Justification Report
- Environmental Noise Assessment
- Servicing and Stormwater Management Brief
- Transportation Impact Study
- Phase One Environmental Site Assessment
- Arborist Report
- Shadow Study
- Pedestrian Wind Assessment
- Draft Official Plan Amendment
- Draft Zoning By-law

