

# City of Mississauga

## Corporate Report



Date: 2019/02/08

To: Chair and Members of Planning and Development Committee

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

Originator's file:

T-M18005 W5 and  
OZ 18/016 W5

Meeting date:  
2019/03/04

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 5)**

**Applications to permit six condominium apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park**

**91 and 131 Eglinton Avenue East and 5055 Hurontario Street**

**North side of Eglinton Avenue East, East of Hurontario Street**

**Owner: Liberty Development Corporation (91 Eglinton Limited Partnership)**

**File: T-M18005 W5 and OZ 18/016 W5**

**Bill 139**

## Recommendation

That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the applications by Liberty Development Corporation to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park, under Files T-M18005 W5 and OZ 18/016 W5, 91 and 131 Eglinton Avenue East and 5055 Hurontario Street, 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

Official plan amendment and rezoning applications have been submitted to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes on abutting lands, a public park, and public and private roads. A draft plan of subdivision has also been submitted to create 8 blocks including one for the park, two for the development and the proposed extension of Thornwood Drive as well as reserves and the widening of Eglinton Avenue East. In order to accommodate this proposal, Mississauga Official Plan (MOP) will require the following changes:

- Amend Map 13-4 to delete the existing floor space index (FSI) range between 1.9 – 2.9
- Amend **Residential High Density – Special Site 2** of the Uptown Major Node Character Area to permit building heights in excess of 25 storeys
- Amend Schedule 10 Land Use Designations from **Residential High Density** to **Public Open Space** and **Residential Medium Density** to permit a public park and townhomes, and from **Residential Medium Density** to **Residential High Density** to permit a proposed 28 storey apartment building and townhomes at the southeast quadrant of the site

The zoning by-law will also need to be amended from **D** (Development) to **RA5-Exception** to permit the condominium apartment buildings and 14 three storey condominium townhomes, **RM6-13** to permit the completion of a townhome project on abutting lands with 4 three storey common element condominium (CEC) townhomes and **OS1** (Open Space – Community Park) to permit a public park.

During the ongoing review of these applications, staff may recommend different land use designations and/or provisions and/or zoning categories and regulations to implement this proposal or a modified proposal.

Applicant's rendering of the proposed development



## Comments

The property is located on the north side of Eglinton Avenue East, east of Hurontario Street within the Uptown Node Neighbourhood Character Area. The site is currently occupied by a detached dwelling. The surrounding neighbourhood contains commercial plazas to the west and south across Eglinton Avenue East. There are townhomes, semi-detached and detached homes to the north and townhomes to the east of the site.

Aerial image of 91 and 131 Eglinton Avenue East and 5055 Hurontario Street



## 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 5.

## AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 8.

## Financial Impact

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

## Conclusion

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

- Confirmation of the adequacy of the existing sewer and waste services
- Impacts on traffic
- Confirmation of the street network including the Belbin Street extension
- Ensuring appropriate transition in heights
- Provision of affordable housing
- Mix of uses on the site including addressing the provincial policies requiring that people and jobs be provided on site
- NAV Canada clearance regarding potential impact on the runway approach procedures
- Location of the proposed park and/or the shadow impacts of the proposed apartment buildings on the park

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner

## Detailed Information and Preliminary Planning Analysis

**Owner: Liberty Development Corporation**

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## 1. Site History

There is one detached dwelling located on the subject property.

- 1950-1975 – The lands were historically used as an orchard. Two single-storey storage barns, a two storey barn and a wood shed were present
- 1975 – A detached home was built on the property
- March 5, 2003 – The Region of Peel approved the Mississauga Plan policies for the Hurontario District, designating the subject lands as **Residential Medium Density I** and **Residential High Density II**
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were appealed. The subject lands were zoned **D** (Development) which only permits legally existing uses
- December 12, 2012 – City Council enacted By-law 0276-2012 to amend Mississauga Official Plan (MOPA 3) from **Residential Medium Density I** and **Residential High Density II** to **Residential High Density: Special Site 2** and **Residential Medium Density**

## 2. Site and Neighbourhood Context

The property is located on the north side of Eglinton Avenue East, east of Hurontario Street, within the Uptown Major Node Character Area. The site is currently occupied by a detached home. 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 East, west of the subject property. Land uses within the node consist of apartment buildings, retail and office commercial, and some vacant parcels. Generally, there is a transition from high density development 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%.

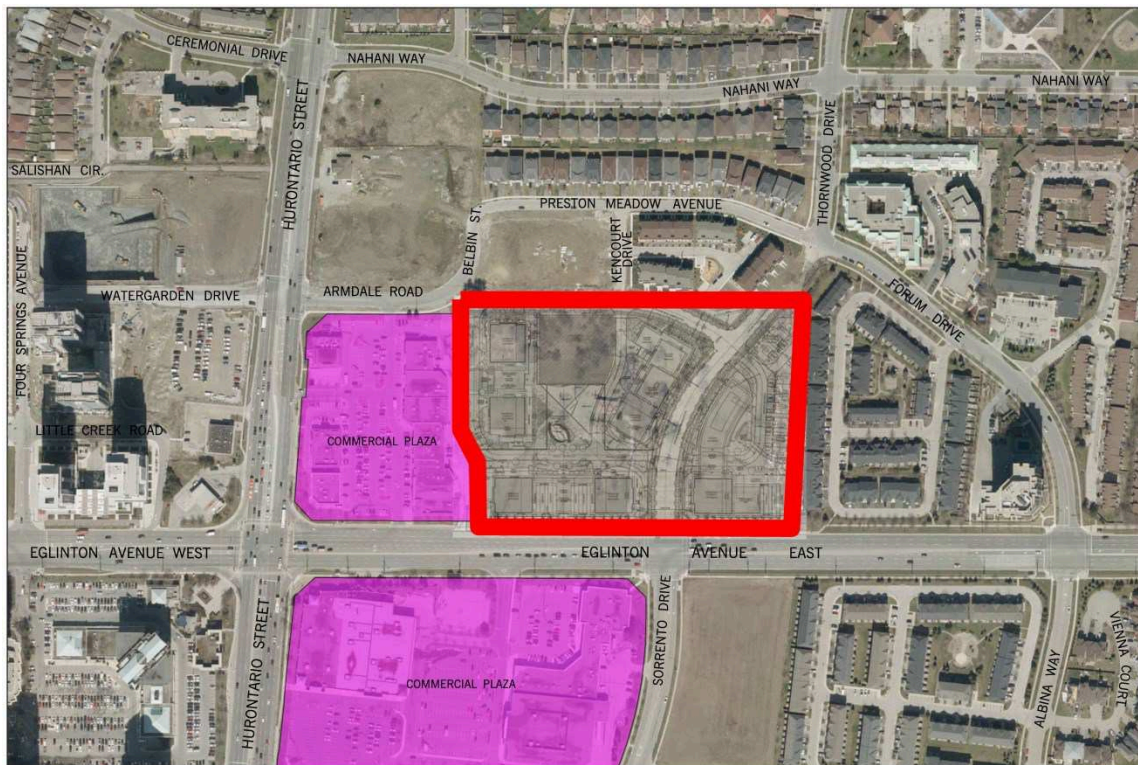
The node contains the Emerald Centre (west side of Hurontario Street, south of Eglinton Avenue West), Cityside Shopping Centre (northeast corner of Hurontario Street and Eglinton



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, approximately 1.5 km (0.93 miles) northeast of the site.

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

#### Aerial Photo



Property Size and Use	
Frontages:	
5055 Hurontario Street	120 m (394 ft.) via Armdale Road
91 Eglinton Avenue East	223 m (732 ft.)
131 Eglinton Avenue East	27 m (89 ft.)
Depth:	183 m (600.4 ft.)
Total Gross Lot Area:	4.83 ha (11.93 ac.)
Existing Uses:	One storey detached home



The surrounding land uses are:

- North: Three and three and a half storey townhomes and vacant lands zoned for three apartment buildings with maximum heights of 21, 27 and 30 storeys
- East: Three storey townhomes and a 20 storey apartment building
- South: A commercial plaza across Eglinton Avenue East and vacant lands zoned for apartments with maximum heights of 20 and 25 storeys. The plaza contains restaurants, banks, and a grocery store (Oceans)
- West: A commercial plaza containing restaurants and a variety of shops

Image of existing conditions looking northeast from across Eglinton Avenue East



### **Other Development Applications**

There is an active site plan for two apartment buildings with heights of 15 and 34 storeys on the north side of Watergarden Drive, directly east of Four Springs Avenue. There are also active development applications for five apartment buildings containing 2,095 units with heights of 30, 35, 38, 50 and 50 storeys on the west side of Hurontario, north and south of Watergarden Drive.

There is a 33 storey apartment building (under construction), at the southeast corner of Hurontario Street and Nahani Way.

### Community Services

Sandalwood Park is located on the north side of Nahani Way, east of Thornwood Drive, which is less than 378 m (1,240 ft.) from the subject lands. There is also a proposed park on the west side of Hurontario along Cooksville Creek. Given the limited number of parks within the immediate area and the proposed density and units being requested, Community Services has requested a park on the subject lands to serve this development and immediate area.

Nahani Way Public School is located on the north side of Nahani Way, east of Thornwood Drive. Bristol Road Middle School is located on the south side of Bristol Road East, east of Hurontario Street, and Applewood Heights Secondary School is located on the north side of Bloor Street west of Tomken Road.

### 3. Project Details

The existing Uptown Major Node official plan policies require a minimum floor space index (FSI) of 1.9 and a maximum of 2.9 on the portion of the subject lands located west of the proposed Thornwood Drive extension. An FSI of 2.9 would allow almost three times the amount of building gross floor area as compared to the size of the lot.

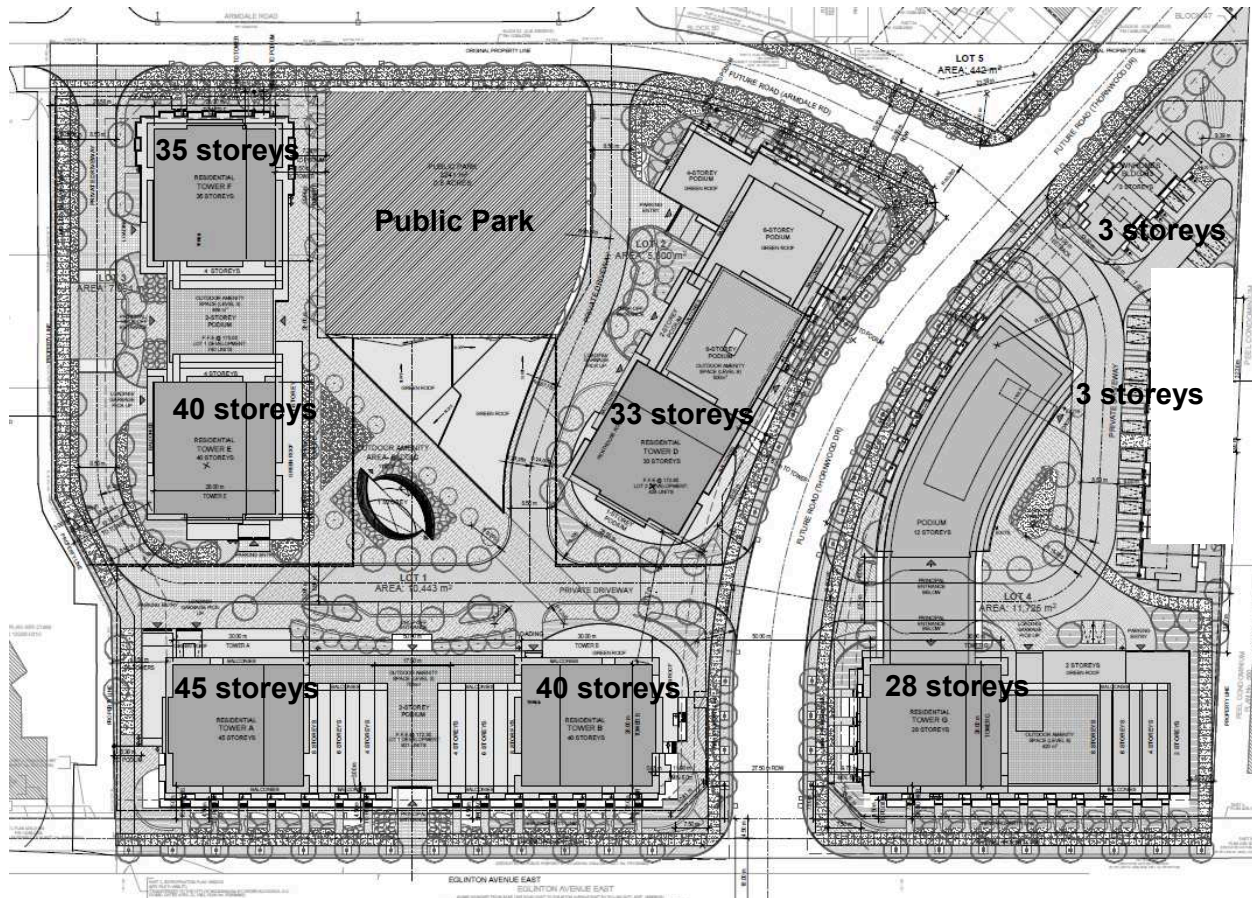
The applications are to permit six apartment buildings containing 2,668 units with heights of 28, 33, 35, 40, 40 and 45 storeys and permissive zoning to allow the ground floor to be converted to office and retail commercial uses. They are proposing fourteen three storey condominium townhomes and 4 three storey common element condominium townhomes to align with those on abutting lands to the north. A public park is also proposed on the subject property. A maximum floor space index (FSI) of 5.96 is proposed.

Development Proposal		
Applications submitted:	Received: October 5, 2018 Deemed complete: October 12, 2018	
Developer/ Owner/Applicant:	Liberty Development Corporation	
Number of units:	2,668	
Proposed Residential Gross Floor Area:	211 707.29 m <sup>2</sup> (2,278,798 sq.ft.)	
Proposed Non-Residential Gross Floor Area:	0 m <sup>2</sup> (0 sq.ft.) – The applicant is requesting that the proposed zoning by-law include provisions to allow for the conversion of ground floor space to commercial use in the future.	
Total Gross Floor Area (GFA)	211 707.29 m <sup>2</sup> (2,278,798 sq.ft.)	
Height:	28, 33, 35, 40, 40 and 45 storeys	
Lot Coverage:	45.28%	
Floor Space Index:	5.96	
Landscaped Area:	37.83%	
Net Density:	1,212 people/ha	
Anticipated Population:	5,855 people* *Average household sizes for all units (by type) based on the 2016 Census	
Parking: resident spaces visitor spaces	Required 3,532 533	Proposed 2,558 334

<b>Development Proposal</b>		
commercial spaces	0	0
total	4,065	2,892
Green Initiatives:	<ul style="list-style-type: none"> <li>• Rainwater harvesting</li> <li>• Green roofs</li> <li>• Enhanced grass swale and bioretention</li> <li>• Permeable pavement</li> <li>• Enhanced topsoil</li> <li>• Soft landscaping and pedestrian comfort strategies</li> </ul>	

**Concept Plan and Elevations**

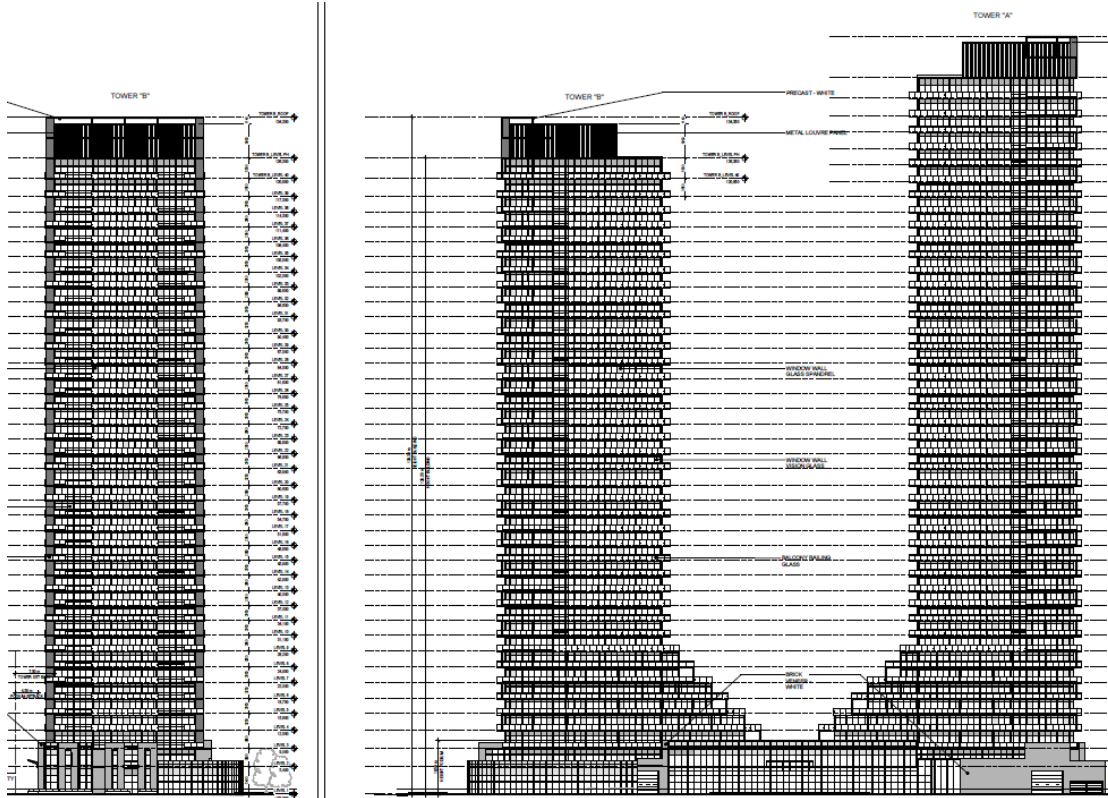
## Site Plan



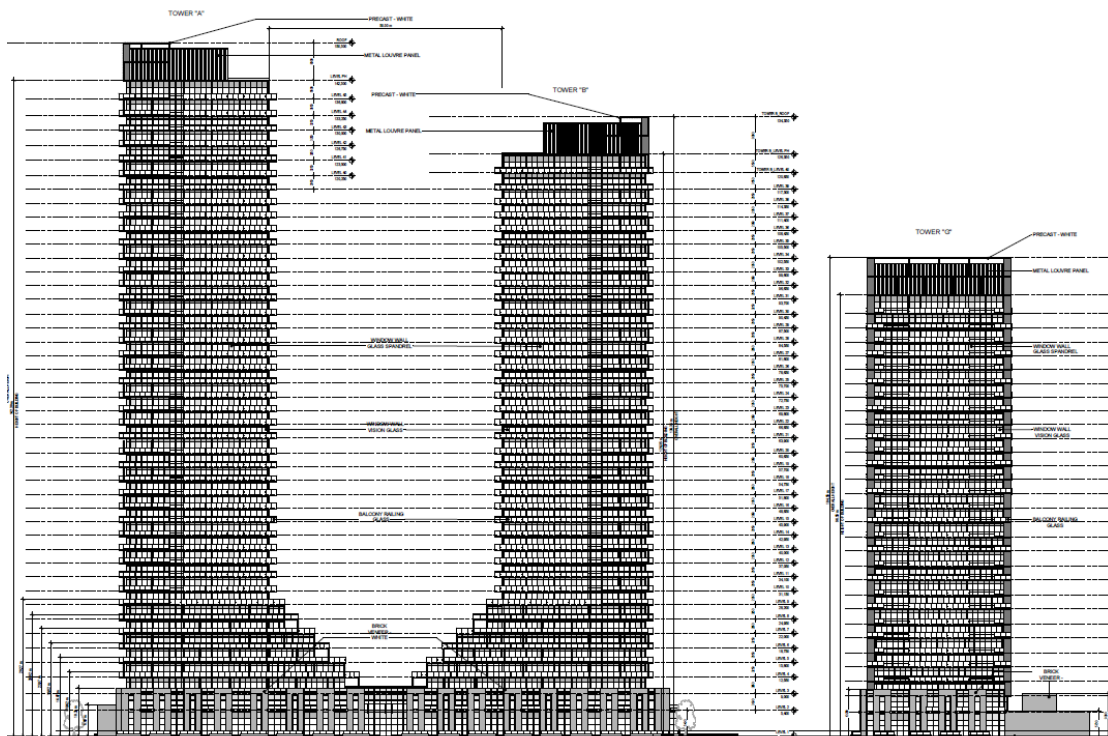


## Elevations

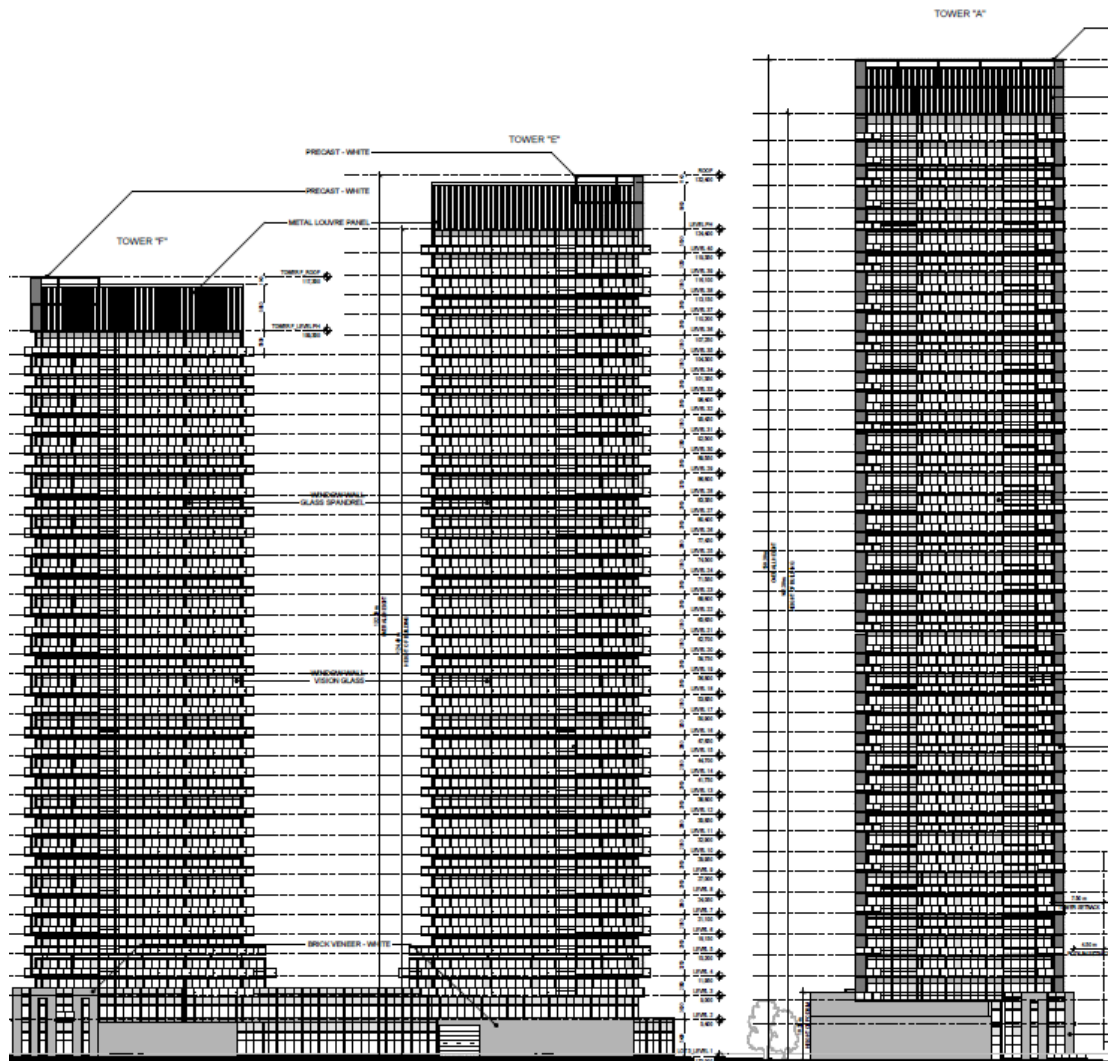
### North and East Elevations (Right to Left) – Proposed Buildings A and B



### South Elevation – Proposed Buildings A, B and C

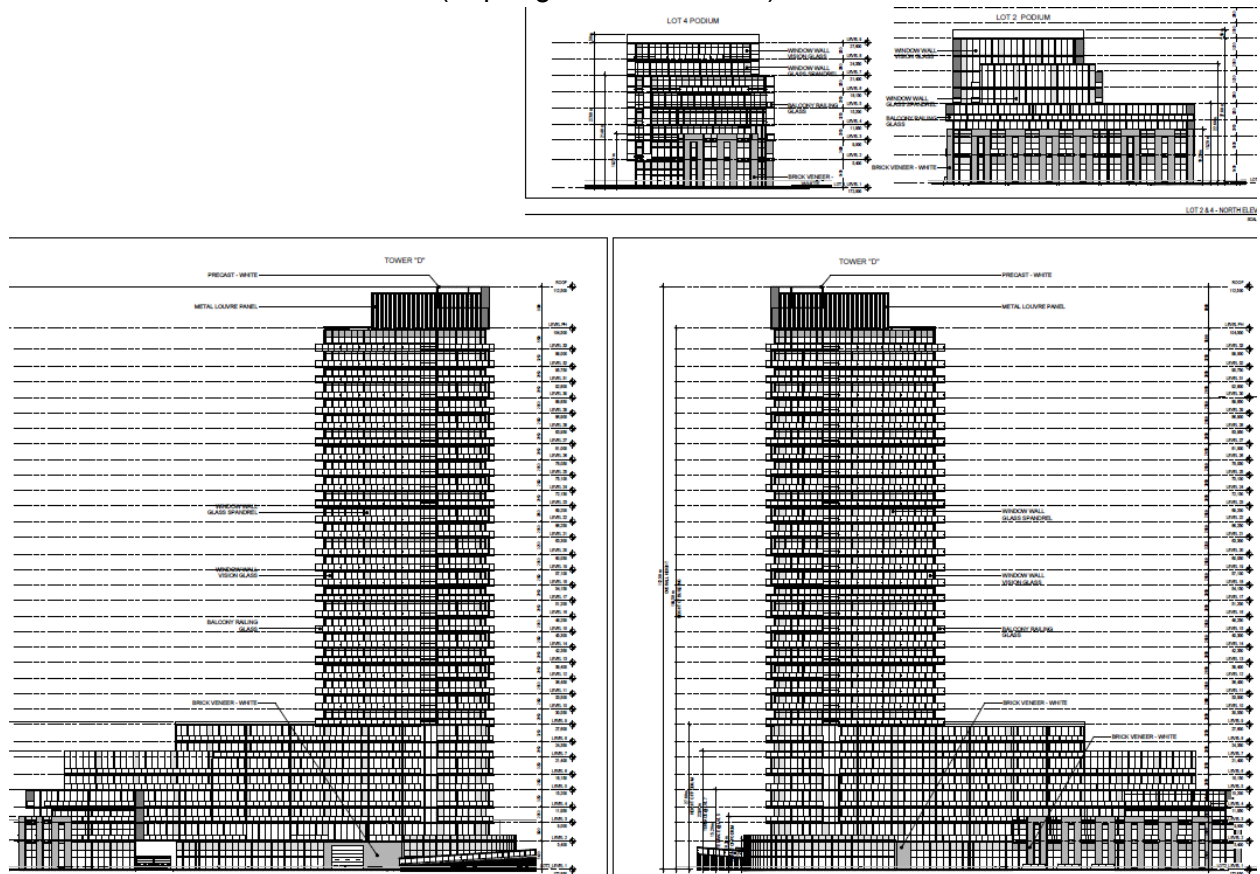


West Elevation – Proposed Buildings F, E and A

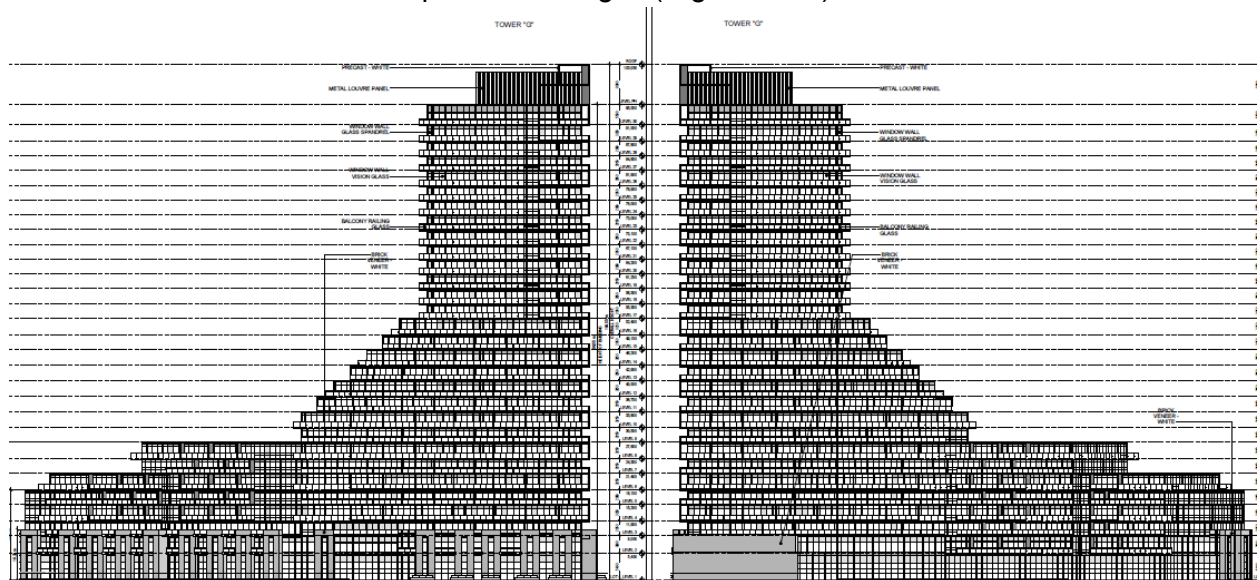




### North, East and West Elevations (Top Right to Bottom Left)



### East and West Elevations – Proposed Building G (Right to Left)



Applicant's rendering

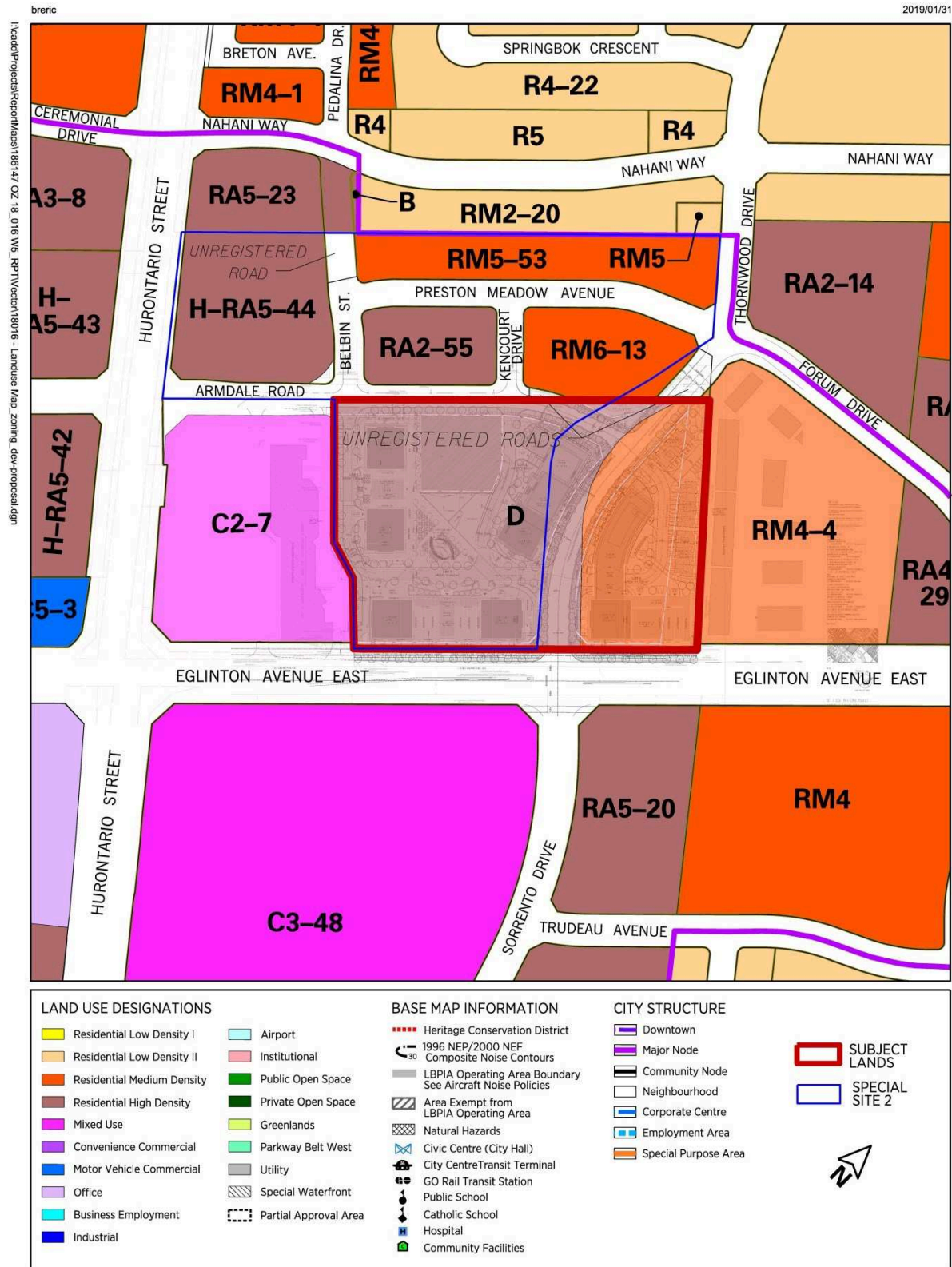


#### **4. Community Comments**

The following comments received through letters and emails from the community 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 further impact the entire neighbourhood and, in particular, the intersection of Hurontario Street and Eglinton Avenue
- Concern with air pollution and noise from increased traffic
- Concern over loss of view and shadow impacts as a result of the proposed buildings

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
<b>Provincial Policy Statement (PPS)</b>	The existing policies of MOP are consistent with the PPS	The proposed development is being reviewed for consistency with the PPS.
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	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> .
<b>Greenbelt Plan</b>	n/a	n/a
<b>Parkway Belt Plan</b>	n/a	n/a
<b>Region of Peel Official Plan</b>	The existing policies of MOP are consistent with the ROP	The proposed application is exempt from Regional approval
<b>Mississauga Official Plan</b>	<p>The lands are located within the Uptown Major Node Character Area and are designated <b>Residential High Density – Special Site 2</b> which permits apartment dwellings and a floor space index of between 1.9 and 2.9 and <b>Residential Medium Density</b> which permits low rise apartment buildings, and all forms of townhouse 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>	<p>Official plan amendment and rezoning applications are required to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40, and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes on abutting lands, and a public park all on public and private roads with a maximum FSI of 5.96. In order to accommodate this proposal, Mississauga Official Plan (MOP) will require the following changes:</p> <ul style="list-style-type: none"> <li>• Amend Map 13-3 to delete the existing floor space index (FSI) of 1.9 to 2.9</li> <li>• Amend <b>Residential High Density – Special Site 2</b> of the Uptown Major Node Character Area to permit building heights in excess of 25 storeys and townhomes</li> <li>• Amend Schedule 10 Land Use Designations from <b>Residential High Density</b> to <b>Public Open Space</b> and <b>Residential Medium Density</b> to permit a public park and townhomes from <b>Residential Medium Density</b> to <b>Residential High Density</b> to permit a 28 storey apartment</li> </ul>



Policy	Mississauga Official Plan (MOP) Policies	Proposal
		<p>building at the southeast quadrant of the site</p> <p>These designations are 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.</p>
<b>Zoning By-law 225-2007</b>	The lands are currently zoned <b>D</b> (Development)	The applicant is proposing to change the existing zoning to <b>RA5-Exception</b> (Apartments), <b>RM6-13</b> (Common Element Condominium Townhomes) and <b>OS1</b> (Community Park).

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

#### Existing Designations

**Residential High Density – Special Site 2** permits apartment buildings. Notwithstanding the provisions of MOP, the following additional policy also applies:

#### 13.4.4.2 Site 2



- a. A concept plan will be required to address, among other matters: compatibility of building form and scale with existing and proposed surrounding land uses; and acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive

Notwithstanding the provision of the Residential High Density designation, the subject lands will be permitted to develop to a maximum *floor space index (FSI)* of between 1.9 and 2.9

**Residential Medium Density** includes and permits all forms of townhouse dwellings. Major Node policy 13.1.2.2 indicates that Notwithstanding the Residential Medium Density policies of this Plan, low-rise apartment dwellings will be permitted.

Uptown Major Node policy 13.3.2.1 indicates that for lands designated Residential Medium Density, building heights will not exceed three storeys.

### **Proposed Designations**

**Residential High Density – Special Site 2** permits apartment buildings, however, the following additional policies will apply:

- a. A concept plan will be required to address, among other matters: compatibility of building form and scale with existing and proposed surrounding land uses; and acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East, and Thornwood Drive
- b. Notwithstanding the provision of the Residential High Density designation, the Special Site 2 lands identified as Areas 2D will be permitted to develop to a maximum *floor space index (FSI)* of 5.96
- c. Townhomes will be permitted

**Residential Medium Density** to permit townhomes.

**Public Open Space** to permit a community park.

### **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 18/016 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**

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Consistency</b>
<b>1.0 Building Strong Healthy Communities</b>		
<b>General Statement of Intent:</b>	MOP provides for efficient land use patterns by	The proposed redevelopment represents a significant

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Consistency</b>
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.	recognizing that development and intensification will occur; however, the magnitude will vary in accordance with the City's urban hierarchy. (5.3 City Structure).	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.
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> <li>1. efficiently use land and resources</li> <li>2. are appropriate for and efficiently use infrastructure and public service facilities</li> <li>3. minimize negative impacts to air quality and climate change and promote energy efficiency</li> <li>4. support active transportation</li> <li>5. are transit supportive</li> </ol> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>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 housing). As described in policy 5.3.2, Major Nodes among other things are intended to:</p> <ul style="list-style-type: none"> <li>• Be a prominent centre with a regional and city focus</li> <li>• 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</li> <li>• Achieve a targeted gross density of between 200 and 300 residents plus jobs per hectare.</li> </ul>	<p>The proposed development intensifies the use of the land and resources, infrastructure and public service facilities; it supports active transportation and is transit supportive.</p> <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>
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	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,	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.

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Consistency</b>
projected needs.	sanitary and storm facilities).  Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.	
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 (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 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).	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.
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)	Additional information is required to determine if the proposed development improves the range and variety of housing in the City.  The applicant has not yet indicated the amount of affordable housing proposed.
<b>4.0 Implementation and Interpretation</b>		
<b>General Statement of Intent:</b> Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.  4.2 Decisions of the council	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

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Consistency</b>
<p>of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>		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 18/016 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**

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Conformity</b>
<b>1.1 The Greater Golden Horseshoe</b>		
<p><b>General Statement of Intent:</b></p> <p>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</p>	<p>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.</p> <p>Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth Plan anticipates.</p>	<p>The development applications represent growth within the existing urban boundary.</p> <p>Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.</p>



<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Conformity</b>
<b>1.2 The Growth Plan for the Greater Golden Horseshoe</b>		
<b>General Statement of Intent:</b> 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.	<p>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).</p> <p>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).</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>	<p>The site location on Eglinton Avenue East, approximately 130 m (426.5 ft.) from Hurontario Street is supportive of existing and future public transit (LRT).</p> <p>The appropriateness of the built form as it relates to implementing the Vision is being further evaluated.</p>
<b>1.2.1 Guiding Principles</b>		
<b>General Statement of Intent for this Section:</b> The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> <li>Complete communities</li> <li>Prioritize intensification</li> <li>Provide flexibility to capitalize on new employment</li> </ol>	<p>MOP policies include but are not limited to:</p> <ol style="list-style-type: none"> <li>Providing for a mix of uses including employment, commercial, residential, educational and open space.</li> <li>Identifying the area as a Major Node which is intended to</li> </ol>	<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>

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Conformity</b>
<ul style="list-style-type: none"> <li>opportunities</li> <li>d. Support a range and mix of housing options</li> <li>e. Integrate land use planning and investment in infrastructure</li> <li>f. Provide different approaches to manage growth that recognize diversity of communities</li> <li>g. Protect natural heritage, hydrologic, landforms</li> <li>h. Conserve and promote cultural heritage</li> <li>i. Integrate climate change considerations</li> </ul>	<ul style="list-style-type: none"> <li>accommodate intensification with a gross density of between 200 and 300 residents plus jobs (MOP Section 5.3.2);</li> <li>c. Providing for a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups.</li> <li>d. Ensuring that development in Major Nodes will be in a form and density that achieves a high quality urban environment.</li> </ul>	
<b>1.2.2 Legislative Authority</b>		
<b>General Statement of Intent:</b> All decisions made on or after July 1, 2017 will conform with this Plan	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.
<b>1.2.3 How to Read this Plan</b>		
<b>General Statement of Intent for this Section:</b> Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	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.
<b>2. Where and How to Grow</b>		
<b>2.1 Context</b>		
<b>General Statement of Intent:</b> 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	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

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Conformity</b>
communities, and increasing the modal share for transit and active transportation.		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.
<b>2.2 Policies For Where and How To Grow</b>		
<b>2.2.1 Managing Growth</b>		
<b>General Statement of Intent for this Section:</b> Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	The Uptown Major Node is designated as an area for intensification to be a prominent centre with a regional and city focus. This will include a variety of higher density housing, employment, commercial, residential, educational and open space.	The next step in the planning process is to determine whether the development applications are accommodating growth in a built form that appropriately responds to the existing and planned character for the area.  The proposed development will be evaluated against the applicable MOP policies.
<b>Relevant Policies:</b> <ul style="list-style-type: none"> <li>a. Growth should be primarily directed to settlement areas that:               <ul style="list-style-type: none"> <li>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)</li> <li>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),</li> <li>iii. that is generally away from hazardous lands (2.2.1.2. e)</li> </ul> </li> <li>b. Integrated planning to</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>b. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made.</li> </ul> <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</p>	Given the number of development applications in the Uptown Major Node, staff have undertaken a limited capacity study to determine if there is sufficient infrastructure to accommodate the growth that is being proposed.  The proposed development will be evaluated against the applicable MOP policies.

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Conformity</b>
<p>manage forecasted growth will:</p> <ul style="list-style-type: none"> <li>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)</li> <li>ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c)</li> <li>iii. Support the environment (2.2.1.3.d)</li> <li>iv. Be implemented through a municipal comprehensive review (2.2.1.3.e)</li> </ul> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> <li>i. Features a diverse mix of land uses</li> <li>ii. Improves social equity</li> <li>iii. Provides mix of housing options</li> <li>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</li> <li>v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design</li> <li>vi. Mitigates climate</li> </ul>	<p>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>	



<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Conformity</b>
change vii. Integrates green infrastructure		
<b>2.2.2 Delineated Built-up Areas</b>		
<b>Statement of Intent:</b> 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).	The Uptown Major Node is located within the delineated built-up area and will assist in achieving intensification targets.	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.
<b>2.2.4 Transit Corridors and Station Areas</b>		
<b>Statement of Intent:</b> Given Provincial investment in higher order transit municipalities are to plan for "major transit station areas on priority transit corridors" as identified on Schedule 5 of the Growth Plan (2.2.4.1)	Hurontario Street is identified in the Growth Plan as a transit priority corridor.  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).	The development applications are supportive of policies that direct development to intensification areas that are transit supportive.
<b>2.2.5 Employment</b>		
<b>General Statement of Intent for this Section:</b> 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 include zoning provisions that will allow for the conversion of ground floor space to office and retail commercial uses.
<b>2.2.6 Housing</b>		
<b>General Statement of Intent:</b> 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: <a href="http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf">http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf</a>	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

<b><i>Growth Plan for the Greater Golden Horseshoe</i></b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>OZ 18/016 W5 Conformity</b>
		range of housing options and affordable housing in the City.
<p>Relevant Policies:</p> <ul style="list-style-type: none"> <li>a. The Region is responsible for preparing a housing strategy (2.2.6.1)</li> <li>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)</li> </ul>	<p>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).</p>	<p>The Region of Peel and the City of Mississauga are working together to address affordable housing issues.</p> <p>Through the next step in the planning process, staff will assess whether the proposed applications contribute to affordable housing in the City.</p>
<b>5 Implementation</b>		
<p><b>Statement of Intent:</b> 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>	<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.</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>

**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.

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 4 Vision</b>	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.
<b>Section 5 Direct Growth</b>	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>
<b>Section 5 Direct Growth- Major Nodes</b>	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>

	Specific Policies	General Intent
		<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>
<b>Section 5 Direct Growth- Corridors</b>	Section 5.4.1 Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.5 Section 5.4.6 Section 5.4.7 Section 5.4.8 Section 5.4.9 Section 5.4.10	<p>Corridors connect various elements of the city to each other. Over time, many of these <b>Corridors</b> will evolve and accommodate multi-modal transportation and become attractive public spaces in their own right. Some <b>Corridors</b> have been identified as appropriate locations for intensification. A corridor is generally comprised of the road right-of-way as well as the lands on either side of the road. Development on <b>Corridors</b> should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</p>



<b>Section 7 Complete Communities</b>	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> <ul style="list-style-type: none"> <li>a. The development of a range of housing choices in terms of type, tenure and price:</li> <li>b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and,</li> <li>c. The production of housing for those with special needs, such as housing for the elderly and shelters.</li> </ul> <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>
<b>Section 8 Create a Multi- Modal City</b>	Section 8.1 Section 8.2 Section 8.2.2 Section 8.2.2.3 Section 8.2.2.7 Section 8.3 Section 8.3.1 Section 8.3.3	<p>Mississauga will strive to create a fine-grained system of roads to increase the number of road intersections and overall connectivity throughout the City.</p> <p>Future additions to the road network should be public roads. Public easements may be required where private roads are permitted.</p>
<b>Section 9 Building a Desirable Urban Form</b>	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	<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</p>

	<p>Section 9.3.1.5</p> <p>Section 9.4</p> <p>Section 9.5</p>	<p>and minimizes undue impacts on adjacent properties.</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>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>
<b>Section 9 Intensification Areas</b>	<p>Section 9.2.1.1</p> <p>Section 9.2.1.2</p> <p>Section 9.2.1.3</p> <p>Section 9.2.1.4</p> <p>Section 9.2.1.8</p> <p>Section 9.2.1.10</p> <p>Section 9.2.1.11</p> <p>Section 9.2.1.12</p> <p>Section 9.2.1.13</p> <p>Section 9.2.1.14</p> <p>Section 9.2.1.15</p> <p>Section 9.2.1.16</p> <p>Section 9.2.1.21</p> <p>Section 9.2.1.22</p> <p>Section 9.2.1.25</p> <p>through to</p> <p>Section 9.1.2.39</p>	<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>In appropriate locations, tall buildings will be required to incorporate podiums to mitigate wind impacts on the pedestrian environment and maximize sunlight on the public realm.</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>
<b>Section 9 Site Development Buildings</b>	<p>Various Sections</p>	<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>
<b>Section 13 Major Nodes</b>	<p>Section 13.1</p> <p>Section 13.4</p>	<p>In order to enhance a sense of community, a number of major streetscapes should be developed in a manner that will impact</p>

		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.
<b>Section 19 Implementation</b>	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"> <li>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;</li> <li>the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>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</li> </ul>

### Existing and Proposed Zoning

**Existing Zones – D (Development)**, which only permits existing uses.

**Proposed Zoning Regulations – RA5-Exception (Apartment Dwellings)**, to permit apartment buildings and condominium townhomes

**OS1 (Open Space – Community Park)**, which permits active and passive recreational space.

A portion of the subject lands will also be rezoned to **RM6-13 (Townhouse Dwellings on a CEC-Private Road)** to allow the completion of the existing townhome development on the abutting lands located on the north side of Armdale Road, and **OS1 (Open Space 1 – Community Park)** to permit the public park. Further information will be required to assess the 14 proposed condominium townhomes and the zone provisions that will permit the conversion of residential space to office and retail commercial uses on the ground floor of the apartment buildings.

Zone Regulations	RA5 Base Zone Regulations	Proposed RA5-Exception Zone Regulations
Minimum Floor Space Index (FSI)	1.9	2.9

<b>Zone Regulations</b>	<b>RA5 Base Zone Regulations</b>	<b>Proposed RA5-Exception Zone Regulations</b>
Maximum <b>Floor Space Index (FSI)</b>	2.9	5.96
Maximum Building Height	25 storeys	45 storeys
Maximum Number of Dwelling Units	-	2,600
Minimum <b>front yard</b>	7.5 m to 10.0 m (24.6 ft. to 32.8 ft.)	4.0 m (13.1 ft.)
Minimum <b>rear yard</b>	7.5 m to 15.0 m (24.6 ft. to 49.2 ft.)	2.0 m (6.6 ft.)
Minimum <b>interior side yard</b>	4.5 m to 9.0 m (14.8 ft. to 29.5 ft.)	5.0 m (16.4 ft.)
Minimum <b>exterior side yard</b>	7.5 m to 10.0 m (24.6 ft. to 32.8 ft.)	2.0 m (6.6 ft.)
Minimum setback from a <b>parking structure</b> below finished grade, inclusive of covered or uncovered external access stairwells and air shafts	3.0 m (9.8 ft.) to any lot line	0 m (0 ft)
Minimum number of resident parking spaces	a. bachelor – 1.0 b. one-bedroom – 1.25 c. two-bedroom - 1.40 d. three-bedroom - 1.75	e. bachelor - 0.8 f. one-bedroom - 0.9 g. two-bedroom - 1.0 h. three-bedroom - 1.3
Minimum number of visitor parking spaces per apartment dwelling unit	0.20	0.15
Minimum amenity area to be provided	The greater of 5.6 m <sup>2</sup> (60.2 sq.ft) per dwelling unit or 10% of the site area	5.5 m <sup>2</sup>
Minimum <b>landscaped area</b>	40% of the lot area	37.7% of the lot area
Maximum retail commercial and office space	-	Office and retail commercial space will be permitted on the ground floor of the apartment buildings

## 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**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>																																								
<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>272</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>84</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>147</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:           <p>Nahani Way Public School</p> <table> <tr> <td>Enrolment:</td><td>498</td></tr> <tr> <td>Capacity:</td><td>614</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Bristol Road Middle Public School</p> <table> <tr> <td>Enrolment:</td><td>632</td></tr> <tr> <td>Capacity:</td><td>601</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>Applewood Heights Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1193</td></tr> <tr> <td>Capacity:</td><td>1284</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> </li> </ul>	272	Kindergarten to Grade 6	84	Grade 7 to Grade 8	147	Grade 9 to Grade 12	Enrolment:	498	Capacity:	614	Portables:	0	Enrolment:	632	Capacity:	601	Portables:	3	Enrolment:	1193	Capacity:	1284	Portables:	0	<ul style="list-style-type: none"> <li>Student Yield:           <table> <tr> <td>43</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>36</td><td>Grade 9 to Grade 12</td></tr> </table> </li> <li>School Accommodation:           <p>St. Jude Elementary School</p> <table> <tr> <td>Enrolment:</td><td>431</td></tr> <tr> <td>Capacity:</td><td>755</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Francis Xavier Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1877</td></tr> <tr> <td>Capacity:</td><td>1500</td></tr> <tr> <td>Portables:</td><td>17</td></tr> </table> </li> </ul>	43	Junior Kindergarten to Grade 8	36	Grade 9 to Grade 12	Enrolment:	431	Capacity:	755	Portables:	0	Enrolment:	1877	Capacity:	1500	Portables:	17
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Enrolment:	1193																																								
Capacity:	1284																																								
Portables:	0																																								
43	Junior Kindergarten to Grade 8																																								
36	Grade 9 to Grade 12																																								
Enrolment:	431																																								
Capacity:	755																																								
Portables:	0																																								
Enrolment:	1877																																								
Capacity:	1500																																								
Portables:	17																																								

**8. Development Issues**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (December 20, 2018)	<p>Municipal sanitary sewer facilities consist of a 540 mm (21.26 in.) sewer on Eglinton Avenue East. Existing water infrastructure consists of 300 mm (11.81 in.) on Preston Meadow Avenue, Nahani Way, and Forum Drive. There is also a 300 mm (11.81 in.) watermain on Eglinton Avenue East between Forum Drive and the site.</p> <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>Servicing of this plan will require the Region to construct a 373 mm (14.69 in.) sewer on the Thornwood Drive extension from Eglinton Avenue East to Armdale Road, the twinning of the existing 525 mm (20.67 in.) and 625 mm (24.61 in.) sewers on Tailfeather Crescent. This construction will be included in the Region's Five Year Capital Budget and Forecast. The estimated construction year is 2020. Should the applicant wish to obtain clearance of the Draft Plan of Subdivision Conditions in advance of regional funding, they will be required to enter into a front-ending agreement with the Region of Peel that is subject to the approval by Regional Council.</p> <p>At the Draft Plan of Condominium stage, the Region will require the applicant to enter into a Condominium Water Servicing Agreement. The Region requires review of the Condominium Declaration and Description prior to the registration of the Condominium.</p> <p>An executed Subdivision Agreement will be required prior to registration of the Plan of Subdivision.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (November 13, 2018 and November 2, 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>

Agency / Comment Date	Comment
	<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 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 9, 2019)</p>	<p>Proposed Park Block 3, having an area of 0.33 ha (0.8 ac.) along Armdale Road is an inappropriate location for a park. Given the amount of height and density surrounding this proposed park, the park will be in shadow the entire day between March 21<sup>st</sup> and September 21<sup>st</sup>. There will also be a significant shadow impact on June 21<sup>st</sup>.</p> <p>Please address the shadow impacts by relocating the park and/or through other design solutions.</p> <p>Sandalwood Park (P-309), zoned OS1, located on the north side of Nahani Way, east of the subject lands, which is less than 400 m (1,312 ft.) from the subject lands. This 1.86 ha (4.60 acre) park contains a playground and an 11v11 soccer field.</p> <p>Given the limited number of parks within the immediate area and the proposed density and units being requested, Community Services has requested a park on the subject lands to service this development and the immediate neighbourhood.</p>
<p>City Community Services Department – Culture Division (November 5, 2019)</p>	<p>Please contact the Archaeological Program Unit at the Ministry of Tourism, Culture and Sport to determine the status of the property and provide a letter from the Ministry stating that the property has no further archaeological concerns.</p>
<p>City Community Services Department – Fire and</p>	<p>The proposal is located within the response area of Fire Station 120. At present, average travel times to emergencies</p>

Agency / Comment Date	Comment
Emergency Services Division (December 17, 2018)	<p>in this area of the City are within five minutes based on normal traffic and weather conditions.</p> <p>The adequacy of the water supply for fire protection purposes is under review. Confirmation from the Region of Peel is required.</p>
City Transportation and Works Department (January 24, 2019)	<p>The applicant has been requested to provide additional technical details and materials, including a geotechnical report. Development matters currently under review and consideration by this department include:</p> <ul style="list-style-type: none"> <li>• Noise Study</li> <li>• Engineering Drawings</li> <li>• Functional Servicing Report</li> <li>• Environmental</li> <li>• Traffic Impact Study</li> </ul> <p>In addition, municipal works will be required to support this development and these works shall form part of the Subdivision Agreement.</p> <p>The above aspects are to be addressed prior to the preparation of the recommendation report.</p>
Greater Toronto Airport Authority (November 14, 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"> <li>(1) The geographic coordinates of the four outside corners for each proposed building.</li> <li>(2) Building elevation drawings showing the full height of the structures including any rooftop units</li> <li>(3) The materials to be used on the outside walls of the buildings</li> </ol>
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>Bell Canada Canada Post</p>



Agency / Comment Date	Comment
	Enbridge Alectra Utilities Hydro One Arborist – City Property Arborist – Private Property Trillium Health Partners Public Art

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

- Does the proposal comply with the Growth Plan policies for people and jobs?
- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Do the proposed building heights appropriately address the City Structure?
- Does the proposal to include zone provisions to allow the conversion of residential space to office and commercial uses address the need to balance population and jobs in major 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?
- What are the expected traffic impacts?
- Should Belbin Street be extended through the site as a public road to Eglinton Avenue East?
- Provision of a satisfactory Functional Servicing Report to determine if there is adequate capacity and resolution of all servicing and utility issues, including the resolution of the need for a sewer on the future Thornwood Drive extension from Eglinton Avenue East to Armdale Road and the twinning of sewers on Tailfeather Crescent
- 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?
- How is the plaza to the east likely to redevelop and does the proposal adversely impact its redevelopment potential?
- Is the proposed location of the public park appropriate?
- How will parking associated with the potential office and retail uses be provided?
- Have NAV Canada requirements been met?

### 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
- Concept Plan
- Typical Parking Floor Plan
- Elevations
- Phasing Plan
- Planning Justification Report
- Traffic Impact Study
- Phase I and II Environmental Site Assessments
- Draft Plan of Subdivision
- Ground Floor Plan
- Green Roof Plan
- Fill Characterization – Test Pitting Program
- Tree Inventory and Preservation Plan Report
- Functional Servicing and Stormwater Management Report
- Survey and Parcel Abstracts
- Draft Zoning By-law Amendment
- Draft Official Plan Amendment
- Preliminary Wind and Sun/Shadow Studies
- Noise Feasibility Report
- Landscape Plan
- Low Impact Design Features
- Preliminary Grading and Site Servicing Plan
- Urban Design and Streetscape Feasibility Studies
- Photometric Plan
- Stage 1 and 2 Archaeological Assessment