

City of Mississauga Corporate Report



Date: January 25, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 18/005 W3

Meeting date:
2019/02/19

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit a new 8 storey apartment building with 159 units and retain the existing 8 storey apartment building

1315 Silver Spear Road, south side of Burnhamthorpe Road East, west of Dixie Road

Owner: IMH 1315 Silver Spear Ltd.

File: OZ 18/005 W3

Bill 139

Recommendation

That the report dated January 25, 2019, from the Commissioner of Planning and Building regarding the applications by IMH 1315 Silver Spear Ltd. to permit a new 8 storey apartment building with 159 units, and retain the existing 8 storey apartment building, under File OZ 18/005 W3, 1315 Silver Spear Road, 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 a new 8 storey rental apartment building containing 159 units, and retain the existing 8 storey rental apartment building. The applicant is proposing to amend the official plan to permit the proposed increase in floor space index (FSI) but maintain the **Residential High Density** designation. The zoning by-law will also need to be amended from **RA2-4** (Apartment Dwellings) to **RA2-Exception** (Apartment Dwellings) to implement this development proposal.

Comments

The property is located on the south side of Burnhamthorpe Road East, west of Dixie Road within the Rathwood-Applewood Community Node Character Area. The site is currently occupied by an 8 storey rental apartment building.

The Burnhamthorpe Library is located immediately east of the site and there is an apartment building to the west of the site. To the north there is a heritage home, a one storey office, a gas station and a four storey retirement home. There are detached dwellings and townhomes located south of the subject site.

Aerial image of 1315 Silver Spear Road



Applicant's rendering of the proposed new 8 storey apartment building fronting Burnhamthorpe Road East



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 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.

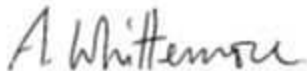
Conclusion

Most 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. Most issues are technical in nature. The key issues to be addressed are confirmation of adequacy of the storm sewer on Silver Spear Road, traffic analysis and impacts, and compatibility of the proposed development with the character of the area and Mississauga Official Plan policies.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jonathan Famme, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: IMH 1315 Silver Spear Ltd.

Table of Contents

1. Site History.....	2
2. Site Context	2
3. Neighbourhood Context	4
Other Development Applications	4
Community Services and Infrastructure.....	4
4. Project Details	5
Concept Plan and Elevations	6
5. Community Comments.....	9
6. Land Use Policies and Regulations	10
Excerpt of Rathwood-Applewood Community Node Land Use	10
Existing Zoning and General Context	11
Proposed Zoning and General Context	11
Summary of Applicable Policies	12
Existing and Proposed Mississauga Official Plan Designation for the Subject Site.....	12
Existing Designation	12
Proposed Designation	12
<i>Provincial Policy Statement (PPS) and Growth Plan Analysis</i>	13
Consistency with <i>Provincial Policy Statement 2014</i>	13
Conformity with <i>Growth Plan 2017</i>	15
Region of Peel Official Plan.....	22
Relevant Mississauga Official Plan Policies	23
Existing and Proposed Zoning.....	27
7. Section 37 Community Benefits (Bonus Zoning)	27
8. School Accommodation.....	28
9. Development Issues.....	29
Development Requirements	32
Other Information	33

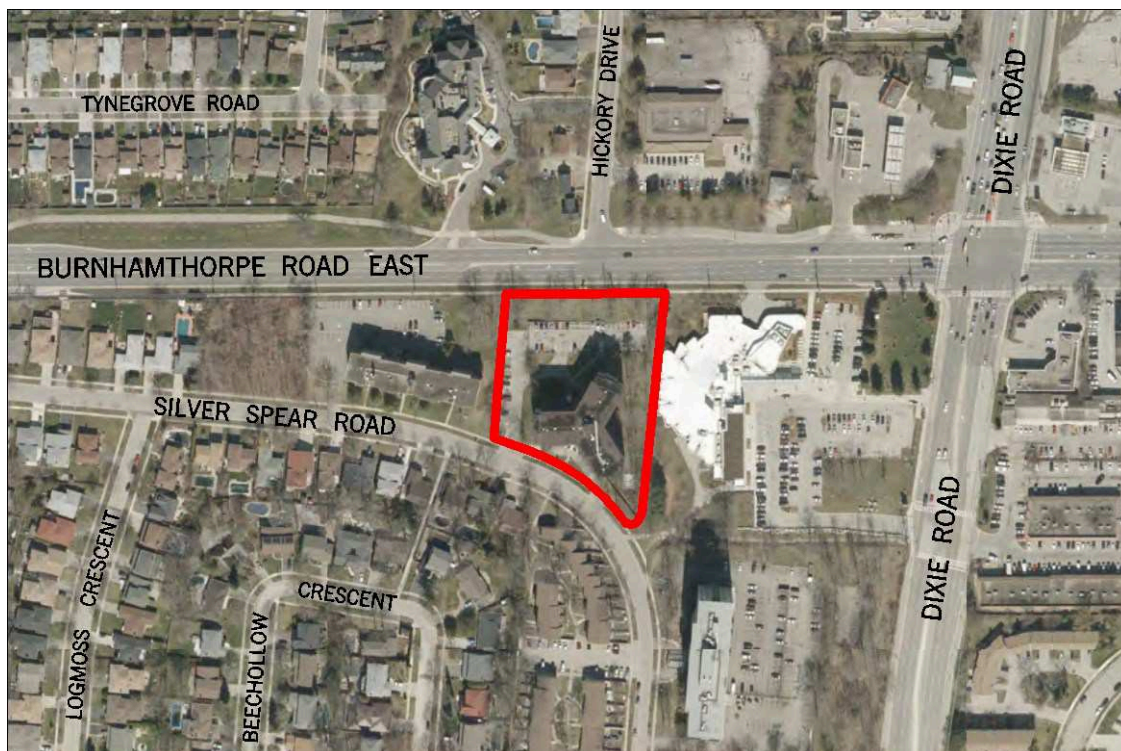
1. Site History

- 1968 – existing 8 storey apartment building constructed
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA2-4** (Apartment Dwellings) which permits apartment dwellings
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of Mississauga Official Plan apply. The subject lands are designated Residential High Density in the Rathwood-Applewood Community Node Character Area
- April 10, 2014 – Committee of Adjustment approved minor variance application under File A-118/14 to permit the conversion of existing storage rooms to create 2 new bachelor apartment units and 2 new one-bedroom apartment units proposing a total of 108 parking spaces on-site; whereas the By-law requires a minimum of 127 parking spaces be provided

2. Site Context

The property is located within the Rathwood-Applewood Community Node near the intersection of Burnhamthorpe Road East and Dixie Road. The area contains a mix of residential, commercial and community uses. The site is currently occupied by an 8 storey rental apartment building and a mix of surface and underground parking and landscaping. There is currently no access to Burnhamthorpe Road East as the entire Burnhamthorpe frontage is fenced in chain link.

Aerial Photo of 1315 Silver Spear Road



Property Size and Use	
Frontages:	
Burnhamthorpe Road East	86.41 m (283.5 ft.)
Silver Spear Road	88 m (288.7 ft.)
Depth:	132 m (433.1 ft.)
Gross Lot Area:	0.84 ha (2.08 ac.)
Existing Uses:	8 storey apartment building (rental)

The surrounding land uses are:

- North: 2 storey heritage home, one storey offices, 4 storey retirement home on the north side of Burnhamthorpe Road East
- East: Burnhamthorpe Library, retail/commercial and gas bar at Dixie Road
- South: Townhomes and detached dwellings
- West: 5 storey apartment building

Image of existing conditions facing southeast



3. Neighbourhood Context

The subject property is located in an area that is undergoing transition and growth. The surrounding neighbourhood was originally developed in the 1960's. The neighbourhood contains a range of housing types with apartments on Burnhamthorpe Road East and Dixie Road, while the neighbourhood to the south is mainly detached homes and townhomes.

Based on the 2011 census, the existing population of the Rathwood-Applewood Community Node character area is 3,450 with a population density of 70 people/ha. Sixty-seven percent of the node population are of working age (15 to 64 years of age), with 18% children (0-14 years) and 15% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 4,200, and 4,700, respectively. On average, the average household size is 2 persons with 89.84% of the population living in apartments greater than or equal to five storeys (higher than the City's 25.07% average).

The node contains Rockwood Mall, Rockwest Plaza (west side of Dixie Road north of Burnhamthorpe Road East), and Wisla Plaza (east side of Dixie Road south of Burnhamthorpe Road East). These plazas provide a range of services including a grocery store, drug store and restaurants. The Burnhamthorpe Library and Maja Prentice Theatre are located just east of the subject property.

There is bus service via route 26 and 76 providing access directly to the Downtown Transit Terminal and Islington (TTC) station, and bus route 5 on Dixie Road connects to the Mississauga Transitway and Dixie GO station. There is also a multi-use trail along Burnhamthorpe Road East which supports alternative modes of transportation.

Other Development Applications

The City is currently processing a site plan application for a new 12 storey and 128 unit rental apartment building to the southeast at 1355 Silver Spear Road. An official plan amendment and Rezoning application for 102 back to back stacked townhomes to the north at 4005 Hickory Drive was refused by Council in July 2018 and is under appeal by the applicant to the Local Planning Appeals Tribunal. There is a site plan for a 4 storey office and veterinary clinic to the northeast at 1325 Burnhamthorpe Road East. There is also a removal of "H" holding symbol and site plan application for a new 14 storey, 245 unit apartment building and 16 stacked townhome units to the northeast at 4064-4078 Dixie Road.

Community Services and Infrastructure

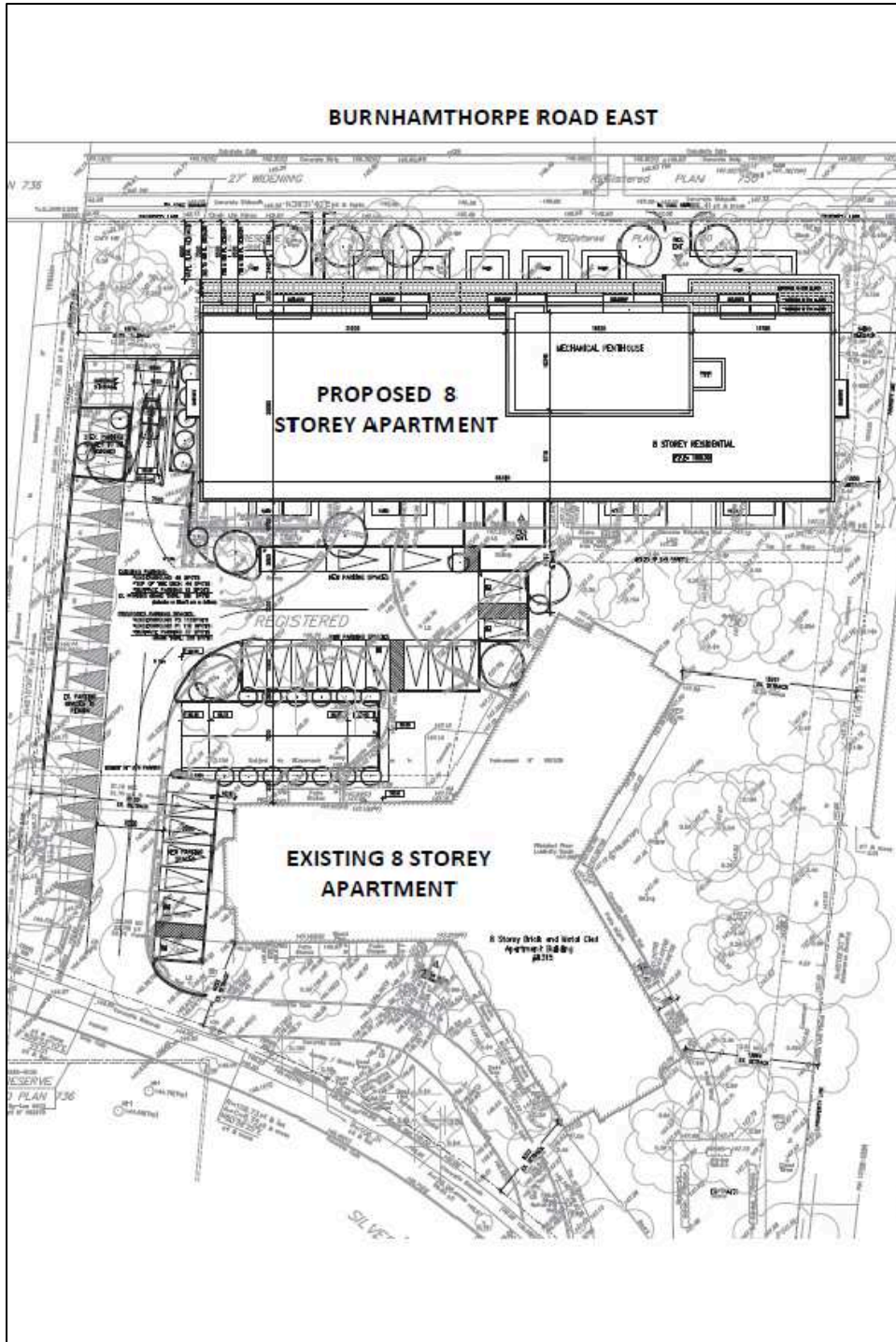
This application will have minimal impact on existing services in the community.

4. Project Details

The applications are to permit a new 8 storey rental apartment building with 159 units, and retain the existing 8 storey rental apartment building.

Development Proposal	
Applications submitted:	Received: March 9, 2018 Deemed complete: May 15, 2018
Developer/ Owner:	IMH 1315 Silver Spear Ltd.
Applicant:	John D. Rogers & Associates Inc.
Number of units:	93 (existing building) 159 (proposed building) 252 (total)
Existing Gross Floor Area:	8,091 m ² (87,091 ft ²)
Proposed Gross Floor Area:	10,577 m ² (113,850 ft ²)
Total Gross Floor Area:	18,668 m ² (200,941 ft ²)
Height:	8 storeys
Lot Coverage:	32%
Floor Space Index:	2.22
Landscaped Area:	47.9%
Anticipated Population:	348* *Average household sizes for all units (by type) based on the 2016 Census
Parking:	Required Proposed
resident spaces	322 224
visitor spaces	50 34
Total	372 258
Green Initiatives:	<ul style="list-style-type: none"> Soft landscaping and low albedo on roof surface of new apartment building

Concept Plan and Elevations
Site Plan



Elevations



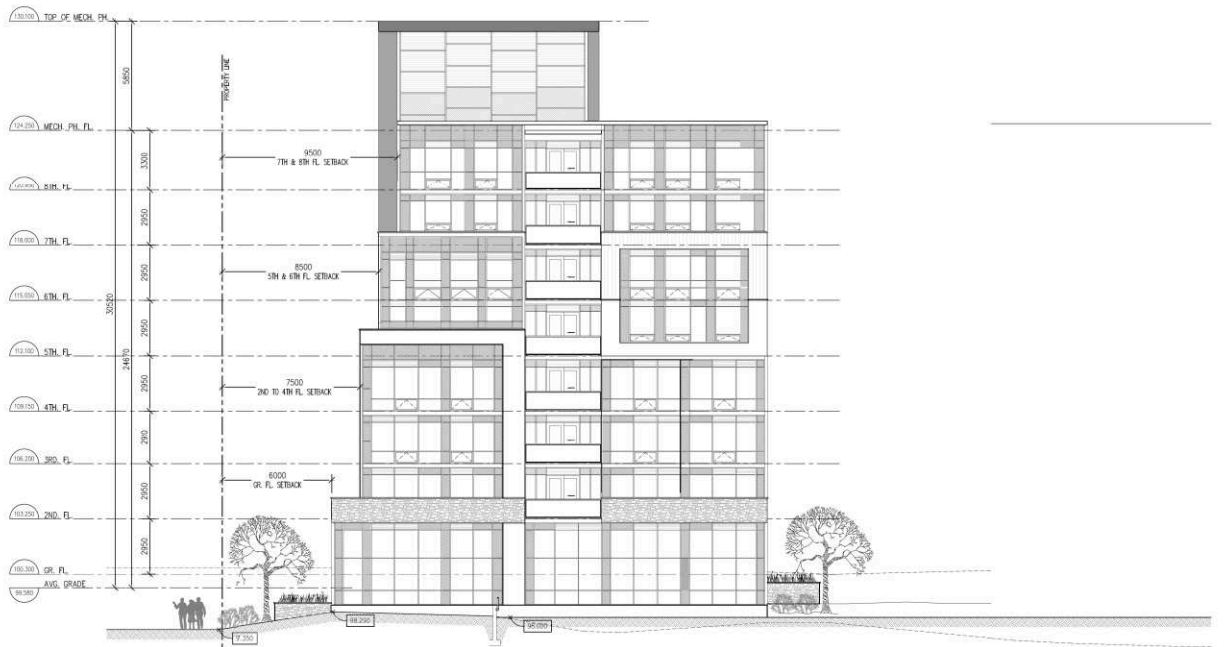
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Applicant's rendering of proposed new 8 storey apartment building



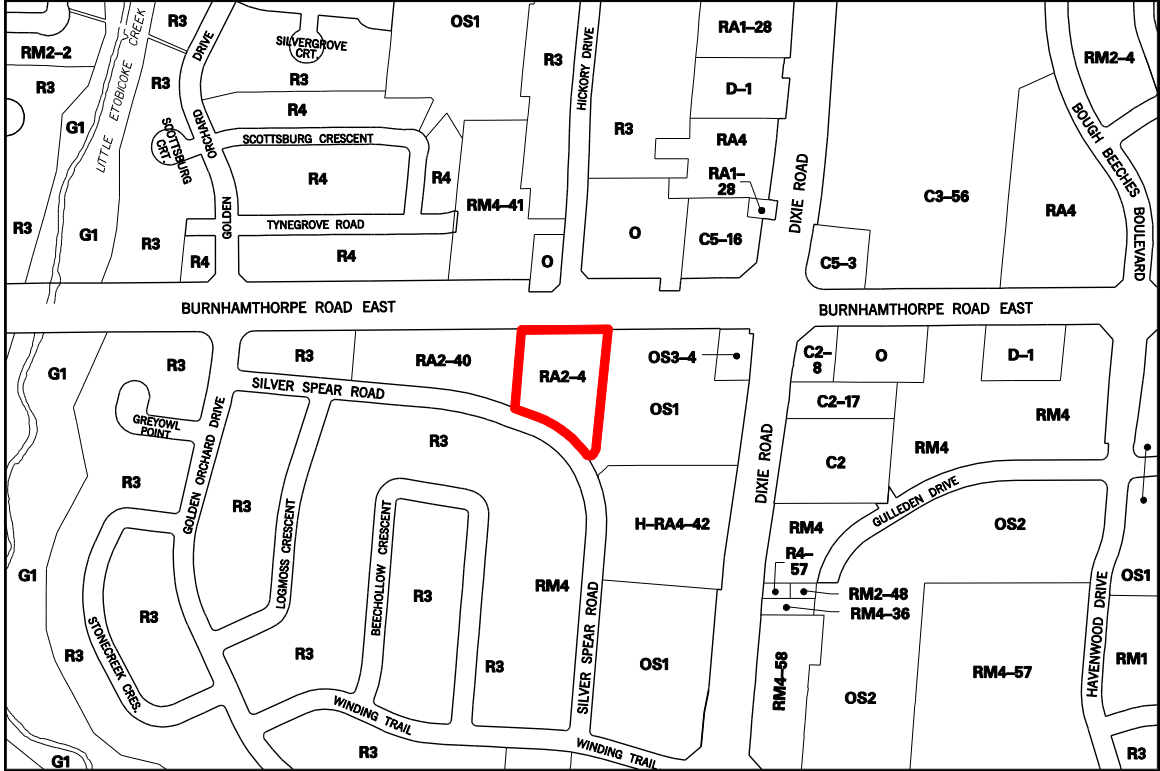
5. Community Comments

A community meeting was held by Ward 3 Councillor, Chris Fonseca on November 14, 2018.

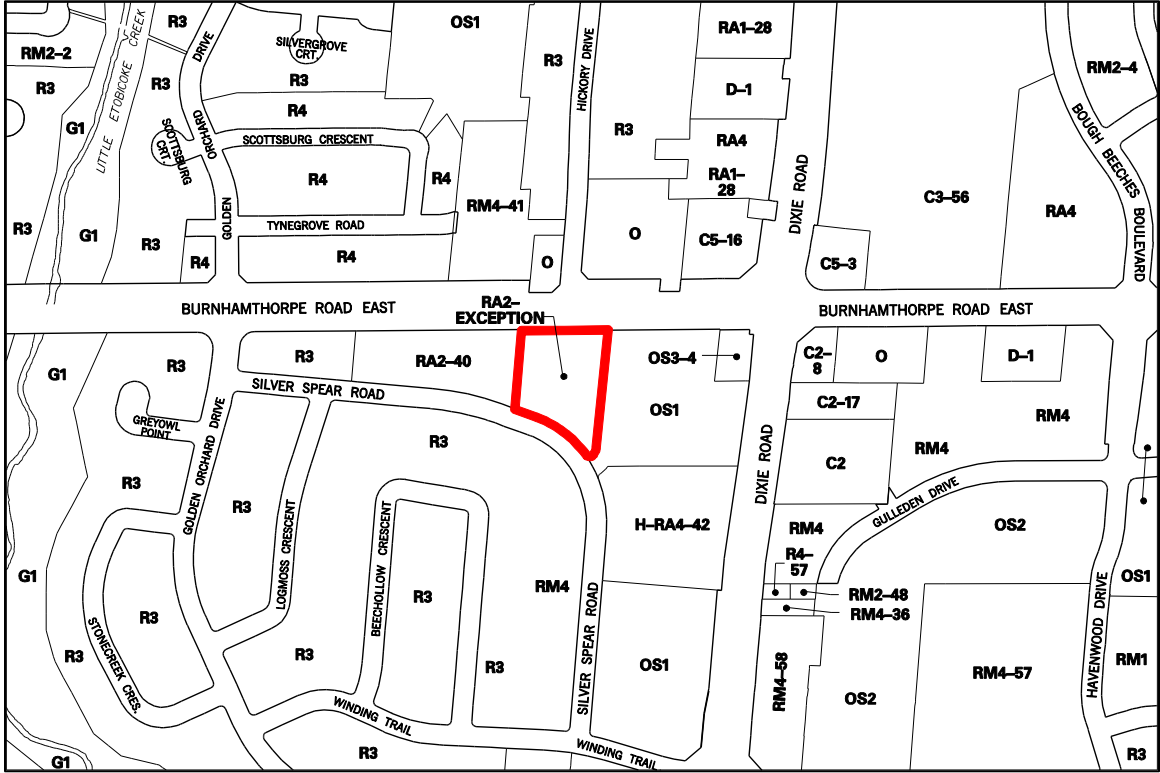
The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date:

- The site will be too dense and the buildings are too close to each other
- There is not enough parking on-site and visitor parking is paid, leading to people parking on Silver Spear Road
- The Silver Spear Road access is unsafe as it is a narrow residential street with on-street parking and the curvature of the road impacts views
- Traffic in the area is already too congested and the proposal will make it worse
- Concern with whether Fire and Emergency Services have reviewed the proposal
- Where will existing residents park during construction of the second building
- There will be noise and dust during construction
- Is there sufficient school capacity to accommodate this development
- There is concern with the loss of the existing mature trees
- There will be increased noise pollution
- The light will spread onto adjacent properties disturbing area residents
- The added residents and vehicles will diminish air quality
- The proposal will have impacts on stormwater and increase flooding in the area
- Having pedestrian access to Burnhamthorpe Road East is desirable

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 <i>Growth Plan</i>	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 application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Rathwood-Applewood Community Node Character Area and are designated Residential High Density which permits apartment dwellings. Community Nodes are intended to provide access to uses required for daily living including local shops and restaurants, community facilities and a range of housing types that meet the needs of residents in the area as they move through their lifecycle.	The applicant is proposing to maintain the Residential High Density designation but increase the permitted floor space index (FSI) to 2.25, whereas currently a maximum of 1.5 is permitted.
Zoning By-law 225-2007	The lands are currently zoned RA2-4 (Apartment Dwellings)	A rezoning is proposed from RA2-4 (Apartment Dwellings) to RA2-Exception (Apartment Dwellings) to permit the proposal with exceptions for floor space index (FSI), setbacks 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 1.5

Proposed Designation

Residential High Density which permits apartment dwellings with a maximum FSI of 2.25

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 18/005 W3 Consistency" column. Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	The development of Community Nodes (as defined in Mississauga Official Plan (MOP)) by infilling with a mix of uses and diverse housing stock supports the general intent of the PPS with respect to building strong healthy communities and efficient use of land.	The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices.
1.1.3.2 Land use patterns within settlement areas shall be based on: <ol style="list-style-type: none"> a) Densities and a mix of land uses which: <ol 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 	The Rathwood-Applewood Node is identified as a Community Node which is an element in the City's urban structure that is intended for intensification and provides a range of uses (as identified on Schedule 10 Land Uses of MOP) and allows for appropriate redevelopment of the area). As described in policy 5.3.3, Community Nodes among other things are intended to: <ul style="list-style-type: none"> • Be an area of 	The Rathwood-Applewood Community Node contains a mix of housing types and tenures. A new rental apartment would contribute to the range of housing types available to residents. The applications are under review for consistency with MOP policies regarding site development.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Consistency
<p>negative impacts to air quality and climate change and promote energy efficiency</p> <p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>intensification with a mix of uses;</p> <ul style="list-style-type: none"> • Provide access to a mix of uses required for daily living such as retail stores, restaurants, community facilities, schools, parks and a diverse housing stock that meets housing needs of residents as they move through their lifecycle. • Achieve a targeted grow density of between 100 and 200 residents plus jobs per hectare. 	
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The Rathwood-Applewood Community Node is an area intended for intensification (MOP policy 5.3.3.3). The proposed development can utilize surrounding community infrastructure (library, schools and places of religious assembly) and has access to adequate servicing (water, sanitary and storm facilities).</p> <p>Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.</p>	<p>The applications are located in a Community Node, an area designated for intensification. The applications will have to demonstrate consistency with MOP policies with respect to compatibility with and transition to the surrounding neighbourhood.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The Built Form policies of MOP (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. The proposed development provides intensification within the Community Node and is being evaluated on providing</p>	<p>The proposed development is being reviewed for consistency with the MOP built form transitional and compatibility policies.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Consistency
	an appropriate transition to the surrounding detached dwellings. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).	
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Community Nodes are intended to provide a diverse range of housing options for residents at different stages of life (5.3.3).	The applications propose rental apartment units which are required to meet a range and mix of housing that is affordable.
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council 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>	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 generally consistent with 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 18/005 W3 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 application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
1.1 The Greater Golden Horseshoe		
<p>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</p>	<p>MOP directs growth to Intensification Areas. The Rathwood-Applewood Community Node is an Intensification Area intended to provide a mix of uses required for daily living, including local shops, restaurants, community facilities cultural, heritage and entertainment uses, schools, parks and a range of housing types to serve residents throughout their lifecycle. Community Nodes are centred around existing indoor shopping malls within established residential areas and are able to accommodate growth within an existing urban area by making use of existing physical and community infrastructure.</p>	<p>The proposed development would contribute to the neighbourhood fabric by infilling on an existing apartment site within a designated intensification area. The applications will have to demonstrate compatibility with the policies of MOP with respect to the intended character of the Community Node.</p>
1.2 The Growth Plan for the Greater Golden Horseshoe		
<p>General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.</p>	<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). 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</p>	<p>The applications will provide housing within a location meant to accommodate growth.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
	<p>growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5). Further the intent is to further develop complete communities in intensification areas such as Community Nodes by promoting an urban form and development that supports public health and active living.</p>	
1.2.1 Guiding Principles		
<p>General Statement of Intent for this Section: The policies of this Plan are based on the following principles:</p> <ul style="list-style-type: none"> a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations 	<p>MOP policies include but are not limited to:</p> <ul style="list-style-type: none"> a. Providing for a mix of land uses in a vibrant pedestrian oriented environment (MOP section 5.3.3); b. Identifying the area as a Community Node which is intended to accommodate intensification with a gross density of between 100 and 200 residents plus jobs (MOP section 5.3.3); c. Providing for a range of housing types to meet the needs of the adjacent population as they move through their lifecycle. d. Ensuring that development in Community Nodes will be in a form and density that complements the existing character and achieves a high quality urban environment. 	<p>The proposed development seeks to provide for intensification which adds to the range and mix of housing options. The compatibility with MOP character and design policies is being reviewed.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
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 Growth Plan.
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.	n/a
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.	The Rathwood-Applewood Node is planned as a complete community and identified as a Community Node which is an area for intensification that provides for a mix of housing and employment uses. This node is situated on existing transit routes and is in proximity to existing community infrastructure (schools, parks, libraries, community centres, emergency services and places of religious assembly.	The proposal seeks to make better use of land and infrastructure and increase transit usage in a Community Node, well served by transit and community uses.
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.	The Rathwood-Applewood Community Node is designated as an area for intensification to provide a range of housing, employment and community infrastructure for the surrounding neighbourhoods.	The applications generally seek to intensify in an appropriate location.
Relevant Policies: a. Growth should be primarily directed to	a. The Rathwood-Applewood Community Node is an established	The applications under File OZ 18/005 W3 generally supports this intent by providing a denser

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
<p>settlement areas that:</p> <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) <p>b. Integrated planning to manage forecasted growth will:</p> <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 through a municipal comprehensive review (2.2.1.3.e) <p>c. The <i>Growth Plan</i> will</p>	<p>area with sufficient infrastructure to accommodate growth.</p> <ul style="list-style-type: none"> b. The 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. c. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made. <p>The Node includes a mix of land uses and housing types. MOP includes polies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban design (MOP section 9.1). Appropriate infill in Intensification Areas will help revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures.</p>	<p>building form within an intensification area, a mix of housing options, and convenient access to public transportation. The built form policies of MOP will have to be met. The applicant has been requested to provide green development features as part of their application.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
<p>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>The Rathwood-Applewood Community Node is located within the delineated built-up area and will assist in achieving intensification targets.</p>	<p>The proposed applications support this goal by providing intensification within the Node boundary.</p>
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 Community Node policies encourage a mix of uses.</p>	<p>The proposal does not remove any employment lands.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
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>Then proposal provides for additional housing options and adds to the supply of rental units.</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 applications would generally help in meeting intensification targets and diversify the housing stock available.</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, supplementary direction on</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>n/a</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 18/005 W3 Conformity
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 their 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 this/these applications, some of which are found below.

	Specific Policies	General Intent
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 5.3.3 Community Nodes	Section 5.3.3.3 Section 5.3.3.4 Section 5.3.3.8 Section 5.3.3.12 Section 5.3.3.13	<p>Community Nodes will be focus of a mix of use including commercial, residential, educational and open spaces.</p> <p>Community Nodes are Intensification Areas</p> <p>Community Nodes will achieve a gross density of between 100 and 200 residents and jobs combined per hectare.</p> <p>Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Community Nodes will be served by frequent transit services that provide city wide connections.</p> <p>Community Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>
Section 5 Direct Growth-Corridors	Section 5.4.1 Section 5.4.7 Section 5.4.9	<p>A Corridor is generally comprised of the road right-of-way as well as the lands on either side of the road. Corridors are shown conceptually on Schedule 1c: Urban System – Corridors (note: Burnhamthorpe Road East is a Corridor).</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.</p> <p>Transit services infrastructure will utilize Corridors to connect Intensification Areas.</p>
Section 7 Complete Communities	Section 7.1.3 Section 7.1.6	<p>The official plan seeks to create complete communities and develop a built environment that supports public health by encouraging compacted mixed use development that reduces travel needs and design streets that facilitate alternative modes of transportation.</p>

	Specific Policies	General Intent
	<p>Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9</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"> 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>
<p>Section 9 Building a Desirable Urban Form</p>	<p>Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.2.1.4 Section 9.2.1.9 Section 9.2.1.21 Section 9.2.1.24 Section 9.2.1.25 Section 9.2.1.37 Section 9.2.1.38 Section 9.5</p>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure shown on Schedule 1: Urban System.</p> <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>A high quality, compact urban built form will be encouraged to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of Intensification Areas from surrounding areas.</p> <p>Where the right-of-way width exceeds 20m, a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width.</p> <p>Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive.</p> <p>Development will face the street and have active facades</p>

	Specific Policies	General Intent
		<p>characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.</p> <p>Developments should minimize the use of surface parking in favour of underground or aboveground structured parking. All surface parking should be screened from the street.</p> <p>Parking lots and structures should not be located adjacent to major streets.</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>Section 14 Community Nodes</p>	<p>Section 14.1.1.2 Section 14.1.1.3 Section 14.1.2.3 Section 14.8.1.1</p>	<p>For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p> <p>Proposal for heights less than two storeys, more than four storeys or different than established in the Character Area policies will only be considered where it can be demonstrated to the City's satisfaction, that:</p> <ul style="list-style-type: none"> a. An appropriate transition in heights that respects the surrounding context will be achieved; b. The development proposal enhances the existing or planned development; c. The City Structure hierarchy is maintained; and d. The development proposal is consistent with the policies of this Plan. <p>Proposals for additional development on lands with existing apartment buildings will, as a condition of development, demonstrate that the site meets site plan and landscaping requirements, complies with property standards, and applicable building code and fire code (code in effect when the building was constructed).</p> <p>In the Rathwood-Applewood Community Node, new development should not exceed the height of any existing</p>

	Specific Policies	General Intent
		buildings on the property, and should be further limited in height so as to form a gradual transition in massing when located adjacent to low density residential development.
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 - RA2-4 (Apartment Dwellings) which permits apartment dwellings, long-term care dwellings, and retirement dwellings.

Proposed Zone – RA2-Exception (Apartment Dwellings)

Proposed Zoning Regulations

Zone Regulations	RA2-4 Zone Regulations	Proposed RA2-Exception Zone Regulations
Maximum Floor Space Index (FSI)	1.5	2.25
Minimum Rear Yard (Burnhamthorpe Road East)	12.5 m (41 ft.)	6 m (19.7 ft.)
Minimum Interior Side Yard	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Maximum Encroachments into Required Yards of a porch or balcony located on the first storey	1.8 m (5.9 ft.)	2.5 m (8.2 ft.)
Minimum Above Grade Separation between Buildings	12 m (39.4 ft.)	11.7 m (38.4 ft.)
Minimum Landscaped Area	40%	49%
Minimum depth of landscaped buffer abutting a street	4.5 m (14.7 ft.)	3.5 m (11.5 ft.)
Minimum depth of landscaped buffer abutting the lands to the west	3 m (9.8 ft.)	1.5 m (4.9 ft.)
Minimum Amenity Area	1,412 m ² (15,199 ft ²) (5.6 m ² /60.2 ft ² per unit)	2,538.8 m ² (27,327.4 ft ²)
Minimum Amenity Area in one contiguous area	50%	100%
Minimum Amenity Area provided outside at-grade	55 m ² (592 ft ²)	2,363.2 m ² (25,437.3 ft ²)
Minimum setback from an underground parking structure to any lot line	3 m (9.8 ft.)	0.1 m (0.3 ft.)
Minimum number of parking spaces	1 space per bachelor unit 1.18 spaces per one bed unit 1.36 spaces per two bed unit 1.5 spaces per three bed unit 0.2 visitor spaces per unit	1.02 spaces per unit (resident and visitor combined)
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, the City 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: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">19</td> <td>Kindergarten to Grade 6</td> </tr> <tr> <td>8</td> <td>Grade 7 to Grade 8</td> </tr> <tr> <td>9</td> <td>Grade 9 to Grade 12</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">Burnhamthorpe PS</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">652</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">504</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">8</td> </tr> </table> <p style="margin-left: 20px;">Tomken Road Middle PS</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">1,053</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">947</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">6</td> </tr> </table> <p style="margin-left: 20px;">Applewood Heights SS</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">1,173</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,284</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> <p style="margin-top: 20px;">* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	19	Kindergarten to Grade 6	8	Grade 7 to Grade 8	9	Grade 9 to Grade 12	Enrolment:	652	Capacity:	504	Portables:	8	Enrolment:	1,053	Capacity:	947	Portables:	6	Enrolment:	1,173	Capacity:	1,284	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">3</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>2</td> <td>Grade 9 to Grade 12</td> </tr> </table> • School Accommodation: <p style="margin-left: 20px;">St. Teresa of Calcutta Elementary School</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">240</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">349</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> <p style="margin-left: 20px;">John Cabot Secondary School</p> <table style="margin-left: 40px; border: none;"> <tr> <td>Enrolment:</td> <td style="text-align: right;">808</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">933</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> 	3	Junior Kindergarten to Grade 8	2	Grade 9 to Grade 12	Enrolment:	240	Capacity:	349	Portables:	0	Enrolment:	808	Capacity:	933	Portables:	0
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9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (July 27, 2018)	<p>Regional services consist of an existing 250 mm (10 in.) sanitary sewer and an existing 300 mm (11.8 in.) watermain on Silver Spear Road.</p> <p>A satisfactory Functional Servicing Report will be required prior to the approval of the Official Plan and Zoning By-law Amendments.</p> <p>The Region of Peel will provide front end collection of garbage and recyclable materials. At the Site Plan stage, a revised Site Plan or Waste Collection Plan will be required to ensure Regional requirements are addressed.</p>
Dufferin-Peel Catholic District School Board (July 27, 2018) and the Peel District School Board (July 3, 2018)	<p>Both School Boards 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>Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (June 29, 2018)	<p>The subject property is adjacent to City owned lands identified as Burnhamthorpe Library Grounds which is zoned Open Space - Community Park (OS1). The subject property is approximately within 300 m (984 ft.) from Gulleden Park which is zoned Open Space - City Park (OS2) and contains two tennis courts, and a softball diamond.</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> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
Community Services - Arborist (July 24, 2018)	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.</p>

Agency / Comment Date	Comment
	<p>The approval of the Tree Removal Permission application is required prior to the earliest of the Demolition Permit/Erosion and Sediment Control Permit/Site Plan approval. The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding installed, inspected and approved by an Urban Forestry representative.</p>
<p>City Community Services Department – Fire and Emergency Services Division (June 7, 2018)</p>	<p>Fire has reviewed the OPA/Rezoning applications from an emergency response perspective and has no concerns; emergency response to the site and water supply available are acceptable.</p>
<p>City Community Services Department – Culture & Heritage Planning (July 30, 2018)</p>	<p>As per Council adopted Corporate Policy and Procedure 07-03-01 (Bonus Zoning), the City may require the provision of community benefits, such as public art, as a condition of approval.</p> <p>The subject property is adjacent to 3650 Burnhamthorpe Road East, a property listed in the Municipal Register of Property of Cultural Heritage Value or Interest, and identified as a cultural heritage property not designated under the Ontario Heritage Act. The City of Mississauga Official Plan Section 7.4.2.3 states that "Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property."</p>
<p>City Transportation and Works Department (December 4, 2018)</p>	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p>Noise Study The report is to be revised to use the City's ultimate traffic data to assess the noise caused by transportation sources and to address any off-site stationary noise impacts caused by existing and proposed developments. All calculations are to be provided in the report.</p> <p>Functional Servicing Report (FSR) The report is to provide a downstream analysis on the storm sewer along Silver Spear Road including a storm sewer design sheet as there are concerns on its capacity to accept drainage from this proposed development. Additionally, details in regards to the proposed storage tanks, and verification if those tanks will have an open bottom are required.</p> <p>Depending on the results of the downstream analysis, Municipal Works could be required to support this development and if so, an H will be requested to capture these</p>

Agency / Comment Date	Comment
	<p>works on the Development Agreement. The extent of the works, if any, will be determined prior to the Recommendation Report. Detailed design, securities and insurance will be addressed through the Development Agreement.</p> <p>Grading/Service Plan The engineering drawings are to be updated to relate all elevations to a current and existing published City of Mississauga benchmark value without applying any shift; to clearly show and label existing easements within the site; to provide U/G parking limits that allow future shoring piles to be self-contained within the owner's property limits; to clearly show where proposed grades are going to match the existing ones, to remove any proposed works/infrastructure from within the existing easement limits; and to provide existing grading information on adjacent properties and along the center line of Burnhamthorpe Road East, Silver Spear Road and along the boundaries with municipal roads.</p> <p>Traffic The Traffic Impact Study (TIS) is to be updated to include traffic volume figures and the data to support the proposed 25% vehicle trip reduction and trip distribution. Additionally, the corridor data shall be confirmed with the City's Transportation Planning section and the background traffic shall include the traffic generated by the development of 1355 Silver Spear Road. The traffic analysis shall address pedestrian safety at the intersection of Winding Trail/Silver Spear Road and to determine whether exclusive lane designations for the west leg of the intersection of Winding Trail / Dixie Road is required. Further, a draft plan is to be submitted detailing all the required land dedications as required by the official plan across the site frontage of Burnhamthorpe Rd. East and all the drawings supporting this application shall be updated to include this required widening.</p> <p>Environmental Letter of Reliance for the Phase I Environmental Site Assessment (ESA).</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
City Transportation and Works Department – Mississauga Transit (July 16, 2018)	This site is currently serviced by MiWay Routes 26 & 76 along Burnhamthorpe Road. Please ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and MiWay service.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:

Agency / Comment Date	Comment
	Alectra Utilities Bell Canada Post Greater Toronto Airport Authority
	The following City Departments and external agencies were circulated the applications but provided no comments: Economic Development Trillium Health Partners Rogers Cable Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire Viamonde

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?
- Submission of updated Noise Study to ensure any noise impacts can be appropriately mitigated
- Provision of a satisfactory 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:

- General Context Map
- Site Plan
- Floor Plans
- Elevations
- Site Servicing and Grading Plans
- Tree Protection Plan
- Planning Justification Report
- Functional Servicing & Stormwater Management Report
- Transportation Study & Parking Justification Study
- Pedestrian Wind Assessment
- Shadow Study
- Environmental Noise Assessment
- Phase One Environmental Site Assessment
- Arborist Report
- Parcel Register/Restrictions On Title
- Low Impact Development Features
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment