

DECLARATION

Subsection 17 of the Planning Act

Applicant: Pinnacle International (Ontario) Ltd.

Municipality City of Mississauga

Our File: OPA 0003

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on December 12, 2012 when By-law Number 0276-2012 was enacted and that notice as required by subsection 17 of the Planning Act was given on December 18, 2012.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 17 of the Planning Act within the time specified for submitting an appeal.

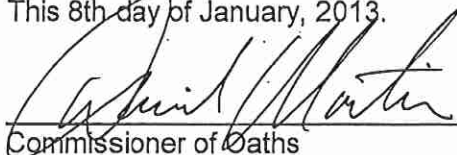
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 8th day of January, 2013.


Commissioner of Oaths


Declarant

DAVID LESLIE MARTIN, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 10, 2014.



File Number: OPA 0003
Municipality: City of Mississauga
Subject Lands: The lands affected by this amendment are located within the northwest quadrant of Eglinton Avenue West and Hurontario Street.
Date of Decision: December 12, 2012
Date of Notice: December 18, 2012
Last Date of Appeal: January 7, 2013

NOTICE OF DECISION
With respect to an Official Plan Amendment
Subsection 17(23) of the Planning Act
BILL 51

A decision was made on the date noted above to approve all of Amendment Number 0003 to the Mississauga Plan (Official Plan) Amendment for the City of Mississauga as adopted by By-law 0276-2012.

Purpose and Effect of the Official Plan Amendment

The purpose of this amendment is to change the land use designation of the subject lands from "Residential Low Density II", "Residential Medium Density", "Residential High Density", "Public Open Space" to "Residential Medium Density", Residential High Density Special Site, "Public Open Space" and "Greenbelt" to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouses, parkland and greenbelt. A copy of By-Law 0276-2012 adopting this Amendment is attached.

<p><u>When and How to File An Appeal</u> <i>Any appeal to the Ontario Municipal Board must be filed with the City of Mississauga no later than 20 days from the date of this notice as shown above as the last date of appeal.</i></p> <p>The appeal should be sent to the attention of the City Clerk, at the address shown below and it must,</p> <ol style="list-style-type: none">(1) set out the specific part of the proposed official plan amendment to which the appeal applies.(2) set out the reasons for the request for the appeal, and(3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.(4) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga. <p>If you wish to appeal to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.ca</p> <p><u>Who Can File an Appeal</u> Only individuals, corporations or public bodies may appeal a decision of the City of Mississauga to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.</p> <p>No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.</p>	<p><u>When the Decision is Final</u> The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of the City of Mississauga is final if a Notice of Appeal is not received on or before the last date of appeal noted above.</p> <p><u>Other Related Applications</u> These lands are also the subject of an application under the Planning Act for amendment to a Zoning By-law, under File No. OZ-07/025</p> <p><u>Getting Additional Information</u> Additional information about this amendment is available for public inspection during regular office hours at the City of Mississauga at the address noted below or from Chris Rouse of the City of Mississauga, Planning and Building Department at (905) 615-3200 X-5729.</p> <p><u>Address for Filing a Notice of Appeal</u> City of Mississauga Office of the City Clerk 300 City Centre Drive, 2nd Floor MISSISSAUGA ON L5B 3C1</p>
---	---

Amendment No. 3

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

Amendment No. 3

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text and map designated Schedule "A" attached hereto constitutes Amendment No. 3.

Schedule "A" of this Amendment is an excerpt from the Mississauga Official Plan Land Use Map, Mississauga Official Plan, with the proposed "Residential Medium Density", "Residential High Density", "Public Open Space" and "Greenbelt" designations outlined in red.

Schedule "B" of this Amendment is an excerpt from the Uptown Major Node Character Area Map, Mississauga Official Plan, with the proposed Special Site location indicated by a blue dot.

Also attached hereto but not constituting part of the Amendment are Appendices I, II and III.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a map showing the Existing Land Use of the subject lands and the surrounding area, with the lands affected by this Amendment outlined in red.

Appendix III is a copy of the Planning and Building Department reports dated January 24, 2012, February 9, 2012 and October 30, 2012 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from "Residential Low Density II", "Residential Medium Density", "Residential High Density", "Public Open Space" to "Residential Medium Density", "Residential High Density Special Site", "Public Open Space" and "Greenbelt" to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouses, parkland and greenbelt.

LOCATION

The lands affected by this Amendment are located within the northwest quadrant of Eglinton Avenue West and Hurontario Street.

BASIS

The subject lands are located in the Uptown Major Node Character Area, and form part of Mississauga Official Plan. Mississauga Official Plan came into effect on November 14, 2012, save and except for those policies and land use designations which have been appealed to the Ontario Municipal Board. The subject lands do not form part of the lands appealed to the Ontario Municipal Board.

The subject lands are designated "Residential Medium Density", "Residential High Density Special Site", "Public Open Space" and "Greenbelt" which permits detached and semi-detached houses, townhouses, apartment dwellings and parkland.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

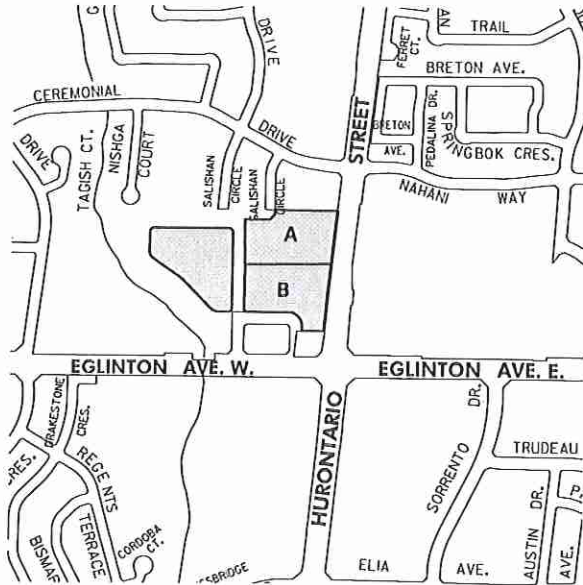
1. The proposal to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouses, parkland and greenbelt, is compatible with surrounding land uses.
2. The proposed Official Plan Amendment is appropriate to accommodate the requested uses for the lands.

Details regarding this Amendment to the Uptown Major Node Character Area Policies of Mississauga Official Plan are contained in the Planning and Building Reports dated January 24, 2012, February 9, 2012 and October 30, 2012 attached to this Amendment as Appendix III.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.3.4, Special Site Policies, Uptown Major Node Character Area Policies, Mississauga Official Plan, is hereby amended by adding the following:

13.3.4.6 Site 6



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

Notwithstanding the provisions of this Plan, the following additional policies will apply:

- a. A maximum of 1,969 dwelling units will be permitted.
 - b. A minimum of 11,000 m² and a maximum of 25,200 m² of retail commercial and office space will be provided, contained within the first three floors of the apartment buildings within Area 6A and 6B;
 - c. Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A will be permitted to develop to a maximum Floor Space Index (FSI) of 5.19. Townhouse dwellings will also be permitted;
 - d. Notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6B will be permitted to develop to a maximum Floor Space Index (FSI) of 7.11 and a height of 34 storeys.
2. The Mississauga Official Plan Land Use Map, of Mississauga Official Plan is hereby amended by changing the land use designation of the subject lands

from "Residential Low Density II", "Residential Medium Density", "Residential High Density" and "Public Open Space" to "Residential Medium Density", "Residential High Density Special Site", "Public Open Space" and "Greenbelt", as shown on Schedule "A" of this Amendment.

IMPLEMENTATION

Upon the approval of this Amendment by the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

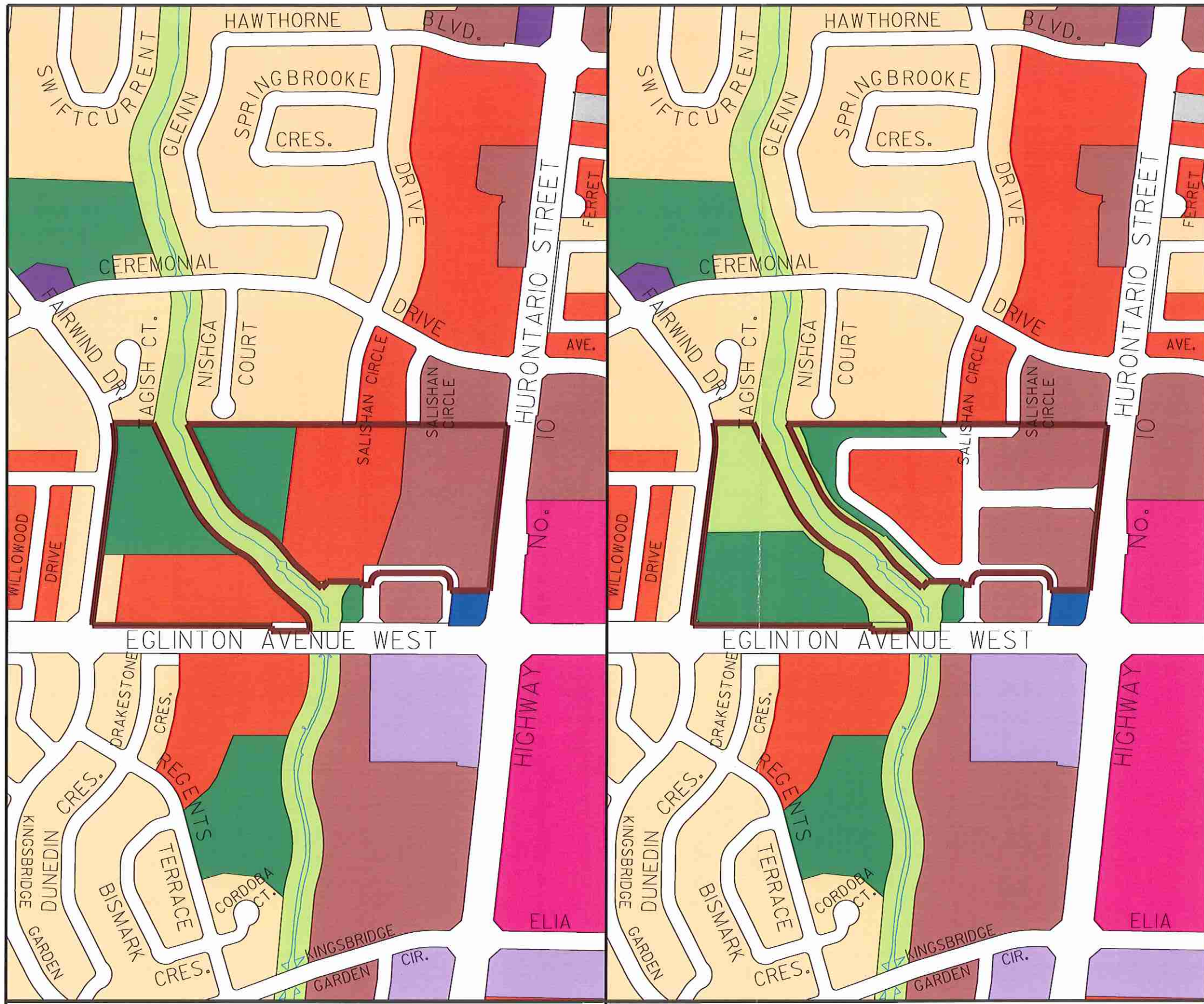
Provisions will be made through the rezoning and draft plan approval process of the lands subject to this Amendment, for development to occur subject to an approved plan of subdivision, to ensure that development occurs in accordance with the Amendment.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

Upon approval of this Amendment, the various Sections, Mississauga Official Plan Land Use Map and Appendices will be amended in accordance with this Amendment, subject to technical revisions being permitted to this Amendment without official plan amendments with respect to: changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps; altering punctuation or language for consistency; and correcting grammatical, dimensional and boundary, mathematical or typographical errors, provided that the purpose, effect, intent, meaning and substance of this Amendment are in no way affected.

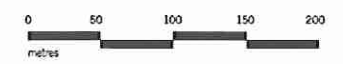


- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
 - To Be Determined

AREA OF AMENDMENT NO. 3

- FROM**
- Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Public Open Space

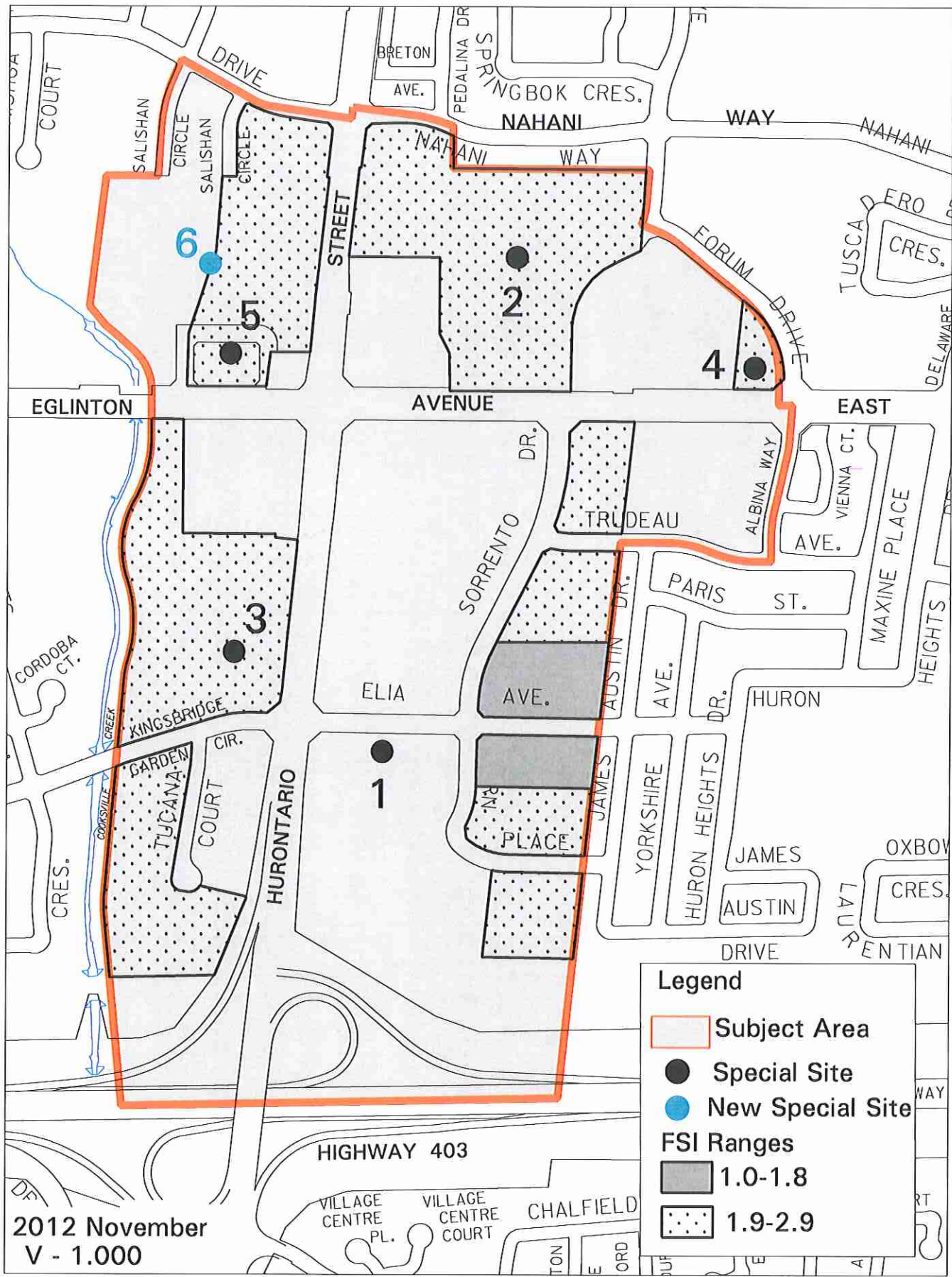
- TO**
- Residential Medium Density
 - Residential High Density
 - Public Open Space
 - Greenbelt



EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS

Schedule 'A'
Part of
Schedule 10
Land Use Designations
of Mississauga Official Plan



2012 November
V - 1.000

Schedule 'B'
Uptown Major Node Character Area
of Mississauga Official Plan

APPENDIX I

PUBLIC MEETING

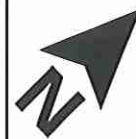
All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on January 12, 2009 and February 13, 2012 in connection with this proposed Amendment. Residents from the community were in attendance at the meeting, and expressed an interest in the development.

k:\plan\devcont\group\wpdata\opas\mopa3_pinnacle_oz07025.cr.so.doc



APPENDIX II

EXISTING LAND USE MAP



AMENDMENT NO:

3

SCALE:

1:4500

DRAWN BY:

K. PROKOP



Corporate Report

Clerk's Files

Originator's
Files OZ 07/025 W5
T-M07006 W5

PDC FEB 13 2012

DATE: January 24, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 13, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications**
To permit townhouse, apartment, office and retail commercial,
and parkland development
5044-5096 Hurontario Street
Part of Lot 1, Concession 1, W.H.S.
Northwest quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Phillip Levine, IBI Group
Bill 51

Supplementary Report **Ward 5**

RECOMMENDATION: That the Report dated January 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/025 W5 and T-M07006 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the application to amend Mississauga Plan from "Residential - Low Density II", "Residential - Medium Density I", "Residential - High Density II" and "Public Open Space" to "Residential - Medium Density I", "Residential - High Density II - Special Site", "Public Open Space" and "Greenbelt" to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouse dwellings and parkland, be approved.
3. That the application to change the Zoning from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "H-RA5-Exception" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards) " to permit apartments with ground related commercial and office uses, townhouses dwellings, and parkland in accordance with the proposed zoning standards, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made

between the developer/applicant and the School Boards for this plan."

4. That the Plan of Subdivision under file T-M07006 W5, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated January 24, 2012, from the Commissioner of Planning and Building.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential - Low Density II", "Residential - Medium Density", "Residential - High Density" and "Public Open Space" to "Residential - Medium Density", "Residential - High Density - Special Site", "Public Open Space" and "Greenbelt".

REPORT SUMMARY:

The use of the Pinnacle Phase Two lands for apartment, townhouse, and parkland development has already been established in the existing Official Plan. Changes to the policies are attributable to: aligning the designations with an acceptable road pattern; creating a defined block structure; and, providing for a more desirable parkland configuration. The recommended cap on dwellings is in keeping with the number of dwellings that is permitted under the existing Official Plan apartment designation. The comprehensive review of the development proposal and all the studies that were required of the developer, and the modifications made to the proposal in respect of the Official Plan, has resulted in a development that:

- Strengthens the node;
- Is compatible in built form and scale to surrounding development;
- Supports transit;

- Will enhance both the existing and planned community by providing amenities and a sophisticated and well designed urban community that will positively contribute to the City's urban fabric.

Further, one of the significant concerns with the proposal is the magnitude of the development and the absence of higher order transit and public infrastructure being in place to support the development. The developer has agreed to phasing the development over several years which will allow the opportunity for infrastructure improvements to be more closely aligned with the build out of the community.

BACKGROUND:

The information and planning recommendations in this report provide for a conclusion of an in-depth planning review that commenced with the submission of development applications by Pinnacle International (Ontario) Limited back in December 2007. Information on application background, general chronology, and changes to the development form and unit count are contained in Appendix S-1.

COMMENTS:**REVISED DEVELOPMENT PROPOSAL - Phase Two**

The applicant is proposing to develop the remaining 13.2 ha (43.2 ac) Pinnacle land holdings, known as Phase Two, for the uses identified below (see Appendix S-7 for a full statistical outline of the proposal and Appendix S-8 for revised plan).

- Apartment dwellings in eight separate towers, ranging in height from 10 storeys to 34 storeys, incorporating 1,964 dwellings. Ground related uses include office and retail within buildings fronting onto Hurontario Street and the main internal east-west road (Street B). The proposed Floor Space Index (FSI) for the two blocks are 5.19 and 7.11 respectively;
- A total of 103 block townhouse dwellings, located to the west of the apartment uses, at a density of 48.5 uph (20 upa);

- Parkland and open space, made up of 4.71 ha (11.6 ac) on the west side of Cooksville Creek (being all lands on that side) and 1.36 ha (3.36 ac) on the east side, primarily abutting the creek and along the northern property line.

COMMUNITY ISSUES

As noted in Appendix S-1, two Community Meetings have been held to advise and update residents on the proposal. A consolidated response to comments and concerns that have been raised at both the Community and Public Meetings is attached to this report in Appendix S-15.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments have been received from City Departments and agencies dealing with school accommodation, hazard lands, servicing, parkland dedication requirements, traffic, local street network, protection of the future light rapid transit (LRT) corridor and stormwater management associated with Cooksville Creek. The updated comments are contained in Appendix S-9.

PLANNING COMMENTS

Official Plan

The revised proposal addresses Provincial legislation and the policies of both the Region of Peel and City of Mississauga Official Plans. The applicant has also addressed the technical issues, including traffic and land use compatibility through the reduction in units. A review of the proposal against the policies of the Official Plan are summarized below.

Hurontario Node

The lands are located within the Hurontario Node, as established in the Official Plan. Consistent with the policies for nodes, the development proposal provides for a compact, mixed use and

transit supportive development. The proposed upset limits on building height, FSI and dwellings will ensure that the node does not rival the downtown core.

Land Use Designations

To implement the proposal, the following amendments to the Mississauga Plan Policies for the Hurontario District are required (see Appendix S-10):

- On the east side of Cooksville Creek, to amend the Hurontario District Land Use Map Schedule the location of the "Residential - Medium Density I", "Residential - High Density II" and "Public Open Space" land uses, to reflect the road pattern and planned location for open space;
- On the west side of Cooksville Creek, to eliminate the "Residential - Low Density II" and "Residential - Medium Density I" land uses and replace with "Public Open Space";
- To amend the permitted Floor Space Index for the "Residential - High Density II" designation from 2.9 to a maximum of 5.19 and 7.11 for each of the two apartment blocks proposed;
- To permit within the "Residential - High Density II" townhouse dwellings, for the block adjacent to Salishan Circle;
- To limit the total number of residential dwellings permitted on the Phase Two lands to a maximum of 1,964 dwellings;
- To allow for a minimum of 11,000 m² (118,403 sq. ft.) and a maximum of 25,200 m² (271,250 sq. ft.) of retail commercial and office space, contained within the first three floors of the apartment buildings.

The use of the lands for medium and high density residential and parkland designations has already been established in the Official Plan. Changes are primarily attributable to aligning the designations with an acceptable road pattern, creating a defined block structure, and providing for a more desirable parkland configuration. The cap on dwellings is in keeping with the number

that is currently permitted under the existing Official Plan apartment designations, which is consistent with the findings of the traffic studies. An amendment to the permitted FSI, specific to the two apartment blocks, is attributable to the development being on public roads (a more desirable condition) rather than private roads, which impacts the final FSI calculations substantially. Minimum floor areas for retail commercial and office space is in keeping with Official Plan goals regarding mixed use communities and achieving residents and jobs density targets (people plus jobs calculations).

Urban Design Policies

The following are specific design elements that demonstrate how the development is in keeping with the urban design policies of the Official Plan, summarized in Appendix S-2.

- Distribution of heights to allow the tallest buildings to frame the Eglinton and Hurontario intersection, with a stepping down of heights towards the creek frontage and existing residential developments;
- An interconnected system of public roads that provides for efficient permeability and connectivity for pedestrians, cyclists and vehicles to the existing road network, and to transit service;
- A public edge to the Cooksville Creek frontage by a single loaded public road that defines the creek frontage as a physically and visually accessible public amenity;
- An appropriate interface between the development and the adjacent school to the north, by incorporating a link to the public trail network;
- Complementary zoning that provides for an appropriate transition in height and scale and allows for front building elevations and functional front entrances to address the streets (see Zoning section for details);
- Inclusion of ground floor retail and office uses, in appropriate locations, to animate the street and support transit and pedestrian activity;

- Provision for appropriate soil depth above parking structures to facilitate the growth of vegetation to maturity;
- Introduction of private communal open spaces as amenity for residents, and to enhance the development;
- Limited surface parking and access to underground parking and service areas, which will occur mainly from the private service lanes.

Public Parkland

A major benefit of the subject proposal is the creation of a large new community park, to be centered on the west side of Cooksville Creek. Future park design and development will take place over the next several years by the Community Services Department (see Appendix S-9). Additional open space benefits resulting from the development include new connections along the creek corridor, adjacent to the northern property line to Hurontario Street, and along Eglinton Avenue, each of which will serve to increase pedestrian and cycling mobility options and access to transit. The applicant has addressed the environmental issues as outlined in the Credit Valley Conservation comments (see Appendix S-9).

Transit Supportive Development

The subject lands are well situated to take advantage of a number of transit initiatives, while the road layout and provision of pedestrian links promote improved access to transit services. The major transit initiative that the development will support is the proposed Light Rapid Transit (LRT) line along Hurontario Street. The Hurontario/Main Street Corridor Master Plan was approved by Council on July 7, 2010, identifying LRT as the recommended transit solution for Hurontario Street. Within the Master Plan, the subject lands are located within the Eglinton-Bristol Character Area with the nearest LRT station stop being at the intersection of Eglinton Avenue and Hurontario Street.

The City has selected a consultant team to undertake the Preliminary Design and Transit Project Assessment Process (TPAP). This work is anticipated to be complete by 2013 and will

identify any additional related impacts on the subject lands. These impacts may include the need for additional land to facilitate the LRT and associated station or ancillary system requirements. Staff are therefore recommending that the lands directly abutting Hurontario Street be placed in a Holding Zone until the study has been completed (see Transportation & Works and Zoning Section for details).

Criteria for Specific Official Plan Amendment Applications

The Information Report references the Mississauga Plan policies, provisions and criteria for evaluating site specific Official Plan Amendments (see page 11, Appendix S-2). Summarized below is how the proposed applications address the intent of the criteria.

Bullet One - As noted above, the proposal meets the goals and objectives for the Hurontario Node and the land use policies of the Official Plan. The surrounding lands are fully developed, except for those on the east side of Hurontario Street. Approval will not adversely impact the development and functioning of these lands.

Bullet Two - The proposed development is consistent with the land use designation and policies of the Official Plan. Consideration was given for the overall massing and scale of the proposed built form, to integrate and relate appropriately with surrounding development, and the compatible use of Hurontario Street for transit usage.

Bullet Three - The submission of technical studies in support of the applications have confirmed that the development will have limited impacts from an environmental, noise and servicing perspective. The Region of Peel has requested that a Holding Symbol be placed on the apartment lands pending the availability of adequate water and wastewater servicing capacity, which will be addressed through upcoming studies and scheduled construction programs. Matters regarding the impact of traffic are reported in the Transportation and Works Department section of Appendix S-9. In addition to adequate levels of existing community services, the

development will provide for new parkland and recreational opportunities.

New Mississauga Official Plan

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such, the existing Mississauga Plan (2003) remains in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Residential - Low Density II", "Residential - Medium Density", "Residential - High Density" and "Public Open Space". The proposed townhouse, apartment and parkland development does not conform to the land use designation contained in the new Mississauga Official Plan and associated policies, as it relates to land use location on the schedule and proposed density. The new Mississauga Official Plan would need to be modified to redesignate the lands to "Residential - Medium Density", "Residential - High Density - Special Site", "Public Open Space" and "Greenbelt".

The timing of the approval of the proposed site specific Official Plan Amendment may be affected by the resolution of the appeals to the new Mississauga Official Plan and any potential appeals. Accordingly, public notice under the *Planning Act* has been provided for this meeting to consider the recommendations contained in this report. Furthermore, should these applications be approved by City Council through the adoption of a site specific Official Plan Amendment to the existing Official Plan, the Region of Peel will be requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval.

The proposal is in general keeping with the goals, objectives, and policies of the new Mississauga Official Plan. The one exception is the requirement in Major Nodes for a maximum building height

of 25 storeys. Staff are recommending that the maximum building height be set at 34 storeys. This height limit, to only be permitted close to the intersection of Eglinton and Hurontario, is consistent with existing built form (where several buildings to the south are higher), and provides for an even transition away from the intersection.

Zoning

The zone categories proposed for the lands are "RM4-Exception" (Townhouse Dwellings), "RA5-Exception" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards)". These zones are appropriate to accommodate the proposed development. A draft by-law prepared by staff is attached as Appendix S-11 which provides greater detail. Key elements in this document include the following:

- A range of compatible retail and office uses that will function within the first three floors of the apartment buildings;
- Caps on maximums for Floor Space Index, dwellings, building and podium heights, and for retail and office space;
- Minimum setbacks, streetwalls and built-to lines to provide for an appropriate relationship of the building to the street line, while prohibiting parking and laneways between the building face and street;
- Usable front doors on to Hurontario Street;
- Minimum landscape requirements;
- Parking requirements, in keeping with staff recommendations on a submitted parking study;
- Holding Symbol provisions, as discussed in the report.

At this time, staff are only able to support a standard "RM5" zoning category for the townhouse block. Additional considerations can be considered at a later time once a detailed concept plan for the lands has been received and reviewed.

Phasing

Development on the lands will be phased over a period of time, as noted in a phasing plan provided by the applicant, as follows:

- Phase One - Townhouse lands (Block 9);
- Phase Two - Western half of apartment Block 1;
- Phase Three - Western half apartment Block 2;
- Phase Four - Remaining portions of apartment Blocks 1 and 2, fronting onto Hurontario Street.

The Development Agreement and Site Plan Agreement will contain the necessary provisions regarding phasing including timing, servicing and interim conditions.

Draft Plan of Subdivision and Development Agreement

The proposed plan of subdivision is acceptable subject to certain conditions (see Appendix S-12 and S-13). Development will be subject to the completion of services and registration of the plan. In addition, both a Servicing and Development Agreement will be required. Matters that may be incorporated into the Development Agreement include the following:

- Review and certification of plans from a noise perspective;
- Submission of a satisfactory composite utility plan;
- Submission of satisfactory micro-climate and sun shadow studies, specific to each proposed building;
- Submission of plans that reflect satisfactory principal street entrances, location of exhaust vents, landscape areas, gateway features where applicable, soil depths and glazing;
- Environmental features, in keeping with the City's Green Development initiatives (see page 11 of Appendix S-2);
- The location and payment for public art, in accordance with City requirements.

Site Plan Applications

To date, only conceptual plans have been provided, to demonstrate a development form and as a basis for drafting implementing zoning. Site Plan approval will be required for all development. To address certain matters, Site Plan Agreements may be required. Items that will be considered through Site Plan Approval include the following:

- Building design, massing and materials, in particular the relationship of any structure to Hurontario Street;
- Appropriate landscaping and associated environmental features and green standards;
- Design and location of parking and loading areas, vehicular access points, and pedestrian connections;
- Implementation of the recommendations of the Wind Study. Revised shadow studies in accordance with the City's Revised Standards for Shadow Studies recently adopted by Council will be required of the applicant in advance of the zoning by-law moving forward.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The applicant has requested to alter the development form proposed for the lands from that originally viewed at the Public Meeting. Staff are recommending that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to permit townhouse, apartment, office and commercial, parkland and greenbelt development is compatible with the surrounding land uses, for reasons as outlined in the report.
2. The proposed Official Plan and zoning standards, as identified in the report, are appropriate to accommodate the requested uses for the lands.

ATTACHMENTS:

Appendix S-1: Application Background Information
Appendix S-2: Information Report
Appendix S-3: Recommendation PDC-0011-2009
Appendix S-4: Recommendation PDC-0104-2009
Appendix S-5: Resolution 0305-2009
Appendix S-6: Recommendation PDC-0017-2010
Appendix S-7: Application Development Statistics
Appendix S-8: Revised Concept Plan
Appendix S-9: Updated Department and Agency Comments
Appendix S-10: Revised Excerpt of Existing Land Use Map
Appendix S-11: Draft Zoning By-law
Appendix S-12: Revised Draft Plan of Subdivision
Appendix S-13: Conditions of Draft Plan Approval
Appendix S-14: Revised School Board Accommodation
Appendix S-15: Community Comment and Concerns Response



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Application Background Information

The following provides for background information, a general chronology of the processing of the subject development applications, and changes since being filed.

- December 19, 2007 - Development applications filed with the City, under files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5, to permit 4,800 apartment and townhouse dwelling units, located on both sides of Crooksville Creek. Development was broken into two separate sets of applications for each side of the creek, in case one side received approvals in advance of the other;
- October 2008 - A revised plan was submitted that altered the road pattern and reduced the number of townhouse and apartment dwellings down to 3,883. All development was located on the east side of the creek, with the west side reserved for parkland (see Appendix S-2, I-5);
- November 4, 2008 - A Community Meeting was held jointly by Councilor Adams and Councillor Dale;
- January 12, 2009 - The original Public Planning Meeting date for the application, before the Planning & Development Committee (see Appendix S-2 for the report and S-3 for recommendation PDC-0011-2009);
- March 27, 2009 - Representatives of Pinnacle formally request that the City move forward with Phase One of the plan, being the development of two apartment towers 25 and 28 storeys in height, fronting Eglin ton Avenue West for a total of 432 dwellings;
- June 10, 2009 - Council adopts OPA No. 95, being the conformity amendment to the Provincial Growth Plan. The document notes as a general context to the Official Plan that “development will be directed to appropriate locations to support existing or planned infrastructure and may not be permitted to proceed prior to satisfactory arrangements being made for the provision of the necessary services and infrastructure needed to support growth, such as, engineering services, transit services and community infrastructure. A development proposal may be phased or refused if existing or planned servicing and/or infrastructure is inadequate to support the additional population and

Pinnacle International (Ontario) Limited

employment that would be generated.” OPA 95 in its entirety has been appealed to the OMB, which remains outstanding.

- November 30, 2009 - Supplementary Report tabled before the Planning and Development Committee recommending approval of Phase One of the Pinnacle plan. The matter was refused by Council (see Appendix S-4 for recommendation PDC-0104-2009 and S-5 for resolution 0305-2009);
- December 21, 2009 - Phase One of the Pinnacle plan was referred to the Ontario Municipal Board by the applicant;
- April 19, 2010 - PDC recommends approval of Pinnacle Phase One, on the basis of a second Supplementary Report (see Appendix S-6 for recommendation PDC-0017-2010);
- January 21, 2011 - Revised development proposal for the lands is received which provides for an altered road pattern, reduces the unit count down to 1,861 dwellings, recognizes the Council endorsement of Phase One, removed the road connection to Salishan Circle (as approved by Council back in April 2010), and provided for a reconfigured open space along the east side of the creek and adjacent to the public school to Cooksville Creek Public School (see Appendix S-8);
- August 12, 2011 - Final approvals for Phase One issued by the Ontario Municipal Board, after the approval of associated municipal works only Servicing and Development Agreements;
- October 19, 2011 - A second Community Meeting for the development proposal was hosted by Mayor McCallion and Councillor Crombie, to advise residents on the changes to the plan since last reported. Approximately 30 people were in attendance at the event.
- December 13, 2011 - Revised draft plans addressing staff technical comments, and a revised building plan and statistical chart to reflect redistribution of building heights, are received. Applications are consolidated under one set of development applications (OZ 07/025 and T-M07006).



Corporate Report

Clerk's Files

Originator's

Files OZ 07/024 W5
 OZ 07/025 W5
 T-M07005 W5
 T-M07006 W5

PDC JAN 12 2009

DATE: December 9, 2008

TO: Chair and Members of Planning and Development Committee
 Meeting Date: January 12, 2009

FROM: Edward R. Sajecki
 Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit a multi-use residential, commercial and office
development, in conjunction with parkland uses
Part of Lot 1, Concession 1, W.H.S.
Northwest Quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Philip Levine, IBI Group
Bill 51

Public Meeting **Ward 5**

RECOMMENDATION: That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1,

Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.

BACKGROUND:

The subject lands are located within the northwest quadrant of Hurontario Street and Eglinton Avenue West, stretching eastward from Hurontario Street to Fairwind Drive. The existing residential development of varying densities on Tagish Court, Nishga Court and Salishan Circle (including Cooksville Creek Public School) form the northern property line. Cooksville Creek, which is under City ownership, bisects the property through the centre in a north south direction. Aside from several empty buildings abutting Eglinton Avenue West (formerly a dog kennel and residence), the properties are vacant. Adjacent to the creek in the western portion of the lands exists a wetland area.

The existing gas station at the immediate northwest corner of Hurontario Street and Eglinton Avenue West does not form part of the applications (see Appendix I-2).

Neighbourhood Context

Lands surrounding the subject applications comprise a range of uses and residential densities, which can be described as follows (see Appendix I-4 for details):

- North: Moving in an east-west direction is a ten storey apartment building (fronting onto Hurontario Street), townhomes fronting Salishan Circle (which terminates in two locations abutting the lands), Cooksville Creek Public School, detached dwellings fronting both Nishga Court and Tagish Court;
- West: Across Fairwind Drive, detached dwellings and St. Hilary Catholic School;
- South: Moving in an east-west direction is a commercial centre incorporating an eight storey office building and a one storey retail plaza, a twenty-two storey condominium apartment tower, and west of Cooksville Creek, townhouses, and semi-detached dwellings;
- East: A retail commercial centre, which includes Montana's Restaurant, Shoppers Drug Mart and other restaurant and

retail uses. To the north of the plaza, the land is vacant but designated for high density residential uses. To the southeast of the subject property is the commercial center known as Mississauga Market Place.

Development applications for the lands were originally filed by Pinnacle International (Ontario) Limited on December 19, 2007, to permit 4,800 dwellings (apartment and townhouse) and parkland uses, for both the east and west sides of Cooksville Creek. These applications were formally amended on October 21, 2008, to reduce the number of dwellings to 3,883 and to concentrate all development on the east side of the creek. All lands on the west side of the creek are proposed to be conveyed to the City for parkland. The revised applications have been circulated for technical comments. In addition, a joint ward community meeting was conducted by Councillor Adams and Councillor Dale on November 4, 2008 (see below for details).

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. Information regarding the history of the site is found in Appendix I-1.

COMMENTS:

The applications submitted by Pinnacle are for a large scale multi-use development for almost four million square feet of floor area on 15 ha (35 ac) of land, of which slightly less than half will be set aside in public ownership for environmental protection and parkland. If the applications were to be approved, when completed it would be home to almost 9, 000 people and approximately 580 office jobs.

Due to the complexity of the applications, an overall summary is provided below, followed by a summary of the applications for the east and west parcels. A detailed block by block break down and associated zoning provisions are provided in Appendix I-8.

Pinnacle Development Summary Chart	
Total Land Area:	14.78 ha (36.5 acres)
Total Park Area:	6.45 ha (15.9 acres)
Total Road Area:	2.68 ha (6.62 acres)
Total Road Widening:	0.26 ha (0.64 acres)
East Net Area:	5.39 ac (13.3 acres)
GFA Residential:	326,285 m ² (351,210 sq. ft.)
GFA Retail:	9,835 m ² (105,863 sq. ft.)
GFA Office:	12,830 m ² (138,100 sq. ft.)
GFA All Uses:	348,950 m ² (3,756,066 sq. ft.)
Gross/Net Density East:	394 uph (159 upa)/720 uph (291 upa)
Gross/Net Density Total:	262 uph (106 upa)/376 uph (152 upa)
PPJ/ha (PPJ/ac) (PPJ - people plus jobs)	645/ha (261/ac) (excludes commercial component where stats are not available)
Net FSI East Area:	6.47
Gross FSI East Area:	3.54
Gross FSI Total:	2.36
No. Tower Units:	3,302 dwellings
No. Mid-rise Units:	504 dwellings
No. Townhouses:	77 dwellings
No. Total Units:	3,883 dwellings
Approx. Number of Parking Spaces Proposed	5,073 spaces
Approx. Number of Parking Spaces Required	7,118 spaces
Landscape Area	To be determined
Anticipated Population:	8,955 people *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga
Supporting Documents:	- Planning Justification and Proposed Standards Report - Urban Design Impact Considerations Report - Traffic Impact Assessment - Functional Servicing Assessment

	<ul style="list-style-type: none"> - Arborist Report - Noise Study - Phase 1 and 2 Environmental Assessment Reports - Geotechnical/Soil Investigation Reports - Floodplain Management Study - Environmental Impact Study
--	--

For reference to development application locations and building/block numbers, refer to Appendix I-5 and I-6. To provide some comparison for these applications, an overview of the development form within the southwest quadrant of Hurontario Street and Eglinton Avenue West, collectively referred to as the "Kingsbridge Garden Circle Area", is contained in Appendix I-9.

**DEVELOPMENT DETAILS - WEST SIDE OF
COOKSVILLE CREEK**

OPA and Rezoning Application OZ 07/024 W5
Draft Plan of Subdivision Application T-M07005 W5

Site Characteristics	
Frontage:	325.5 m (1,068 ft.) fronting Eglinton Avenue West 279.0 m (915 ft.) fronting Fairwind Drive
Gross Lot Area:	4.92 ha (12.16 acres)
Net Lot Area	4.92 ha (12.16 acres)

**Current Mississauga Plan Designation and Policies for
Hurontario District:**

- "Residential - Low Density I" which permits detached, semi-detached and duplex dwellings to a maximum density of 17 uph (7 upa);
- "Residential - Medium Density I" which permits townhouse development at a density of 25-50 uph (10-20 upa), with buildings not exceeding three storeys in height;

- "Public Open Space" which includes parkland;
- The Land Use Map also shows a Regulatory Flood plain overlay to identify the potential flooding of a portion of the lands (see below).

Based on the existing Official Plan land use designations, it was anticipated that this area would be developed for approximately 97 units, broken down into 11 detached dwellings, 6 semi-detached dwellings and 80 townhouse dwellings.

In response to comments from the Community Services Department, the applicant is proposing that all lands on the west side of the creek be transferred to the City for park purposes. The proposed applications are not in conformity with the existing land use designations.

Proposed Official Plan Designation and Policies:

The applicant is proposing to designate all lands as "Public Open Space".

Existing Zoning:

"D" (Development), which permits a building or structure and use, legally existing on the date of passing of By-law 0225-2007.

Proposed Zoning By-law Amendment:

"OS1" (Community Park), to permit parkland uses.

**DEVELOPMENT DETAILS - EAST SIDE OF
COOKSVILLE CREEK**

OPA and Rezoning Application OZ 07/025 W5
Draft Plan of Subdivision Application T-M07006 W5

Site Characteristics	
Frontage:	156.5 m (513 ft.) fronting Eglinton Avenue West 240.0 m (787 ft.) fronting Hurontario Street Termination of Salishan Circle, in two locations
Gross Lot Area:	9.68 ha (23.92 ac.)
Net Lot Area	5.39 ha (13.32 ac.)

Current Mississauga Plan Designation and Policies for Hurontario District:

- "Residential - Medium Density I" which permits townhouse development at a density of 25-50 uph (10 -20 upa), with buildings not exceeding three storeys in height;
- "Residential - High Density II" which permits apartment buildings at a Floor Space Index of 1.9 to 2.9;
- "Public Open Space" which includes parkland;
- The Land Use Map also shows a Regulatory Flood plain overlay to identify the potential flooding of a portion of the lands (see below).

Based on the existing Official Plan land use designations, it was anticipated that this area would be developed for approximately 1,530 units, broken down into 180 townhouse dwellings and 1,350 apartment dwellings. The proposed applications are not in conformity with the existing land use designations.

Proposed Official Plan Designation:

The applicant is proposing to change the Official Plan designation applying to all development Blocks (1 through 5) to "Residential - High Density II - Special Section", to allow for the following exceptions:

- A maximum Floor Space Index of 6.47, as applied to the entire development block area (Blocks 1 through 5);

- Retail uses be permitted on the ground and second floor of development blocks facing Street B and Hurontario Street, to a maximum of 9,835 m² (105,863 sq. ft.);
- Office uses be permitted on the second and third floor of development blocks facing Hurontario Street, to a maximum of 12,830 m² (138,101 sq. ft.);
- Townhouses be allowed as a permitted use.

The remainder of the lands (Blocks 6 through 8) are proposed to be designated "Public Open Space", being conveyed to the City for parkland uses and trail connections.

Other Official Plan Provisions

There are other policies in the Official Plan which also are applicable in the review of these applications, including:

Hurontario District Plan:

As noted above, the subject lands are located in the Hurontario District of Mississauga Plan. Section 4.16.2 notes that the District was initially planned recognizing its proximity to the City Centre. Accordingly, a policy framework exists which will provide for the establishment of a substantial residential population within convenient distance to the Centre, and for office and commercial uses that complement those in the Centre. Higher residential densities are encouraged near City Centre boundaries and along major arterial roads, where existing services and transit can be effectively utilized. Notwithstanding its proximity, however, residential densities of the scale permitted in City Centre will not be encouraged. Instead, uses and densities that provide a suitable transition will be encouraged. Urban Design Policies (Section 4.16.3) encourage the integration of Hurontario Street within the overall community design, in particular from a building transition and orientation perspective.

Hurontario/Eglinton Node:

The subject lands form part of the Hurontario/Eglinton Node which is centred on the Hurontario Street and Eglinton Avenue intersection. Within Mississauga Plan, nodes exist in order to create a focus of activity for the surrounding areas at locations which are afforded good accessibility, visibility and a relatively high level of existing and potential transit service. The following is encouraged within nodes: a high quality, compact and urban built form with a relationship to the streetline; retail uses, with direct access to the sidewalk; sufficiently high residential and employment density to support transit usage; and community, cultural and recreational facilities.

Through the preliminary review of the subject applications, staff are aware that one of the primary issues facing development in the node is the increasing volume of traffic, the means of how roads and pedestrian routes in the area interconnect, and how the built form should relate to the street. Accordingly, a consultant has been retained to review the node from a transportation and urban design perspective. It is anticipated that the results of the study will be released in early 2009.

Urban Growth Centre:

At the time when the applications were filed, a portion of the subject lands were located in the Urban Growth Centre (UGC), which parallels Hurontario Street from the Queen Elizabeth Way north to Matheson Boulevard, including City Centre. The UGC was established through the adoption of OPA No. 58 (Residential Intensification Interim Policies) to act as a focus for intensification in the City. The minimum gross density of residents and jobs planned for the UGC is 200 per hectare (80 per ac.). In November 2008, the Province of Ontario refined the northern boundary of the UGC and identified it as Highway 403. As the City's Official Plan will need to conform with the Provincial Growth Plan, the new boundary will be adjusted through the upcoming Official Plan review.

Residential Policies:

Section 3.2.3.2 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Section 3.2.4 of Mississauga Plan indicates that residential intensification is encouraged, subject to meeting the policies and intent of the Plan. Policies speak to development being compatible with the scale and character of a planned residential, and having regard for matters such as: natural environment and urban design matters (ie. street and block pattern, building height and mass); transition; transportation; adequate engineering and community services; pedestrian environment compatibility with surrounding land uses; and climate. The plan notes that development should be located on public roads.

Urban Design Policies:

Section 3.2.3.2 of Mississauga Plan indicates that design matters related to built form, scale, massing, orientation, parking, overshadowing, and the quality and quantity of open space will be priorities in assessing the merits of residential development. Section 3.15 of Mississauga Plan provides for policies which speak to appropriate built form and scale, streetscape and context, and compatibility with the surrounding built form.

Environmental Policies:

As noted above, Cooksville Creek bisects the subject lands and is designated within the Official Plan as "Greenbelt". In addition, the creek is identified on Schedule 3, Environmental Areas of Mississauga Plan as a Linkage. Section 3.15.2.2.h specifies that development applications within or adjacent to such areas must submit an Environmental Impact Study (EIS). A study has been filed by the applicant and is currently under review (see Credit Valley Conservation comments in Appendix I-10 for further information).

The section of Cooksville Creek in this location is located within the regulatory storm floodplain. Section 3.15.3.2, which contains

policies in this regard, states that any development is subject to the Natural Hazard policies which generally prohibit development on lands subject to flooding. If, through the submission of detailed studies and a satisfactory review by the Conservation Authority and City, certain lands are determined to not be within the floodplain, development can proceed in accordance with policies for Natural Hazards and the underlying land use designation. Pinnacle is seeking these approvals in certain locations abutting the creek area.

Criteria for Site Specific Official Plan Amendments:

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- 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 proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- There is adequate infrastructure and community services to support the proposed development.

Green Development Initiatives:

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Development of a compact urban form, in a transit oriented development format;
- Development form conducive to alternative transportation modes, such as walking and bicycling;
- Opportunity for green roof technology;
- Encouragement of LEED construction practices.

Existing Zoning:

"D" (Development), which permits a building or structure and use, legally existing on the date of passing of By-law 0225-2007.

Proposed Zoning By-law Amendment:

The applicant is proposing to rezone the lands to "RM4-Exception" (Townhouse Dwellings), "RA4-Exception" (Apartment Dwellings), "RA5-Exception" (Apartment Dwellings) and "OS1" (Community Park). Specific zoning details are contained in Appendix I-8.

COMMUNITY ISSUES

A joint community meeting was conducted by Ward 5 Councillor Eve Adams and Ward 4 Councillor Frank Dale on November 4, 2008. The following is a summary of issues raised by the Community:

- The development will result in additional traffic, which will further congest surrounding streets and intersections that are already over capacity (in particular at the Hurontario/Eglinton intersection), and allow for the infiltration of traffic into existing residential neighbourhoods;
- Request that Salishan Circle not connect directly into the broader neighbourhood, which may improve circulation and drop-off/pick-up movements at Cooksville Creek Public School;
- Impact the development will have on all local school numbers;
- Desire for additional land to supplement the current well used open space areas associated with Cooksville Creek Public School;
- The proposal in regards to density, building height and scale is too high, and not in general keeping with the surrounding communities;

- The height of the buildings will have a shadow effect on abutting residential properties;
- The potentially high costs involved in acquiring and maintaining the park system contemplated by the development proposal;
- Where visitor parking will be accommodated for the development;
- Servicing impacts, including garbage pick-up;
- Previous development history and particulars for the lands.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-10 and school accommodation information is contained in Appendix I-11. Based on the comments received and applicable Mississauga Plan policies, the following matters will have to be addressed:

- The scale and density of the proposal, relative to the surrounding community and proximity to City Centre;
- Compatibility and transition of proposed land uses and density to neighbouring residential areas;
- Traffic impacts of the proposal on surrounding roads and intersections, and the necessity for a bridge crossing;
- Impacts of development on neighbouring vacant parcels, and on the Node as a whole from a transportation, land use and urban design perspective;
- Fully defining the limits of development, to the satisfaction of CVC and Community Services;
- Road fabric and connections, in particular from a pedestrian and bicycling perspective;
- Understanding the impact on the development of potential higher order transit along Hurontario Street;
- Review of the application to ensure the development is supportive of transit;
- Open space and parkland connections and linkages to surrounding parks and neighbourhoods;
- Review of proposed bicycle route along the north property line;
- Submission of an archaeological assessment;

- Development separation and connections with proposed open spaces and parkland areas;
- Building and street relationships, including setbacks, podium heights, and encroachments;
- Implications of underground easement encroachments within the boulevard for parking garages and utilities;
- Street width and design, including pavement and boulevard details and associated cross sections;
- Location and function of visitor parking;
- Submission of detailed phasing plans, and their understanding from a development, traffic and servicing perspective;
- Sun, wind and comfort impacts of development on parks, proposed amenity areas, and neighbouring residential lands;
- Adequacy of existing services, including water, sanitary and storm connections;
- Analysis of proposed Official Plan and zoning by-law standards;
- Review of preliminary building elevations and materials;
- Incorporation of public art;
- The identification of sustainable green technology to be used in the proposed development.

Additional information is provided in Appendices I-1 to I-12.

OTHER INFORMATION

Growth Management Strategy

On November 3, 2008, the Planning and Development Committee received a report titled "Sustainable Living: A Growth Management Strategy for Mississauga - Mississauga Plan Review" (GMS). Within the report, the Hurontario/Eglinton Node (referred to as "Uptown") was identified as a Major Node. The study is recommending that Major Nodes have a minimum density of between 200 and 300 people plus jobs per hectare (80 to 120 per acre) with a mixed use ratio of people to jobs of 2:1, and building heights ranging between 3 storeys and 25 storeys.

On November 12, 2008, City Council endorsed the GMS as the basis for the preparation of the new Official Plan that directed residential growth to the Downtown, Major Nodes, Community Nodes and Corridors. The Supplementary Report will contain information with respect to how these applications will have regard for the GMS and the Draft Official Plan should it be released at the time of the Supplementary Report.

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to matters as noted above, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: Once all agency and City department comments have been received and after the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Hurontario District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Draft Plan of Subdivision
- Appendix I-6 - Development Concept Plan
- Appendix I-7 - Preliminary Building Views
- Appendix I-8 - Detailed Development Block Breakdown and Zoning Provisions

Appendix I-9 - Kingsbridge Garden Circle Area
Appendix I-10 - Agency Comments
Appendix I-11 - School Accommodation
Appendix I-12 - General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Site History

- December 1983 - The Ministry of Municipal Affairs and Housing approved the Hurontario Secondary Plan, which set the land use framework for the subject lands. In addition, the lands formed part of Hurontario Neighbourhood No. 3 within the Hurontario Residential District, which provided for a general neighbourhood framework for developing lands along the Hurontario corridor.
- March 1987 - Lands on the east side of Cooksville Creek were subject to the submission of rezoning applications under files OZ 033/87 and OZ 026/87, by Horvat Properties Limited. Through revision, the applications proposed 2,636 apartments, 103 townhouses, two park blocks, one greenbelt block, a school block, and a retail/office commercial centre. The residential file (OZ 033/87) was closed due to inactivity in December 1995 while the commercial file (OZ 026/87) was closed for the same reason in June 2002. Public hearings for both files never took place.
- June 1987 - Lands on the west side of Cooksville Creek were subject to the submission of rezoning and draft plan of subdivision applications under files OZ 064/87 and T-87040, by Mythree Investments et al. The applications proposed 21 detached dwellings and 77 townhouse dwellings. A public hearing for the development took place in April 1988, and the subdivision was draft approved by the Region of Peel in April 1989. The files were closed due to inactivity in February 2001.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Hurontario District, designating the subject lands as "Residential - Low Density I", "Residential - Medium Density I", Residential - High Density II", and "Public Open Space".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The matter was originally appealed by the applicant (Appeal No. 18), which has since been withdrawn in November 2008. The subject lands are zoned "D" (Development).

BY-LAW 0225-2007

LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED

FILE NO:
OZ 07024 W5 T-M07005
OZ 07025 W5 T-M07006

DWG. NO:
07024_025A

SCALE:
1:5000

PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

APPENDIX I-2

MISSISSAUGA
Planning and Building

Proc' by
T&W, natics



**PART OF HURONTARIO DISTRICT LAND USE
HURONTARIO DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - Medium Density II
- Residential - High Density I
- Residential - High Density II
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- City Centre Transit Terminal
- Major Transit Corridor
- Proposed Grade Separation

LAND USE LEGEND

- Regulatory Floodplain
- Node Boundary
- 1995 NEP /2000 NEF Composite Noise Contours
- Golf Course
- Planning District
- Special Site Areas (See Special Site Policies)

SUBJECT LANDS



SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED

FILE NO:
OZ 07/024 W5 T-M07005
OZ 07/025 W5 T-M07006

DWG. NO:
07024_025LM

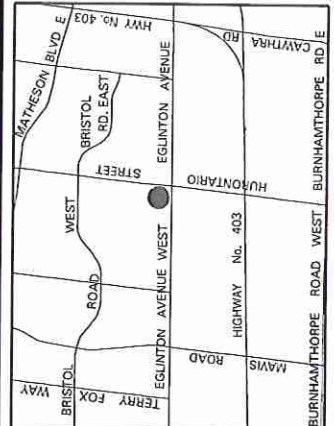
SCALE:
N.T.S.

APPENDIX I-3

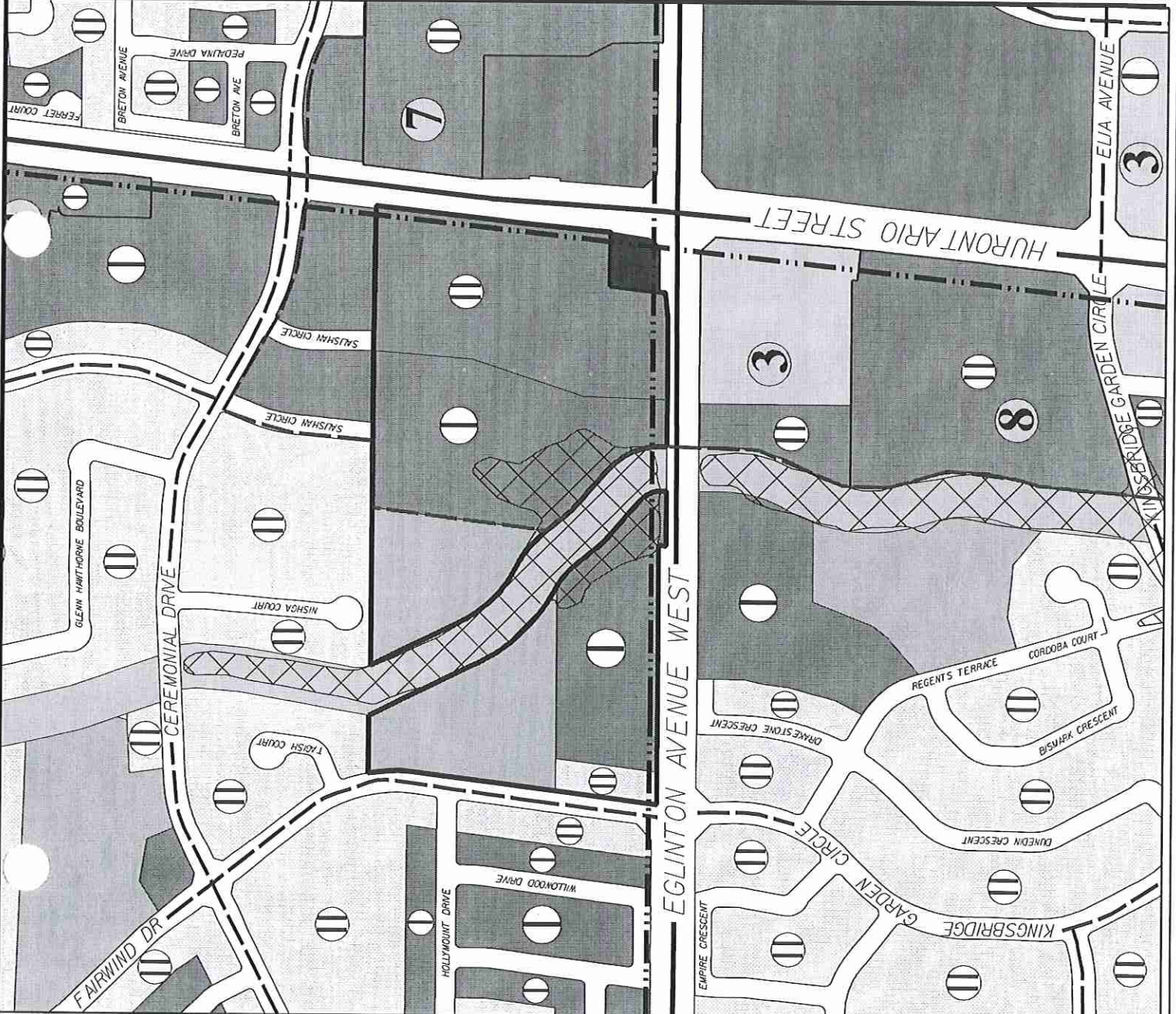
PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

Produced by
T&W, Geomatics



MISSISSAUGA
Planning and Building



BY-LAW 0225-2007

LEGEND:



SUBJECT LANDS

GREENBELT OVERLAY



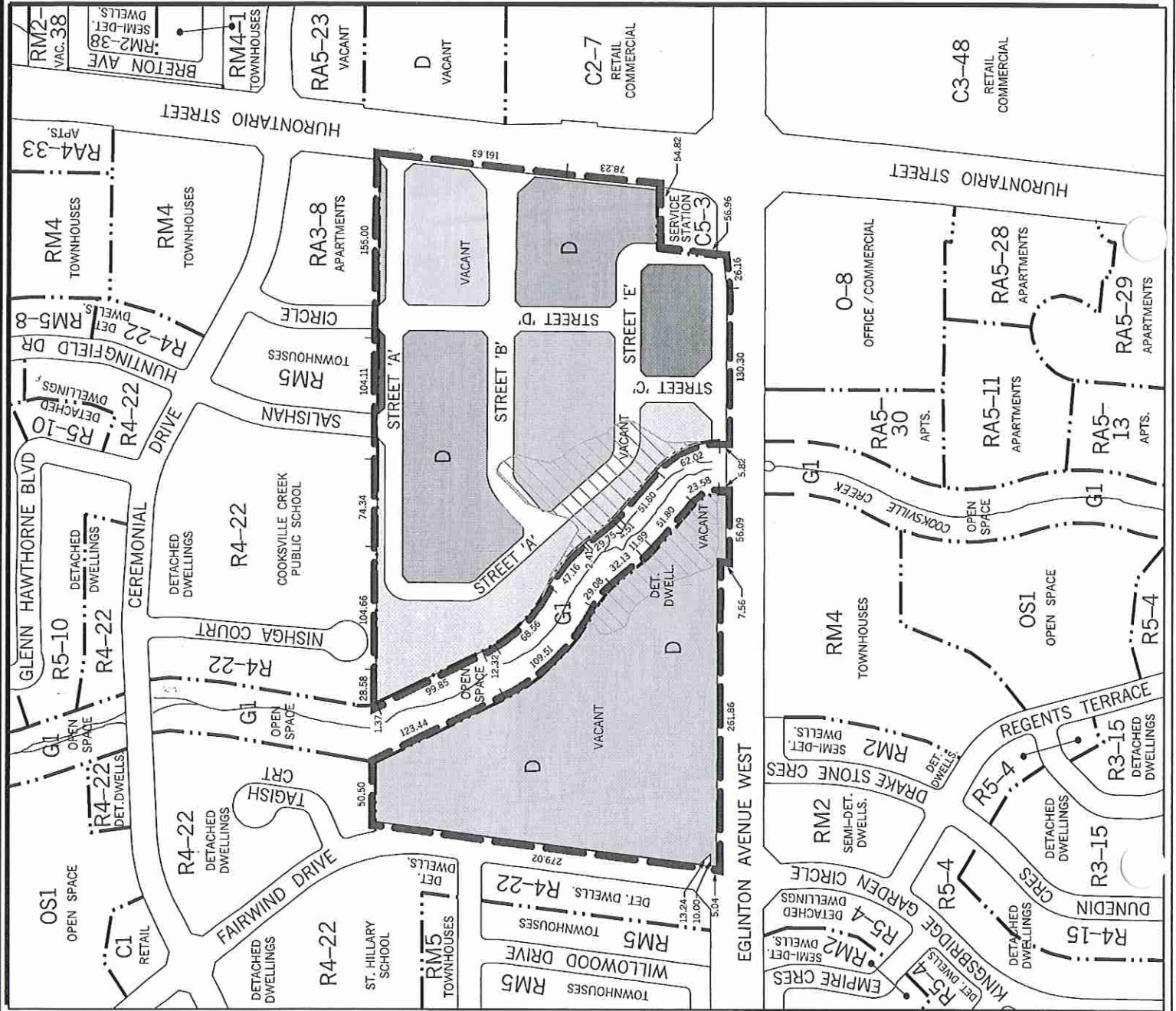
NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.

SUBJECT: **PINNACLE INTERNATIONAL
(ONTARIO) LIMITED**

FILE NO: OZ 07024 W5 T-M07005 OZ 07025 W5 T-M07006	DWG. NO: 07024_025R	SCALE: 1:5000	PDC DATE: 2009 01 12	DRAWN BY: W. FINLAY	APPENDIX I-4a

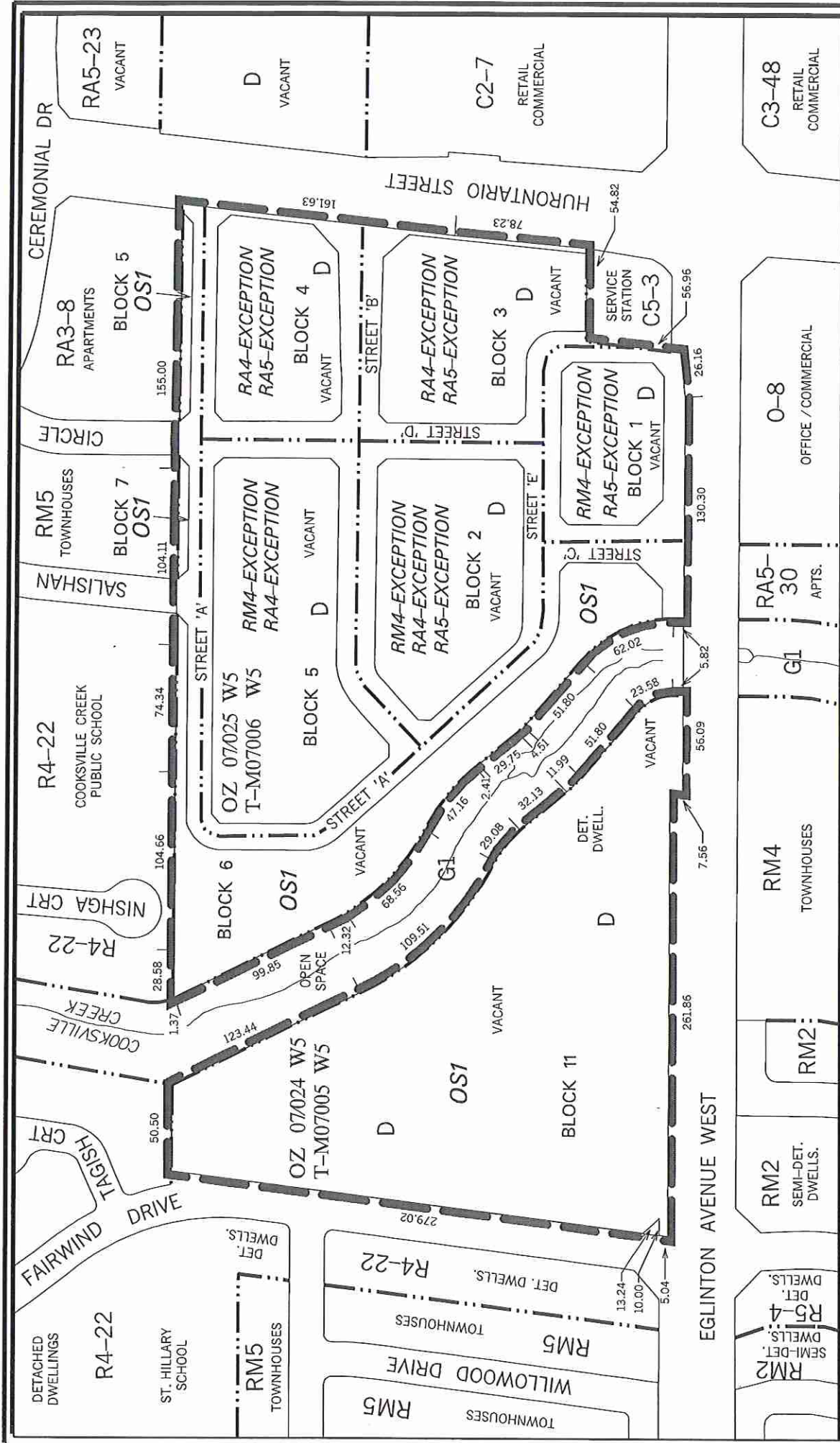
MISSISSAUGA
Planning and Building
Prod. by T&W, Inc.

DESIGN TITLE

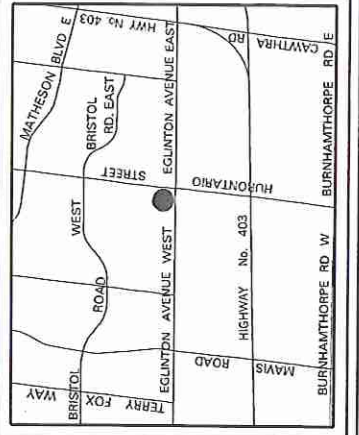


EGEND:

-  Proposed Official Plan Amendment from "Residential – Low Density I", "Residential – Medium Density I" and "Public Open Space" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;
-  Proposed Official Plan Amendment from "Residential – Medium Density I" and "Public Open Space" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;
-  Proposed Official Plan Amendment from "Residential – Medium Density I" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;
-  Proposed Official Plan Amendment from "Residential – High Density II" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) parkland uses;
-  Proposed Official Plan Amendment from "Residential – Medium Density I" and "Public Open Space" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4–Exception" (Townhouse Dwellings) and "RA4–Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings (maximum height 18 storeys) also incorporating commercial uses, at a net Floor Space Index of 2.14;
-  Proposed Official Plan Amendment from "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RA4–Exception" (Apartment Dwellings) and "RA5–Exception" (Apartment Dwellings)) to permit apartment buildings ranging in height from 12 storeys to 42 storeys, with certain buildings incorporating commercial and office uses, at a net Floor Space Index of 8.52;
-  Proposed Official Plan Amendment from "Residential – Medium Density I" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4–Exception" (Townhouse Dwellings), "RA4–Exception" (Apartment Dwellings) and "RA5–Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings ranging in height from 6 storeys to 50 storeys, with certain buildings incorporating commercial uses, at a net Floor Space Index of 7.28;
-  Proposed Official Plan Amendment from "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4–Exception" (Townhouse Dwellings), "RA4–Exception" (Apartment Dwellings) and "RA5–Exception" (Apartment Dwellings) to permit apartment buildings ranging in height from 18 storeys to 42 storeys, with certain buildings incorporating commercial and office uses, at a net Floor Space Index of 8.74;
-  Proposed Official Plan Amendment from "Residential – Medium Density I" and "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4–Exception" (Townhouse Dwellings) and "RA5–Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings (maximum height 39 storeys), at a net Floor Space Index of 10.88.



FILE NO: OZ 07024 W5 T-M07005 OZ 07025 W5 T-M07006	DWG. NO: V807024_0255	SCALE: N.T.S.	PDC DATE: 2009 01 12	DRN BY: W. Y.
APPENDIX I-5				



LEGEND:

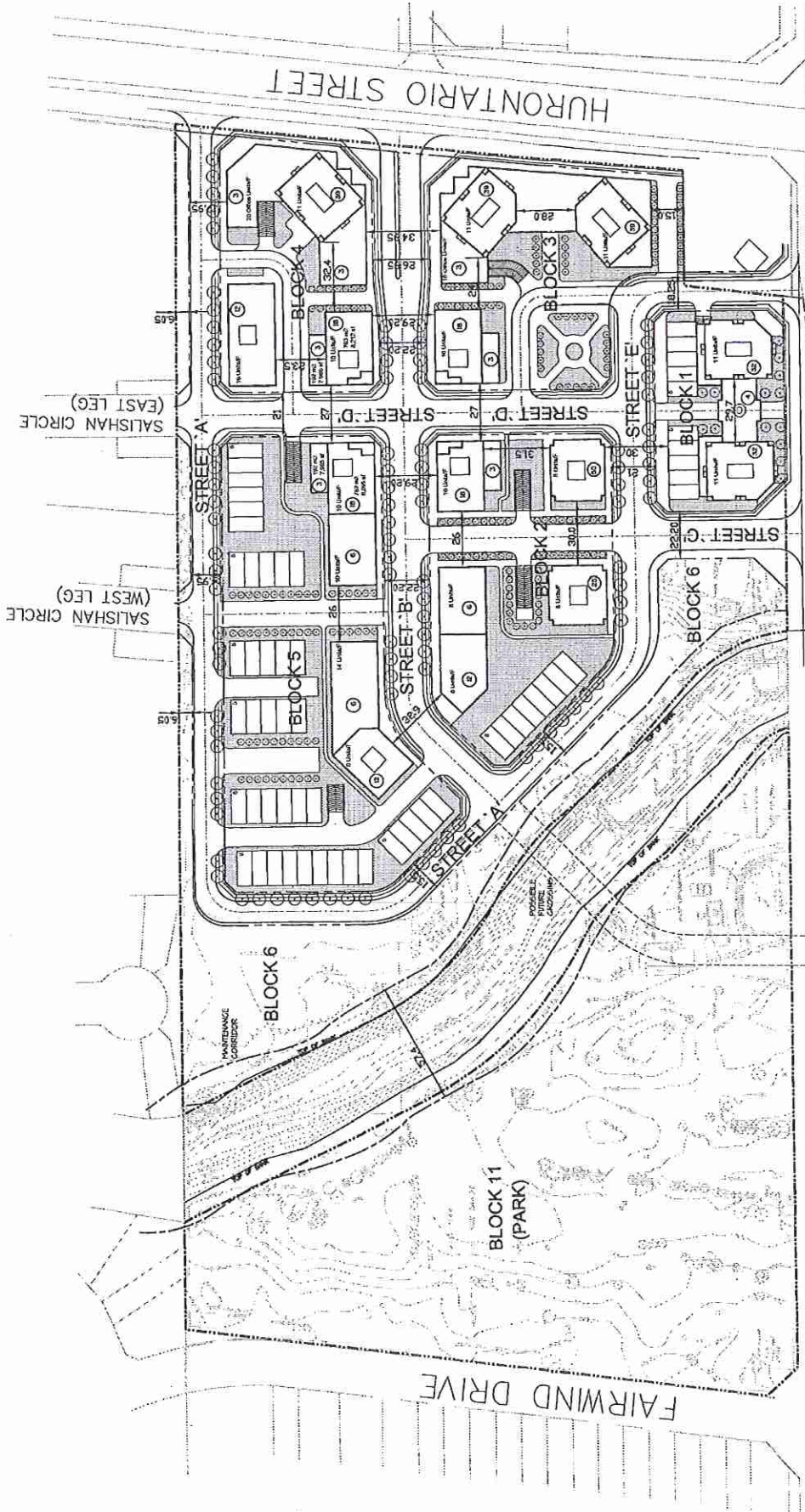
AREA OF DRAFT PLAN T-M07005, T-M05006

NOTE: PROPOSED ZONING IS DELINEATED AND SHOWN IN ITALICS WITHIN THE APPLICATION AREA.

SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED

Produced by
T&W Geomat





EGLINTON AVENUE WEST

EGLINTON AVENUE WEST

LEGEND:

- No of floors
- Maintenance corridor
- Top of bank

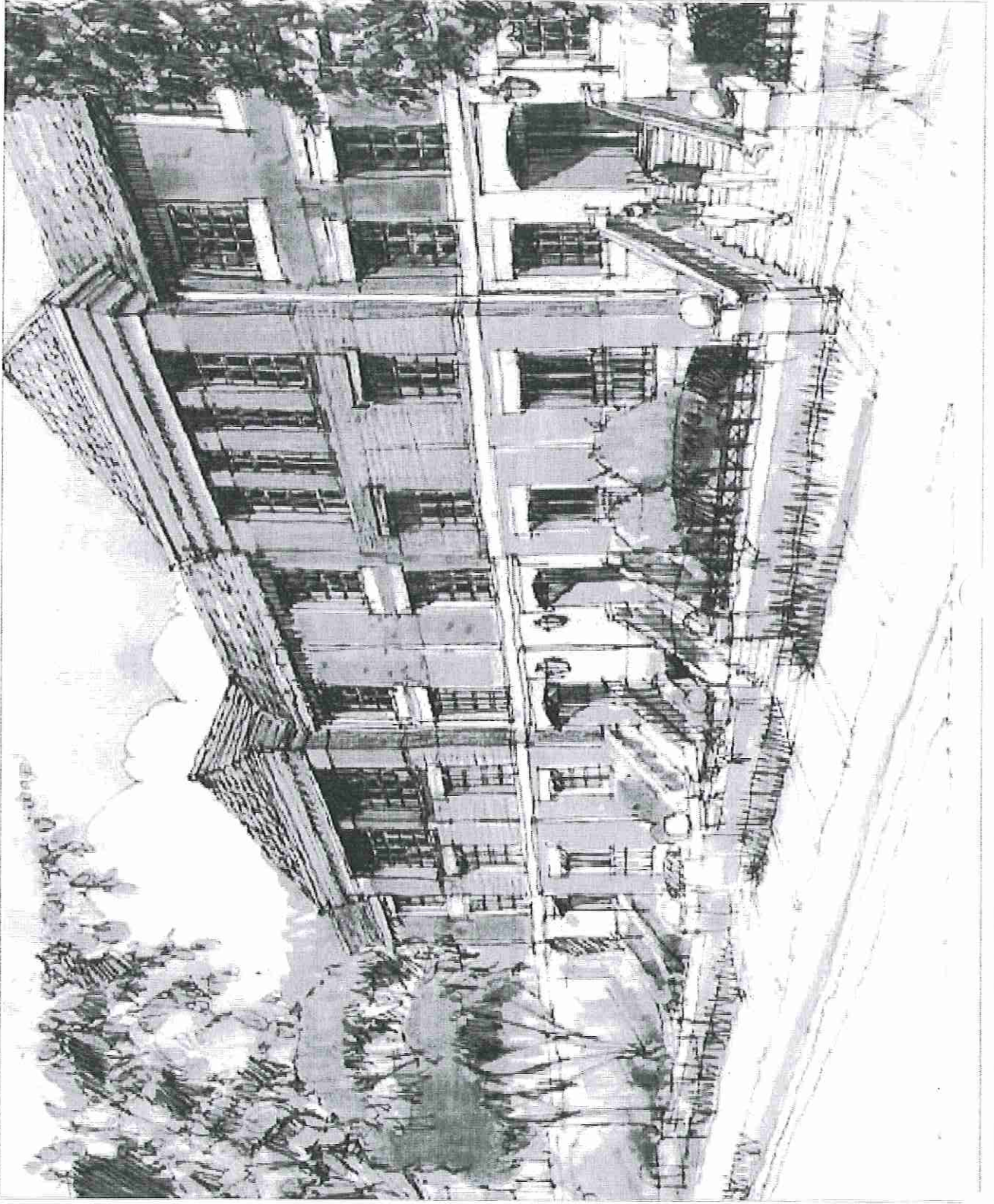


PRELIMINARY BUILDING VIEW A

OZ 07/024 W5
OZ 07/025 W5

APPENDIX I-7a

3 Storey Townhomes

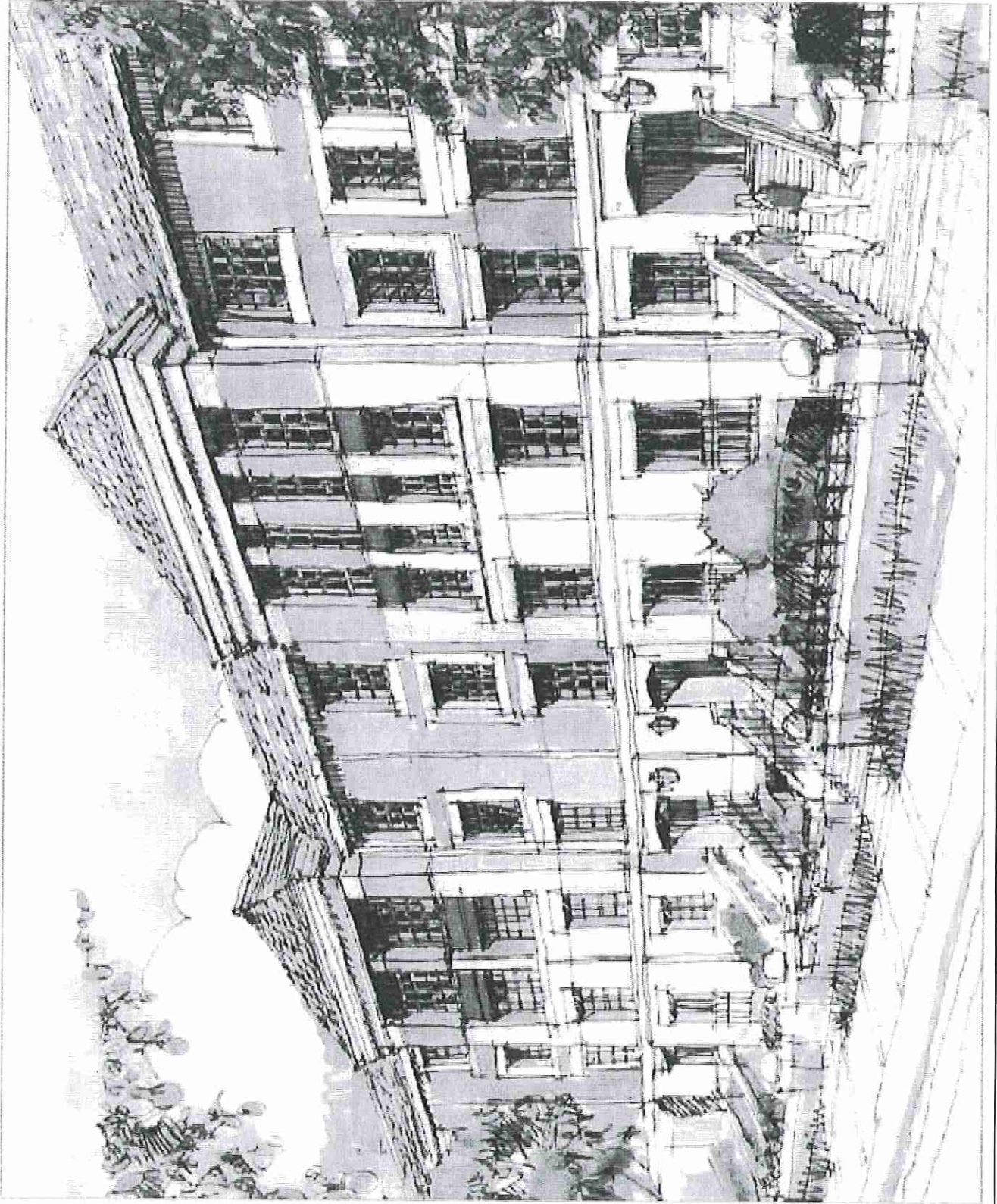


PRELIMINARY BUILDING VIEW B

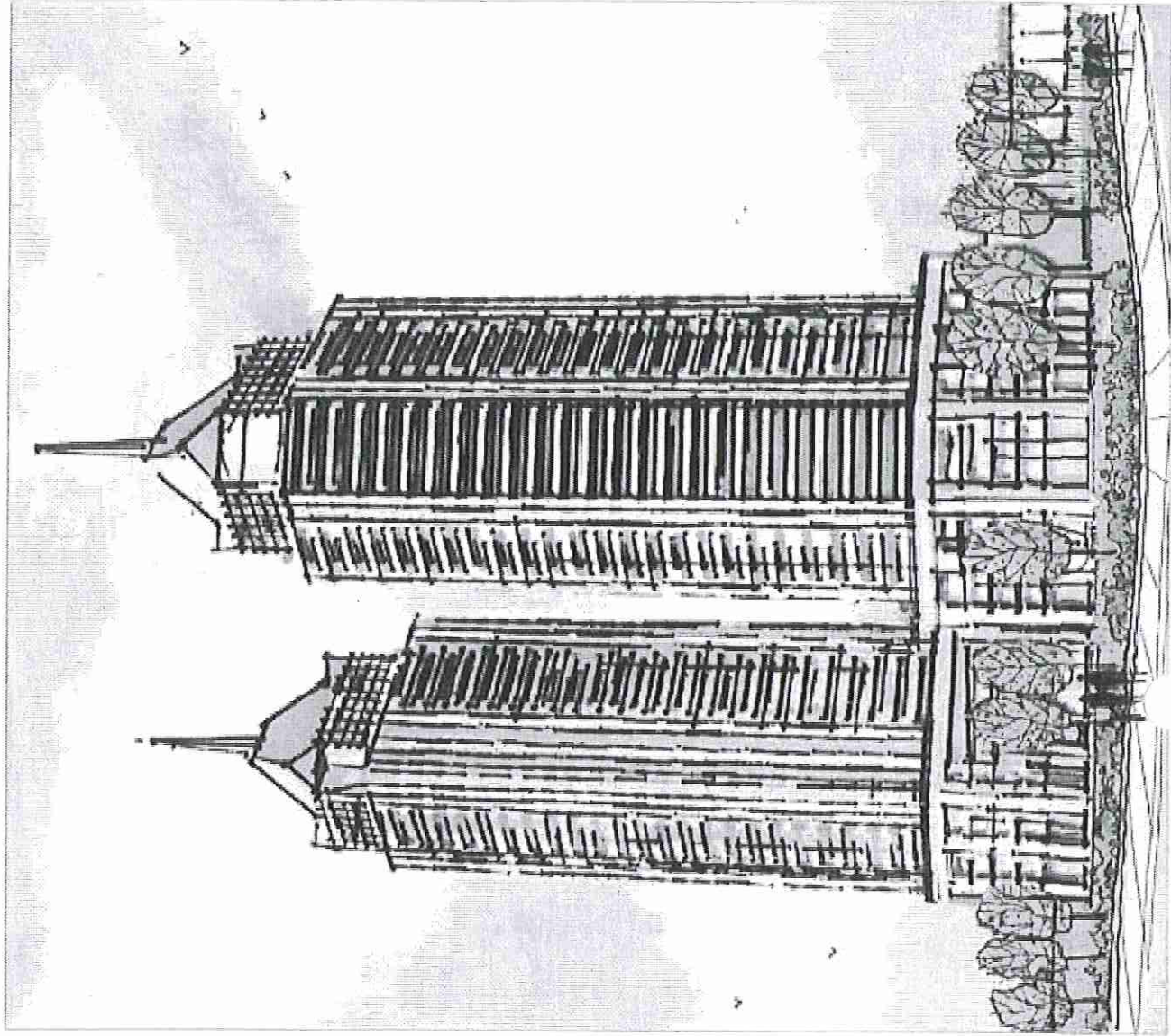
OZ 07/024 W5
OZ 07/025 W5

APPL IX I-7b

4 Storey Townhomes



Phase 1 Towers



Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Detailed Development Block Breakdown and Zoning Provisions

The following is a detailed description of each development block within the proposed Draft Plan of Subdivision, including the requested zoning and land use. Refer to Appendix I-5 and I-6 for block and building reference numbers.

Block 1	
Proposed Zoning:	a. "RA5-Exception" (Apartment Dwellings) b. "RM4-Exception" (Townhouse Dwellings)
Proposed Use:	a. One 32 storey apartment tower (1-1) with 352 units, max GFA of 29,880 m ² (321,625 sq. ft.) b. One 32 storey apartment tower (1-2) with 352 units, max GFA of 29,880 m ² (321,625 sq. ft.) c. 10 townhouse units, four storeys in height, with a max GFA of 2,280 m ² (24,542 sq. ft.)
Land Area:	0.57 ha (1.4 acres)
FSI:	10.88
Res. GFA:	62,040 m ² (667,793 sq. ft.)
Retail GFA:	Nil
Office GFA:	Nil
Total GFA:	62,040 m ² (667,793 sq. ft.)

Block 2	
Proposed Zoning:	a. "RM4-Exception" (Townhouse Dwellings) b. "RA4-Exception" (Apartment Dwellings) c. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One midrise apartment building (2-1) ranging in height from 6 to 12 storeys with 128 units, retail uses, max GFA of 11,887 m ² (127,950 sq. ft.) b. One 18 storey apartment tower (2-2) with 159 units, retail uses, max GFA of 13,526 m ² (145,592 sq. ft.) c. One 25 storey apartment tower (2-3) with 225 units, max GFA of 19,025 m ² (204,783 sq. ft.) d. One 50 storey apartment tower (2-4) with 450 units, max GFA of 37,800 m ² (406,876 sq. ft.) e. 8 townhouse units, four storeys in height, with a max GFA of 1,824 m ² (19,633 sq. ft.)
Land Area:	1.17 ha (2.89 acres)
FSI:	7.28

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Res. GFA:	84,062 m ² (904,835 sq. ft.)
Retail GFA:	1,066 m ² (11,474 sq. ft.)
Office GFA:	Nil
Total GFA:	85,127 m ² (916,299 sq. ft.)

Block 3	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One 18 storey apartment tower (3-1) with 159 units, retail uses, max GFA of 13,510 m ² (145,420 sq. ft.) b. One 42 storey apartment tower (3-2) with 429 units, retail and office uses, max GFA of 34,125 m ² (367,318 sq. ft.) c. One 42 storey apartment tower (3-3) with 429 units, retail and office uses, max GFA of 34,125 m ² (367,318 sq. ft.) Block 3 as well includes a private amenity block
Land Area:	1.07 ha (2.6 acres)
FSI:	8.74
Res. GFA:	81,760 m ² (880,057 sq. ft.)
Retail GFA:	4,186 m ² (45,057 sq. ft.)
Office GFA:	7,600 m ² (81,805 sq. ft.)
Total GFA	93,546 m ² (1,006,920 sq. ft.)

Block 4	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One mid-rise 12 storey apartment building (4-1) with 168 units, max GFA of 12,720 m ² (136,917 sq. ft.) b. One 18 storey apartment tower (4-2) with 159 units, retail uses, max GFA of 13,929 m ² (149,930 sq. ft.) c. One 42 storey apartment tower (4-3) with 429 units, retail and office uses, max GFA of 35,880 m ² (386,209 sq. ft.)
Land Area:	0.83 ha (2.05 acres)
FSI:	8.52
Res. GFA:	62,529 m ² (673,057 sq. ft.)
Retail GFA:	2,997 m ² (32,259 sq. ft.)
Office GFA:	5,230 m ² (56,295 sq. ft.)
Total GFA	70,755 m ² (761,600 sq. ft.)

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Block 5	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RM4-Exception" (Townhouse Dwellings)
Proposed Use:	a. One midrise apartment building (5-1) ranging in height from 6 to 12 storeys with 88 units, retail uses, max GFA of 13,507 m ² (145,388 sq. ft.) b. One apartment building (5-2) ranging in height from 6 to 18 storeys with 279 units, retail uses, max GFA of 17,714 m ² (190,671 sq. ft.) c. 41 townhouse units, three storeys in height, with a max GFA of 4,674 m ² (50,310 sq. ft.)
Land Area:	1.75 ha (4.32 acres)
FSI:	2.14
Res. GFA:	35,895 m ² (386,370 sq. ft.)
Retail GFA:	1,587 m ² (17,082 sq. ft.)
Office GFA:	Nil
Total GFA	37,482 m ² (403,452 sq. ft.)

Blocks 6, 7 and 8 on the draft plan are parcels of land located adjacent to the valley lands and along the northern property line, totaling 1.53 ha (3.78 ac) which are proposed to be rezoned to "OS1" (Community Park), to permit parkland uses.

In addition to the zoning specifics captured in the above charts, the applicant has requested the following general zoning exceptions:

- Maximum gross floor area and building height for each structure (see above charts);
- Minimum front yard setback from all streets of 3.0 m (9.8 ft.);
- Maximum encroachment into all yards for windows, stairs and balconies etc. of 1.5 m (4.9 ft.);
- Minimum parking standard for retail uses of 2 spaces per 100 m² (328 sq. ft.), whereas the By-law rate is 5.4 spaces per 100 m² (328 sq. ft.);
- Minimum parking standard for all residential uses of 1 space per dwelling unit, whereas the By-law rate ranges between 1.0 and 1.75 spaces per dwelling unit, depending on the number of bedrooms;
- Minimum visitor parking standard of 0.15 spaces per dwelling unit, with parking permitted off-site, whereas the by-law rate is 0.20 spaces per dwelling unit;
- A setback of 0.0 m for underground parking decks, in conjunction with a 1.5 m (4.9 ft.) servicing easement on all development blocks;
- Amenity and Landscape Area Minimums: to be determined.

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Kingsbridge Garden Circle Area

Through the public review process, questions have been posed on the development form located to the south of the Pinnacle lands, collectively known as the Kingsbridge Garden Circle area. These lands are bounded by Hurontario Street to the east, Eglinton Avenue West to the north, Cooksville Creek to the west (statistics exclude the creek) and Highway 403/Parkway Belt West lands to the south. The following are selected statistics for the area:

Comparison Chart

	Kingsbridge *	Pinnacle
Total Gross Land Area	14.8 ha (36.5 ac.)	Total: 14.78 ha (36.5 ac.) East: 9.86 ha (24.36 ac.)
Total Net Land Area	13.7 ha (33.8 ac.) (excludes Kingsbridge Garden Circle and Tucana Court road allowances)	Total: 10.31 ha (25.4 ac.) (includes all west side lands) East: 5.39 ha (13.3 ac.)
Total Dwelling Units	2,617 apartment dwellings	3,883 dwellings
Total Gross FSI	2.10	Total: 2.36 East: 3.54
Total Net FSI	2.3 (individual sites range up to 3.86)	Total: 3.38 East: 6.47
Gross Density	177 units per ha (72 units per ac.)	Total: 262 uph (106 upa) East: 394 uph (159 upa)
Net Density	191 units per ha (77 units per acre)	Total: 376 uph (152 upa) East: 720 uph (291 upa)
Residential Gross Floor Area	320,530 m ² (3,450,156 sq. ft.)	348,950 m ² (3,756,066 sq. ft.)
Commercial Gross Floor Area	1,816 m ² (19,547 sq. ft.)	9,835 m ² (105,863 sq. ft.)
Office Gross Floor Area	38,489 m ² (414,292 sq. ft.)	12,830 m ² (138,100 sq. ft.)
Total Floor Area	360,835 m ² (3,883,995 sq. ft.)	348,950 m ² (3,756,066 sq. ft.)
Estimated Population	6,501 people	8,955 people

* Selected statistics taken from the publication "Focus on Central Mississauga", produced by the Policy Division of the Planning and Building Department dated April 2008.

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency Comments

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

Agency / Comment Date	Comment
<p>Greater Toronto Airports Authority (October 31 2008)</p>	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle or aeronautical facilities. However, as the proposed development is located within 10 km (6.2 miles) of the nearest runway and the top elevations of the proposed high-rise building could exceed 237 m (777 ft.) Above Sea Level, the development could impact on Nav Canada's instrument runway approach procedures. To determine if the proposed high-rise buildings would comply with the Airport's runway approach procedures, the GTAA and Nav Canada will need to conduct a detailed evaluation of the proposed development.</p> <p>The subject property lies within the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport. Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
<p>Ministry of Transportation (February 2008)</p>	<p>The subject lands are located outside MTO's area of permit control. As a result, we have no further concerns and MTO permits are not required.</p>
<p>Region of Peel (November 25, 2008)</p>	<p>Municipal services consist of a 600 mm watermain on Eglinton Avenue West and a 200 mm water main on Hurontario Street. The updated Functional Servicing Assessment, received November 6th, 2008, is currently under review. Additional information is pending from a water and sanitary services perspective, as detailed within staff comments. Changes may be required to the plan to facilitate waste management</p>

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (November 6, 2008)</p>	<p>objectives</p> <p>The Dufferin-Peel Catholic District School Board and the Peel District School Board have indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Boards have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998, be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan."</p> <p>In addition, if approved, the Boards also require conditions within the Development Agreement that speak to the installment of warning signs and bussing arrangements.</p>
<p>Credit Valley Conservation (November 24, 2008)</p>	<p>The subject property is traversed by Cooksville Creek and contains several small wetlands which are regulated by Credit Valley Conservation (CVC). The following matters are to be addressed to the satisfaction of CVC prior to the preparation of the Supplementary Report:</p> <ul style="list-style-type: none"> • Proposed floodplain modifications are to be supported by acceptable technical modeling and reports and to confirm the limits of development; • A technical justification for the possible vehicular bridge crossing is required including updated floodplain modeling. Alternatively, the bridge can be removed from the plan; • A restoration plan is required for the Cooksville Creek

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
	<p>valley associated with the extensive earthworks proposed;</p> <ul style="list-style-type: none"> • Additional information is required regarding the extent of wetlands to be retained and details regarding the proposed mitigation measures; • Hazard lands and retained wetlands are to be designated and zoned Greenbelt and dedicated to the municipality for long term conservation. If the retained wetlands are included within a parkland block, an Opens Space designation and zone may be acceptable. • Updated environmental, functional servicing and floodplain management reports and concept plans are currently under review. Technical comments on the revised submission have not been received by the City to date. <p>A CVC Development Permit will be required prior to commencement of any site works or wetland modification on the subject lands.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (November 20, 2008)</p>	<p>Should the applications be approved, the proposed development of 3,883 residential units will require the dedication of land for partial fulfillment of the requirements for park or other public recreational purposes, pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws. Prior to the registration of the plan of subdivision, the applicant will be required to pay cash-in-lieu for park or other public recreational purposes for any outstanding land dedication deficit. Prior to the Supplementary Report, revisions to the preliminary draft plan of subdivision are required to define all blocks to be dedicated to the City for public parkland, and all blocks to be gratuitously dedicated to the City for greenbelt purposes, to the satisfaction of the Community Services Department.</p>

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
	<p>The proposed development is adjacent to Cooksville Creek and therefore has a high potential for archaeological resources. Prior to the Supplementary Report, the proponent shall carry out an archaeological assessment of the subject lands and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbance shall take place on the subject lands prior to the City of Mississauga and the Ontario Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>In conjunction with other commenting agencies, this Department is currently reviewing the potential for park and recreational facility development upon Blocks 6 and 11, having regard for the recreational needs of the community, as well as the constraints and opportunities presented by the site. The matters currently under consideration include: defining the limits of the regional storm flood line and hazard lands along the Cooksville Creek, including requirements for restorative and enhancement plantings; Credit Valley Conservation-regulated wetlands; assessing the existing vegetative cover and topography; and, determining a suitable pedestrian bridge crossing location connecting the proposed park blocks, development lands, and established community.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 2008)</p>	<p>All municipal roads shall be designed to standards as determined by the Transportation and Works Department, and serviced by the Region of Peel. Individual building sites shall be designed in conformance with both the OBC and Bylaw 1036-81, which will be assessed through the site plan and building permit processes. The intersection of Eglinton Avenue and Hurontario Street is within the response area of Station 101 and Station 117 and is within 4.5 minutes of the lands.</p>

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
<p>City Transportation and Works Department (November 21, 2008)</p>	<p>A Traffic Impact Study (TIS) entitled "<i>Uptown Mississauga: Hurontario and Eglinton December 2007</i>" and a subsequent addendum dated August 2008, both prepared by IBI Group, have been submitted to the Transportation and Works Department by the applicant. We have reviewed both studies and are currently not satisfied with the methodologies or findings of these specific reports and are currently in discussions with the applicant and their consultant regarding revisions and further analysis.</p> <p>The Transportation and Works Department has retained a consultant to conduct an independent study to examine the remaining three (3) undeveloped quadrants, adjacent to Hurontario Street and Eglinton Avenue intersection, including the subject lands. This study will examine and take into account densities, required transportation network and linkages, integration of the road pattern to the adjacent lands (including the need for additional road crossing of the Cooksville Creek) and urban design considerations.</p> <p>The applicant has proposed substandard road right-of-way (ROW) widths, supplemented by above ground easements to accommodate additional underground parking. We recommend that the City's standard ROW widths be utilized to accommodate public services and utilities; and that underground parking not be allowed within the municipal ROW. Full right-of-way widths, including boulevards are to be provided on both sides of Street "A". The applicant has been requested to revise their plans and cross-sectional details accordingly and address a number of operational issues.</p> <p>Additional details are to be provided with respect to the proposed relationship between the buildings and the boulevard areas for Hurontario Street and Eglinton Avenue West. Hurontario Street is intended to accommodate ground related</p>

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
	<p>retail commercial uses.</p> <p>This Department has previously reviewed a Preliminary Noise Study dated November 2007 which is to be updated to reflect the current proposal. The revised Functional Servicing Report dated October 2008 is to be updated to confirm additional details with respect to sewer outlets and storm water management. Furthermore, the applicant is to provide this department with a letter of reliance from the Environmental Consultant allowing the City to rely on the findings of the Phase 1 and 2 Environmental Site Assessments (ESA).</p> <p>The applicant is to provide a phasing plan to address the proposed sequencing and phasing of the development and detailing the necessary roads, municipal works and services to be constructed in support of each phase of the development.</p> <p>Further detailed comments/conditions will be provided prior the Supplementary Report proceeding to Council pending the review of the requested information and revised draft plan of subdivision.</p> <p>It is also noted that the City is currently engaged in a Study of the Hurontario/Main Street Corridor looking at rapid transit and the need for coordinated and integrated land use and urban design. The Study is to include an examination of transit supportive land use policies, incorporating Transit Oriented Development principles and urban design elements, along with identifying facility/station right-of-way requirements. The proposed development site on the north-west corner of Eglinton Avenue and Hurontario Street represents a significant and strategic node along this corridor and we have asked our study consultants to review this area. Further comments will be provided prior to the Supplementary meeting.</p>

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
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: Bell Canada Canada Post Enersource Hydro Mississauga Mississauga Economic Development Office

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

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;"> <tr> <td>357</td> <td>Kindergarten to Grade 5</td> </tr> <tr> <td>179</td> <td>Grade 6 to Grade 8</td> </tr> <tr> <td>366</td> <td>Grade 9 to Grade 12</td> </tr> </table> • School Accommodation: <p>Cooksville Creek P.S.</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>506</td> </tr> <tr> <td>Capacity:</td> <td>608</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>Fairwind Sr.</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>823</td> </tr> <tr> <td>Capacity:</td> <td>699</td> </tr> <tr> <td>Portables:</td> <td>4</td> </tr> </table> <p>Applewood Heights</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>1,051</td> </tr> <tr> <td>Capacity:</td> <td>1,284</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> 	357	Kindergarten to Grade 5	179	Grade 6 to Grade 8	366	Grade 9 to Grade 12	Enrolment:	506	Capacity:	608	Portables:	0	Enrolment:	823	Capacity:	699	Portables:	4	Enrolment:	1,051	Capacity:	1,284	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px;"> <tr> <td>326</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>240</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <p>St. Hilary</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>384</td> </tr> <tr> <td>Capacity:</td> <td>529</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>St. Francis Xavier</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>2,197</td> </tr> <tr> <td>Capacity:</td> <td>1,500</td> </tr> <tr> <td>Portables:</td> <td>16</td> </tr> </table> 	326	Junior Kindergarten to Grade 8	240	Grade 9 to Grade 12/OAC	Enrolment:	384	Capacity:	529	Portables:	0	Enrolment:	2,197	Capacity:	1,500	Portables:	16
357	Kindergarten to Grade 5																																								
179	Grade 6 to Grade 8																																								
366	Grade 9 to Grade 12																																								
Enrolment:	506																																								
Capacity:	608																																								
Portables:	0																																								
Enrolment:	823																																								
Capacity:	699																																								
Portables:	4																																								
Enrolment:	1,051																																								
Capacity:	1,284																																								
Portables:	0																																								
326	Junior Kindergarten to Grade 8																																								
240	Grade 9 to Grade 12/OAC																																								
Enrolment:	384																																								
Capacity:	529																																								
Portables:	0																																								
Enrolment:	2,197																																								
Capacity:	1,500																																								
Portables:	16																																								

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Recommendation PDC-0011-2009

1. That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.
2. That the petition from residents of Salishan Circle, Ceremonial Drive and Nishga Court stating their opposition to the proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications for the northwest quadrant of Hurontario Street and Eglinton Avenue West under files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5, be received.
3. That the e-mail dated January 12, 2009 from Jim Lethbridge of Lethbridge & Lawson Inc. on behalf of his client The Elia Corporation, outlining their concerns regarding the proposed development at the northwest quadrant of Hurontario Street and Eglinton Avenue West, be received.

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Recommendation PDC-0104-2009

1. That the Official Plan Amendment and Rezoning Applications to permit two apartment towers on Part of Lot 1, Concession 1, W.H.S., northwest Quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51 file OZ 07/025 W5, as outlined in the Report dated November 10, 2009, from the Commissioner of Planning and Building, be refused based on the reasons stated by members of Committee during the discussion of this matter.
2. That a motion be prepared for the next Council meeting summarizing the reasons for refusal of Official Plan Amendment and Rezoning Applications under file OZ 07/025 W5.
3. That correspondence from Doris Galea dated November 29, 2009 and John Ng dated November 29, 2009, be received.

NOTE: REFUSED DEALT WITH RESOLUTION 0305-2009

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Resolution 0305-2009

WHEREAS Pinnacle International (Ontario) Limited ('Pinnacle'), the owner of property legally described as Part of Lot 1, Concession 1, W.H.S., located in the northwest quadrant of Hurontario Street and Eglinton Avenue West, Ward 5, made application to the City for an official plan amendment, rezoning by-law and draft plan of subdivision to permit a multi-use residential, commercial and office development in conjunction with parkland uses;

AND WHEREAS Pinnacle amended its application in March of 2009 by requesting that its development proceed in phases, and requested that the City only process Phase One of this development proposal at the present time being an official plan amendment and zoning by-law amendment to permit two condominium apartment towers along Eglinton Avenue West, with one tower being 25 storeys in height and the second tower being 28 storeys in height, together with a two-three storey podium;

AND WHEREAS following a statutory public meeting on the entire application held by the Planning and Development Committee on January 12, 2009, the application as amended to focus on Phase One only was evaluated by the Planning and Building Department, after which the Planning and Building Department submitted a Supplementary Report to the November 30, 2009 meeting of the Planning and Development Committee recommending approval of Phase One of the application;

AND WHEREAS the Planning and Development Committee has disagreed with the recommendation by the Commissioner of Planning and Building and instead has recommended that Phase One of the Pinnacle application be refused;

NOW THEREFORE BE IT RESOLVED THAT:

1. Council for The Corporation of the City of Mississauga hereby refers back the application by Pinnacle International (Ontario) Limited to a future Planning and Development Committee meeting to further address:
 - a) the proposed scale of density exceeds the planned function of a Node, and is not in keeping with the City's urban form hierarchy which in Council's view contemplates that densities of the magnitude as proposed by Pinnacle would be located in City Centre;

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

- b) the absence of a concept plan to demonstrate how Phase One will be integrated in a cogent, efficient and compatible manner with development of the entirety of the Pinnacle development lands at the northwest quadrant of Hurontario Street and Eglinton Avenue West constitutes piece meal planning, fails to properly demonstrate how a coherent future road pattern will be developed for the entire development lands and renders Phase One premature and not in the public interest;
- c) the intersection of Eglinton Avenue West and Hurontario Street and the related roads are heavily congested during peak hours and the scale of density proposed by the development will create unacceptable, negative impacts upon the road capacity, and upon peak hour traffic movements;
- d) the proposed development fails to provide for adequate amenity areas, landscaping and open space;
- e) the proposed development would have a negative impact on the current transit service infrastructure which is at or beyond capacity; and
- f) the proposed development will establish an undesirable precedent for the development of the remainder of the Pinnacle lands and of other lands in the vicinity.
- g) the proposed development's Floor Space Index (FSI) is approximately 20% higher than that identified in the City's Official Plan (Mississauga Plan).

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Recommendation PDC-0017-2010

That the Report dated March 30, 2010, from the Commissioner of Planning and Building recommending approval of the Phase One component of applications under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan from 'Residential - Medium Density I', 'Residential - High Density II' and 'Greenbelt' to 'Residential - High Density II - Special Section', 'Public Open Space' and 'Greenbelt' to permit two apartment buildings, be approved.
3. That the application to change the Zoning from 'D' (Development) 'G1' (Greenbelt) to 'RA5-Exception' (Apartment Dwellings), 'OS1' (City Park) and 'G1' (Greenbelt) to permit the development of the lands for two apartment buildings in accordance with the proposed zoning standards described in the report, be approved subject to the following conditions:
 - (a) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
4. That City Council direct Legal Services and representatives from the appropriate City Departments to attend any Ontario Municipal Board proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated March 30, 2010.

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

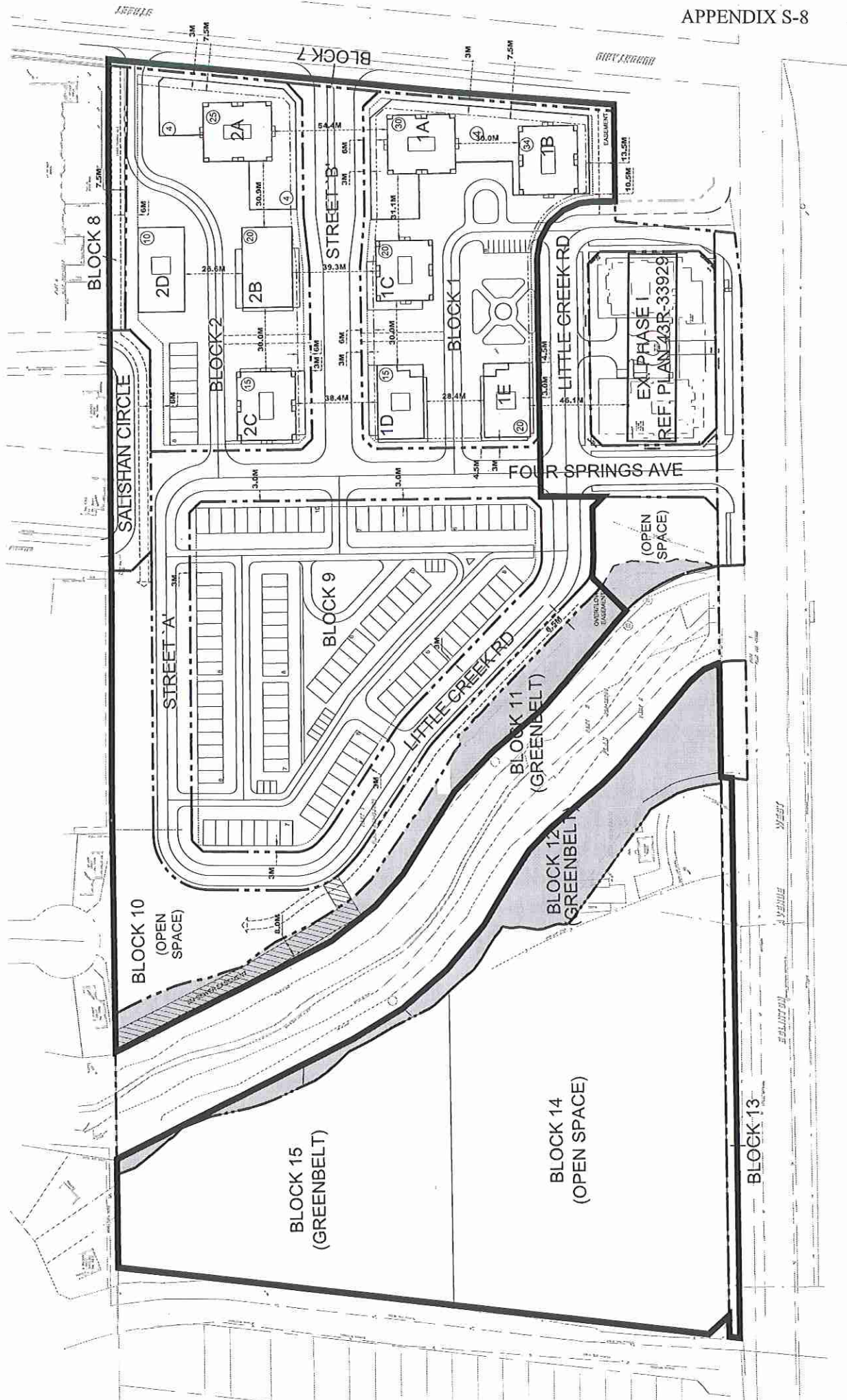
5. That City Council provide the Planning and Building Department with the authority to instruct Legal Services staff on any modifications deemed necessary, where required, through the Ontario Municipal Board hearing process.
6. That through the continued processing of the subsequent phases of the Pinnacle International (Ontario) Limited development applications, staff are directed to apply the following standard: That there shall be no vehicular connections between the west and east legs of Salishan Circle, and Nishga Court, with the future phases of the Pinnacle lands (Part of Lot 1, Concession 1, W.H.S.), with the exception of allowing for the two ends of Salishan Circle to connect, and any pedestrian and/or cycling connection where desirable.

APPENDIX S-7

Pinnacle Uptown Mississauga Phase II Development Yields

December 13, 2011

	Block	Area (ha.)	Bldg No./HT	Towers			Podiums			Total	Units		BLK Total
				Foot print (m2)	Levels	SQM	Footpr int (m2)	Levels	Retail SQM		Res SQM	Condo	
PHASE II EAST PARCEL	Block 1 - Mixed Use	1.54	1A-30	906	26	23,556	3,995	4	7,990	7,990	313		1,121
			1B-34	906	30	27,180					354		
			1C-20	770	17	13,090	870	3	1,741	869	164		
			1D-15	770	12	9,240	915	3	1,831	914	109		
			1E-20	770	20	15,400					181		
	Block 2 - Mixed Use	1.44	2A-25	906	21	19,026	2,590	4	5,180	5,180	275		748
			2B-20	906	17	15,402	980	3	1,961	979	193		
			2C-15	906	12	10,872	1,018	3	2,037	1,017	140		
			2D-10	1122	10	11,220					132		
	Block 9 - Residential		1.96	Towns	624	3	1,872				8		
Sub-Total		4.94	Towns	7,410	3	22,230		0	0		95	95	
East Parcel Total		8.33				169,088			20,740	16,949	1,861	103	1,964
PHASE II WEST PARCEL	Block 10-Open Space	0.85											
	Block 11-Greenbelt	0.42											
	Block 8-Walkway	0.09											
	Public Roads	1.94											
	Road Widening Blk 7	0.09											
West Parcel Total		4.84							37,689		1,861	103	1,964
TOTAL PHASE II		13.17				169,088			37,689		1,861	103	1,964
PHASE I	Development Block	0.54	A-28	730	28	21,719					230	10	445
			B-24	730	24	18,369					194	11	
	Open space	0.19											
	Hazard land	0.07											
	Roads	0.55											
Road Widening	0.26												
TOTAL PHASE I		1.61				40,088				424	21	445	
TOTAL PHASES I & II		14.78				209,176			37,689		2,285	124	2,409



Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Updated Agency and City Department Comments

School Accommodation

Revised School Board Accommodation calculations for the Peel District School Board and the Dufferin-Peel Catholic District School Board, based on the revised unit and accommodation counts from January 2012, are contained in Appendix S-14. Relevant conditions of Draft Plan Approval are contained in Appendix S-13.

Credit Valley Conservation (CVC)

In comments dated December 15, 2011, Credit Valley Conservation (CVC) notes that the proposed development is satisfactory. The following identifies the CVC concerns that have been addressed by the applicant following consideration of the Information Report:

- Lands west of Cooksville Creek will be placed in public ownership for storm water management, parkland and conservation purposes. CVC staff will participate in the review of future parkland development concepts for these municipal lands;
- The applicant has completed a satisfactory Floodplain Management Study demonstrating that the flood hazard can be removed from the proposed development lands. The limits of development have been confirmed and all hazardous lands will be placed in public ownership for hazard land management and conservation. Following the completion of the proposed floodplain works and engineering confirmation, the Regulatory Floodline of Cooksville Creek will be revised accordingly;
- Landscape restoration and enhancement of the Cooksville Creek corridor will occur following the implementation of the floodplain works;
- The once proposed vehicular crossing of Cooksville Creek has been deleted from the updated plans and provides additional opportunities for landscape restoration;
- Satisfactory technical reports and plans have been reviewed and the remaining technical implementation matters can be addressed through the Municipal Servicing Agreement and CVC Development Permit process.

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Region of Peel

Comments updated January 12, 2012, state that they have no objection to the approval of the applications. The Region is conducting a study to determine wastewater infrastructure needs in the Hurontario Street Corridor to support planned intensification, including the site for the Pinnacle development at Hurontario Street and Eglinton Avenue. At this time, only block 8 (95 townhouse units, previously shown as block 9) can proceed through the engineering approval process. The Region of Peel Official Plan states that, regarding plans of subdivision, confirmation is required prior to draft approval that servicing is or will be available (s.6.3.2.2). The Region therefore requests that City staff place the Phase II Pinnacle lands, known as Block 1 and Block 2, in a (H) Holding zone until Regional infrastructure is confirmed (s.19.7.2). The lands known as Phase II must remain on hold until the above mentioned study is completed, the twinning of the existing 300 mm diameter watermain with a 400 mm diameter watermain along Hurontario Street has been constructed and preliminary acceptance has been granted by the Region, and the above is confirmed by the Commissioner of Peel Region Public Works.

Community Services Department

Comments updated January 4, 2012, state that should these applications be approved, the proposed development of 1,964 residential units will require the dedication of Blocks 10, 14 and 15 for partial fulfilment of the requirements for park or other public recreational purposes as outlined in the *Planning Act* (R.S.O. 1990, c.P. 13, as amended), and in accordance with City Policies and By-laws. As this results in a parkland under-dedication, payment of cash-in-lieu of parkland will also be required prior to the issuance of building permits. To note, the gratuitous dedication of greenbelt hazard lands along the creek corridor will also be a condition of development.

In light of Transportation and Works' Cooksville Flood Evaluation Study (CFES), which is currently underway, and the potential need to accommodate storm water management within the subject lands, the lands west of Cooksville Creek have been divided into two blocks; Open Space and Greenbelt. In the event the Greenbelt block is required for storm water management purposes, this area will still allow for passive park purposes such as trails and restoration planting works. The Open Space block would not be affected by any potential changes to the flood line, and as such would accommodate any active recreational facilities such as a sports fields and associated facilities. Should these applications be approved, satisfactory arrangements regarding parkland/greenbelt dedication, associated development works, and other Departmental

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

conditions shall be made through the subdivision process and associated Servicing and Development Agreements.

Transportation and Works Department

Comments updated December 9, 2011, state that this Department has completed a comprehensive review of the traffic impact studies for the proposed development prepared by the IBI Group on behalf of Pinnacle International Ltd. and by iTrans Consulting Inc. iTrans was retained by the City to review the development proposal for all of the Pinnacle lands northeast of Hurontario Street and Eglinton Avenue and the remaining three quadrants of the intersection to determine the development potential and its impacts on the existing and planned transportation infrastructure. The results of the traffic analysis by iTrans indicate that the existing and planned transportation infrastructure for the surrounding area can support development at a density which is currently identified in the City's official plan. Increasing densities beyond those identified in Mississauga Plan will result in an increased strain on nearby roadways and intersections.

The IBI Group submitted further transportation studies in January and August of 2011 to evaluate:

- The impact to the road network due to the elimination of the Salishan Circle connection to Ceremonial Drive to the north,
- The implementation of future Light Rail Transit (LRT) along Hurontario Street and the implications of the removal of two through lanes of traffic to accommodate LRT.

It was concluded that the removal of the Salishan connection to the north would result in minimal impacts to the Hurontario/Eglinton corridors and this was also confirmed to the City by iTrans. Furthermore, it was determined that the implementation of LRT and the removal of two traffic lanes on Hurontario Street will result in an incremental increase in the overall intersection delay at the Hurontario Street and Eglinton Avenue intersection as the Pinnacle lands and the surrounding lands within the node are progressively built out. Signal timing and traffic operations at this intersection will continue to be monitored by this department and timing adjusted to address the delay to pedestrians, cyclists, transit and motorists as the area is developed and transit improvements are implemented.

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

It is our understanding that the applicant will be commencing Phase 2 with the development of the townhomes on Block 9 and proceeding thereafter with the development of the highrise component of the plan on Blocks 1 and 2 from Four Springs Avenue in an easterly direction toward Hurontario Street. The City is now entering the preliminary design stage of the Hurontario Higher Order of Transit Study and will be seeking Transit Project Assessment Process (TPAP) approval for the proposed Hurontario Street Light Rapid Transit (LRT) system. The final land requirements and technical impact of the future LRT will not be known until the EA is completed and this will have an impact on the phasing and staging of the development of the Pinnacle lands.

The applicant has addressed this Department's previous comments and concerns with respect to the internal road pattern and boulevard widths. Four Springs Avenue and Street "A" are proposed as two lane roads with parking on both sides and an urban, landscaped boulevard in support of the highrise component of the plan. Little Creek Road is proposed as a two lane single loaded road with a sidewalk on one side surrounding the proposed townhouse complex, supplemented with parking on the outside perimeter of the road and a proposed multi-use trail within the adjacent parklands. The applicant has also provided updated acoustic feasibility and environmental site assessment studies and reports to the satisfaction of the Department.

In the event that these applications are approved by Council, the applicant will be required to enter into a Servicing Agreement to the satisfaction of the City and the Region of Peel for the construction of the municipal services and roads required in support of the development. Notwithstanding the Phasing/Staging Plan provided by the applicant (appendix B-2 of the FSR dated January 2011) the City will require the construction of all municipal roads and services within the plan as part of the initial stage of Phase Two. The Zoning By Law for the easterly portions of Blocks 1 and 2 shall include a H (Holding Provision), which shall remain in place pending finalization of the EA to determine the final land requirements for the LRT and any relevant technical requirements OR January 1, 2018, whichever shall occur first. In the event of the former, any additional lands or technical issues are to be addressed to the satisfaction of the City prior to lifting of the H. The development agreement is to include an appropriate phasing and staging plan to the satisfaction of the City.

The Transportation & Works Department is undertaking the Cooksville Flood Evaluation Study (CFES) to look at possibilities of reducing flooding in Cooksville Creek. The CFES is slated for completion in the spring of 2012. Approximately one-quarter (i.e. approximately 800 ha or 1,977 ac) of the Cooksville Creek watershed passes through the Pinnacle site. An opportunity

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

was flagged conceptually to have on-line water quantity storage accommodated in a manner that passive parkland could be accommodated.

Block 21, denoted as Greenbelt is proposed for passive park use and in the future may accommodate stormwater storage pending the final recommendations of the CFES. The allowance for stormwater storage noted here does not in any way affect approvals from CVC nor does it impact the proposed development plan. If stormwater storage is to be considered for this Block following approval of the CFES, an Environmental Assessment would go forward in the future to advance the details.

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding a definition for "**Build-to-line**" to Section 1.2 as follows:

Build-to-line	means a setback at which a streetwall of a building, structure or part thereof, shall be located.
----------------------	---

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.10.2.74	Exception: RM4-74	Map # 37E	By-law:
In a RM4-74 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.74.1	No driveway shall have access directly from a street		
4.10.2.74.2	All dwelling units facing a street shall have their main front entrance facing that street		

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.6.42	Exception: RA5-42	Map # 37E	By-law:
In a RA5-42 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.42.1	(1) Office (2) Medical Office - Restricted (3) Retail Store (4) Financial Institution (5) Restaurant (6) Take-out Restaurant (7) Personal Service Establishment		
Regulations			
4.15.6.42.2	The provisions of Lines 1.0 and 3.0 in Table 2.1.2.1.1 contained in Article 2.1.2.1, Subsection 2.1.14 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.42.3	For the purposes of this By-law, all lands zoned RA5-42 shall be considered one (1) lot		
4.15.6.42.4	The uses contained in Sentence 4.15.6.42.1 shall only be located within a building, structure or part thereof, used for an apartment dwelling, long-term care dwelling, retirement dwelling , or any combination thereof		
4.15.6.42.5	Minimum total gross floor area - non-residential used for uses identified in Sentence 4.15.6.42.1, on all lands zoned RA5-42		6 000 m ²
4.15.6.42.6	Maximum total gross floor area - non-residential used for uses identified in Sentence 4.15.6.42.1, on all lands zoned RA5-42		15 000 m ²
4.15.6.42.7	Uses contained in Clauses 4.15.6.42.1(1) and 4.15.6.42.1(2) shall not be permitted above the third storey		
4.15.6.42.8	Uses contained in Clauses 4.15.6.42.1(3) to 4.15.6.42.1(7) shall not be permitted above the second storey		
4.15.6.42.9	Apartment dwelling units shall not be permitted on the first storey fronting Hurontario Street and "Street B"		
4.15.6.42.10	Indoor amenity areas accessory to an apartment dwelling, long-term care dwelling or retirement dwelling , shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street and "Street B"		
4.15.6.42.11	Minimum floor space index - apartment dwelling zone on all lands zoned RA5-42		2.9
4.15.6.42.12	Maximum floor space index - apartment dwelling zone on all lands zoned RA5-42		7.11

4.15.6.42.28	Minimum number of visitor parking spaces per condominium apartment dwelling unit	0.15
4.15.6.42	Exception: RA5-42	Map # 37E
	By-law:	
4.15.6.42.29	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses, except restaurant and take-out restaurant Restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law	
4.15.6.42.30	Minimum number of parking spaces per 100 m ² GFA - non-residential for uses identified in Sentence 4.15.6.42.1, except Clauses 4.15.6.42.1(5) and 4.15.6.42.1(6)	4.3
4.15.6.42.31	Minimum landscaped area	25% of lot area
4.15.6.42.32	Minimum depth of a landscaped buffer abutting a lot line	3.0 m
4.15.6.42.33	Where a building is located within 7.5 m of a street the main front entrance shall face a street	
4.15.6.42.34	Minimum above grade separation between buildings for that portion of the dwelling above six (6) storeys	30.0 m
4.15.6.42.35	"Podium" means the low-rise base of a building or structure located at or above established grade , that projects from the building	
4.15.6.42.36	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium	
4.15.6.42.37	"Vertical Depth" means the distance between the lowest grade level of the lands measured to the top of the roof membrane of a below grade parking structure	
4.15.6.42.38	For the purposes of this Exception, a financial institution shall exclude a drive-through bank machine	
4.15.6.42.39	All site development plans shall comply with Schedule RA5-42 of this Exception	

4.15.6.42	Exception: RA5-42	Map # 37E	By-law:
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-42 Area D by further amendment to Map 37E of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) The identification of all land requirements in relation to the lands zoned H-RA5-42 Area D for the development of Light Rapid Transit along Hurontario Street, to the satisfaction of the City of Mississauga, provided that such land requirements shall be determined by the City of Mississauga in accordance with the completed and approved Environmental Assessment, through the Transit Project Assessment Process for the Hurontario Light Rapid Transit Project and the corresponding amendment(s) to the official plan is implemented and in full force on or before December 31, 2018. (2) If the land requirements are not identified on or before December 31, 2018 as set out in Paragraph (1), then, and subject to the conditions in (3) below also being satisfied, an application may be made to remove the holding "H" symbol from the lands zoned H-RA5-42. (3) Confirmation that requirements for municipal servicing (i.e. water and sanitary) have been met to the satisfaction of the Region of Peel. <p>The holding symbol H is to be removed from the whole or any part of the remainder of the lands zoned H-RA5-42 by further amendment to Map 37E of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirement:</p> <ol style="list-style-type: none"> (1) Confirmation that requirements for municipal servicing (i.e. water and sanitary) have been met to the satisfaction of the Region of Peel 			

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.6.43	Exception: RA5-43	Map # 37E	By-law:
<p>In a RA5-43 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.43.1	(1)	Office	
	(2)	Medical Office - Restricted	
	(3)	Retail Store	
	(4)	Financial Institution	
	(5)	Restaurant	
	(6)	Take-out Restaurant	
	(7)	Personal Service Establishment	
	(8)	Townhouse Dwelling	
Regulations			

4.15.6.43	Exception: RA5-43	Map # 37E	By-law:
4.15.6.43.2	The provisions of Lines 1.0 and 3.0 in Table 2.1.2.1.1 contained in Article 2.1.2.1, Subsection 2.1.14, Article 4.1.15.1 and Lines 12.1 to 12.4 inclusive in Table 4.15.1 contained in Subsection 4.15.1 of this By-law shall not apply		
4.15.6.43.3	For the purposes of this By-law, all lands zoned RA5-43 shall be considered one (1) lot		
4.15.6.43.4	The uses contained in Sentence 4.15.6.43.1 shall only be located within a building, structure or part thereof, used for an apartment dwelling, long-term care dwelling, retirement dwelling, or any combination thereof		
4.15.6.43.5	Townhouse dwellings shall only be permitted in Area 'A' identified on Schedule RA5-43 of this Exception		
4.15.6.43.6	Minimum total gross floor area - non-residential used for uses identified in Sentence 4.15.6.43.1, on all lands zoned RA5-43		5 000 m ²
4.15.6.43.7	Maximum total gross floor area - non-residential used for uses identified in Sentence 4.15.6.43.1, on all lands zoned RA5-43		10 200 m ²
4.15.6.43.8	Uses contained in Clauses 4.15.6.43.1(1) and 4.15.6.43.1(2) shall not be permitted above the third storey		
4.15.6.43.9	Uses contained in Clauses 4.15.6.43.1(3) to 4.15.6.43.1(7) inclusive shall not be permitted above the second storey		
4.15.6.43.10	Apartment dwelling units shall not be permitted on the first storey fronting Hurontario Street and "Street B"		
4.15.6.43.11	Indoor amenity areas accessory to an apartment dwelling, long-term care dwelling or retirement dwelling , shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street and "Street B"		
4.15.6.43.12	Minimum floor space index - apartment dwelling zone for all lands zoned RA5-43		2.9
4.15.6.43.13	Maximum floor space index - apartment dwelling zone for all lands zoned RA5-43		5.19
4.15.6.43.14	Maximum number of dwelling units on all lands zoned RA5-43		750

4.15.6.43	Exception: RA5-43	Map # 37E	By-law:																														
4.15.6.43.15	<p>Minimum and maximum building height and height of a podium of all buildings and structures in Areas 'A' to 'D' identified on Schedule RA5-43 of this Exception shall conform to the following:</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Minimum Building Height</th> <th>Maximum Building Height</th> <th>Minimum Height of a Podium</th> <th>Maximum Height of a Podium</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 storeys</td> <td>10.7 m</td> <td>-</td> <td>-</td> </tr> <tr> <td>B</td> <td>5 storeys</td> <td>12 storeys</td> <td>3 storeys</td> <td>4 storeys</td> </tr> <tr> <td>C</td> <td>5 storeys</td> <td>10 storeys</td> <td>3 storeys</td> <td>4 storeys</td> </tr> <tr> <td>D</td> <td>5 storeys</td> <td>17 storeys</td> <td>3 storeys</td> <td>4 storeys</td> </tr> <tr> <td>E</td> <td>10 storeys</td> <td>21 storeys</td> <td>3 storeys</td> <td>6 storeys</td> </tr> </tbody> </table>			Area	Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium	A	2 storeys	10.7 m	-	-	B	5 storeys	12 storeys	3 storeys	4 storeys	C	5 storeys	10 storeys	3 storeys	4 storeys	D	5 storeys	17 storeys	3 storeys	4 storeys	E	10 storeys	21 storeys	3 storeys	6 storeys
Area	Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium																													
A	2 storeys	10.7 m	-	-																													
B	5 storeys	12 storeys	3 storeys	4 storeys																													
C	5 storeys	10 storeys	3 storeys	4 storeys																													
D	5 storeys	17 storeys	3 storeys	4 storeys																													
E	10 storeys	21 storeys	3 storeys	6 storeys																													
4.15.6.43.16	Minimum setback from the fourth storey of the exterior face of a podium to the fifth and/or sixth storeys of the exterior face of a podium	2.5 m																															
4.15.6.43.17	Minimum setback from the exterior face of a podium streetwall to a building, structure or part thereof, located above the podium	2.5 m																															
4.15.6.43.18	Minimum setback to a walkway identified on Schedule RA5-43 of this Exception	3.0 m																															
4.15.6.43.19	Minimum setback to a private road identified on Schedule RA5-43 of this Exception	3.0 m																															
4.15.6.43.20	Minimum setback for a townhouse dwelling from the northern property line	4.5 m																															
4.15.6.43.21	Minimum setback from a parking structure completely below finished grade to a street line	0.0 m																															
4.15.6.43.22	Minimum vertical depth	1.0 m																															
4.15.6.43.23	Each building or structure shall be located up to the build-to-line identified on Schedule RA5-43 of this Exception																																
4.15.6.43.24	Notwithstanding the provisions of Sentence 4.15.6.42.21, a maximum of 20% of the length of a streetwall may be set back beyond the build-to-line identified on Schedule RA5-43 of this Exception, up to 7.5 m																																
4.15.6.43.25	Notwithstanding the provisions of Sentences 4.15.6.42.21 and 4.15.6.42.22, a maximum of 5% of the length of a streetwall may be set back beyond the build-to-line identified on Schedule RA5-43 of this Exception																																
4.15.6.43.26	An at-grade driveway, aisle, parking area or loading space shall not be permitted between a wall of a building, structure or part thereof, and the lot line abutting a street																																
4.15.6.43.27	No internal road or driveway access shall be permitted to Salishan Circle																																
4.15.6.43.28	Minimum setback from a surface parking space to Hurontario Street	25.0 m																															
4.15.6.43.29	Minimum number of resident parking spaces per one-bedroom and two-bedroom condominium apartment dwelling unit	1.1																															

4.15.6.43	Exception: RA5-43	Map # 37E	By-law:
4.15.6.43.30	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit		1.2
4.15.6.43.31	Minimum number of visitor parking spaces per condominium apartment dwelling unit		0.15
4.15.6.43.32	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses, except restaurant and take-out restaurant Restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.43.33	Minimum number of parking spaces per 100 m ² GFA - non-residential for uses identified in Sentence 4.15.6.43.1, except Clauses 4.15.6.43.1(5), 4.15.6.43.1(6) and 4.15.6.43.1(8)		4.3
4.15.6.43.34	Minimum landscaped area		25% of lot area
4.15.6.43.35	Minimum depth of a landscaped buffer abutting a lot line		3.0 m
4.15.6.43.36	Where a building is located within 7.5 m of a street the main front entrance shall face a street		
4.15.6.43.37	Minimum above grade separation between buildings for that portion of the dwelling above six (6) storeys		30.0 m
4.15.6.43.38	"Podium" means the low-rise base of a building or structure located at or above established grade , that projects from the building		
4.15.6.43.39	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.43.40	"Vertical Depth" means the distance between the lowest grade level of the lands measured to the top of the roof membrane of a below grade parking structure		
4.15.6.43.41	For the purposes of this Exception, a financial institution shall exclude a drive-through bank machine		
4.15.6.43.42	All site development plans shall comply with Schedule RA5-43 of this Exception		

Holding Provision

The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-43 Area E by further amendment to Map 37E of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:

- (1) The identification of all land requirements in relation to the lands zoned H-RA5-43 Area E for the development of Light Rapid Transit along Hurontario Street, to the satisfaction of the City of Mississauga, provided that such land requirements shall be determined by the City of Mississauga in accordance with the completed and approved Environmental Assessment, through the Transit Project Assessment Process for the Hurontario Light Rapid Transit Project and the corresponding amendment(s) to the official plan is implemented and in full force on or before December 31, 2018.
- (2) If the land requirements are not identified on or before December 31, 2018 as set out in Paragraph (1), then, and subject to the conditions in (3) below also being satisfied, an application may be made to remove the holding "H" symbol from the lands zoned H-RA5-43.
- (3) Confirmation that requirements for municipal servicing (i.e. water and sanitary) have been met to the satisfaction of the Region of Peel.

The holding symbol H is to be removed from the whole or any part of the remainder of the lands zoned H-RA5-43 by further amendment to Map 37E of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirement:

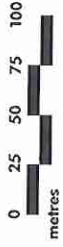
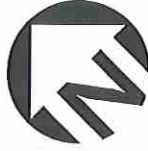
- (1) Confirmation that requirements for municipal servicing (i.e. water and sanitary) have been met to the satisfaction of the Region of Peel

5. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "RM4-74", "H-RA5-42", "H-RA5-43", "OS1" and "G1", the zoning of Part of Lot 1, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM4-74", "H-RA5-42", "H-RA5-43", "OS1" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM4-74", "H-RA5-42", "H-RA5-43", "OS1" and "G1" zoning indicated thereon.
6. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number _____ is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2012.

MAYOR

CLERK



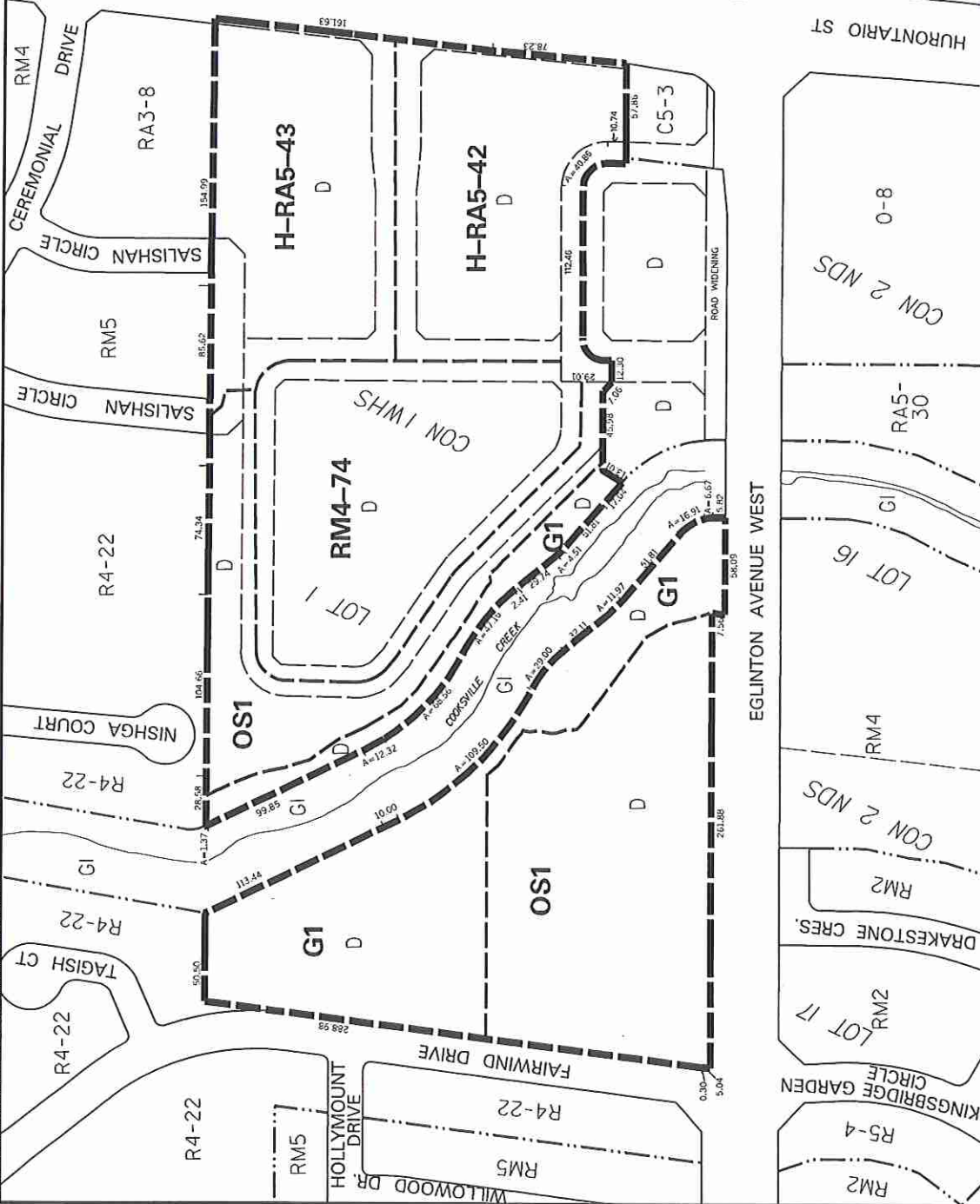
THIS IS JUST A PLAN OF SURVEY.
FOR ACCURATE BOUNDARY INFORMATION
REFER TO PLANS A38-13014, A38-12605 AND
A38-13324.

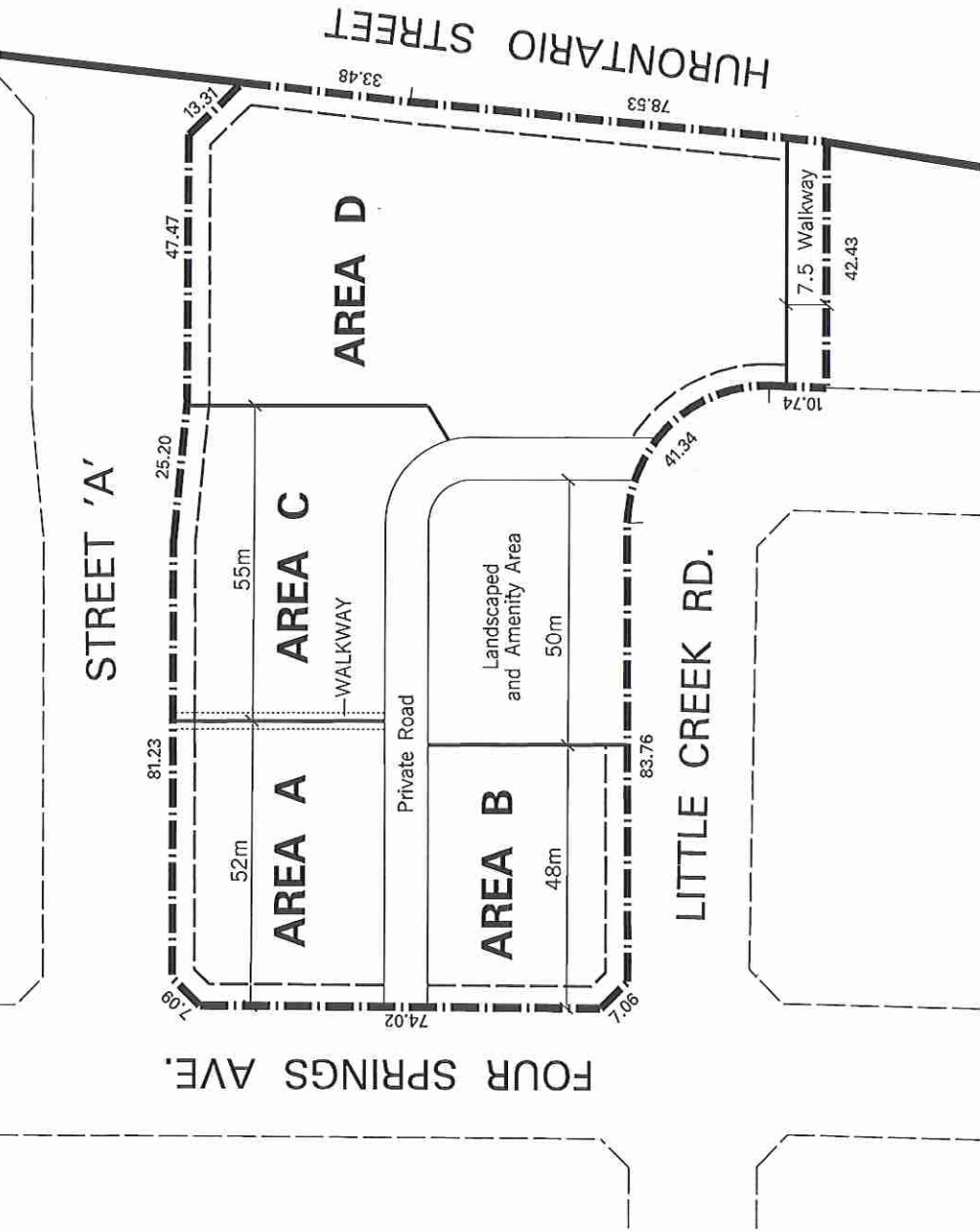
CITY OF MISSISSAUGA

DRAFT

THIS IS SCHEDULE "A" TO
BY-LAW

PASSED BY COUNCIL ON





Note:
All measurements are in metres
unless otherwise noted.



Build to Line
3.0 from
Streetline

Buildable Area

DRAFT

THIS IS SCHEDULE "H-RA5-42"

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



Notes:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

Build to Line
3.0 from
Streetline

Buildable Area

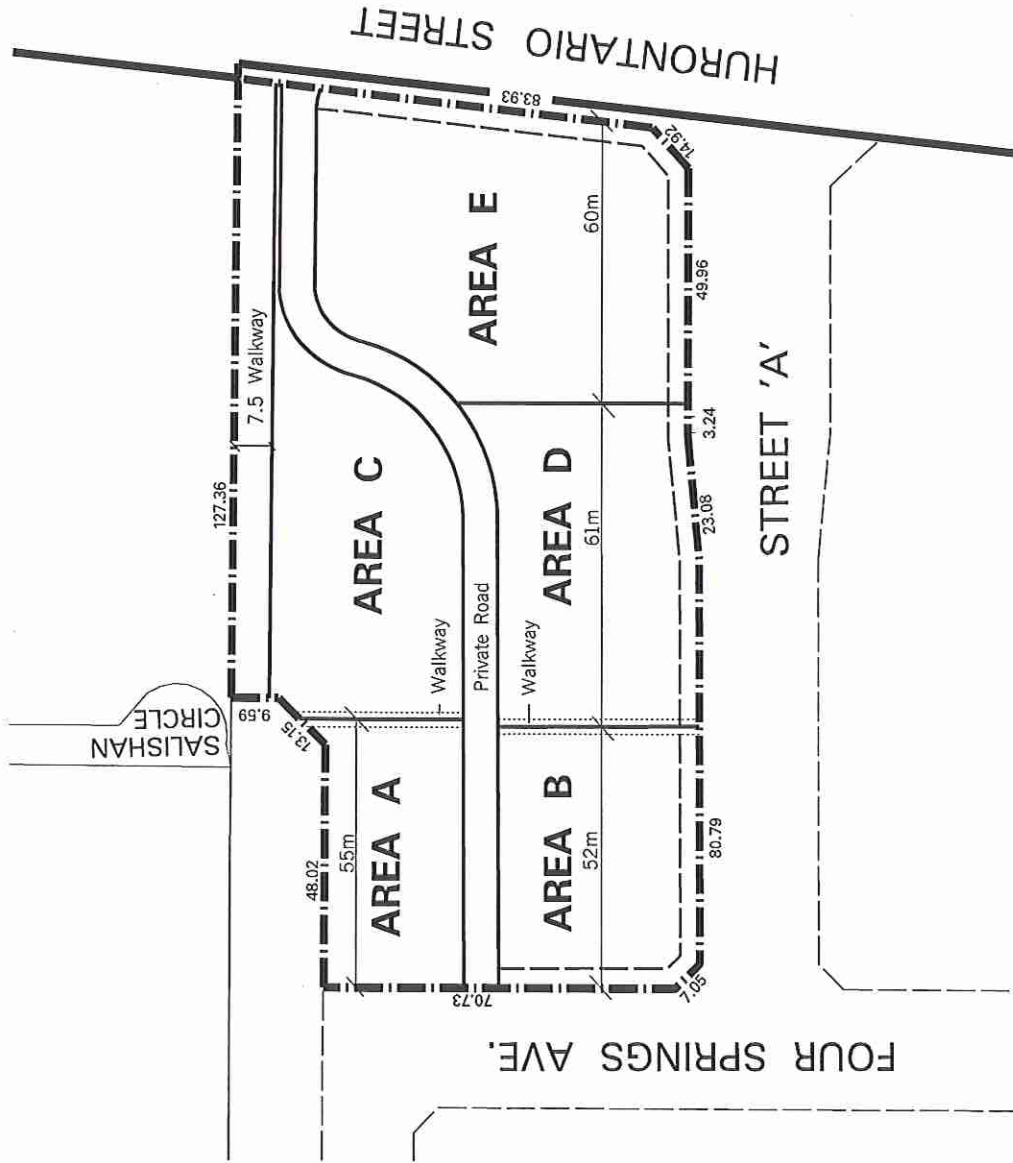


DRAFT

THIS IS SCHEDULE "H-RA5-43"

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "RM4-74" (Townhouse Dwellings), "H-RA5-42" (Apartment Dwellings), "H-RA5-43" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards).

"RM4-74" (Townhouse Dwellings) permits townhouse dwellings.

Upon removal of the "H" provision, the "H-RA5-42" (Apartment Dwellings) will permit apartment and townhouse dwellings, in conjunction with retail commercial and office uses on the lower floors.

Upon removal of the "H" provision, the "H-RA5-43" (Apartment Dwellings) will permit apartment dwellings, in conjunction with retail commercial and office uses on the lower floors.

"OS1" (Open Space - Community Park) permits parkland uses.

"G1" (Greenbelt - Natural Hazards) permits open space uses, as permitted within the floodplain.

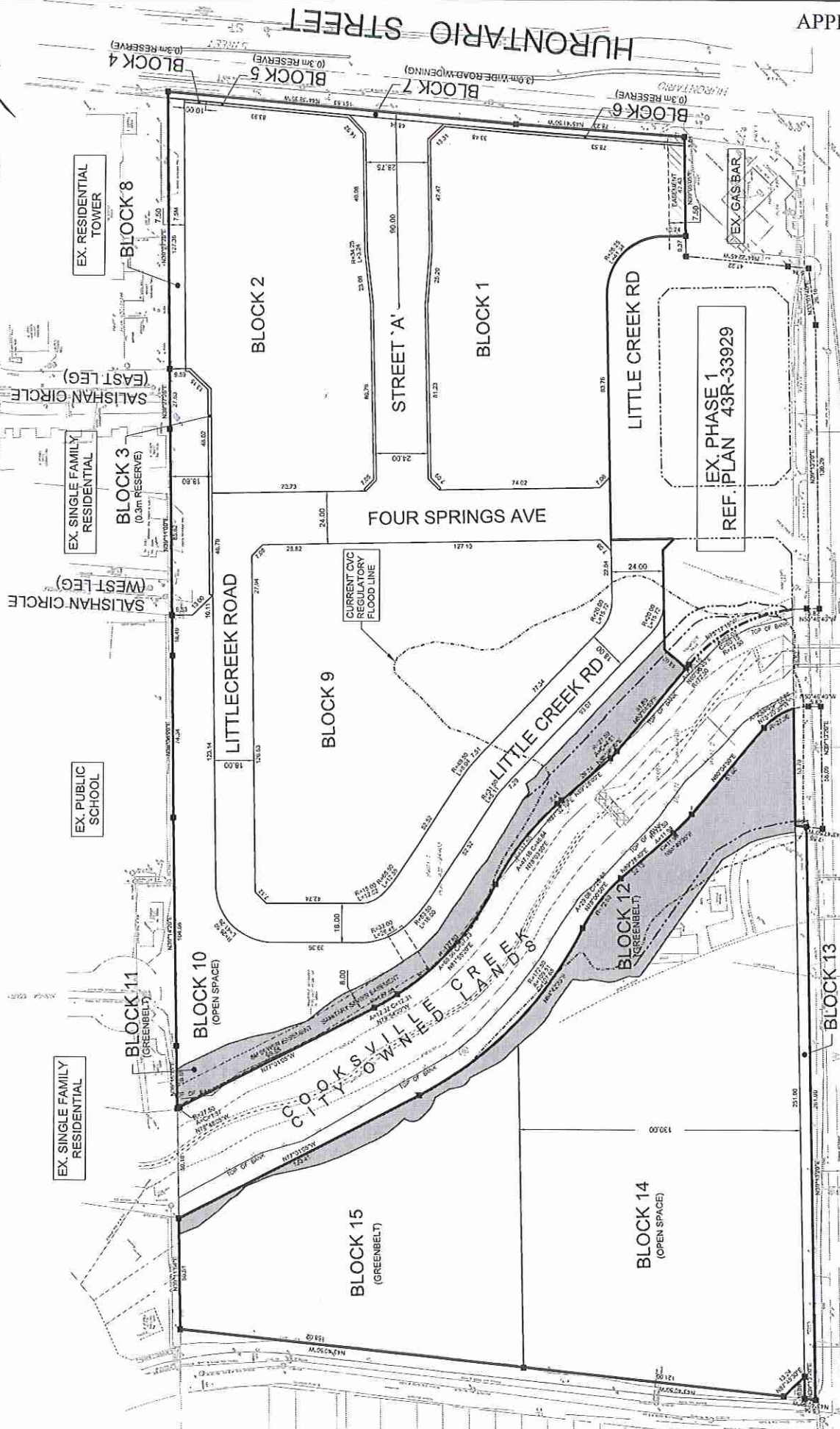
Location of Lands Affected

Northwest quadrant of Hurontario Street and Eglinton Avenue West, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Rob Hughes of the City Planning and Building Department at 905-615-3200 ext. 5499.

K:\PLAN\DEVCONTL\GROUP\WPDATA\BYLAWS\OZ07025Pinnacle PIIv2draft,rh.so.doc

DRAFT PLAN OF SUBDIVISION



HURONTARIO STREET

EGLINTON AVENUE WEST

FAIRWIND DRIVE

BLOCK 4

BLOCK 5

BLOCK 7

BLOCK 6

BLOCK 8

BLOCK 2

BLOCK 1

BLOCK 3

FOUR SPRINGS AVE

BLOCK 9

LITTLE CREEK ROAD

BLOCK 11

BLOCK 10

LITTLE CREEK RD

BLOCK 12

BLOCK 15

BLOCK 14

BLOCK 13



**SCHEDULE A
CONDITIONS OF APPROVAL**

NOTICE OF DECISION TO APPROVE:	TBD
FILE:	T-M07006 W5
SUBJECT:	Draft Plan of Subdivision 5044-5096 Hurontario Street Part of Lot 1, Concession 1, W.H.S. Northwest quadrant of Hurontario Street and Eglinton Avenue West City of Mississauga Pinnacle International (Ontario) Limited

In accordance with By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above noted draft plan of subdivision subject to the lapsing provisions and conditions listed below.

Approval of the draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City has required the dedication of land for partial fulfillment of land for park or other public recreational purposes based on the *Planning Act* R.S.O. 1990, c.P.13, Section 51.5 as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated December 2010, and revised on December 2011.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, phasing and sequencing of development blocks, signals, grading, fencing, noise mitigation, and warning clauses; financial issues,

such as cash contributions, levies (development charges), gratuitous land dedications/transfers or reserves, including gratuitous transfers of any land requirements with respect to the Hurontario Street Light Rapid Transit Project, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.

- 11.0 The applicant/owner shall make arrangements acceptable to the City with regard to any park or greenbelt issues including, but not limited to, park and greenbelt dedication, park and greenbelt development, buffer planting, hoarding, securities, and cash contributions

To partially fulfill the requirements of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the City will accept Block Numbers 10, 14 and 15, having a combined area of 4.97 ha (12.28 ac.) for park or other public recreational purposes, and which represents the parkland dedication requirements for 1,491 residential units. The final figures may be amended upon determination of the final M-plan. For each and all remaining residential units, the applicant/owner will be required to pay cash-in-lieu for park or other public recreational purposes as a condition of development prior to the issuance of building permits, and valued as of the day before the day of building permit issuance pursuant to Section 42(6) of the *Planning Act* and City of Mississauga By-laws and Policies. The applicant/owner acknowledges that the City will not provide any future monetary compensation for parkland over-dedication should the associated unit count decrease. Satisfactory clauses in the associated Development and Servicing Agreements will be required.

- 12.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.

- 13.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement, Servicing Agreement and all offers of purchase and sale the following warning clauses for all residential lots until the permanent school for the area has been completed:

13.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.

13.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.

- 14.0 That the Development and Servicing Agreements shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain signs at all major entrances to the proposed development which shall read: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the School Board's specifications and at locations determined by the Board and erected prior to registration.

- 15.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement, Servicing Agreement and all offers of purchase and sale for a period of five years after registration of the plan:
- 15.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.
- 15.2 That the Development and Servicing Agreements shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.
- 16.0 Prior to final approval, Credit Valley Conservation (CVC) requires the following:
- 16.1 That the owner makes a financial contribution of \$8,000.00 to the City of Mississauga to be directed toward enhanced restoration of the Cooksville Creek corridor.
- 16.2 That the Servicing Agreement, associated plans, reports, agreement text and schedules be satisfactory to Credit Valley Conservation and that the City has received sufficient securities for all of the proposed works including implementation of the Floodplain Management Study by IBI Group dated November 2010.
- 16.3 That the owner has provided CVC written authorization from the City to undertake the implementation of the Floodplain Management Study works and restoration measures on City-owned lands within the Cooksville Creek corridor.
- 16.4 That the owner has agreed that no land disturbance is to be undertaken on the subject lands, including pre-grading or servicing, prior to the issuance of a CVC Permit under Ontario Regulation 160/06.
- 17.0 That the owner/applicant agree to provide a temporary location at which Canada Post Corporation may locate community mailboxes during construction, until curbing and sidewalks are in place at the prescribed permanent mailbox locations.
- 18.0 Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.

- 19.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 20.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 21.0 That the Development and Servicing Agreements shall include clauses and provisions satisfactory to the City that the developer will phase and stage the development and construction of lots or blocks on the plan of subdivision in a west to east sequence and gratuitously dedicate and transfer to the City all land requirements with respect to the Hurontario Street Light Rapid Transit Project (LRT Project) immediately upon the determination of such requirements by the City as provided by the final and approved Environmental Assessment for the LRT Project, through the Transit Project Assessment Process, and by the corresponding amendments to the official plan, where the commencement of construction of the LRT Project is to occur prior to the development of any part of the lands zoned H-RA5-42 and/or H-RA5-43, or as a condition of site plan approval with respect the development of any part of the lands zoned H-RA5-42 and/or H-RA5-43 where the development of any part of the lands zoned H-RA5-42 and/or H-RA5-43 precedes the construction of the LRT Project
- 22.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.

Pinnacle International (Ontario) Limited

Files: OZ 07/025 W5
T-M07006 W5

School Board 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;">186</td> <td>Kindergarten to Grade 6</td> </tr> <tr> <td>92</td> <td>Grade 7 to Grade 8</td> </tr> <tr> <td>183</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <table style="margin-left: 20px; border: none;"> <tr> <td colspan="2">Cooksville Creek Public School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">515</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">542</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="2">Fairwind Senior Public School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">715</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">699</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">2</td> </tr> <tr> <td colspan="2">Applewood Heights High School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">990</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,584</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> </table> 	186	Kindergarten to Grade 6	92	Grade 7 to Grade 8	183	Grade 9 to Grade 12/OAC	Cooksville Creek Public School		Enrolment:	515	Capacity:	542	Portables:	0	Fairwind Senior Public School		Enrolment:	715	Capacity:	699	Portables:	2	Applewood Heights High School		Enrolment:	990	Capacity:	1,584	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px; border: none;"> <tr> <td style="padding-right: 20px;">44</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>20</td> <td>Grade 9 to Grade 12/OAC</td> </tr> </table> • School Accommodation: <table style="margin-left: 20px; border: none;"> <tr> <td colspan="2">St. Hilary Elementary School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">315</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">529</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="2">St. Francis Xavier High School</td> </tr> <tr> <td>Enrolment:</td> <td style="text-align: right;">2,133</td> </tr> <tr> <td>Capacity:</td> <td style="text-align: right;">1,500</td> </tr> <tr> <td>Portables:</td> <td style="text-align: right;">17</td> </tr> </table> 	44	Junior Kindergarten to Grade 8	20	Grade 9 to Grade 12/OAC	St. Hilary Elementary School		Enrolment:	315	Capacity:	529	Portables:	0	St. Francis Xavier High School		Enrolment:	2,133	Capacity:	1,500	Portables:	17
186	Kindergarten to Grade 6																																																		
92	Grade 7 to Grade 8																																																		
183	Grade 9 to Grade 12/OAC																																																		
Cooksville Creek Public School																																																			
Enrolment:	515																																																		
Capacity:	542																																																		
Portables:	0																																																		
Fairwind Senior Public School																																																			
Enrolment:	715																																																		
Capacity:	699																																																		
Portables:	2																																																		
Applewood Heights High School																																																			
Enrolment:	990																																																		
Capacity:	1,584																																																		
Portables:	0																																																		
44	Junior Kindergarten to Grade 8																																																		
20	Grade 9 to Grade 12/OAC																																																		
St. Hilary Elementary School																																																			
Enrolment:	315																																																		
Capacity:	529																																																		
Portables:	0																																																		
St. Francis Xavier High School																																																			
Enrolment:	2,133																																																		
Capacity:	1,500																																																		
Portables:	17																																																		

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Community Comments and Concerns Response

Comment

The development will result in additional traffic, which will further congest surrounding streets and intersections that are already over capacity, in particular at Hurontario Street and Eglinton Avenue.

Response

A traffic study in support of the applications was filed and reviewed by Transportation & Works staff. The conclusion of their review was that the traffic anticipated from the development can be accommodated within the existing and future road network. For additional information, see Transportation & Works comments in Appendix S-9.

Comment

The proposal in regards to density, building height and scale is too high, and not in general keeping with the surrounding communities.

Response

The development form is in general keeping with the intent of the Official Plan for apartment and townhouse development on the lands, with the exception of the requested amendment to the FSI. Over time, the number of units proposed has been scaled down, and building heights reduced to provide an appropriate transition within the node. Building heights are also within the height limits of existing developments to the south of Eglinton Avenue, east of Hurontario Street. Justification for the approval of the change in FSI is contained in the Official Plan section of the report.

Comment

Concern regarding visitor parking from the various buildings infiltrating onto nearby public roads and surrounding commercial developments, in particular given reductions in standards have been proposed.

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Response

A parking study was provided that justifies the reduced parking numbers, identified in the attached draft by-law (Appendix S-11). These numbers are reflective of the urban environment proposed, and the level of transit service in the vicinity. It is not anticipated that parking will encroach onto adjacent neighbourhood streets, or to surrounding commercial lands.

Comment

Impact of building shadows on surrounding properties.

Response

The applicant had provided sun shadow studies in accordance with the previous City standards, which demonstrated limited impact on surrounding existing residential developments. The City has requested that, in advance of the implementing zoning moving forward, a revised study reflecting the latest redistribution of building heights be filed in accordance with the revised standards for shadow studies approved by Council in December 2011.

Comment

Timing of construction and impacts on the surrounding neighbourhood.

Response

The applicant has advised that the first phase of the development will be the townhouses (projected 2014), and from there apartments moving east towards Hurontario Street. Timing will be affected by the ability of the applicant to address draft plan of subdivision conditions, site plan and building permit requirements, in addition to their own sales program. Phasing for the development will be addressed through a Development Agreement (see applicable section below for details). Construction traffic will not be through existing residential streets, where possible.

Comment

Objection to a connection between the development and Salishan Circle.

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Response

Through the approval of Phase One of the development in April 2010, Council directed that no vehicular connection shall be permitted between Salishan Circle and the proposed development. The plans have been modified to respect this request. The plan does allow for, however, pedestrian and bicycle movement.

Comment

That the townhouses be converted into additional apartment dwellings and the area proposed for townhouses be used for urban agriculture.

Response

The inclusion of townhouses within the development is consistent with the intent of the Official Plan. Townhouses provide to this community a variety in housing form and type, floor area and price point options for purchasers relocating within their neighbourhood, and a transition from high density uses towards the creek and low density uses beyond.

Comment

How will schools in the community be affected.

Response

Revised student accommodation numbers are contained in Appendix S-14. These numbers are not adversely affected by the proposed development, and the school boards have no objections to the applications.

Comment

That additional land be supplied to supplement the current well used open space areas associated with Cooksville Creek Public School.

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Response

The Peel District School Board has not requested additional land for the school. The most recent plan, however, incorporates a strip of parkland between the townhouse development and the school, which will include a pedestrian and bicycle trail extending between Hurontario Street and Cooksville Creek, with access to Salsihan Circle.

Comment

The costs for maintaining the parkland proposed to be acquired will be high.

Response

Park development and maintenance will be budgeted for through the standard capital and operating budget process, and are not expected to be out of order. Parkland was always proposed for this area of the City.



Corporate Report

Clerk's Files

Originator's
Files OZ 07/025 W5
T-M07006 W5

PDC FEB 13 2012

DATE: February 9, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 13, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit townhouse, apartment, office and retail commercial,
and parkland development
5044-5096 Hurontario Street
Part of Lot 1, Concession 1, W.H.S.
Northwest quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Phillip Levine, IBI Group
Bill 51

Public Meeting **Ward 5**

COMMENTS: The report from the Commissioner of Planning and Building dated January 24, 2012, regarding the Department's recommendations on the Pinnacle development applications, is scheduled for the February 13, 2012 Planning and Development Committee meeting. This report also contains the comments of the Region of Peel, who are recommending that a Holding Symbol be placed on the entire high density component of the development, pending the completion of a wastewater study and the twinning of a watermain

along Hurontario Street (see Appendix S-9, Page 2 of the original report).

The Region has amended their comments to indicate that a Holding Symbol is no longer required to address these matters. Timing of the development will be controlled through the incorporation of clauses within the Development Agreement indicating that water and sanitary sewer connection permits will not be issued for the high density lands (Blocks 1 and 2), pending completion and acceptance of the watermain project, prior to June 1, 2014. No further action is required in regards to the wastewater study.



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner



Corporate Report

Clerk's Files

Originator's
Files OZ 07/025 W5
T-M07006 W5

PDC NOV 19 2012

DATE: October 30, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 19, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications**
To permit townhouse, apartment, office and retail commercial,
and parkland development
5044-5096 Hurontario Street
Part of Lot 1, Concession 1, W.H.S.
Northwest quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: IBI Group
Bill 51

Addendum Supplementary Report

Ward 5

RECOMMENDATION: That the Report dated October 30, 2012, from the Commissioner of Planning and Building recommending approval of minor modifications to the rezoning application under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, originally endorsed by Council on February 22, 2012, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from "D" (Development) to "RM4 – Exception" (Townhouse Dwellings) to permit the development of 100 townhouse dwellings on a portion of the subject property in accordance with the Zone standards described in this report, be approved subject to the applicant agreeing to satisfy all the requirements of the City and any other official agency concerned with the development.

**REPORT
HIGHLIGHTS:**

- On February 13, 2012, the Planning and Development Committee endorsed Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications by Pinnacle International to allow for the development of lands within the northwest quadrant of Hurontario Street and Eglinton Avenue West for a mixed use development;
- Subsequent to this endorsement, a site plan application was filed by Pinnacle which provided for a detailed plan of the townhouse block within the development. The proposed layout and design necessitated changes to the zoning standards as contemplated by the original Supplementary Report;
- The implementing by-law for the development will be tabled at the next available Council date.

BACKGROUND:

On February 13, 2012, the Planning and Development Committee endorsed the recommendations contained within the Supplementary Report (Appendix AS-2) for the development of lands at the northwest quadrant of Hurontario Street and Eglinton Avenue West, as filed by Pinnacle International (Ontario) Limited, under files OZ 07/025 W5 and T-M07006 W5, to permit a mixed use residential, parkland, commercial and office development. This proposal included a townhouse block on the east side and adjacent

to Cooksville Creek (see Appendix AS-3). As details had yet to be fully developed by Pinnacle for this block, the recommendations within the report were for a "RM4-Exception" (Townhouse Dwellings) zone category, with few exceptions to the standard zone provisions.

COMMENTS:

Subsequent to these approvals, Pinnacle filed a fully detailed site plan application under file SP 12/080 W5. Exceptions to the standard RM4 zone category, include the following:

- Maximum number of townhouse dwellings, increased from 95 to 100;
- Minimum number of 12 visitor parking spaces;
- Maximum building height of 12.5 m (41.0 ft.);
- Minimum landscaped area of 31%;
- Maximum allowance for certain building projections, including porches, balconies, windows, architectural elements, wing walls, driveway widths, size of balconies located above an attached garage and distance separation between visitor parking spaces and dwelling units; and
- The incorporation of an exception schedule which specifies the location of buildable areas, building setbacks, and the location of private internal roads in accordance with the site plan on Appendix AS-4.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant is for minor modifications to the zoning applying to the townhouse block as previously reported, it is recommended that no further public meeting need be held regarding the proposed changes.

The revised townhouse zoning recommendations are acceptable from a planning standpoint and should be approved, as the standards proposed are appropriate to accommodate the requested uses. The implementing draft by-law for the development will

incorporate the recommended changes and be tabled at the next available Council date.

ATTACHMENTS:

- Appendix AS-1: Report Recommendation PDC-0011-2012 from February 22, 2012 Council Meeting
- Appendix AS-2: Supplementary Report
- Appendix AS-3: Existing Land Use Map
- Appendix AS-4: Proposed Site Plan



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Recommendation PDC-0011-2012

That the Report dated January 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/025 W5 and T-M07006 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the application to amend Mississauga Plan from 'Residential - Low Density II', 'Residential - Medium Density I', 'Residential - High Density II' and 'Public Open Space' to 'Residential - Medium Density I', 'Residential - High Density II - Special Site', 'Public Open Space' and 'Greenbelt' to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouse dwellings and parkland, be approved.
3. That the application to change the Zoning from 'D' (Development) to 'RM4-Exception' (Townhouse Dwellings), 'H-RA5-Exception' (Apartment Dwellings), 'OS1' (Open Space - Community Park) and 'G1' (Greenbelt - Natural Hazards) to permit apartments with ground related commercial and office uses, townhouses dwellings, and parkland in accordance with the proposed zoning standards, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (c) In accordance with Council Resolution 152-98: 'Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.'
4. That the Plan of Subdivision under file T-M07006 W5, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated January 24, 2012, from the Commissioner of Planning and Building.

**Files: OZ 07/025 W5
T-M07006 W5**

Pinnacle International (Ontario) Limited

5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from 'Residential - Low Density II', 'Residential - Medium Density', 'Residential - High Density' and 'Public Open Space' to 'Residential - Medium Density', 'Residential - High Density - Special Site', 'Public Open Space' and 'Greenbelt'.
7. That the email dated January 21, 2012, from Mike Micallef be received.



Corporate Report

Clerk's Files

Originator's

Files OZ 07/025 W5

T-M07006 W5

PDC FEB 13 2012

DATE: January 24, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 13, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications**
To permit townhouse, apartment, office and retail commercial,
and parkland development
5044-5096 Hurontario Street
Part of Lot 1, Concession 1, W.H.S.
Northwest quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Phillip Levine, IBI Group
Bill 51

Supplementary Report **Ward 5**

RECOMMENDATION: That the Report dated January 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/025 W5 and T-M07006 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the application to amend Mississauga Plan from "Residential - Low Density II", "Residential - Medium Density I", "Residential - High Density II" and "Public Open Space" to "Residential - Medium Density I", "Residential - High Density II - Special Site", "Public Open Space" and "Greenbelt" to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouse dwellings and parkland, be approved.
3. That the application to change the Zoning from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "H-RA5-Exception" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards) " to permit apartments with ground related commercial and office uses, townhouses dwellings, and parkland in accordance with the proposed zoning standards, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made

between the developer/applicant and the School Boards for this plan."

4. That the Plan of Subdivision under file T-M07006 W5, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated January 24, 2012, from the Commissioner of Planning and Building.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential - Low Density II", "Residential - Medium Density", "Residential - High Density" and "Public Open Space" to "Residential - Medium Density", "Residential - High Density - Special Site", "Public Open Space" and "Greenbelt".

REPORT SUMMARY:

The use of the Pinnacle Phase Two lands for apartment, townhouse, and parkland development has already been established in the existing Official Plan. Changes to the policies are attributable to: aligning the designations with an acceptable road pattern; creating a defined block structure; and, providing for a more desirable parkland configuration. The recommended cap on dwellings is in keeping with the number of dwellings that is permitted under the existing Official Plan apartment designation. The comprehensive review of the development proposal and all the studies that were required of the developer, and the modifications made to the proposal in respect of the Official Plan, has resulted in a development that:

- Strengthens the node;
- Is compatible in built form and scale to surrounding development;
- Supports transit;

- Will enhance both the existing and planned community by providing amenities and a sophisticated and well designed urban community that will positively contribute to the City's urban fabric.

Further, one of the significant concerns with the proposal is the magnitude of the development and the absence of higher order transit and public infrastructure being in place to support the development. The developer has agreed to phasing the development over several years which will allow the opportunity for infrastructure improvements to be more closely aligned with the build out of the community.

BACKGROUND:

The information and planning recommendations in this report provide for a conclusion of an in-depth planning review that commenced with the submission of development applications by Pinnacle International (Ontario) Limited back in December 2007. Information on application background, general chronology, and changes to the development form and unit count are contained in Appendix S-1.

COMMENTS:

REVISED DEVELOPMENT PROPOSAL - Phase Two

The applicant is proposing to develop the remaining 13.2 ha (43.2 ac) Pinnacle land holdings, known as Phase Two, for the uses identified below (see Appendix S-7 for a full statistical outline of the proposal and Appendix S-8 for revised plan).

- Apartment dwellings in eight separate towers, ranging in height from 10 storeys to 34 storeys, incorporating 1,964 dwellings. Ground related uses include office and retail within buildings fronting onto Hurontario Street and the main internal east-west road (Street B). The proposed Floor Space Index (FSI) for the two blocks are 5.19 and 7.11 respectively;
- A total of 103 block townhouse dwellings, located to the west of the apartment uses, at a density of 48.5 uph (20 upa);

- Parkland and open space, made up of 4.71 ha (11.6 ac) on the west side of Cooksville Creek (being all lands on that side) and 1.36 ha (3.36 ac) on the east side, primarily abutting the creek and along the northern property line.

COMMUNITY ISSUES

As noted in Appendix S-1, two Community Meetings have been held to advise and update residents on the proposal. A consolidated response to comments and concerns that have been raised at both the Community and Public Meetings is attached to this report in Appendix S-15.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments have been received from City Departments and agencies dealing with school accommodation, hazard lands, servicing, parkland dedication requirements, traffic, local street network, protection of the future light rapid transit (LRT) corridor and stormwater management associated with Cooksville Creek. The updated comments are contained in Appendix S-9.

PLANNING COMMENTS

Official Plan

The revised proposal addresses Provincial legislation and the policies of both the Region of Peel and City of Mississauga Official Plans. The applicant has also addressed the technical issues, including traffic and land use compatibility through the reduction in units. A review of the proposal against the policies of the Official Plan are summarized below.

Hurontario Node

The lands are located within the Hurontario Node, as established in the Official Plan. Consistent with the policies for nodes, the development proposal provides for a compact, mixed use and

transit supportive development. The proposed upset limits on building height, FSI and dwellings will ensure that the node does not rival the downtown core.

Land Use Designations

To implement the proposal, the following amendments to the Mississauga Plan Policies for the Hurontario District are required (see Appendix S-10):

- On the east side of Cooksville Creek, to amend the Hurontario District Land Use Map Schedule the location of the "Residential - Medium Density I", "Residential - High Density II" and "Public Open Space" land uses, to reflect the road pattern and planned location for open space;
- On the west side of Cooksville Creek, to eliminate the "Residential - Low Density II" and "Residential - Medium Density I" land uses and replace with "Public Open Space";
- To amend the permitted Floor Space Index for the "Residential - High Density II" designation from 2.9 to a maximum of 5.19 and 7.11 for each of the two apartment blocks proposed;
- To permit within the "Residential - High Density II" townhouse dwellings, for the block adjacent to Salishan Circle;
- To limit the total number of residential dwellings permitted on the Phase Two lands to a maximum of 1,964 dwellings;
- To allow for a minimum of 11,000 m² (118,403 sq. ft.) and a maximum of 25,200 m² (271,250 sq. ft.) of retail commercial and office space, contained within the first three floors of the apartment buildings.

The use of the lands for medium and high density residential and parkland designations has already been established in the Official Plan. Changes are primarily attributable to aligning the designations with an acceptable road pattern, creating a defined block structure, and providing for a more desirable parkland configuration. The cap on dwellings is in keeping with the number

that is currently permitted under the existing Official Plan apartment designations, which is consistent with the findings of the traffic studies. An amendment to the permitted FSI, specific to the two apartment blocks, is attributable to the development being on public roads (a more desirable condition) rather than private roads, which impacts the final FSI calculations substantially. Minimum floor areas for retail commercial and office space is in keeping with Official Plan goals regarding mixed use communities and achieving residents and jobs density targets (people plus jobs calculations).

Urban Design Policies

The following are specific design elements that demonstrate how the development is in keeping with the urban design policies of the Official Plan, summarized in Appendix S-2.

- Distribution of heights to allow the tallest buildings to frame the Eglinton and Hurontario intersection, with a stepping down of heights towards the creek frontage and existing residential developments;
- An interconnected system of public roads that provides for efficient permeability and connectivity for pedestrians, cyclists and vehicles to the existing road network, and to transit service;
- A public edge to the Cooksville Creek frontage by a single loaded public road that defines the creek frontage as a physically and visually accessible public amenity;
- An appropriate interface between the development and the adjacent school to the north, by incorporating a link to the public trail network;
- Complementary zoning that provides for an appropriate transition in height and scale and allows for front building elevations and functional front entrances to address the streets (see Zoning section for details);
- Inclusion of ground floor retail and office uses, in appropriate locations, to animate the street and support transit and pedestrian activity;

- Provision for appropriate soil depth above parking structures to facilitate the growth of vegetation to maturity;
- Introduction of private communal open spaces as amenity for residents, and to enhance the development;
- Limited surface parking and access to underground parking and service areas, which will occur mainly from the private service lanes.

Public Parkland

A major benefit of the subject proposal is the creation of a large new community park, to be centered on the west side of Cooksville Creek. Future park design and development will take place over the next several years by the Community Services Department (see Appendix S-9). Additional open space benefits resulting from the development include new connections along the creek corridor, adjacent to the northern property line to Hurontario Street, and along Eglinton Avenue, each of which will serve to increase pedestrian and cycling mobility options and access to transit. The applicant has addressed the environmental issues as outlined in the Credit Valley Conservation comments (see Appendix S-9).

Transit Supportive Development

The subject lands are well situated to take advantage of a number of transit initiatives, while the road layout and provision of pedestrian links promote improved access to transit services. The major transit initiative that the development will support is the proposed Light Rapid Transit (LRT) line along Hurontario Street. The Hurontario/Main Street Corridor Master Plan was approved by Council on July 7, 2010, identifying LRT as the recommended transit solution for Hurontario Street. Within the Master Plan, the subject lands are located within the Eglinton-Bristol Character Area with the nearest LRT station stop being at the intersection of Eglinton Avenue and Hurontario Street.

The City has selected a consultant team to undertake the Preliminary Design and Transit Project Assessment Process (TPAP). This work is anticipated to be complete by 2013 and will

identify any additional related impacts on the subject lands. These impacts may include the need for additional land to facilitate the LRT and associated station or ancillary system requirements. Staff are therefore recommending that the lands directly abutting Hurontario Street be placed in a Holding Zone until the study has been completed (see Transportation & Works and Zoning Section for details).

Criteria for Specific Official Plan Amendment Applications

The Information Report references the Mississauga Plan policies, provisions and criteria for evaluating site specific Official Plan Amendments (see page 11, Appendix S-2). Summarized below is how the proposed applications address the intent of the criteria.

Bullet One - As noted above, the proposal meets the goals and objectives for the Hurontario Node and the land use policies of the Official Plan. The surrounding lands are fully developed, except for those on the east side of Hurontario Street. Approval will not adversely impact the development and functioning of these lands.

Bullet Two - The proposed development is consistent with the land use designation and policies of the Official Plan. Consideration was given for the overall massing and scale of the proposed built form, to integrate and relate appropriately with surrounding development, and the compatible use of Hurontario Street for transit usage.

Bullet Three - The submission of technical studies in support of the applications have confirmed that the development will have limited impacts from an environmental, noise and servicing perspective. The Region of Peel has requested that a Holding Symbol be placed on the apartment lands pending the availability of adequate water and wastewater servicing capacity, which will be addressed through upcoming studies and scheduled construction programs. Matters regarding the impact of traffic are reported in the Transportation and Works Department section of Appendix S-9. In addition to adequate levels of existing community services, the

development will provide for new parkland and recreational opportunities.

New Mississauga Official Plan

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such, the existing Mississauga Plan (2003) remains in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Residential - Low Density II", "Residential - Medium Density", "Residential - High Density" and "Public Open Space". The proposed townhouse, apartment and parkland development does not conform to the land use designation contained in the new Mississauga Official Plan and associated policies, as it relates to land use location on the schedule and proposed density. The new Mississauga Official Plan would need to be modified to redesignate the lands to "Residential - Medium Density", "Residential - High Density - Special Site", "Public Open Space" and "Greenbelt".

The timing of the approval of the proposed site specific Official Plan Amendment may be affected by the resolution of the appeals to the new Mississauga Official Plan and any potential appeals. Accordingly, public notice under the *Planning Act* has been provided for this meeting to consider the recommendations contained in this report. Furthermore, should these applications be approved by City Council through the adoption of a site specific Official Plan Amendment to the existing Official Plan, the Region of Peel will be requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval.

The proposal is in general keeping with the goals, objectives, and policies of the new Mississauga Official Plan. The one exception is the requirement in Major Nodes for a maximum building height

of 25 storeys. Staff are recommending that the maximum building height be set at 34 storeys. This height limit, to only be permitted close to the intersection of Eglinton and Hurontario, is consistent with existing built form (where several buildings to the south are higher), and provides for an even transition away from the intersection.

Zoning

The zone categories proposed for the lands are "RM4-Exception" (Townhouse Dwellings), "RA5-Exception" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards)". These zones are appropriate to accommodate the proposed development. A draft by-law prepared by staff is attached as Appendix S-11 which provides greater detail. Key elements in this document include the following:

- A range of compatible retail and office uses that will function within the first three floors of the apartment buildings;
- Caps on maximums for Floor Space Index, dwellings, building and podium heights, and for retail and office space;
- Minimum setbacks, streetwalls and built-to lines to provide for an appropriate relationship of the building to the street line, while prohibiting parking and laneways between the building face and street;
- Usable front doors on to Hurontario Street;
- Minimum landscape requirements;
- Parking requirements, in keeping with staff recommendations on a submitted parking study;
- Holding Symbol provisions, as discussed in the report.

At this time, staff are only able to support a standard "RM5" zoning category for the townhouse block. Additional considerations can be considered at a later time once a detailed concept plan for the lands has been received and reviewed.

Phasing

Development on the lands will be phased over a period of time, as noted in a phasing plan provided by the applicant, as follows:

- Phase One - Townhouse lands (Block 9);
- Phase Two - Western half of apartment Block 1;
- Phase Three - Western half apartment Block 2;
- Phase Four - Remaining portions of apartment Blocks 1 and 2, fronting onto Hurontario Street.

The Development Agreement and Site Plan Agreement will contain the necessary provisions regarding phasing including timing, servicing and interim conditions.

Draft Plan of Subdivision and Development Agreement

The proposed plan of subdivision is acceptable subject to certain conditions (see Appendix S-12 and S-13). Development will be subject to the completion of services and registration of the plan. In addition, both a Servicing and Development Agreement will be required. Matters that may be incorporated into the Development Agreement include the following:

- Review and certification of plans from a noise perspective;
- Submission of a satisfactory composite utility plan;
- Submission of satisfactory micro-climate and sun shadow studies, specific to each proposed building;
- Submission of plans that reflect satisfactory principal street entrances, location of exhaust vents, landscape areas, gateway features where applicable, soil depths and glazing;
- Environmental features, in keeping with the City's Green Development initiatives (see page 11 of Appendix S-2);
- The location and payment for public art, in accordance with City requirements.

Site Plan Applications

To date, only conceptual plans have been provided, to demonstrate a development form and as a basis for drafting implementing zoning. Site Plan approval will be required for all development. To address certain matters, Site Plan Agreements may be required. Items that will be considered through Site Plan Approval include the following:

- Building design, massing and materials, in particular the relationship of any structure to Hurontario Street;
- Appropriate landscaping and associated environmental features and green standards;
- Design and location of parking and loading areas, vehicular access points, and pedestrian connections;
- Implementation of the recommendations of the Wind Study. Revised shadow studies in accordance with the City's Revised Standards for Shadow Studies recently adopted by Council will be required of the applicant in advance of the zoning by-law moving forward.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The applicant has requested to alter the development form proposed for the lands from that originally viewed at the Public Meeting. Staff are recommending that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to permit townhouse, apartment, office and commercial, parkland and greenbelt development is compatible with the surrounding land uses, for reasons as outlined in the report.
2. The proposed Official Plan and zoning standards, as identified in the report, are appropriate to accommodate the requested uses for the lands.

ATTACHMENTS:

Appendix S-1: Application Background Information
Appendix S-2: Information Report
Appendix S-3: Recommendation PDC-0011-2009
Appendix S-4: Recommendation PDC-0104-2009
Appendix S-5: Resolution 0305-2009
Appendix S-6: Recommendation PDC-0017-2010
Appendix S-7: Application Development Statistics
Appendix S-8: Revised Concept Plan
Appendix S-9: Updated Department and Agency Comments
Appendix S-10: Revised Excerpt of Existing Land Use Map
Appendix S-11: Draft Zoning By-law
Appendix S-12: Revised Draft Plan of Subdivision
Appendix S-13: Conditions of Draft Plan Approval
Appendix S-14: Revised School Board Accommodation
Appendix S-15: Community Comment and Concerns Response

ORIGINAL SIGNED BY

Edward R. Sajecki
Commissioner of Planning and Building
Prepared By: Rob Hughes, Development Planner

Pinnacle International (Ontario) Limited

**Files: OZ 07/025 W5
T-M07006 W5**

Application Background Information

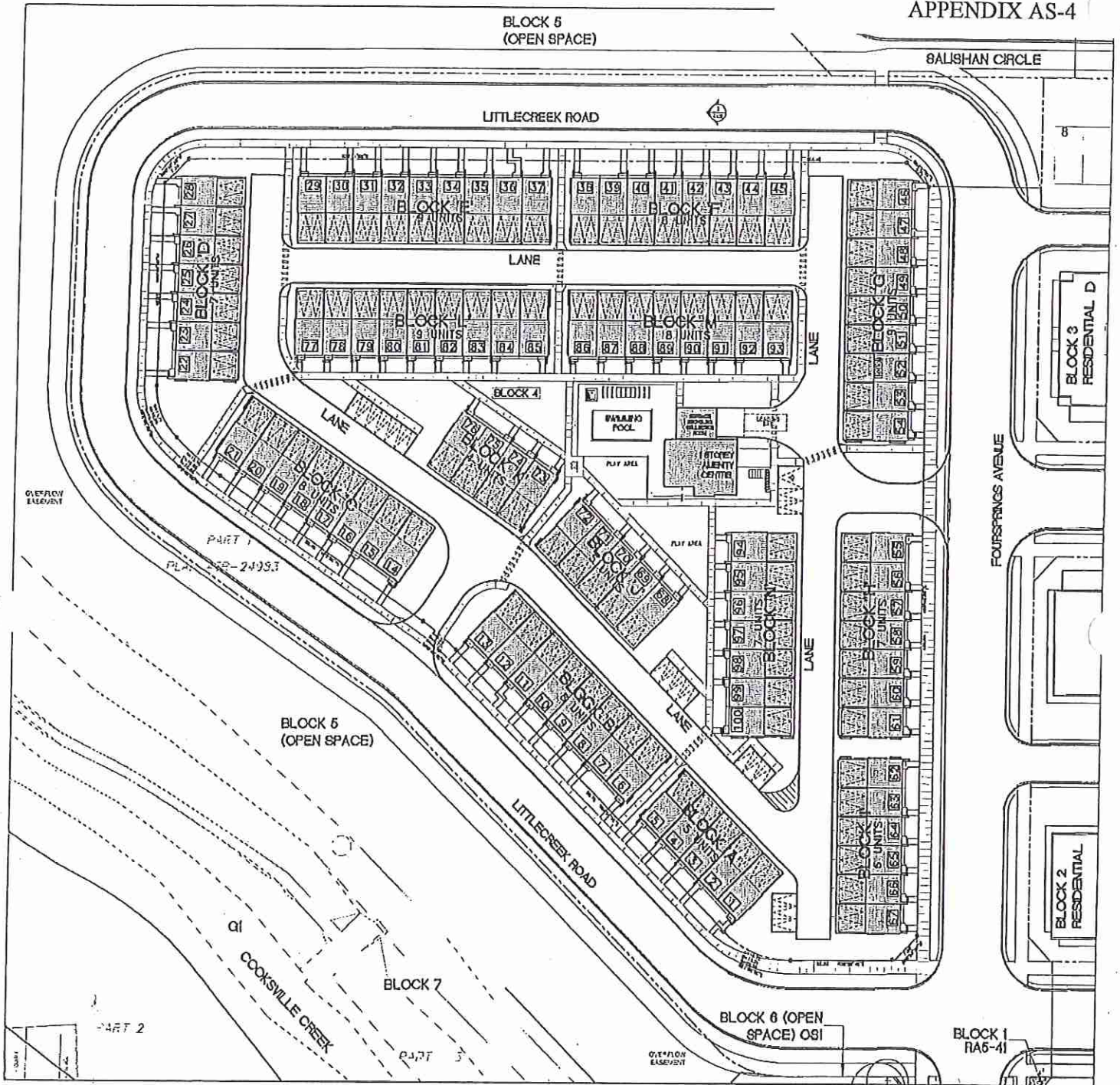
The following provides for background information, a general chronology of the processing of the subject development applications, and changes since being filed.

- December 19, 2007 - Development applications filed with the City, under files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5, to permit 4,800 apartment and townhouse dwelling units, located on both sides of Crooksville Creek. Development was broken into two separate sets of applications for each side of the creek, in case one side received approvals in advance of the other;
- October 2008 - A revised plan was submitted that altered the road pattern and reduced the number of townhouse and apartment dwellings down to 3,883. All development was located on the east side of the creek, with the west side reserved for parkland (see Appendix S-2, I-5);
- November 4, 2008 - A Community Meeting was held jointly by Councilor Adams and Councillor Dale;
- January 12, 2009 - The original Public Planning Meeting date for the application, before the Planning & Development Committee (see Appendix S-2 for the report and S-3 for recommendation PDC-0011-2009);
- March 27, 2009 - Representatives of Pinnacle formally request that the City move forward with Phase One of the plan, being the development of two apartment towers 25 and 28 storeys in height, fronting Eglin ton Avenue West for a total of 432 dwellings;
- June 10, 2009 - Council adopts OPA No. 95, being the conformity amendment to the Provincial Growth Plan. The document notes as a general context to the Official Plan that “development will be directed to appropriate locations to support existing or planned infrastructure and may not be permitted to proceed prior to satisfactory arrangements being made for the provision of the necessary services and infrastructure needed to support growth, such as, engineering services, transit services and community infrastructure. A development proposal may be phased or refused if existing or planned servicing and/or infrastructure is inadequate to support the additional population and

Pinnacle International (Ontario) Limited

employment that would be generated.” OPA 95 in its entirety has been appealed to the OMB, which remains outstanding.

- November 30, 2009 - Supplementary Report tabled before the Planning and Development Committee recommending approval of Phase One of the Pinnacle plan. The matter was refused by Council (see Appendix S-4 for recommendation PDC-0104-2009 and S-5 for resolution 0305-2009);
- December 21, 2009 - Phase One of the Pinnacle plan was referred to the Ontario Municipal Board by the applicant;
- April 19, 2010 - PDC recommends approval of Pinnacle Phase One, on the basis of a second Supplementary Report (see Appendix S-6 for recommendation PDC-0017-2010);
- January 21, 2011 - Revised development proposal for the lands is received which provides for an altered road pattern, reduces the unit count down to 1,861 dwellings, recognizes the Council endorsement of Phase One, removed the road connection to Salishan Circle (as approved by Council back in April 2010), and provided for a reconfigured open space along the east side of the creek and adjacent to the public school to Cooksville Creek Public School (see Appendix S-8);
- August 12, 2011 - Final approvals for Phase One issued by the Ontario Municipal Board, after the approval of associated municipal works only Servicing and Development Agreements;
- October 19, 2011 - A second Community Meeting for the development proposal was hosted by Mayor McCallion and Councillor Crombie, to advise residents on the changes to the plan since last reported. Approximately 30 people were in attendance at the event.
- December 13, 2011 - Revised draft plans addressing staff technical comments, and a revised building plan and statistical chart to reflect redistribution of building heights, are received. Applications are consolidated under one set of development applications (OZ 07/025 and T-M07006).



PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT
'UPTOWN MISSISSAUGA' (BLOCK 4)
85 EGLINTON AVE W. &
5044 HURONTARIO ST.
MISSISSAUGA, ONTARIO
E.I. RICHMOND ARCHITECTS LTD.
OCT 22, 2012