



MISSISSAUGA

July 2, 2015

Mr. John Hardcastle  
Manager  
Development Services  
Public Works  
Region of Peel  
10 Peel Centre Drive, Suite A, 6<sup>th</sup> Floor, Room 601  
BRAMPTON ON L6T 4B9

Dear Mr. Hardcastle:

RE: Official Plan Amendment No. 30  
Southeast corner of Hurontario Street and Nihani Way.  
File: OZ 13/018 – OPA 30 - Ward 5

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Please find enclosed the Notice of Decision for Official Plan Amendment 30 and duplicate original copy of the amendment. This amendment was adopted by Council on June 24, 2015, by By-law 0177-2015. The Mississauga Plan (Official Plan) Amendment has been prepared in accordance with PDC Recommendation Number PDC 0023-2015, amended by City Council on June 24, 2015.

Also enclosed for your records is a copy of the Certificate of Public Meeting and Notification, Record of Written Submissions, PDC minutes dated April 13, 2015.

Yours truly,

Crystal Greer, City Clerk  
Legislative Services  
Corporate Services Department  
905-615-3200 X 5421

: mj

cc:

Stephanie Segreti, Planning and Building (Working copy of Amendment)  
Farah Sharib, Planning and Building (Viewing copy of Amendment)  
Applicant – Goldberg Group, 1 2098 Avenue Rd. Toronto, ON M5M 4A8 (Certified working copy of Amendment)  
Owner: Alfonso Gallucci General Construction Limited, 51 Constellation Court, Suite 210 Toronto, ON M9W 1K4 (Notice of Decision and By-law)  
Planning Notification Distribution- Via e-mail



**PLANNING ACT  
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND  
A ZONING BY-LAW BY  
THE CORPORATION OF THE CITY OF MISSISSAUGA  
BILL 51**

DATE OF NOTICE	July 2, 2015	
OPA NUMBER	OPA 30 (By-law 0177-2015)	
ZONING BY-LAW NUMBER	0178-2015	
DATE PASSED BY COUNCIL	June 24, 2015	
LAST DATE TO FILE APPEAL	July 21, 2015	
FILE NUMBER	OZ 13/018	Ward 5
APPLICANT	Goldberg Group	
PROPERTY LOCATION	Southeast corner of Hurontario Street and Nihani Way.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:

[www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices), or in person at the Office of the City Clerk, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 30 is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, no later than July 21, 2015.

**The Notice of Appeal must:**

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Crystal Greer, City Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 5421

Amendment No. 30

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

By-law No. 0177-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 30

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 30 in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

1. The explanatory text, attached, constitutes Amendment No. 30 to Mississauga Official Plan, specifically the Uptown Major Node Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 24<sup>th</sup> day of JUNE, 2015.

Signed: Original Signed By  
Matt Mahoney  
Acting Mayor

Signed CRYSTAL GREER  
CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0177-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 30

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

1. The explanatory text, attached, constitutes Amendment No. 30 to Mississauga Official Plan, specifically the Uptown Major Node Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 24 day of June, 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MTT			
Date	17	6	15

  
ACTING MAYOR

  
CLERK

Amendment No. 30

to

Mississauga Official Plan

for the

City of Mississauga Planning Area

The following text attached constitutes Amendment No. 30.

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

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

Appendix II is a copy of the Planning and Building Department report dated March 24, 2015, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to add a special site provision to the "Residential High Density" designation to permit a 33 storey apartment dwelling with an increased Floor Space Index (FSI) and limited accessory commercial uses.

## LOCATION

The land affected by this Amendment is located on the southeast corner of Hurontario Street and Nahani Way. The subject land is located in the Uptown Major Node Character Area, as identified in Mississauga Official Plan.

## BASIS

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 land is designated "Residential High Density" which permits an apartment dwelling. The Major Node policies permit a maximum building height of 25 storeys and the Uptown Major Node policies permit a Floor Space Index (FSI) range of 1.9-2.9 times the lot area of the subject land.

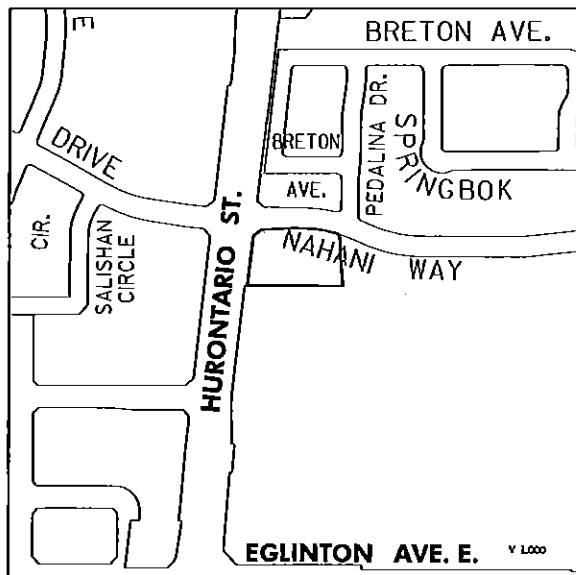
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to permit an apartment with limited accessory commercial uses is compatible with the surrounding land uses.
2. The proposed mix of residential and commercial uses will help to animate Hurontario Street and support light rail transit.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.3, Uptown Major Node Character Area of Mississauga Official Plan, is hereby amended by revising the special site numbers on Map 13-3: Uptown Major Node Character Area in accordance with the changes to the Special Site Policies.
2. Section 13.3.4, Special Site Policies, Uptown Major Node Character Area of Mississauga Official Plan, is hereby amended by adding the following special site:

13.3.4.7 Site 7



13.3.4.7.1 The lands identified as Special Site 7 are located east of Hurontario Street and south of Nahani Way.

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

- a. a minimum retail commercial floor space of 313 m<sup>2</sup> will be permitted;
- b. an apartment building to a maximum *floor space index (FSI)* of 5.1 will be permitted; and,
- c. a maximum building height of 33 storeys will be permitted.

### IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment, and thereafter forms part of the Mississauga Official Plan.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 30, 2014.

### INTERPRETATION

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

This Amendment supplements the intent and policies 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 June 23, 2014 in connection with this proposed Amendment.

There were no residents in attendance at the public meeting; however, one letter of objection was received by the Planning and Building Department.



# Corporate Report

Clerk's Files

 Originator's  
Files OZ 13/018 W5

**PDC** APR 13 2015

**DATE:** March 24, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 13, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Application to permit a 33 storey apartment building with  
ground floor retail commercial uses  
Southeast corner of Nahani Way and Hurontario Street  
Owner: Alfonso Gallucci General Construction Limited**

**Recommendation Report**
**Ward 5**

**RECOMMENDATION:** That the Report dated March 24, 2015, from the Commissioner of Planning and Building recommending approval of the application under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan from "Residential High Density" to "Residential High Density – Special Site" to permit a 33 storey apartment building with ground floor retail commercial uses and a maximum Floor Space Index of 4.9, be approved.
2. That the application to change the Zoning from "RA5-23" (Apartment Dwellings - Exception) to "H-RA5-23" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) to permit a 33 storey apartment building with ground floor retail commercial uses in accordance with

the proposed zoning standards included within the draft zoning by-law attached as Appendix R-6 of this report, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District and Dufferin-Peel Catholic District School Boards not apply to the subject lands.
3. 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.
  4. In the event the application is approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

**REPORT  
HIGHLIGHTS:**

- Minor revisions have been made to the proposal and additional reports and studies have been submitted and reviewed since the public meeting;
- Staff are generally satisfied with the proposed revisions and recommend approval of revised Option 1 for a mixed use development that will permit additional residential units and retail commercial uses along Hurontario Street;
- Removal of the "H" Holding Symbol and Site Plan applications will be required prior to development occurring on the subject property.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on June 23, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0053-2014 which was adopted by Council and is attached as Appendix R-2.

**COMMENTS:**

**REVISED DEVELOPMENT PROPOSAL**

The owner has proposed two development options for the site. Option 1 is a mixed use building with residential apartment units and a ground floor grocery store (retail commercial) along Hurontario Street, whereas Option 2 provides only residential uses. The owner would like to retain both options in order to maintain flexibility to respond to market conditions. The Planning and Building Department is recommending approval of Option 1 for the reasons outlined in this report.

Since the Public Meeting, the applicant revised the proposals for Options 1 and 2 to include additional residential units, parking, and indoor and outdoor amenity areas, with no proposed changes to the height or massing of the building. The revised plans continue to include a mix of one, two and three bedroom units but the average apartment unit size has decreased as a result of the applicant's review of current market conditions. The proposed Floor Space Index (FSI) is slightly lower in comparison to the original proposals due to the building setback on the south side of the property being increased to allow for a pedestrian connection to Hurontario Street and the Summit-Eglinton lands further south. The revised development concept plan for Option 1 is provided in Appendix R-3.

Revised details of the Option 1 proposal are as follows:

<b>Option 1 – Residential and Commercial</b>	
Height	33 storeys
GFA	Retail 1 961 m <sup>2</sup> (21,109 sq. ft.) Residential 26 232 m <sup>2</sup> (282,364 sq. ft.)

	Total 28 193 m <sup>2</sup> (303,474 sq. ft.)
Floor Space Index (FSI):	3.96 – based on total lot area 4.88 – based on net lot area
Landscaped Area:	20.7%
Net Density:	632.3 units/ha 255.9 units/ac
Number of Units:	240 – one bedroom units 112 – two bedroom units 13 – three bedroom units Total of 365 total units
Anticipated Population:	913 people* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	487 spaces
Parking Provided:	439 residents 94 visitor/retail Total of 533 spaces

The revised Option 1 proposal increases the total number of apartment units from 313 to 365. The revised Option 2 proposal replaces the retail commercial space along Hurontario Street with 31 apartment units for a total of 396 residential units with additional amenity space and resident lockers. The revised development concept plan for Option 2 is provided in Appendix R-4.

#### COMMUNITY ISSUES

No resident concerns were raised at the public meeting on June 23, 2014. One letter was received by the Planning and Building Department from a resident indicating their general objection to the development proposal. Further notice for the application was sent to residents in January by the Ward 5 Councillor, Carolyn Parrish, and no additional letters of objection have been received to date.

## UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments from City Departments and Agencies are contained in Appendix R-5.

### **Hurontario-Main Street Light Rail Transit**

The Transit Project Assessment Process (TPAP) for the Hurontario-Main Street Light Rail Transit (HMLRT) Project was concluded with a Statement of Completion on September 17, 2014. The TPAP identified a portion of the subject property as a location for a Traction Powered Substation (TPSS), a required infrastructure component for implementation of the HMLRT. The applicant has written to the Minister of the Environment and Climate Change outlining their objection to showing a substation on the subject property. The City's response to the Minister identified the flexibility of situating the TPSS on the subject property and agreed to continue working with the property owner to find a solution beneficial to all parties. The City will continue to look at this site as well as alternative locations to find an appropriate site for a future TPSS.

## PLANNING COMMENTS

### *Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (Growth Plan)*

The *Provincial Policy Statement, 2014* (PPS, 2014) contains the Province's policies for land use planning for Ontario. All planning decisions are required to be consistent with these policies. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

The *Growth Plan, 2006*, directs municipalities to "identify the appropriate type and scale of development in intensification areas"

and states that intensification areas will be planned and designed to "provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods" and to "achieve an appropriate transition of built form to adjacent areas".

The *PPS* and *Growth Plan* indicate that development in major transit station areas and intensification corridors must be governed by appropriate standards including density, scale and mix of uses. The Official Plan and zoning permissions for the property predate the *PPS* and *Growth Plan*. Option 1 better addresses the Provincial directions than the existing approvals or Option 2.

### **Official Plan**

This proposal requires an amendment to the Mississauga Official Plan Policies for the Uptown Major Node Character Area. As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed application addresses the intent of the criteria.

*Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*

The major node policies require compact, transit supportive development that contain a mix of population and employment uses at densities and heights less than the Downtown, but greater than elsewhere in the City. Option 1 is consistent with the node policies of the Official Plan. The mixed use development supports the future LRT stop at Hurontario Street and Eglinton Avenue which is within approximately 300 m (984 ft.) south of the site; it strengthens the node; and is compatible in built form and scale to the surrounding existing and approved development. The proposed limits on the building height, floor space index and number of

apartment dwelling units will ensure that the City Structure hierarchy is maintained.

Option 2 which only proposes residential uses, is not consistent with the major node policies in the Official Plan as it will not provide for employment opportunities or the ground floor retail uses which help to make a more active street along Hurontario Street.

*Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*

The site is already designated for a high rise apartment building in the Official Plan. The reduced building setbacks along Hurontario Street and increase in proposed density allows for:

- the extension of a future public road - Belbin Street to Nahani Way;
- support for existing transit and the proposed LRT along Hurontario Street;
- an appropriate transition to existing lower density development to the north and east by including two storey apartment units with rooftop patios along Nahani Way and the future Belbin Street extension; and
- a stronger building presence at the northern edge of this major node and it will be consistent with the other recently approved developments within the node.

The inclusion of a minimum amount of retail commercial uses along Hurontario Street ensures that a mixed use, pedestrian and transit supportive development is built within the major node.

The proposed height is consistent with the approved developments to the south (Summit Eglinton) and west of the property (Pinnacle), where maximum heights range from 28 to 34 storeys. The proposed FSI is also comparable with Summit Eglinton and Pinnacle developments, which are above the current maximum FSI for the

Uptown Major Node of 2.9. The proposal is also consistent with the Council endorsed Hurontario/Main Street Corridor Master Plan.

The applicant has submitted a number of technical studies in support of the application. Upon removing the "H" Holding Provision, satisfactory arrangements will need to be made with the City and the Region regarding the provision of water and sanitary services. There is adequate community infrastructure including parks, community centres and libraries within the surrounding community. The dedication of a portion of the land to extend Belbin Street provides for an interconnected system of public roads that will provide options for vehicles and pedestrians. The completion of the proposed walkway along the southerly property line will also support pedestrian access to Hurontario Street.

*Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?*

This proposed mixed use development is in general keeping with the goals, objectives and policies of Mississauga Official Plan, with the exception of height and density.

### **Zoning**

The current "RA5-23"(Apartment Dwellings – Exception) zoning is proposed to be replaced with an "H-RA5-23" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) zones. A draft by-law prepared by staff is attached as Appendix R-6 and provides greater detail. Minor revisions to this draft by-law may be needed to be consistent with Council direction and the concept plan for Option 1. Key elements for the implementing by-law include the following:

- Maximum floor space index of 4.9;
- Maximum of 365 apartment dwelling units;
- Minimum and maximum building and podium heights;

- Minimum depth of 10.0 m (32.8 ft.) to be used for ground floor retail commercial uses fronting onto Hurontario Street;
- Minimum building setbacks and landscaped buffers to provide for an appropriate relationship between the building and public streets and to the property to the south;
- Minimum parking requirements;
- Provision for appropriate soil depth above the underground parking structure to facilitate planting growth within the landscaped buffers;
- Holding Symbol provisions, as discussed in this report.

The proposed "B" (Buffer) zone is appropriate to accommodate the remnant strip of land that will be conveyed to the municipality as part of the Belbin Street extension. The ultimate disposition of the remnant buffer will be determined by the City.

#### **Bonus Zoning**

Should the application be approved by Council, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

#### **"H" Holding Provision**

The applicant proposes that the Zoning By-law incorporate an "H" Holding provision which can be lifted upon clearance of conditions. The holding symbol is to be removed from the lands upon the City's satisfaction of the following:

1. Provision of any outstanding technical plans, studies and reports, including:
  - Revised functional servicing report showing all fire flow calculations to the satisfaction of the Region of Peel;
  - Updated acoustical report to the satisfaction of the City that provides sufficient detail to confirm that the proposed grocery store will be compliant with City/MOECC

- stationary noise criteria at the residential receptor locations;  
and a
- Quantitative wind study.
2. Delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the implementation of:
- Requirements/conditions of Site Plan approval;
  - Warning clauses;
  - Such other provisions the City may require in relation to the proposed development.
3. Delivery of an executed Servicing Agreement in a form and on terms satisfactory to the City, which includes but is not limited to:
- Gratuitous dedication to the City of the Belbin Street extension and remnant buffer block;
  - Satisfactory arrangements to the City and the Region of Peel for the construction of the Belbin Street extension and construction of a 300 mm watermain from the north limit of Draft Plan T-M09004 W5 to Nahani Way within the identified future Belbin Street right-of-way;
  - A cash payment or security for the ultimate streetscape/landscape works across the Hurontario Street frontage and satisfactory arrangements for the implementation of streetscape works and planting details proposed for Nahani Way, Belbin Street extension and any interim works on the Hurontario Street boulevard.

### Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval.

To date, only conceptual plans have been provided for review. Items that will be considered through Site Plan approval will include the following:

- Building design, massing and materials, in particular the relationship of any structure to the street;

- Landscaping, green development standards, and pedestrian walkways;
- Streetscaping including the provision of street trees;
- Vehicular access, parking, delivery, loading, garbage storage and removal for both the retail and residential components;
- Noise attention measures and a detailed noise study confirming the recommendations and requirements of the noise feasibility analysis;
- Implementation of the recommendations of the quantitative wind study;
- Indoor bicycle storage location and accessibility;
- Transit stop locations including connections to the proposed LRT station;
- Locations of vents for underground parking and transformers;
- Internal courtyard elevations and details; and
- If required, provision for a Traction Powered Substation for the proposed Hurontario LRT.

**FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as the financial requirements of any other commenting agency.


**CONCLUSION:**

This Department has conducted a detailed review of both Options and find that Option 1 for a mixed use development is the preferred option that should be approved for the following reasons:

1. The proposed mixed use development is consistent with the Official Plan goals of creating mixed use communities within nodes. Providing retail at grade helps to animate the street, supports transit and pedestrian activity and provides a better mix of uses within the node.
2. A 33 storey apartment building with ground floor retail commercial uses is compatible with the existing and approved land uses surrounding the property;
3. The proposed Official Plan and zoning standards, as identified in this report, are appropriate to accommodate Option 1.

**ATTACHMENTS:**

- Appendix R-1: Information Report
- Appendix R-2: Recommendation PDC-0053-2014
- Appendix R-3: Revised Concept Plan for Option 1
- Appendix R-4: Revised Concept Plan for Option 2
- Appendix R-5: Updated Agency and City Department Comments
- Appendix R-6: Draft Zoning By-law



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Stephanie Segreti, Development Planner*





# Corporate Report

Clerk's Files

 Originator's  
Files OZ 13/018 W5

**PDC** JUN 23 2014

**DATE:** June 3, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 23, 2014

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** Information Report  
Official Plan Amendment and Rezoning Applications  
To permit a 33 storey apartment building which may include  
ground floor retail commercial uses  
Southeast corner of Nahani Way and Hurontario Street.  
Owner: Alfonso Gallucci General Construction Limited  
Applicant: Goldberg Group  
Bill 51

Public Meeting

Ward 5

**RECOMMENDATION:** That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Uptown Major Node Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "RA5-23" (Apartment Dwellings - Exception) to "H-RA5-Exception" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) to permit a 33 storey apartment building which may include ground floor retail commercial uses, under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be received for information.

**REPORT  
HIGHLIGHTS:**

- The applicant is proposing two options for the ground floor of the proposed 33 storey apartment building along Hurontario Street: retail or residential in order to maintain flexibility at the time of construction;
- Prior to the Supplementary Report, matters to be addressed include: appropriateness of the proposed options given the future Light Rail Transit (LRT) on Hurontario Street; cumulative impact of this development on the Node, adjacent land uses and streetscape; and the receipt of additional technical information.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

The subject property is a vacant parcel of land at the southeast corner of Hurontario Street and Nahani Way, which has been zoned for high density development since 1999. During the processing of the development applications for the lands to the south, owned by Summit-Eglinton Inc., an informal agreement was reached between the owner of the subject property and Summit-Eglinton to resolve issues around access and the orderly development of the properties. The concept plan that was developed as part of the agreement included: a new north-south public road through the Summit-Eglinton lands and the subject property connecting to Nahani Way; a private east-west road between the two properties; conceptual building massing; and various high rise apartments, including a 33 storey apartment building on the subject property. The concept plan was included in the Addendum Report dated April 13, 2012 for the Summit-Eglinton development applications (see Appendix I-1).

Despite the agreement, the Summit-Eglinton zoning by-law and draft plan of subdivision was subsequently appealed to the Ontario Municipal Board (OMB) by Alfonso Gallucci. A settlement was reached and the OMB approved an implementing by-law that substantially implemented the concept plan on the Summit-Eglinton lands with the exception of the location of the proposed

east-west private road, which was relocated to the middle of the Summit-Eglinton lands fronting on Hurontario Street.

**COMMENTS:**

The applicant is proposing a 33 storey apartment building on a 3 storey podium and a future public road extension (Belbin Street) from the lands to the south up to Nahani Way, based on two options, one of which will be mixed use and the other solely residential:

**Option 1:** 313 apartment dwelling units, nine of which are two storey units within portions of the first and second floors, and a 2 074 m<sup>2</sup> (22,319 sq. ft.) grocery store on the first floor along Hurontario Street.

**Option 2:** 328 apartment dwelling units, 24 of which are two storey units within portions of the first and second floors.

The owner is proposing two options for the site to maintain the flexibility to respond to market conditions at the time of construction. There is also a small remnant strip of land located east of the future Belbin Street, beside an existing semi-detached dwelling, that is proposed to be conveyed to the municipality.

Further details of the proposal are as follows:

Development Proposal	
Applications submitted:	November 18, 2013 December 20, 2013 (deemed complete)
Supporting Documents:	Planning Justification Report Survey Site Plan and Statistics Elevations, Sections and Floor Plans 3D Perspective Views Shadow Study Report Functional Servicing Report Restrictions on Title Utility Plan Transportation Impact Study Noise Control Feasibility Study

<b>Development Proposal</b>	
	Phase I Environmental Site Assessment Draft Official Plan Amendment Draft Zoning By-law
Revised Documents:	Revised Site Plan and Statistics Revised Shadow Study Report Revised Draft Official Plan Amendment Revised Draft By-law

<b>Option 1 – Residential and Commercial</b>	
Height	33 storeys
GFA	Retail 2 074 m <sup>2</sup> (22,319 sq. ft.) Residential 26 589 m <sup>2</sup> (286,202 sq. ft.) Total 28 662 m <sup>2</sup> (308,521 sq. ft.)
Floor Space Index (FSI):	4.02 – based on total lot area 4.97 – based on net lot area
Landscaped Area:	20%
Net Density:	542.2 units/ha 219.4 units/ac
Number of Units:	177 – one bedroom units 83 – two bedroom units 53 – three bedroom units Total of 313 total units
Anticipated Population:	783 people* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	439 spaces
Parking Provided:	349 residents 97 visitor/retail Total of 446 spaces

<b>Option 2 – Residential Only</b>	
Height:	33 storeys
GFA	29 334 m <sup>2</sup> (315,749 sq. ft.)

Floor Space Index (FSI):	4.12 – based on total lot area 5.08 – based on net lot area
Landscaped Area:	20%
Net Density:	568.2 units/ha 229.9 units/ac
Number of Units:	177 – one bedroom units 98 – two bedroom units 53 – three bedroom units Total of 328 total units
Anticipated Population:	820 people* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	416 spaces
Parking Provided:	416 spaces

Site Characteristics	
Frontage:	±53.4 m (175.2 ft.) on Hurontario Street ±92.0 m (301.8 ft.) on Nahani Way
Net Lot Area	0.58 ha (1.43 ac)
Existing Use:	Vacant site

Additional information is provided in Appendices I-1 to I-13.

#### Green Development Initiatives

The applicant proposes several green development initiatives including: rainwater harvesting; permeable paving; green roofs; new trees and native vegetation; secure and weather protected bicycle parking; and bird friendly window glazing. The ability to implement some of these measures is under review as the current proposal shows underground parking extending to the property lines along portions of the site, which may impact landscaping and negate proposed initiatives.

### Neighbourhood Context

The subject property is located north of the Hurontario Street and Eglinton Avenue intersection, an area now known as Uptown Mississauga. The surrounding housing stock is varied and includes high rise apartment buildings, townhouses, semi-detached and detached houses.

Information regarding the history of the site is found in Appendix I-2.

The surrounding land uses are described as follows (see Appendix I-3):

- North: Across Nahani Way, townhouse dwellings that front onto Breton Avenue and back onto Nahani Way;
- East: Semi-detached dwellings fronting onto Nahani Way;
- South: Vacant land zoned to permit 3 apartment buildings ranging in height from 21 to 30 storeys with ground floor commercial and office uses, townhouses and semi-detached dwellings. A commercial plaza further south serves the node; and
- West: Across Hurontario Street, 10 storey apartment building on south side of Ceremonial Drive, and condo townhouse complex on north side of Ceremonial Drive. Southwest of the site is an approved five-phase development which, upon completion, will consist of 10 apartment buildings ranging in height from 10 to 34 storeys with ground floor commercial and office uses, and townhouse dwellings.

### Mississauga Official Plan Designation and Policies for the Uptown Major Node Character Area (November 14, 2012)

The subject property is located in the Uptown Major Node Character Area and designated "Residential High Density" (see Appendix I-4).

The Major Node policies permit a maximum building height of 25 storeys and the Uptown Major Node policies permit a Floor

Space Index (FSI) range of 1.9-2.9 times the lot area for this site (see Appendix I-5).

### Major Node Policies

Policy 5.3.2 of the plan indicates that Major Nodes are intensification areas that will develop as prominent centres and be served by higher order transit. The Uptown Major Node is centred on the Hurontario Street Corridor and Light Rail Transit is planned to be constructed on Hurontario Street in the future, pending funding. A future Light Rail Transit (LRT) station stop is proposed at the intersection of Hurontario Street and Eglinton Avenue, south of the subject property.

Major Nodes are a primary location for mixed use development, such as residential, employment and commercial uses, that support higher order transit. Mixed uses are to be oriented towards the Hurontario Street corridor, as shown in Option 1. Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare (81 and 121 residents and jobs combined per acre). It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups.

As per policy 13.1.1.3, proposals for heights less than two storeys and more than 25 storeys will only be considered in Major Nodes where it can be demonstrated to the City's satisfaction, that:

- a. An appropriate transition in heights that respects the surrounding context will be achieved;
- b. The development proposal enhances the existing or planned development;
- c. The City Structure hierarchy is maintained; and
- d. The development proposal is consistent with the policies of this plan.

### **Urban Design Policies**

The urban design policies of Mississauga Official Plan (MOP) require that site design, landscaping and buildings are compatible with the surrounding context and will create appropriate transition, and visual and functional relationships between the public realm and the existing and proposed developments.

Other relevant policies in MOP that are applicable in the review of these applications are found in Appendix I-11.

### **Criteria for Site Specific Official Plan Amendments**

Policy 19.5.1 of MOP contains criteria which require 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 lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; and
- a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

### **Hurontario/Main Street Corridor Master Plan**

The Hurontario/Main Street Corridor Master Plan (2010) identifies the subject property and lands south to Provincial Highway 403 as

being suitable for high rise apartment buildings, up to 25 storeys and an FSI of 4.0 before bonus zoning.

#### **Proposed Official Plan Designation and Site Specific Policies**

To amend the existing "Residential High Density" policies to permit an apartment building with maximum height of 33 storeys, a maximum FSI of 5.08, and a maximum of 2 074 m<sup>2</sup> (22,319 sq. ft.) of retail commercial space within the first two floors of the proposed apartment building.

#### **Existing Zoning**

"RA5-23" (Apartment Dwellings - Exception), which permits a maximum gross floor area (GFA) – apartment dwelling zone of 21 000 m<sup>2</sup> (226,042 sq. ft.) and minimum landscaped area and building setback requirements. The base "RA5" zone permits a maximum height of the lesser of 25 storeys or 77 m (252.6 ft.), among other regulations (see Appendix I-6).

#### **Proposed Zoning By-law Amendment**

"H-RA5-Exception" (Apartment Dwellings – Exception with a Holding Provision) to permit, in addition to the permitted uses, the following:

- apartment building containing a maximum of 328 units;
- maximum height of 33 storeys;
- increased residential GFA;
- maximum FSI of 5.08;
- maximum of 2 074 m<sup>2</sup> (22,319 sq. ft.) for commercial uses within the first two floors of the apartment building, which may include a retail store, financial institution and personal service establishment;
- reduced building and landscape setbacks, and a reduced landscaped area.

A complete list of proposed zoning standards are identified in Appendix I-12 attached to this report.

The proposed zoning by-law would allow either option to be constructed.

"B" (Buffer) for the remnant strip of land east of the future public road extension (Belbin Street) through the subject property. The applicant proposes that the remnant land be conveyed to the municipality and landscaped.

### **Bonus Zoning**

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in Mississauga Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved in principle by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

### **COMMUNITY ISSUES**

No community meeting has been held for the subject applications and no comments from the community have been received by the Planning and Building Department to date.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable MOP policies, the following matters will have to be addressed prior to the Supplementary Report:

- review of the two development options to ensure that the proposed development is transit supportive, supports the Node and meets the intent of MOP policies;

- a review of the scale, density, massing, transition and compatibility of the proposal, relative to the existing surrounding community, the developing community to the south and the west, and to the Downtown;
- building and street relationships, including: tower location and entrances; podium height for the retail commercial space; building and underground parking setbacks; landscaped buffers; public walkway through the site connecting the future Belbin Street to Hurontario Street; corner entry feature at Hurontario Street and Nahani Way, and encroachments where applicable;
- sun and wind comfort impacts of development on neighbouring residential lands, street frontages and amenity areas;
- detailed elevations for building entrances and the interior court, and details on vehicular access, loading, garbage, general movement and operations of grocery store;
- location and design of amenity areas and acoustic features;
- analysis of proposed Official Plan and Zoning By-law amendments, including the remnant strip of land east of the future Belbin Street extension proposed as "B" (Buffer) zone;
- review of preliminary building elevations including height of mechanical penthouse;
- traffic impacts from the proposal on surrounding roads and intersection;
- streetscape design, including pavement and boulevard details and associated cross sections (Streetscape Master Plan);
- additional technical information is required to address outstanding engineering and environmental concerns, such as a revised functional servicing report, site grading and servicing plans, composite utility plan, and an updated Phase 1 Environmental Site Assessment.

## OTHER INFORMATION

### Development Requirements

A wind study and a revised traffic impact study are forthcoming for review and comment. Additional technical information is

required for engineering and environmental matters. The applicant will be required to enter into appropriate agreements with the City.

The Transit Project Assessment Process (TPAP) for the Hurontario-Main Street Light Rail Transit Project (HMLRT) commenced in February 2014 and is expected to be completed in August 2014. TPAP has identified the need for lands to accommodate a Traction Powered Substation in this vicinity and suitable lands would need to be protected and ultimately acquired in order to proceed with the implementation of the LRT system. The applicant has been contacted about the possibility of incorporating the substation within their development.

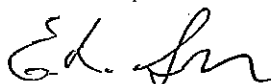
**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City, as well as financial requirements of any other official agency concerned with the development of the lands.

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

**ATTACHMENTS:**

- Appendix I-1: Development Concept Plan
- Appendix I-2: Site History
- Appendix I-3: Aerial Photograph
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Uptown Major Node Character Area Map
- Appendix I-6: Excerpt of Zoning Map
- Appendix I-7a: Concept Plan – Option 1
- Appendix I-7b: Elevations – Option 1
- Appendix I-8a: Concept Plan – Option 2
- Appendix I-8b: Elevations – Option 2
- Appendix I-9: Agency Comments
- Appendix I-10: School Accommodation
- Appendix I-11: Relevant MOP Policies

Appendix I-12: Proposed Zoning Standards  
Appendix I-13: General Context Map



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Stephanie Segreti, Development Planner*



## Corporate Report

Clerk's Files

 Originator's  
Files OZ 09/011 W5  
T-M09004 W5

PDC APR 16 2012

**DATE:** April 13, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 16, 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 apartments with ground related commercial and  
office uses, and townhouses under standard and common  
element condominium tenure  
5081 Hurontario Street  
East side of Hurontario Street, north of Eglinton Avenue East  
Owner: Summit Eglinton Inc.  
Applicant: Jim Lethbridge, Lethbridge & Lawson Inc,  
Bill 51

Public Meeting Ward 5

**COMMENTS:** The report from the Commissioner of Planning and Building dated March 27, 2012, regarding the Department's recommendations on the Summit Eglinton Inc. development applications, is scheduled for the April 16, 2012 Planning and Development Committee meeting. Subsequent to the public release of this report, staff have been involved in discussions with representatives of the applicant and the adjoining land owner to the north (Alfonso Gallucci General Construction Limited), to resolve outstanding matters of concern amongst the parties. An agreement was reached over a

Files: OZ 09/011 W5  
T-M09004 W5  
April 13, 2012

Planning and Development Committee - 2 -

revised development concept for the high density apartment lands abutting Hurontario Street. This concept plan, attached as Appendix SA-1, replaces the high density component of Appendix S-5 of the original Supplementary Report (Block 1). Changes from the original plan include the following:

- Conceptual building massing for all lands, incorporating both the Gallucci and Summit Eglinton properties;
- A shifting of the east-west midblock private condominium road on the Summit Eglinton lands from the centre of the block to the northern boundary. It is proposed that this road remain private with a public easement that will be secured as a condition of subdivision approval;
- Identification of access points to both the public and private roads, although the exact location will be determined through the site plan review process;
- Building tower heights, ranging from 21 storeys to 33 storeys for the development;
- Revised orientation of the north-south road alignment and its connection with Nahani Way.

The concept plan will provide the basis for the drafting of the implementing zoning by-law for the Summit Eglinton lands, including applicable exception schedules. As well, the plan confirms the approximate location of the north-south road alignment to Nahani Way to the satisfaction of all parties. Satisfactory arrangements regarding the particulars involved in the extension will be resolved through the subdivision process.

Matters regarding distance between towers and the proximity of residential uses on the ground floor to Hurontario Street will be reviewed in the context of the plan through the continued processing of the applications. Staff also confirm that the applicable date identified with the proposed Holding Symbol associated with the development of Light Rapid Transit along Hurontario Street has been amended to June 30, 2015.

Files: OZ 09/011 W5  
T-M09004 W5  
April 13, 2012

Planning and Development Committee - 3 -

To implement the proposal for the Gallucci lands, amendments may be required to both the Official Plan (floor space index), and the Zoning By-law. The subject concept plan will serve as a guide for future development on these lands, recognizing that elements of the plan including tower location may change subject to a detailed review.

COMMENTS:

Appendix SA-1: Revised Concept Plan - High Density Lands (Block 1)



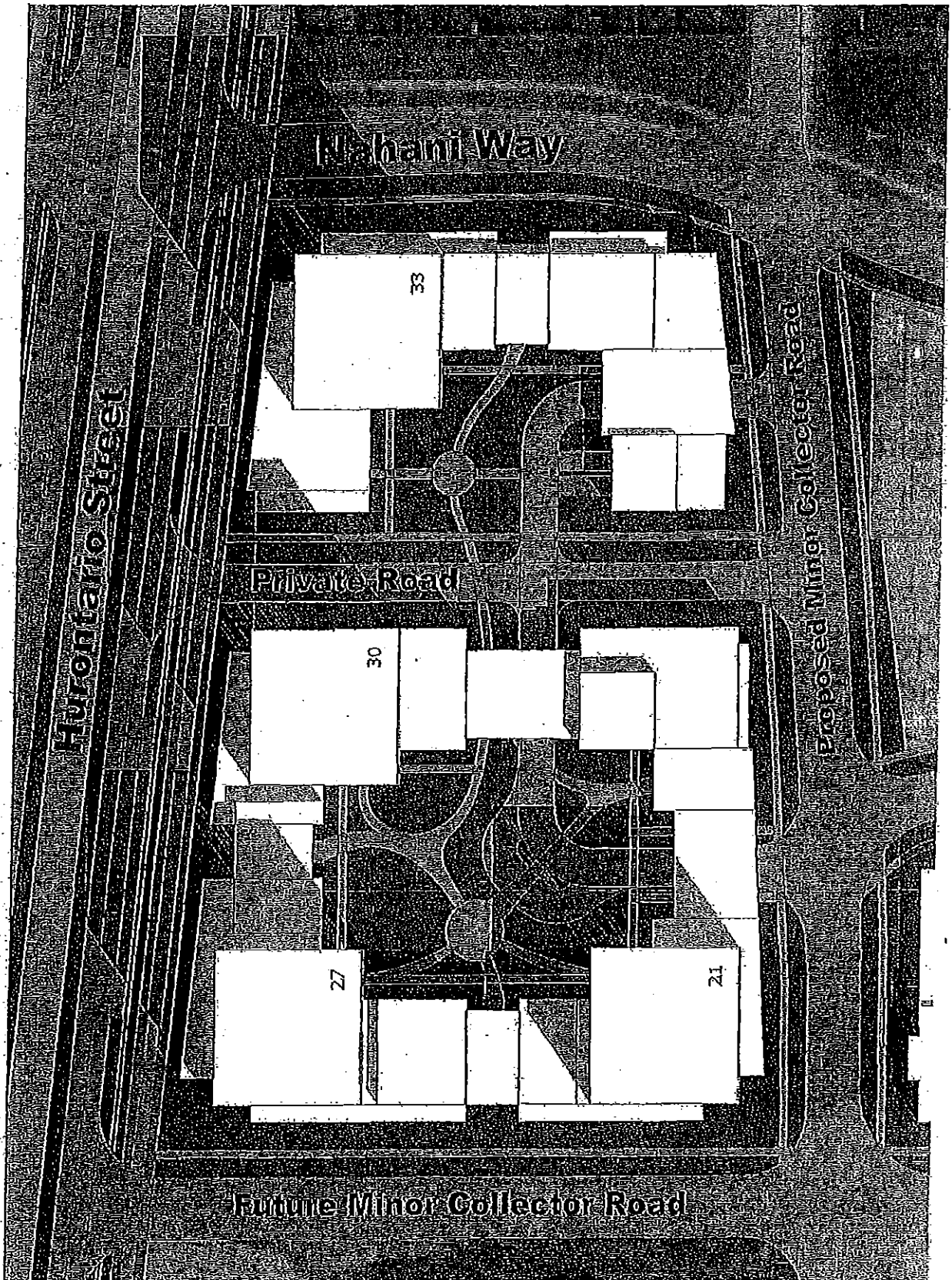
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Rob Hughes, Development Planner*



Revised Concept Plan -  
High Density Lands (Block 1)

(PREVIOUS) APPENDIX SA-1



Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

### Site History

- January 19, 1989 – Rezoning and Draft Plan of Subdivision applications submitted by Alfonso Gallucci Construction Limited (Alfonso Gallucci) and subsequently cancelled.
- November 16, 1998 – Official Plan Amendment/Rezoning (OZ 98/046 W5) and Draft Plan of Subdivision (T-M98010 W5) applications were submitted by Alfonso Gallucci to permit detached and semi-detached dwellings, street row dwellings, apartments and greenbelt lands. The alignment for Nahani Way to Hurontario Street created an undevelopable strip of land on the north side of Nahani Way, which was too small for residential development. The strip of land was dedicated to the City and the density of the strip was transferred to the apartment block (subject property) to allow for additional units. On December 13, 1999, the OMB approved an amendment to City Plan and Zoning By-law 5500, as amended, which zoned the subject property "RM7D5 – Section 2422" and permitted only an apartment building having a maximum gross floor area of 21,000 m<sup>2</sup>, minimum open space of 45% of the lot area, minimum front and rear yard setbacks of 20.0 m, an exterior side yard of 5.0 m and an interior side yard of 4.0 m.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Hurontario District which designated the subject property "Residential High Density II", which permits apartment dwellings with an FSI range of 1.9-2.9. The subject property is located within the Hurontario Node which permits a maximum building height of 25 storeys.
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject property "RA5-23" (Apartment Dwellings - Exception). The same GFA, landscaped area and building setbacks were carried forward from By-law 5500, as amended. A maximum building height of 25 storeys was also imposed in the site specific zone.
- June 18, 2008 – Site Plan (SP 08/134) submitted by Alfonso Gallucci for a 29 storey apartment building. The application was subsequently cancelled.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed for the subject property, the policies of the new Mississauga Official Plan apply. The subject property is designated "Residential High Density" in the Uptown Major Node Character Area. The same FSI range was carried forward from Mississauga Plan.

LEGEND:



SUBJECT LANDS



NOTE: DATE OF AERIAL PHOTO 4 / 2013.

SUBJECT: ALFONSO GALLUCCI GENERAL CONSTRUCTION, LTD.

FILE NO:

OZ 13018 WS

DWG. NO:

13018A

SCALE:

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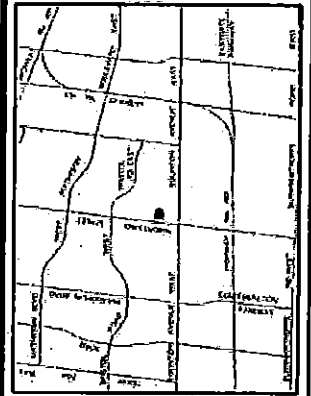
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2014 06 23

DRAWN BY:

B. KRUGER

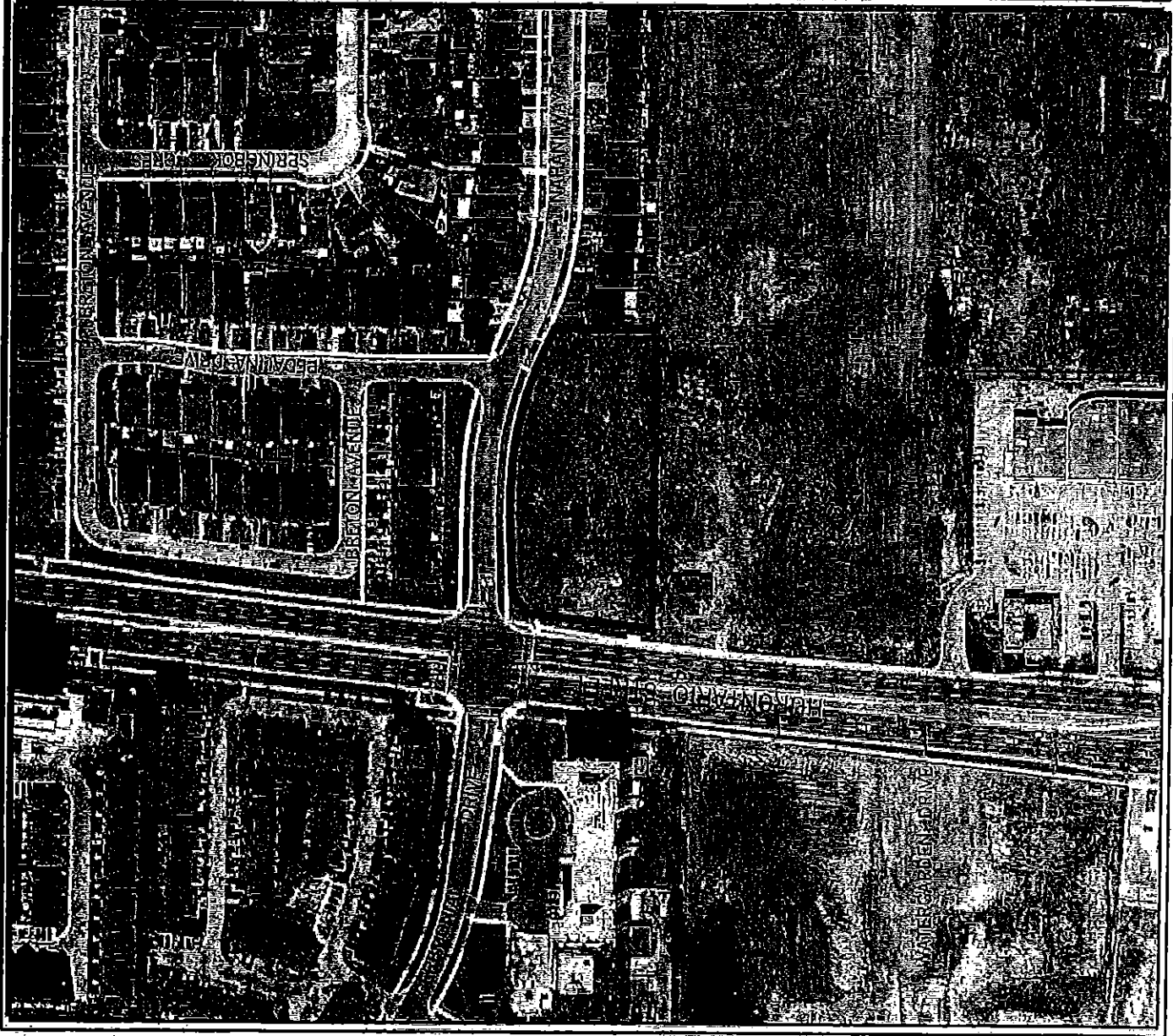
APPENDIX I-3



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T&W, Geomatics

MISSISSAUGA  
Planning and Building

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**PART OF SCHEDULE 10 LAND USE DESIGNATIONS  
OF MISSISSAUGA OFFICIAL PLAN**

**LAND USE DESIGNATIONS**

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Downtown Mixed Use
- Downtown-Care Commercial
- Road Use
- Community Commercial
- Major Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Act/Voice
- Utility
- To Be Determined

**LAND USE LEGEND**

- Riverside Conservation District
- 1974 NAD80/2011 NAD83
- City Centre Transit Terminal
- OD A-2 Transit Station
- Public School
- Catholic School
- Hospital
- Community Facility
- City Centre City Hall
- City Centre Transit Terminal
- OD A-2 Transit Station
- Public School
- Catholic School
- Hospital
- Community Facility

**CITY STRUCTURE**

- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

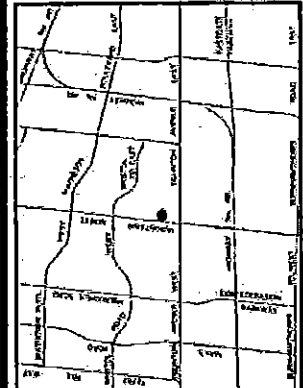
NDZ Region of Past Non-Decision

**SUBJECT LANDS**

**SUBJECT: ALFONSO GALLUCCI  
GENERAL CONSTRUCTION LTD.**

FILE NO:  
OZ 13018 W5  
DWG. NO:  
13018L  
SCALE:  
1:2500

APPENDIX I-4  
DATE:  
2014.06.23  
DRAWN BY:  
B. KRUGER  
Produced by:  
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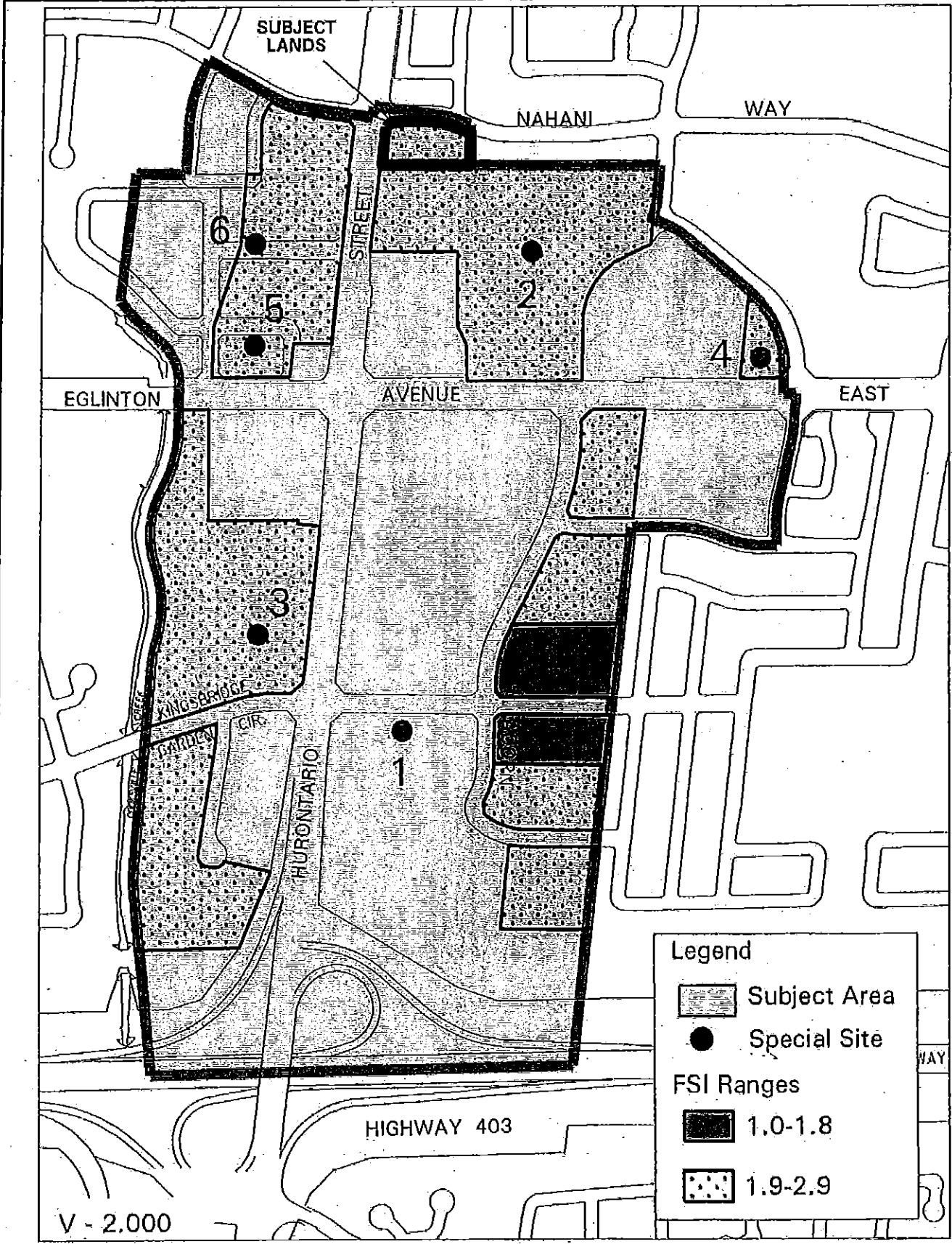


**MISSISSAUGA**  
Planning and Building

UPTOWN MAJOR NODE CHARACTER AREA MAP

OZ 13018 W5

APPENDIX I-5



LEGEND:



SUBJECT LANDS

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY' TO 'RESIDENTIAL HIGH DENSITY-SPECIAL' SITE AND 'PROPOSED REZONING FROM 'RA5-23' TO 'H-RA5-EXCEPTION' TO PERMIT A 33 STOREY APARTMENT DWELLING WHICH MAY INCLUDE GROUND FLOOR RETAIL COMMERCIAL USES.

PROPOSED REZONING FROM 'RA5-23' (APARTMENT DWELLING - EXCEPTION) TO 'B' (BUFFER) TO PERMIT THE REMNANT LAND TO BE USED AS A BUFFER.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.  
THIS IS NOT A PLAN OF SURVEY.

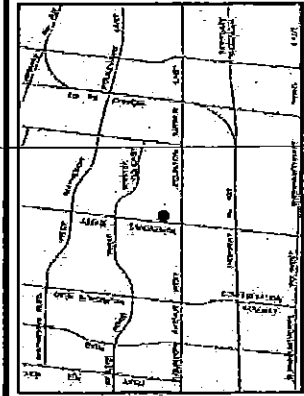


SUBJECT: ALFONSO GALLUCCI GENERAL CONSTRUCTION LTD.

FILE NO: OZ 13018 W5  
DWG. NO: 13018R  
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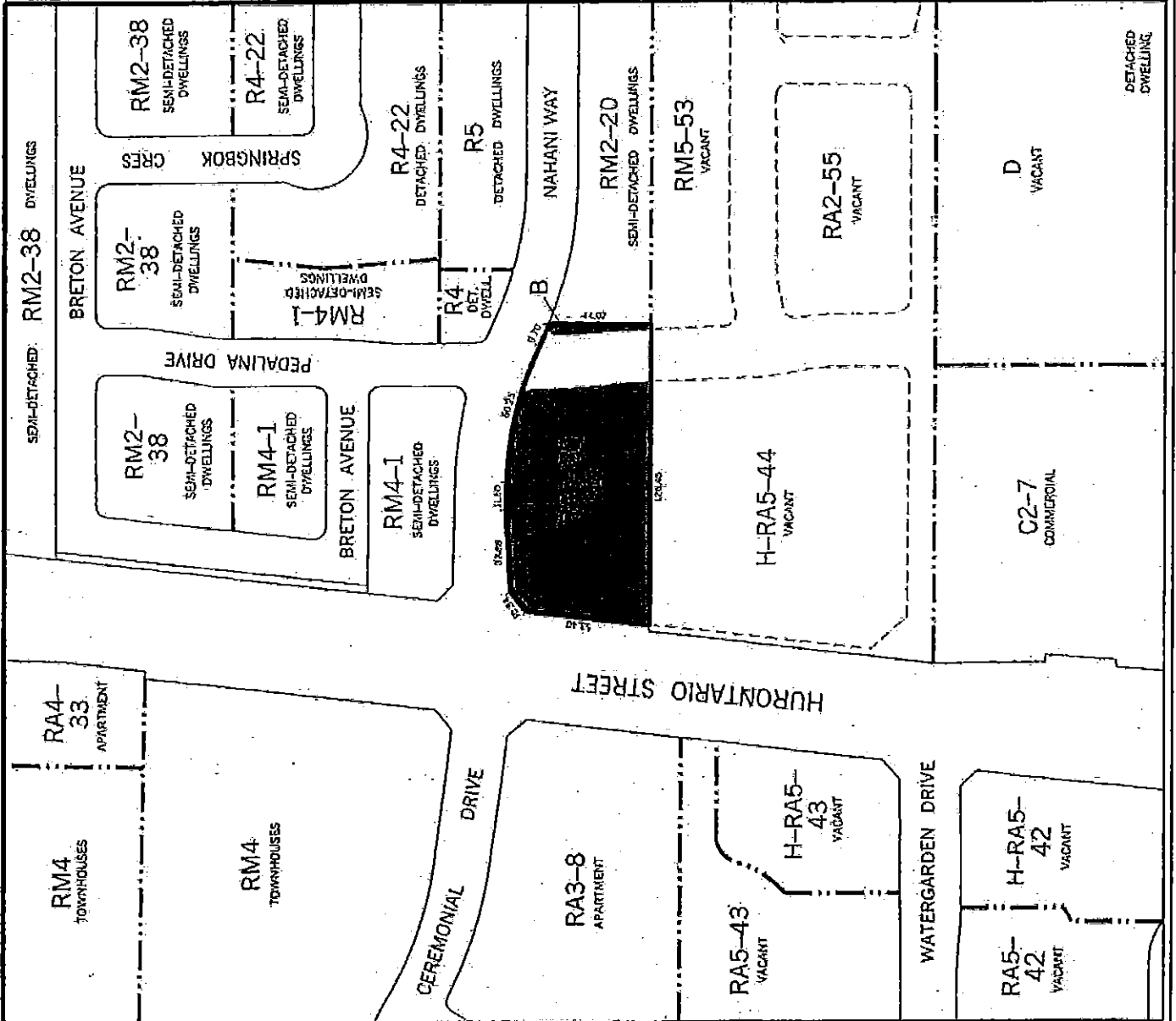
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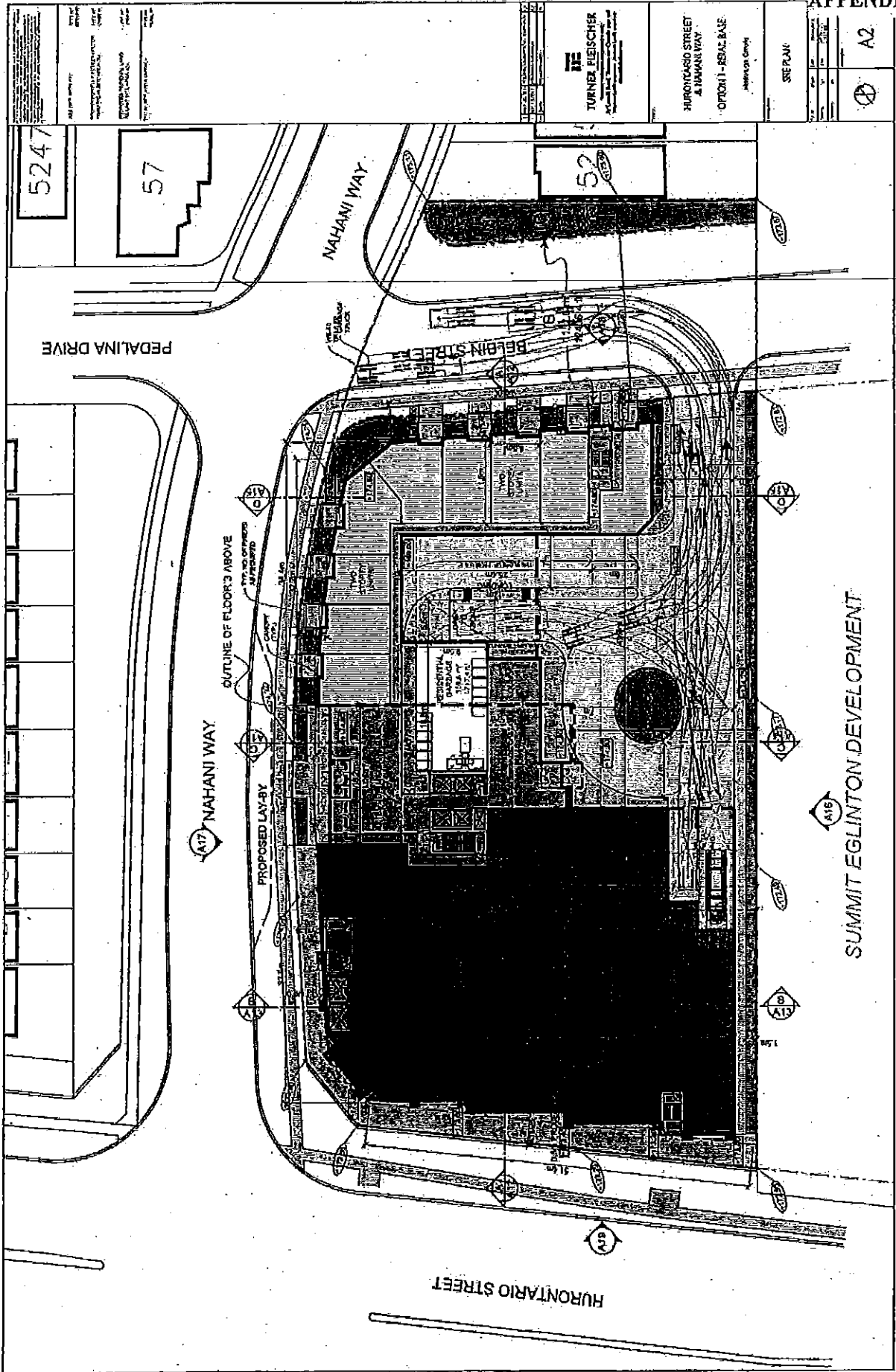
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Planning and Building  
T&W Geomatics

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<p><b>TURNER HEISCHER</b> ARCHITECTS</p>	<p>HURONTARIO STREET A NAHANI WAY OPTION 1 - RESAL BALE APPROVAL COPY</p>	<p>SEE PLAN</p>	<p>A2</p>
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SUMMIT EGLINTON DEVELOPMENT

HURONTARIO STREET

PEDALINA DRIVE

NAHANI WAY

A17 NAHANI WAY

A16

A15

A14

A13

A12

A11

A10

A9

A8

A7

A6

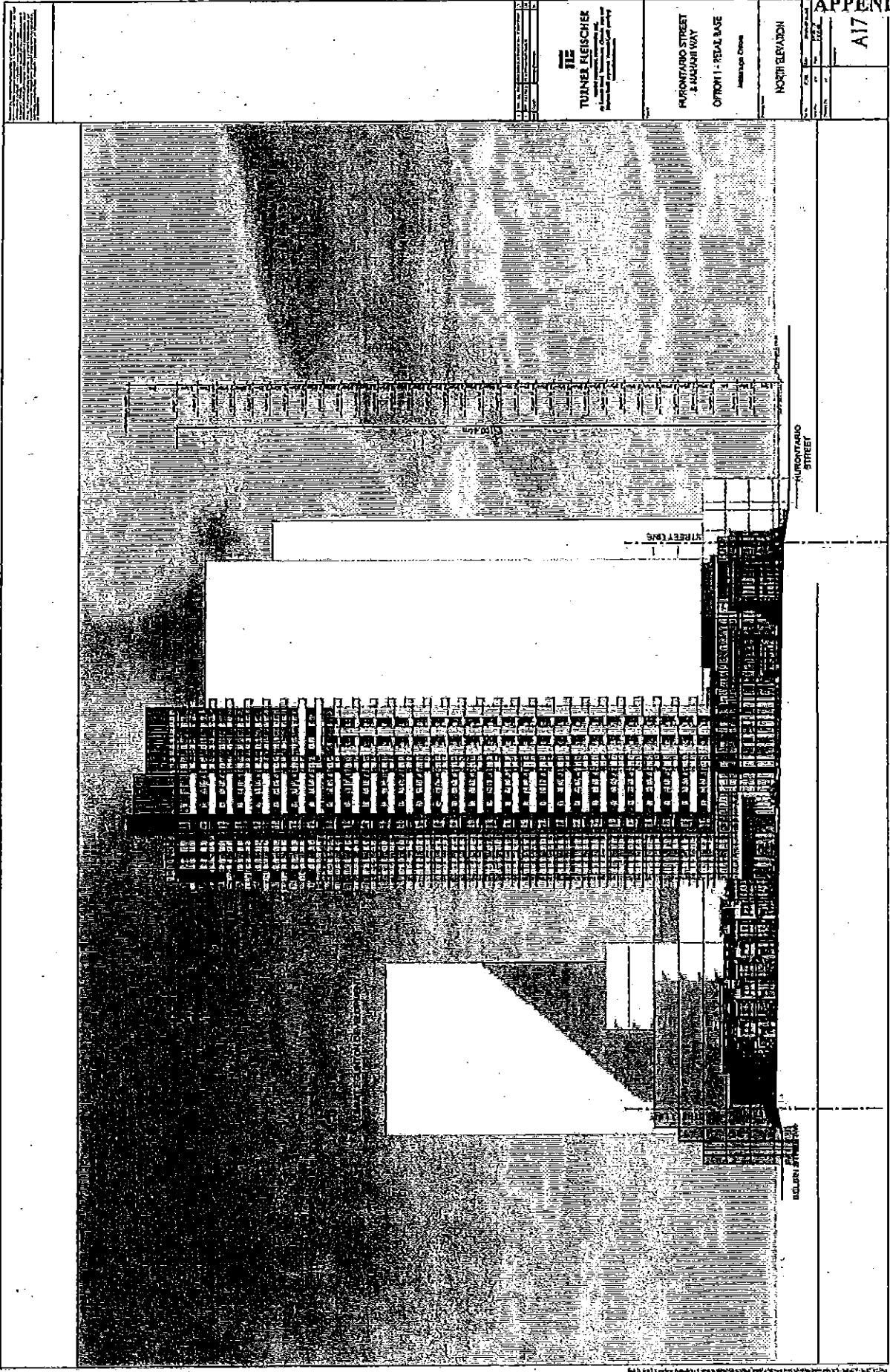
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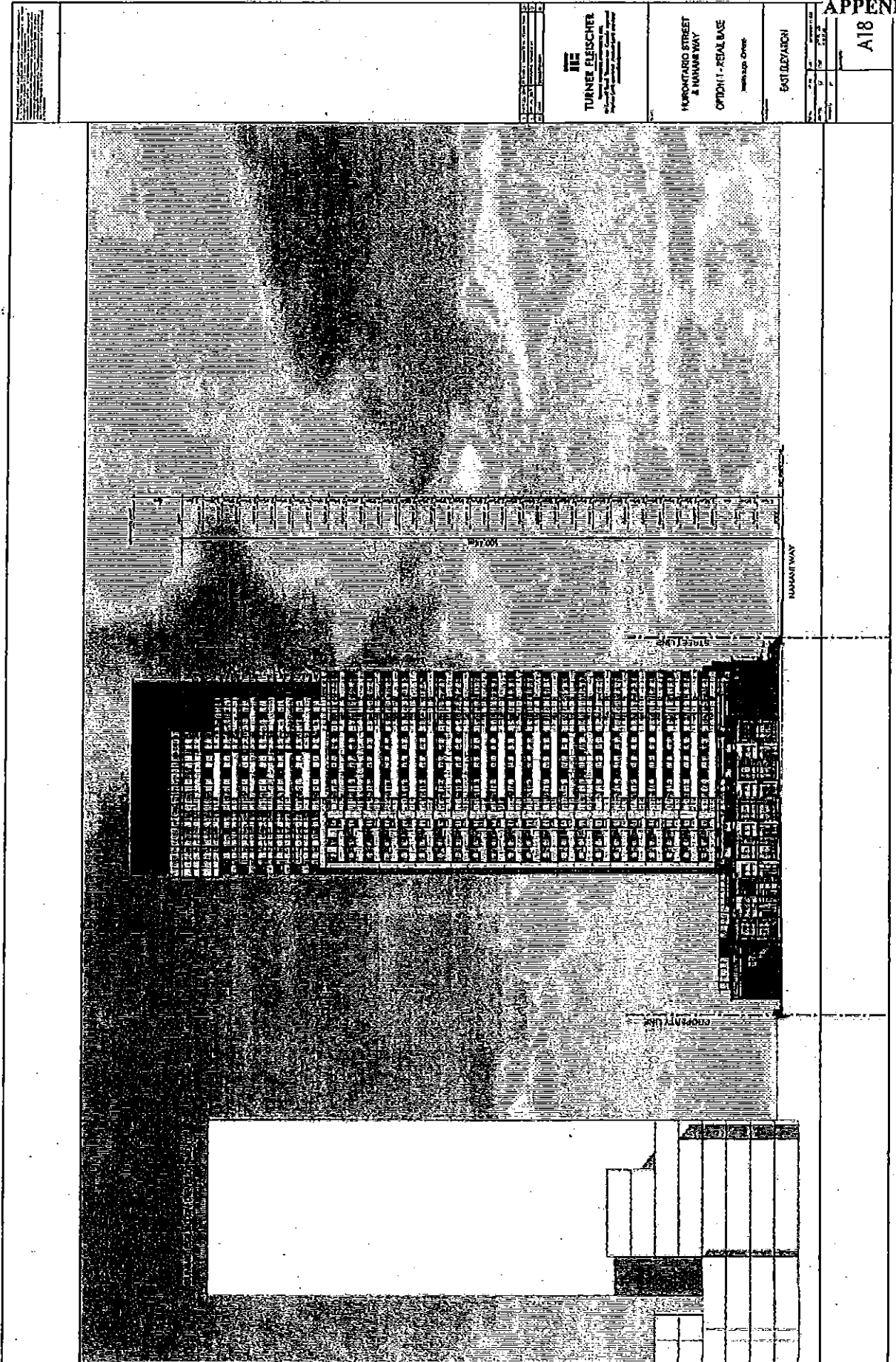
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**TURNER FLEISCHER**  
ARCHITECTS  
100 WEST 40TH STREET  
NEW YORK, N.Y. 10018  
TEL: 212-695-9000  
FAX: 212-695-9001  
WWW.TFARCHITECTS.COM

HUDSON STREET  
& HUDSON WAY  
OPTION 1 - RECAL BASE  
Architecture Choice

NORTH BROADWAY  
A17



**TUNNEL EGRESS**  
TUNNEL EGRESS  
TUNNEL EGRESS

**MONTAGNO EGRESS**  
MONTAGNO EGRESS  
MONTAGNO EGRESS

**EAST ELEVATION**  
EAST ELEVATION  
EAST ELEVATION

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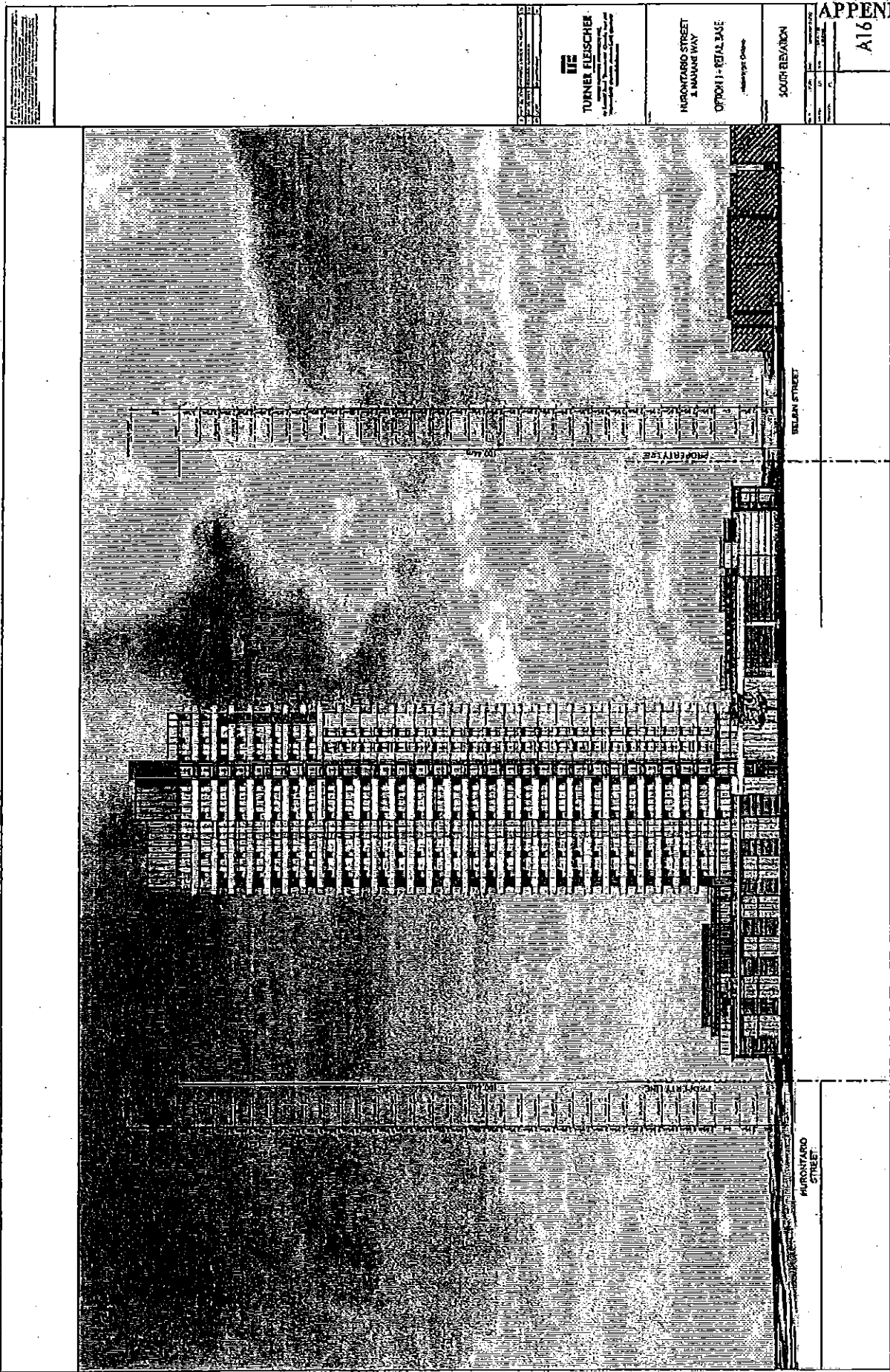
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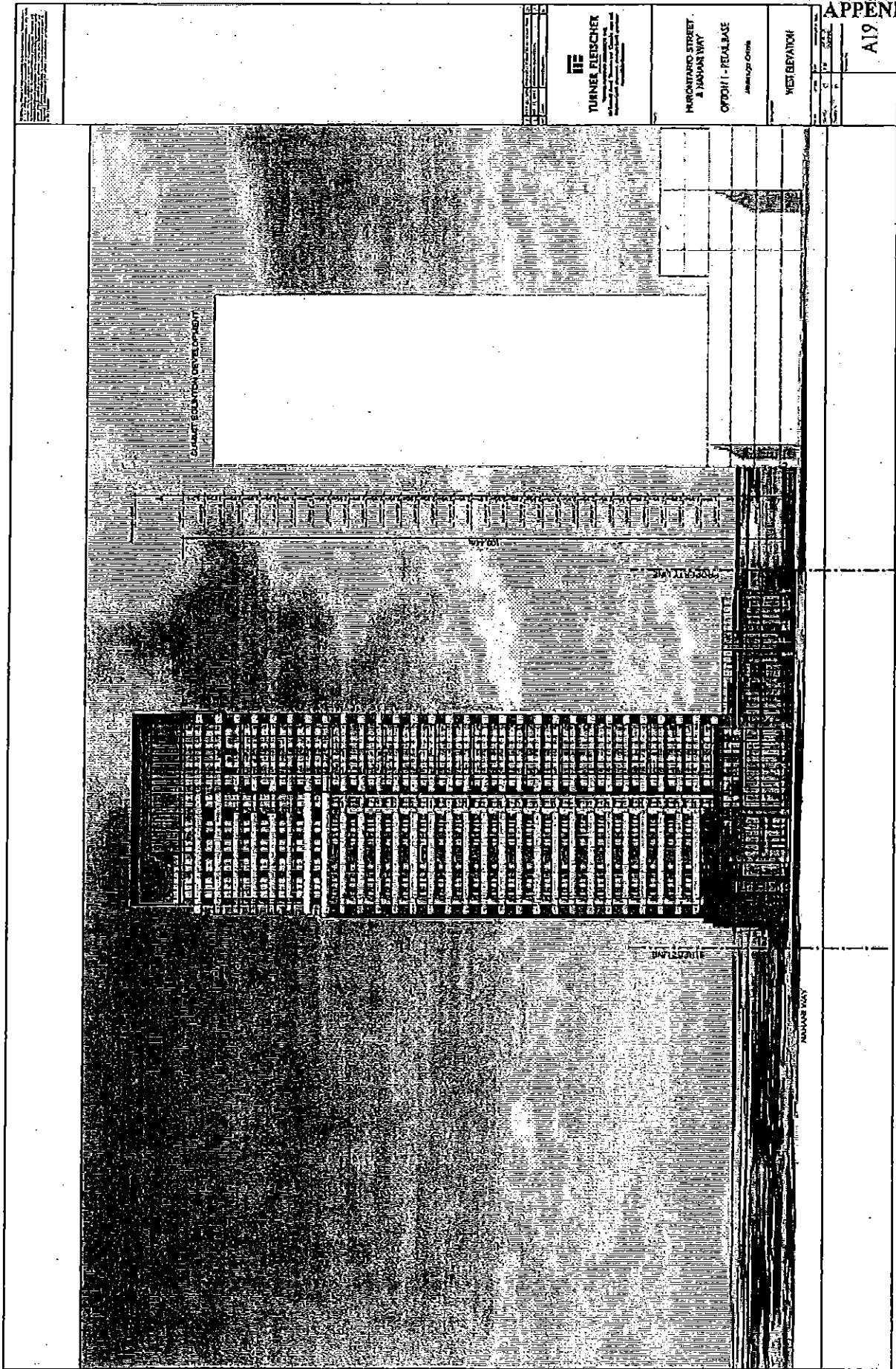
FOUR REVISION

OPTION 1 - RETAIL BASE

HURONTARIO STREET  
& NAHANE WAY

**TF**  
**TURNER FLEISCHER**  
ARCHITECTS





**TUNBER FLEISCHER**  
 ARCHITECTS  
 100 WEST 42ND STREET  
 NEW YORK, N.Y. 10018  
 TEL: 212-695-9000  
 FAX: 212-695-9001

PROJECT: WEST BAYVIEW  
 ARCHITECT: TUNBER FLEISCHER  
 DATE: 10-27-07

WEST BAYVIEW  
 ARCHITECT: TUNBER FLEISCHER  
 DATE: 10-27-07

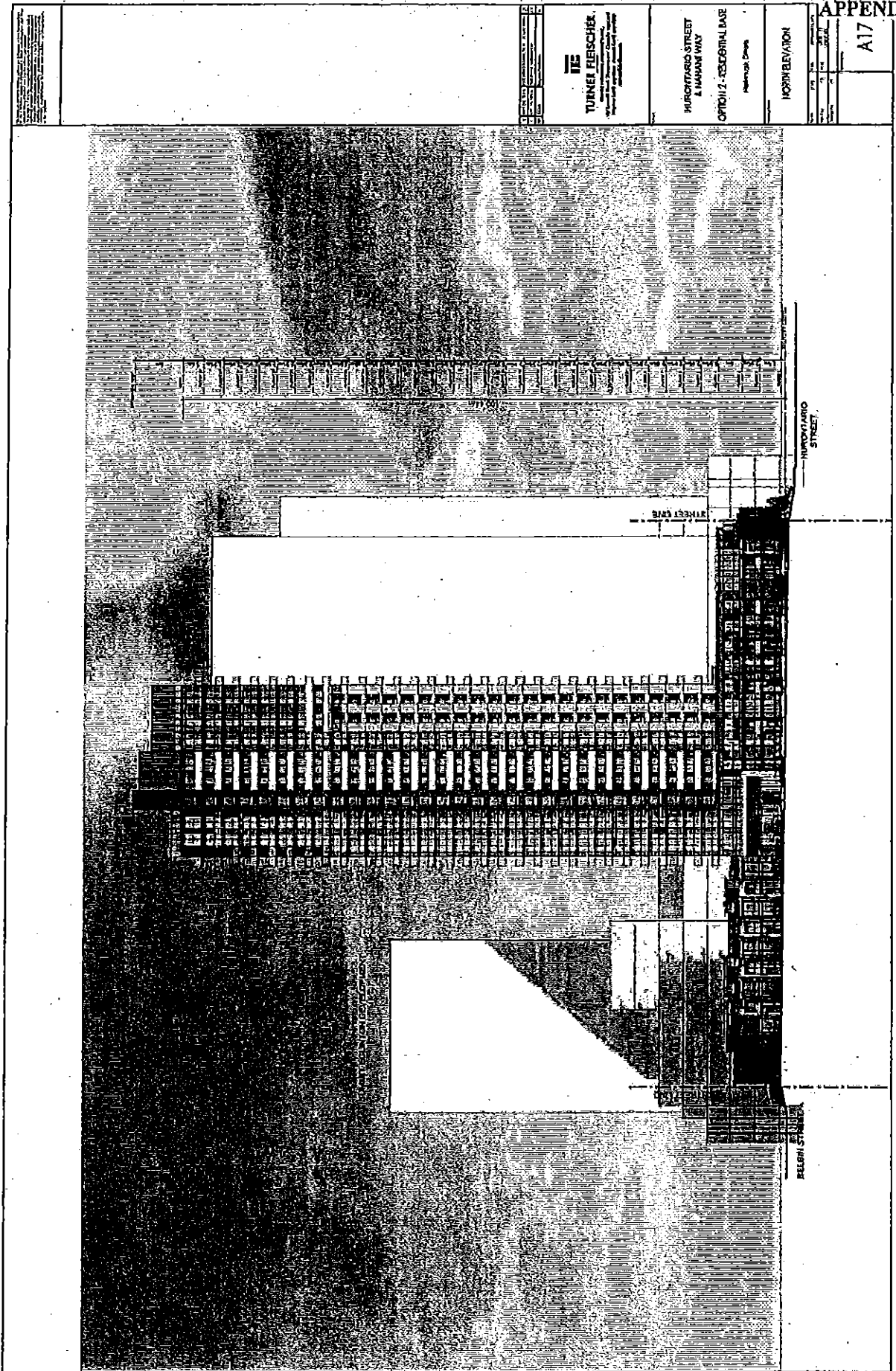
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WEST BAYVIEW DEVELOPMENT

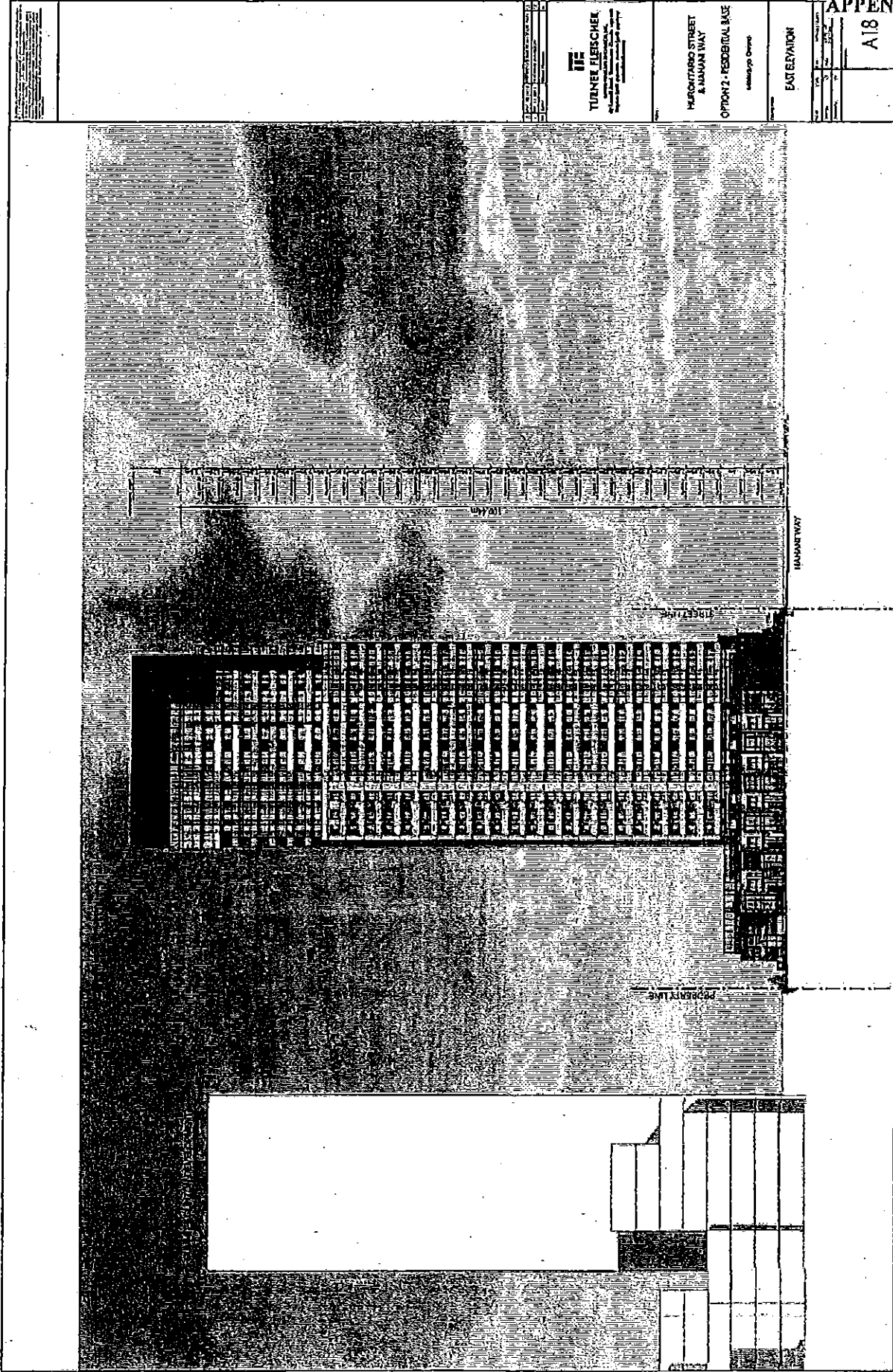
WEST BAYVIEW

WEST BAYVIEW





<b>THE</b> <b>TUNNEY PERSCHKE</b> ARCHITECTS 1000 BROADWAY NEW YORK, N.Y. 10018 TEL: 212-692-1000		HUNTER STREET & MADISON WAY OPTIC 112 - RESIDENTIAL BASE Architect's Office	HUNTER ELEVATION
DATE	NO. OF SHEETS	TOTAL NO. OF SHEETS	SCALE
10/29/88	1	1	AS SHOWN
			A17



**TURNER TIERSCHEL**  
 1111 11th Street, Suite 100  
 San Francisco, CA 94103  
 Phone: 415.774.1111  
 Fax: 415.774.1112  
 Email: info@turnertierschel.com

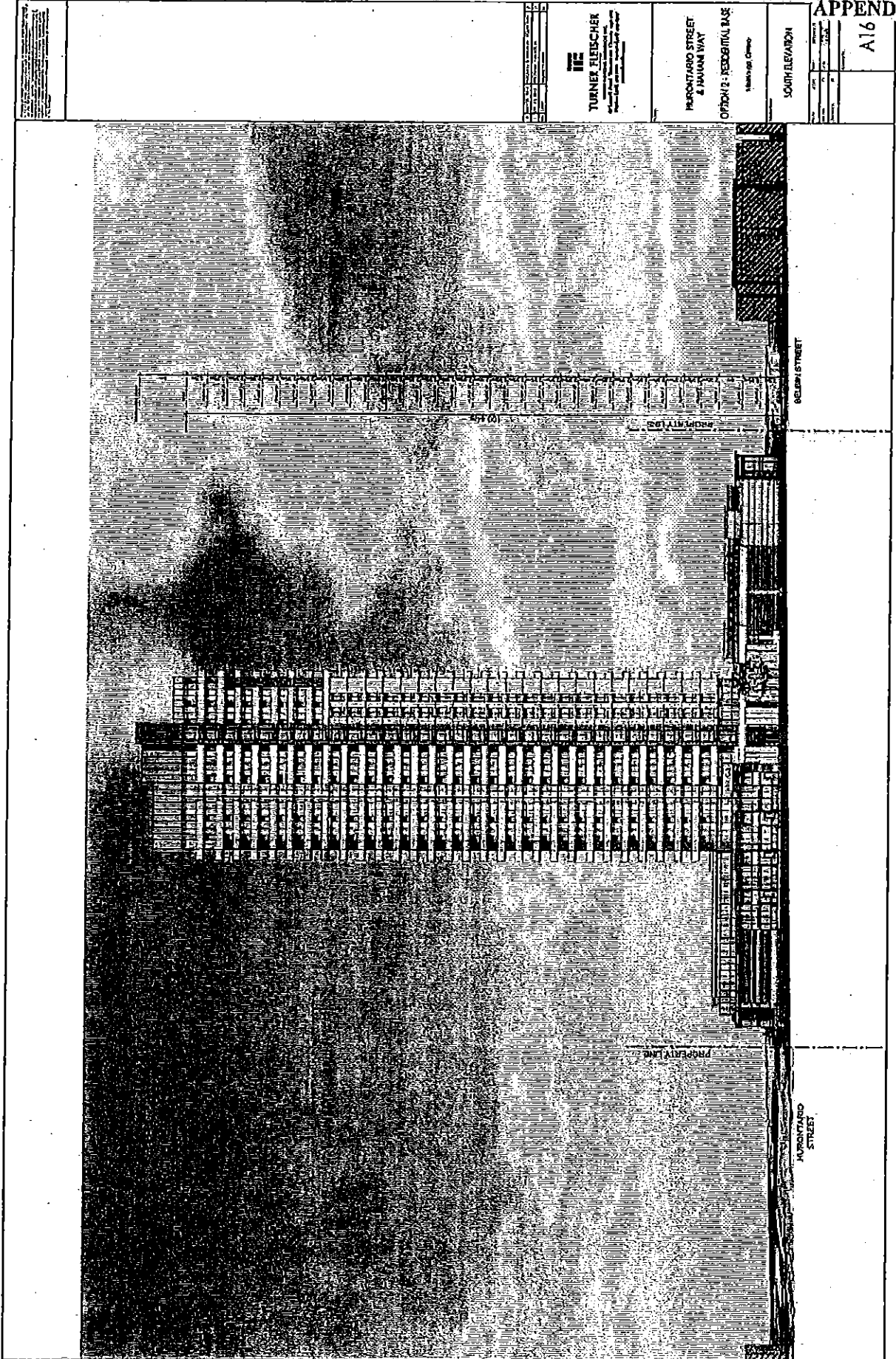
MURCHTANO STREET  
 & HAWAII WAY  
 OPTION 2 - RESIDENTIAL BASE  
 11/18/2010

EAST ELEVATION

A18

DATE: 11/18/2010  
 TIME: 10:00 AM  
 SCALE: 1" = 100'

NO. 1  
 NO. 2  
 NO. 3  
 NO. 4  
 NO. 5  
 NO. 6  
 NO. 7  
 NO. 8  
 NO. 9  
 NO. 10



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**TFE**  
**TURNER FLEISCHER**  
ARCHITECTS  
1000 15th Street, N.W.  
Washington, D.C. 20004  
Phone: 202-462-1100  
Fax: 202-462-1101

**MONTAGNO STREET  
& SOUTH AVENUE**  
**OPTION 2 - RESIDENTIAL BASE**

1/10/00 - 01/01/00  
**SOUTH AVENUE**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

A16



Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 12, 2014)	A revised Functional Servicing Report is required to show all fire flow calculations. The Region of Peel will be party to the development agreement to ensure that the road extension of Pedalina Drive and the 300 m (11.8 in.) watermain is constructed by the developer.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 6, 2014) (February 4, 2014)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Boards also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
Greater Toronto Airports Authority and NAV CANADA (February 10, 2014) (April 4, 2014)	<p>According to the GTAA, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.</p> <p>The subject property lies within the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport and outside of the Pearson Airport Operating Area (AOA). 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</p>

Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

Agency / Comment Date	Comment
	<p>Mississauga.</p> <p>According to NAV CANADA, the proposed building will technically impact line of sight RADAR signals at Toronto/Pearson (CYYZ), but should not significantly affect operations.</p>
<p>Community Services - Parks Planning (February 27, 2014)</p>	<p>Sandalwood Park (P-309), zoned OS1, is located approximately 480 m (1,575 ft.) from the site and contains a soccer field and play site. Frank McKechnie Community Centre and the surrounding lands identified as McKechnie Woods, zoned OS2, are located approximately 720 m (2,362 ft.) from the site and offers a wide range of recreational activities and facilities including: tennis courts; basketball hoops; a spray pad; and a play site. It should also be noted that the lands southeast of the subject site, which front onto Eglinton Avenue East, may provide for a centrally located community park once a development application is submitted for these lands.</p> <p>A Streetscape Master Plan shall be prepared to the satisfaction of all City Departments. Associated securities for these works will be secured for through the Servicing Agreement. Should this application be approved, a cash contribution for street tree planting on all public roads will be required.</p> <p>Further, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
<p>City Transportation and Works Department (May 5, 2014)</p>	<p>Clarification and/or additional information with respect to a number of functional details of the proposal are required, including:</p> <ul style="list-style-type: none"> <li>• technical details associated with the Transportation Impact Analysis, Transportation Demand Measures and delivery truck</li> </ul>

Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

Agency / Comment Date	Comment
	turning movements; • clarification of certain particulars provided on the Composite Utility Plan and inclusion of streetscape proposals for the three municipal boulevards fronting the site; • noise report queries and the inclusion of a quantifiable analysis of the food store stationary noise impacts on the internal and adjacent sensitive residential land uses; • further details of the planned Belbin Street extension from the southern boundary up to Nahani Way; • an updated Phase One Environmental Assessment re-evaluated in comparison to the more recently updated 2011 Ministry of the Environment standards.
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 Fire Prevention
	The following external agency was circulated the applications but provided no comments:  Rogers Cable

Alfonso Gallucci General Construction Ltd.

File: OZ-13/018 W5

**School Accommodation**  
(Based on 328 apartment dwelling units)

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> <li>• Student Yield:                             <table border="0" style="margin-left: 20px;"> <tr> <td>36</td> <td>Kindergarten to Grade 5</td> </tr> <tr> <td>16</td> <td>Grade 6 to Grade 8</td> </tr> <tr> <td>14</td> <td>Grade 9 to Grade 12</td> </tr> </table> </li> <li>• School Accommodation:                             <p>Nahani Way Public School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>511</td> </tr> <tr> <td>Capacity:</td> <td>614</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>Bristol Road Middle School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>484</td> </tr> <tr> <td>Capacity:</td> <td>629</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>Applewood Heights Secondary School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>929</td> </tr> <tr> <td>Capacity:</td> <td>1284</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> </li> </ul>	36	Kindergarten to Grade 5	16	Grade 6 to Grade 8	14	Grade 9 to Grade 12	Enrolment:	511	Capacity:	614	Portables:	0	Enrolment:	484	Capacity:	629	Portables:	0	Enrolment:	929	Capacity:	1284	Portables:	0	<ul style="list-style-type: none"> <li>• Student Yield:                             <table border="0" style="margin-left: 20px;"> <tr> <td>7</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>3</td> <td>Grade 9 to Grade 12</td> </tr> </table> </li> <li>• School Accommodation:                             <p>St. Jude</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>292</td> </tr> <tr> <td>Capacity:</td> <td>262</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>St. Francis Xavier Secondary School</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>1959</td> </tr> <tr> <td>Capacity:</td> <td>1500</td> </tr> <tr> <td>Portables:</td> <td>17</td> </tr> </table> <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> </li> </ul>	7	Junior Kindergarten to Grade 8	3	Grade 9 to Grade 12	Enrolment:	292	Capacity:	262	Portables:	0	Enrolment:	1959	Capacity:	1500	Portables:	17
36	Kindergarten to Grade 5																																								
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Alfonso Gallucci General Construction Ltd.

File No.: OZ-13/018 W5

**Mississauga Official Plan Policies**

There are numerous policies that would apply in reviewing this application to increase the height, FSI, density and commercial uses on the site. An overview of some of these policies are found below:

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Policy 5.1.4 Policy 5.1.6 Policy 5.1.7 Policy 5.1.9 Policy 5.1.10 Policy 5.3.2.1 Policy 5.3.2.3 Policy 5.3.2.4 Policy 5.3.2.6 Policy 5.3.2.8 Policy 5.3.2.10 Policy 5.3.2.11 Policy 5.3.2.12 Policy 5.3.2.13 Policy 5.4.1 Policy 5.4.3 Policy 5.4.7 Policy 5.4.11 Policy 5.5.7 Policy 5.5.8 Policy 5.5.9 Policy 5.5.14	Mississauga Official Plan (MOP) will ensure that development in Major Nodes will be in a form and density that supports frequent transit service, including higher order transit facilities. Major Nodes will develop as prominent centres with a regional and city focus that provides a mix of uses including residential, commercial, employment, educational and open space and will be the focus for intensification. Hurontario Street is identified as an intensification corridor and area where mixed use development is to be directed and oriented towards.
Chapter 7 – Complete Communities	Policy 7.2.2 Policy 7.2.5 Policy 7.2.9	MOP will ensure housing choices in terms of tenure, type, quality and quantity.
Chapter 9 – Build a Desirable Urban	Policy 9.1.2 Policy 9.1.5	MOP will direct growth to Intensification Areas while protecting existing neighbourhoods.

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	Specific Policies	General Intent
Section 9.2.1 – Intensification Areas	Policy 9.2.1.3 Policy 9.2.1.9 Policy 9.2.1.3 Policy 9.2.1.11 Policy 9.2.1.14 Policy 9.2.1.16 Policy 9.2.1.17 Policy 9.2.1.18 Policy 9.2.1.19 Policy 9.2.1.20 Policy 9.2.1.22 Policy 9.2.1.23 Policy 9.2.1.24 Policy 9.2.1.25 Policy 9.2.1.26 Policy 9.2.1.27 Policy 9.2.1.28 Policy 9.2.1.29 Policy 9.2.1.32 Policy 9.2.1.33 Policy 9.2.1.38	Tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas, and incorporate podiums to mitigate pedestrian wind conditions. The public realm and development interface will be held to the highest design standards and will be designed to support and incorporate pedestrian and cycling connections.
Other Policies within Chapter 9 – Build a Desirable Urban Form	Sections 9.3 to 9.5	Built form policies with respect to the Public Realm, Movement, Site Development and Building design provide direction on ensuring compatibility with existing built form and creating an attractive and pedestrian oriented environment. The relationship between buildings and the spaces around them are critical to establishing quality urban form.

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	Specific Policies	General Intent
Chapter 10 - Foster a Strong Economy	<p>Policy 10.4.1                      Policy 10.6.7                      Policy 10.7.6</p>	<p>Retail uses are encouraged to locate primarily within the Downtown, Major Nodes and Community Nodes.                      The MOP encourages the use of innovative strategies within building and site design to achieve energy efficiencies and the planting of new trees will be given priority within the public boulevard.</p>
Chapter 11 - General Land Use	<p>Section 11.2.1                      Section 11.2.5</p>	<p>MOP outlines uses permitted in all land use designations and the applicable Residential High Density designation.</p>
Chapter 13 - Major Nodes	<p>Policy 13.1.1.1                      Policy 13.1.1.2                      Policy 13.1.1.3                      Section 13.3</p>	<p>Proponents of development applications may need to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio.                      Proposed heights greater than 25 storeys must demonstrate appropriate transition, enhance the existing or planned development, ensure that the City structure is maintained, and demonstrate that the proposal is consistent with the policies of this Plan.                      The subject property is located within the Uptown Major Node and subject to an FSI range of 1.9-2.9 and additional urban design policies.</p>
Other related sections	<p>Section 19.4                      Section 19.7                      Section 19.8</p>	<p>These sections refer to implementation, holding zone provision and bonus zoning.</p>

Alfonso Gallucci General Construction Ltd.

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## Proposed Zoning Standards

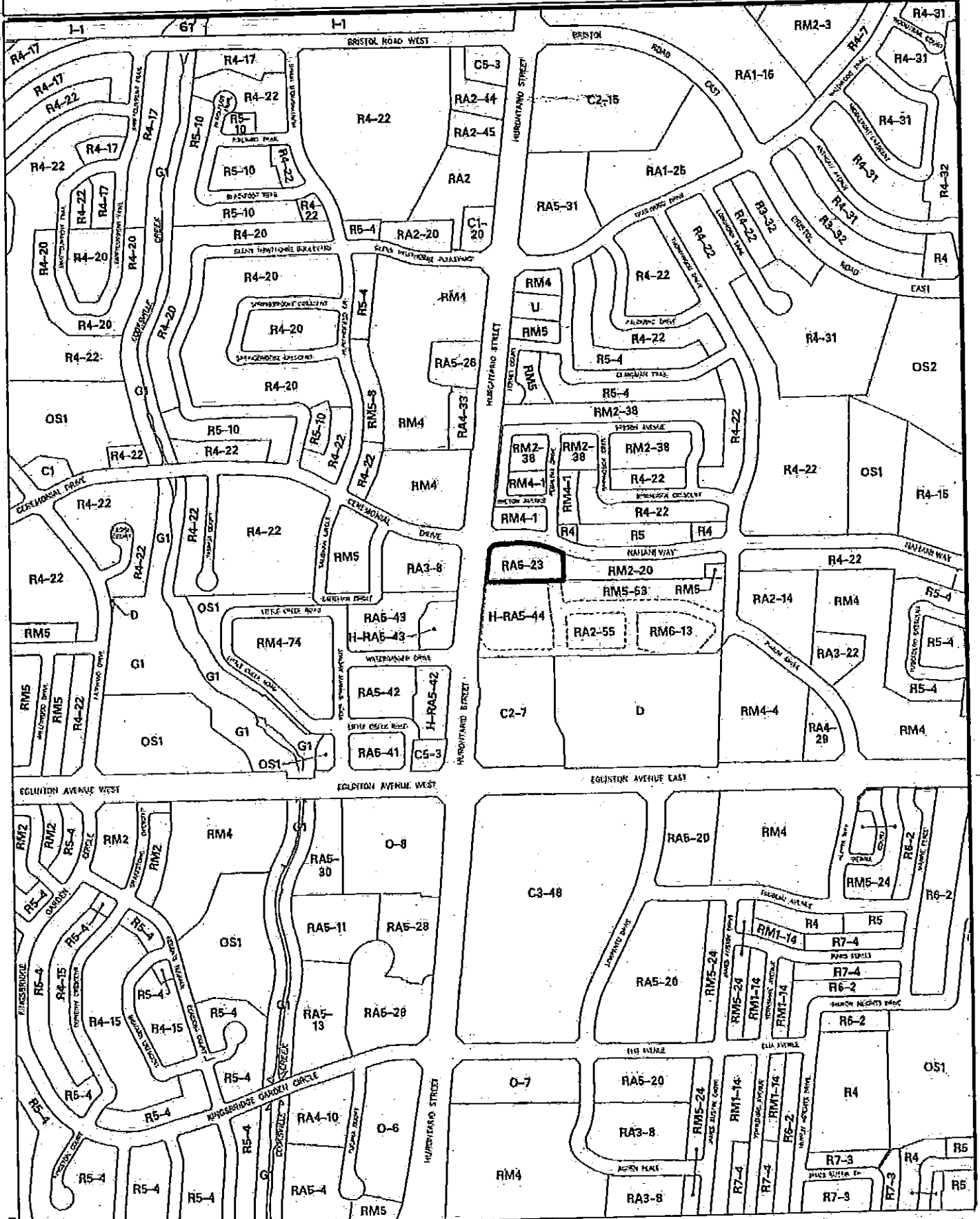
	"RA5-23"	Proposed "H-RA5-Exception"
Maximum FSI (apartment dwelling)	–	2.9-5.08
Maximum GFA – non-residential uses	–	2 074 m <sup>2</sup> (22,319 sq. ft.)
Maximum Height	25 storeys and 77 m (252.6 ft.) Excluding maximum height of mechanical penthouse 6 m (19.7 ft.)	33 storeys and 109 m (357 ft.) Including height of mechanical penthouse 8m (26.2 ft.)
Minimum front and rear yards	20.0 m (65.6 ft.)	3.0 m (9.8 ft.)
Minimum exterior side yard	5.0 m (16.4 ft.)	3.0 m (9.8 ft.)
Minimum interior side yard	4.0 m (13.1 ft.)	3.0 m (9.8 ft.)
Minimum rear yard for portion of apartment building with a height less than 12.0 m	–	3.0 m (9.8 ft.)
Minimum Parking Spaces – Residential Uses	1.00 resident space per bachelor unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit	1.1 spaces per one-bedroom and two-bedroom unit 1.2 resident spaces per three bedroom unit 0.15 visitor spaces per unit
Minimum Parking Spaces – Non-residential uses	Rate dependent on type of use	The greater of 0.15 visitor spaces per unit  or  4.3 spaces per 100 m <sup>2</sup> GFA – non-residential  Note: visitor parking and non-residential parking will be shared and based on the higher figure
Minimum Landscaped Area	45% of the lot area	20% of the lot area
Landscaped Buffer Streetline	4.5 m (14.8 ft.)	3.0 m (9.8 ft.) includes walkways
Minimum setback from underground parking to any lot line	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)

\* This table is subject to a detailed Zoning review

GENERAL CONTEXT MAP

OZ 13018 W5

APPENDIX 1-13



17 Civil Project Report Maps 11-10-05 OZ 13 18 W5 R17-1-13-15

Alfonso Gallucci General Construction Ltd.

File: OZ 13/018 W5

Recommendation PDC-0053-2014

PDC-0053-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Uptown Major Node Character Area from 'Residential High Density' to 'Residential High Density - Special Site' and to change the Zoning from 'RA5-23' (Apartment Dwellings - Exception) to 'H-RA5-Exception' (Apartment Dwellings - Exception with a Holding Provision) and 'B' (Buffer) to permit a 33 storey apartment building which may include ground floor retail commercial uses, under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be received for information.

OZ 13/018 W5





Alfonso Gallucci General Construction Ltd.

File: OZ 13/018 W5

## Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (March 11, 2015)	Prior to the lifting of the "H" Holding Provision, a revised Functional Servicing Report (FSR), satisfactory to the Region of Peel is required. The FSR shall clearly show all fire flow calculations. The applicant is to enter into a Servicing/Development Agreement with the Region of Peel for Municipal Works to include the construction and financial commitments for a 300 mm (11.8 in.) watermain from the north limit of Draft Plan T-M09004 W5 to Nahani Way within the future Belbin Street right-of-way.
Community Services – Park Planning (March 11, 2015)	This Department's comments regarding the remnant landscape buffer and arrangements for the implementation of the streetscape works and planting details will need to be addressed through the lifting of the "H" Holding Provision.
City Transportation and Works Department (March 11, 2015)	<p>This Department has reviewed the revised Site Plan, Site Grading and Servicing Plans, Landscape Plans, Functional Servicing Report, Traffic Study and a Noise Report. The rezoning comments and conditions have been updated based on the information provided to date, however there are a number of issues which remain outstanding.</p> <p>The Cities of Mississauga and Brampton and Metrolinx have undertaken the preliminary design and Transit Project Assessment Process (TPAP) for the Hurontario Light Rail Transit (LRT). On September 17, 2014 a Statement of Completion was submitted to the Minister of the Environment and Climate Change to formally complete TPAP. TPAP has identified that the lands comprising this rezoning application have been identified as a location for a Traction Power Substation (TPSS) to support the LRT.</p> <p>Traffic studies dated September 2013 and November 2014 by Lea Consulting have analyzed the traffic impacts of the proposed development with and without the implementation of</p>

Alfonso Gallucci General Construction Ltd.

File: OZ 13/018 W5

Agency / Comment Date	Comment
	<p>Light Rail Transit (LRT). The existing transportation system is expected to have sufficient capacity to accommodate the increased traffic to be generated by the proposed and adjacent developments under the future scenario. The future replacement of general purpose traffic lanes associated with the implementation of the LRT system along this segment of Hurontario Street will increase the overall transportation capacity of the corridor and it is recommended that the approval of the application include conditions requiring the implementation of comprehensive transportation demand management measures to encourage increased transit usage and minimize peak period automobile demands.</p> <p>In the event this rezoning application is approved by Council incorporating the "H" holding prefix as requested by the applicant, the applicant will be required to satisfy the applicable conditions for lifting the "H" including: entering into a Development Agreement and a Servicing Agreement for Municipal Works Only with the City for the construction of Belbin Street, and any municipal works required in support of the proposed development; providing adequate arrangements to accommodate the streetscape and planting details for the municipal boulevards fronting the application; and providing an updated acoustic report to address outstanding comments and include sufficient detail to confirm that the proposed food store will be compliant with City/MOECC stationary noise criteria at the residential receptor locations. The Development Agreement shall include requirements for the implementation of a comprehensive Transportation Demand Management Plan as part of the Site Plan review and approval process for the development.</p>

Alfonso Gallucci General Construction Ltd.

File: OZ 13/018 W5

DRAFT BY-LAW

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 deleting Exception 4.15.6.23 and substituting the following therefor:

4.15.6.23	Exception RA5-23	Map #36W	By-law
In an RA5-23 zone the permitted uses and application regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.23.1	(1)	Retail Store	
	(2)	Financial Institution	
	(3)	Personal Service Establishment	
<b>Regulations</b>			
4.15.6.23.2	The provisions contained in Subsection 2.1.14 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.23.3	For the purposes of this By-law, all lands zoned RA5-23 shall be considered one (1) lot		
4.15.6.23.4	Maximum number of dwelling units on all lands zoned RA5-23		365
4.15.6.23.5	The uses contained in Sentence 4.15.6.23.1 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		

4.15.6.23	Exception RA5-23	Map # 36W	By-law									
4.15.6.23.6	Uses contained in Sentence 4.15.6.23.1 shall have a minimum depth of 10 m along a streetwall facing Hurontario Street											
4.15.6.23.7	Uses contained in Sentence 4.15.6.23.1 shall not be permitted above the third storey											
4.15.6.23.8	The lot line abutting Hurontario Street shall be deemed to be the front lot line											
4.15.6.23.9	Dwelling units shall not be permitted on the first storey abutting the front lot line											
4.15.6.23.10	Minimum front yard		3.0 m									
4.15.6.23.11	Minimum exterior side yard		3.0 m									
4.15.6.23.12	Minimum interior side yard		3.0 m									
4.15.6.23.13	Minimum rear yard											
4.15.6.23.13.1	for that portion of the dwelling with a height less than or equal to 6.5 m that abuts Belbin Street		3.0 m									
4.15.6.23.13.2	for that portion of the dwelling with a height greater than or equal to 12.0 m		37 m									
4.15.6.23.14	Minimum landscaped area		20% of lot area									
4.15.6.23.15	Indoor amenity area 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											
4.15.6.23.16	Minimum floor space index – apartment dwelling zone		2.9									
4.15.6.23.17	Maximum floor space index – apartment dwelling zone		4.9									
4.15.6.23.18	Maximum gross floor area – apartment dwelling zone		28 200 m <sup>2</sup>									
4.15.6.23.19	Minimum and maximum building height and height of a podium of all buildings and structures shall comply with the following:											
	<table border="1"> <thead> <tr> <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>6 storeys</td> <td>33 storeys</td> <td>3 storeys</td> <td>6 storeys</td> </tr> </tbody> </table>				Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium	6 storeys	33 storeys	3 storeys	6 storeys
Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium									
6 storeys	33 storeys	3 storeys	6 storeys									
4.15.6.23.20	The main front entrance for uses contained in Sentence 4.15.6.23.1 shall face a street											
4.15.6.23.21	Main front entrance for the apartment dwelling shall face a street											

4.15.6.23	Exception RA5-23	Map #36W	By-law
4.15.6.23.22	Maximum projection of a <b>balcony</b> , located above the <b>first storey</b> , measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		1.5 m
4.15.6.23.23	Minimum setback from a <b>parking structure</b> completely below finished grade to a <b>street line</b>		0.0 m
4.15.6.23.24	Minimum vertical depth		1.0 m
4.15.6.23.25	An at grade driveway, aisle, parking area or loading space shall not be permitted between a wall of a <b>building</b> or <b>structure</b> , or part thereof and the <b>lot line</b> abutting Hurontario Street and Nahani Way		
4.15.6.23.26	Minimum number of resident <b>parking spaces</b> per one-bedroom and two-bedroom condominium apartment <b>dwelling unit</b>		1.1
4.15.6.23.27	Minimum number of resident <b>parking spaces</b> per three-bedroom condominium apartment <b>dwelling unit</b>		1.2
4.15.6.23.28	Minimum number of visitor <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.15
4.15.6.23.29	For the visitor <b>parking space</b> 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 <b>parking spaces</b> per unit  or  Parking required for all non-residential uses.		
4.15.6.23.30	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> gross floor area - non-residential for uses identified in Sentence 4.15.6.23.1		4.3
4.15.6.23.31	Minimum depth of a landscaped <b>buffer</b> abutting a <b>lot line</b>		3.0 m
4.15.6.23.32	"Podium" means the base of a <b>building</b> or <b>structure</b> located at or above <b>established grade</b> , that projects from the <b>building</b>		
4.15.6.23.33	"Height of a Podium" means the vertical distance between the <b>established grade</b> and the highest point of the roof surface of the podium		
4.15.6.23.34	"Vertical Depth" means the distance between the finished grade level of the lands measured to the top of the roof membrane of a below grade <b>parking structure</b>		

**Holding Provision**

The holding symbol "H" is to be removed from the whole or any part of the lands zoned H-RA5-23 by further amendment to Map 36W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

1. Provision of any outstanding technical plans, studies and reports, including:
  - Functional servicing report showing all fire flow calculations to the satisfaction of the Region of Peel;
  - Updated acoustical report to the satisfaction of the Transportation and Works Department that provides sufficient detail to confirm that the proposed food store will be compliant with City/MOECC stationary noise criteria at the residential receptor locations;
  - Quantitative wind study.
2. Delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the implementation of:
  - Requirements/conditions of Site Plan approval;
  - Warning clauses;
  - Such other provisions the City may require in relation to the proposed development.
3. Delivery of an executed Servicing Agreement in a form and on terms satisfactory to the City, which includes but is not limited to:
  - Gratuitous dedication to the City of the Belbin Street extension and remnant buffer block;
  - Satisfactory arrangements to the City and the Region of Peel for the construction of the Belbin Street extension and construction of a 300 mm watermain from the north limit of Draft Plan T-M09004 W5 to Nahani Way within the identified future Belbin Street right-of-way;
  - A cash payment or security for the ultimate streetscape/landscape works across the Hurontario Street frontage and satisfactory arrangements for the implementation of streetscape works and planting details proposed for Nahani Way, Belbin Street extension and any interim works on the Hurontario Street boulevard.

2. Map Number 36W 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 "RA5-23" to "H-RA5-23" and "B", the zoning of Block 39, Plan M-1598, in the City of Mississauga, PROVIDED HOWEVER THAT, the "H-RA5-23" and "B" 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 "H-RA5-23" and "B" zoning indicated thereon.

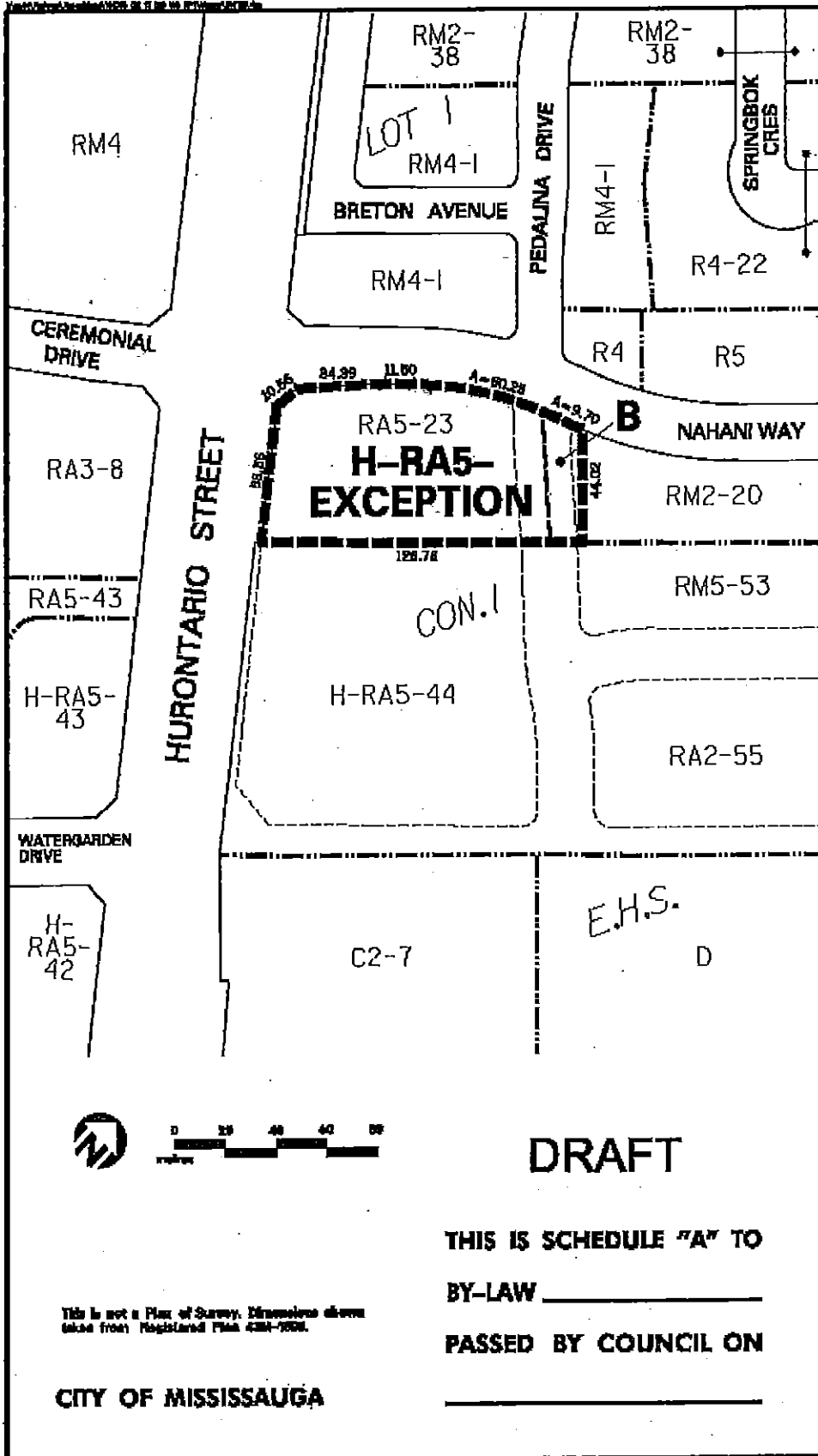
ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

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MAYOR

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CLERK



**DRAFT**

THIS IS SCHEDULE "A" TO  
 BY-LAW \_\_\_\_\_  
 PASSED BY COUNCIL ON  
 \_\_\_\_\_

This is not a Plan of Survey. Dimensions shown taken from Registered Plan 4384-7000.

**CITY OF MISSISSAUGA**

## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

The purpose of this by-law is to permit a 33 storey apartment building with accessory ground floor retail commercial uses, and to provide a buffer block adjacent to the existing semi-detached dwellings along Nahani Way.

This By-law amends the zoning provisions of the "RA5-23" zone (Apartment Dwellings - Exception) which applies to the property outlined on the attached Schedule "A".

"RA5-23" permits a maximum gross floor area – apartment dwelling zone of 21 000 m<sup>2</sup> and minimum landscaped area and building setback requirements.

"H-RA5-23" will permit a 33 storey apartment building with a maximum of 365 units, a Floor Space Index (FSI) ranging between 2.9 – 4.9, a maximum gross floor area – apartment dwelling zone of 28 200 m<sup>2</sup> and a minimum depth of accessory retail commercial uses of 10 m, among other regulations.

Upon removal of the "H" provision, "H-RA5-23" (Apartment Dwellings – Exception with a Holding Provision) will permit an apartment dwelling, in conjunction with accessory retail commercial uses.

"B" will permit a buffer between the existing semi-detached dwellings on Nahani Way and the proposed Belbin Street extension.

### Location of Lands Affected

Southeast corner of Hurontario Street and Nahani Way, in the City of Mississauga, as shown on the attached Map designated as Appendix "B".