



DECLARATION

Section 17 of the Planning Act

Applicant: Emblem Developments Inc.

Municipality: City of Mississauga

Our File: OPA 109

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on August 5, 2020 when By-law Number 0184-2020 was enacted and that notice as required by Section 17 of the Planning Act was given on August 13, 2020.
2. That no appeal to the Local Planning Appeal Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

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

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 3rd day of September, 2020.

Commissioner of Oaths

Sean Patrick Kenney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires May 16, 2023.

Declarant
Sacha Smith



**NOTICE OF THE PASSING OF
AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW**

DATE OF NOTICE	August 13, 2020	
OPA NUMBER	OPA 109 (By-law 0184-2020)	
ZONING BY-LAW NUMBER	0185-2020	
DATE PASSED BY COUNCIL	August 05, 2020	
LAST DATE TO FILE APPEAL	September 02, 2020	
FILE NUMBER	OZ 16/008	Ward 7
APPLICANT	Emblem Developments Inc.	
PROPERTY LOCATION	South side of Dundas Street East, East of Hurontario Street, in the City of Mississauga	

TAKE NOTICE that on August 05, 2020 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 109 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density and Greenlands.

The purpose of the Zoning By-law is to permit a 17 storey apartment building with a minimum of 300 m2 of commercial floor space on the ground floor. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4" (Mainstreet Commercial) to "H-RA4-52" (Apartments - Exception - with a Holding Provision) and "G1" (Greenlands - Natural Hazards). "C4" permits commercial uses with residential above the first storey and apartments. Upon removal of the "H" provision, the "RA4-52" zone will permit a 17 storey apartment building with accessory uses including retail store, office, financial institution, restaurant, take-out restaurant, personal service establishment, art gallery and museum, with specific regulations for yards, setbacks and parking. "G1" permits flood control, stormwater management, erosion management and natural heritage features and areas conservation.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 109 is in full force and effect.

The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at olt.gov.on.ca. An appeal must be filed by mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **September 02, 2020**.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. 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 official plan amendment and/or 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by a fee in the amount of \$1,100.00 per application (as of July 1, 2020), payable to the Minister of Finance, and
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Adam Lucas of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5525

Sacha Smith, Manager & Deputy Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 4516

Amendment No. 109

to

Mississauga Official Plan

By-law No. 0184-2020

A by-law to Adopt Mississauga Official Plan Amendment No. 109

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*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 authorized the Regional Municipality of Peel ("Region" or "Regional"), 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 has advised that, with regard to Amendment No. 109, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in the land use designation from Mixed Use to Residential High Density and Greenlands within the Downtown Cooksville Character Area.

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

1. The document attached hereto, constituting Amendment No. 109 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 5th day of August, 2020.

Signed 
ACTING MAYOR

Signed 
CLERK

Amendment No. 109
to
Mississauga Official Plan

The following text and Maps "A" to "E" attached constitute Amendment No. 109.

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 June 19, 2020, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density and Greenlands.

LOCATION

The lands affected by this Amendment are located on the south side of Dundas Street East, east of Hurontario Street. The subject lands are located in the Downtown Cooksville Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Mixed Use which permits a combination of commercial and residential uses.

The proposed Amendment is required to redesignate the subject lands to Residential High Density to permit an apartment with grade-related commercial uses and Greenlands.

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

1. The proposal is compatible in built form and scale to the surrounding development within the Downtown Cooksville Character Area.
2. The proposal adds to the range of housing types available in the City of Mississauga.
3. The proposed development intensifies an underutilized site along Dundas Street East, which is identified as an Intensification Corridor in Mississauga Official Plan.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by removing lands from the Green System as shown on Map "A" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by removing lands from the Green System as shown on Map "B" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adjusting the Natural Hazards boundary line, as shown on Map "C" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding lands to the Public and Private Open Spaces, as shown on Map "D" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Mixed Use to Residential High Density and Greenlands, as shown on Map "E" of this Amendment.

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.

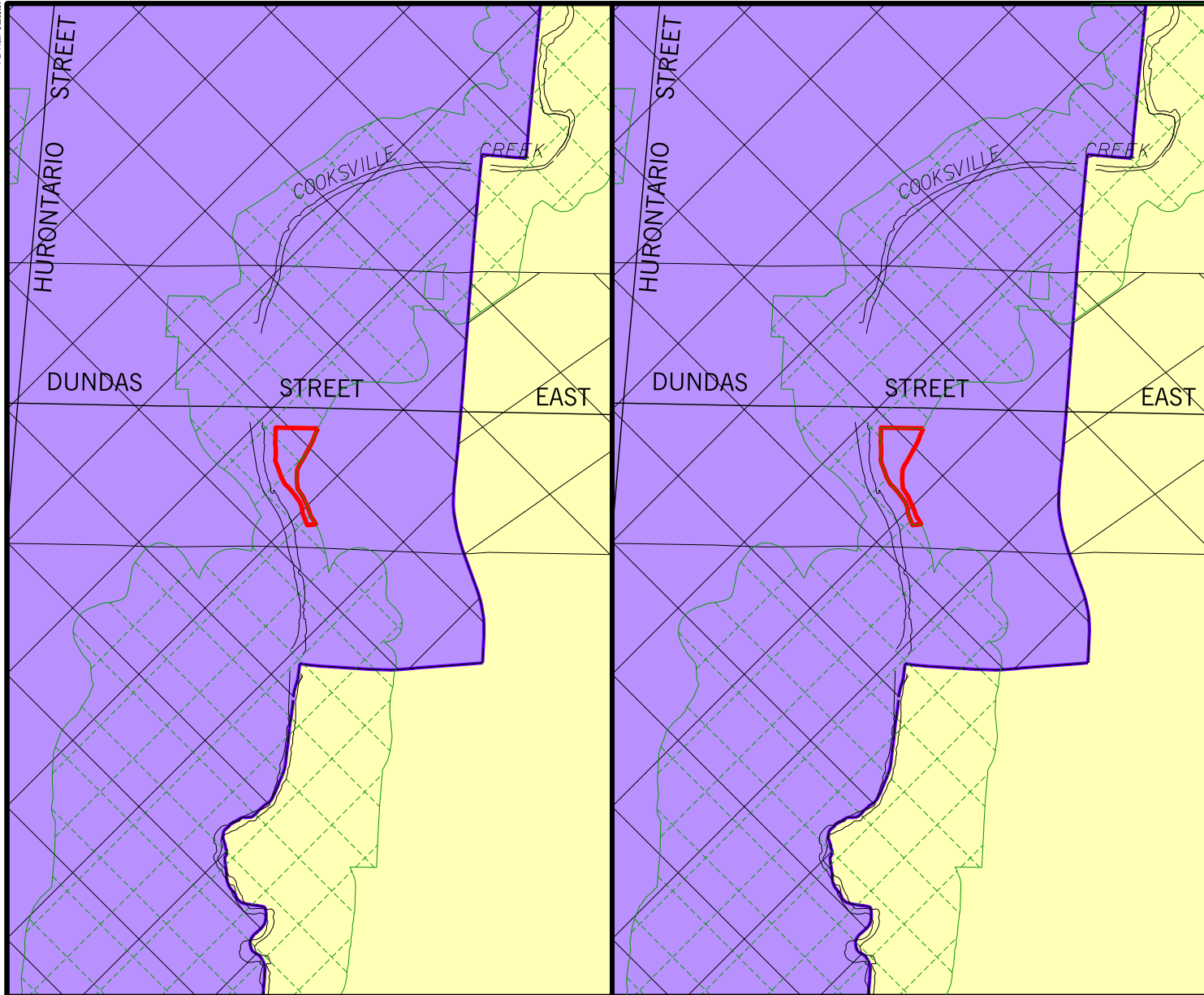
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan November 22, 2019.

INTERPRETATION

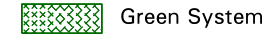
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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



EXISTING

AMENDED

LEGEND**GREEN SYSTEM**

Green System

CITY STRUCTURE

Downtown



Major Node



Community Node



Neighbourhood



Corporate Centre



Employment Area



Special Purpose Area

CORRIDORS

Corridor



Intensification Corridor



AREA OF AMENDMENT

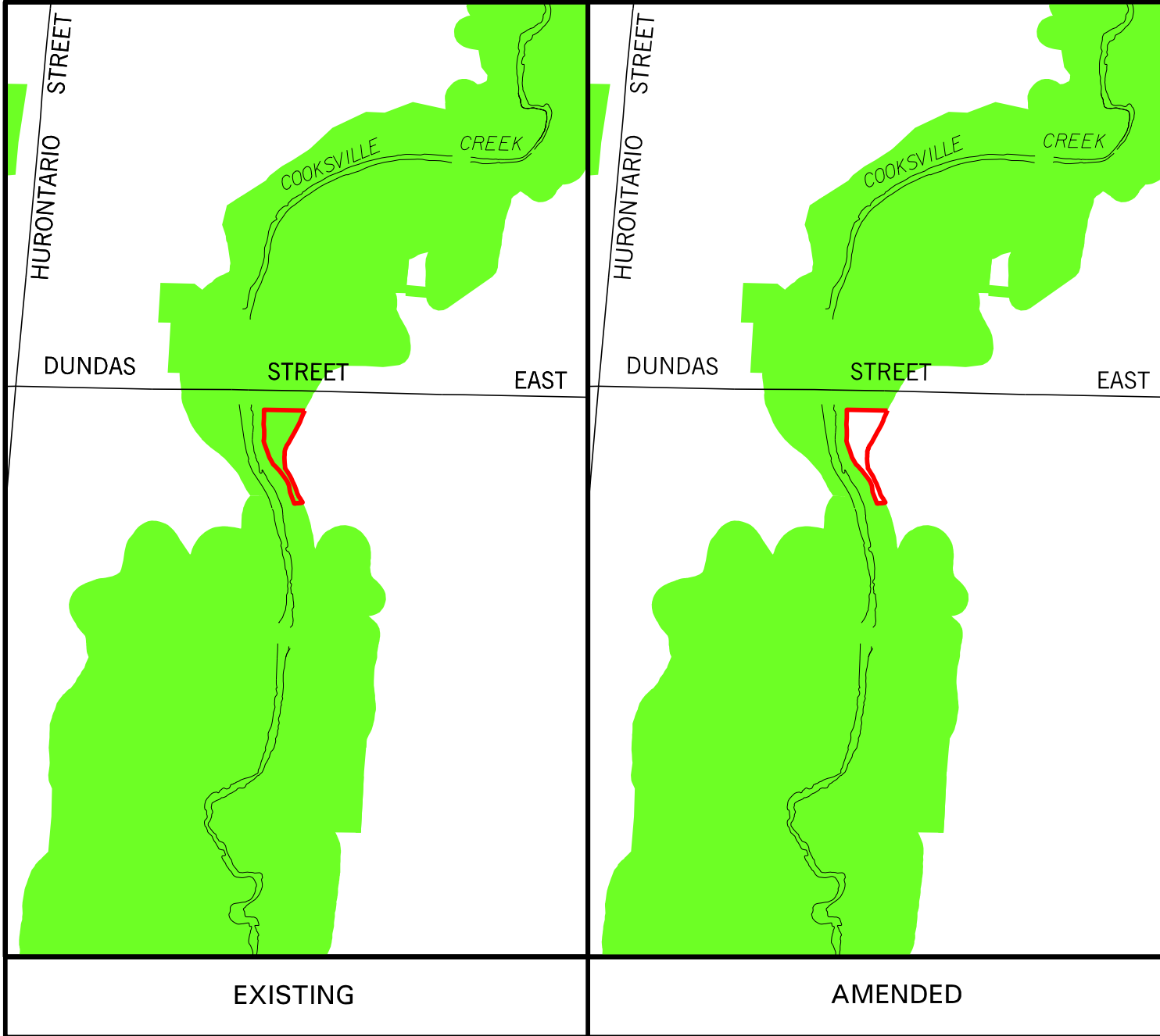
Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.





MAP 'A'
Part of
Schedule 1-Urban System
of Mississauga Official Plan





LEGEND:

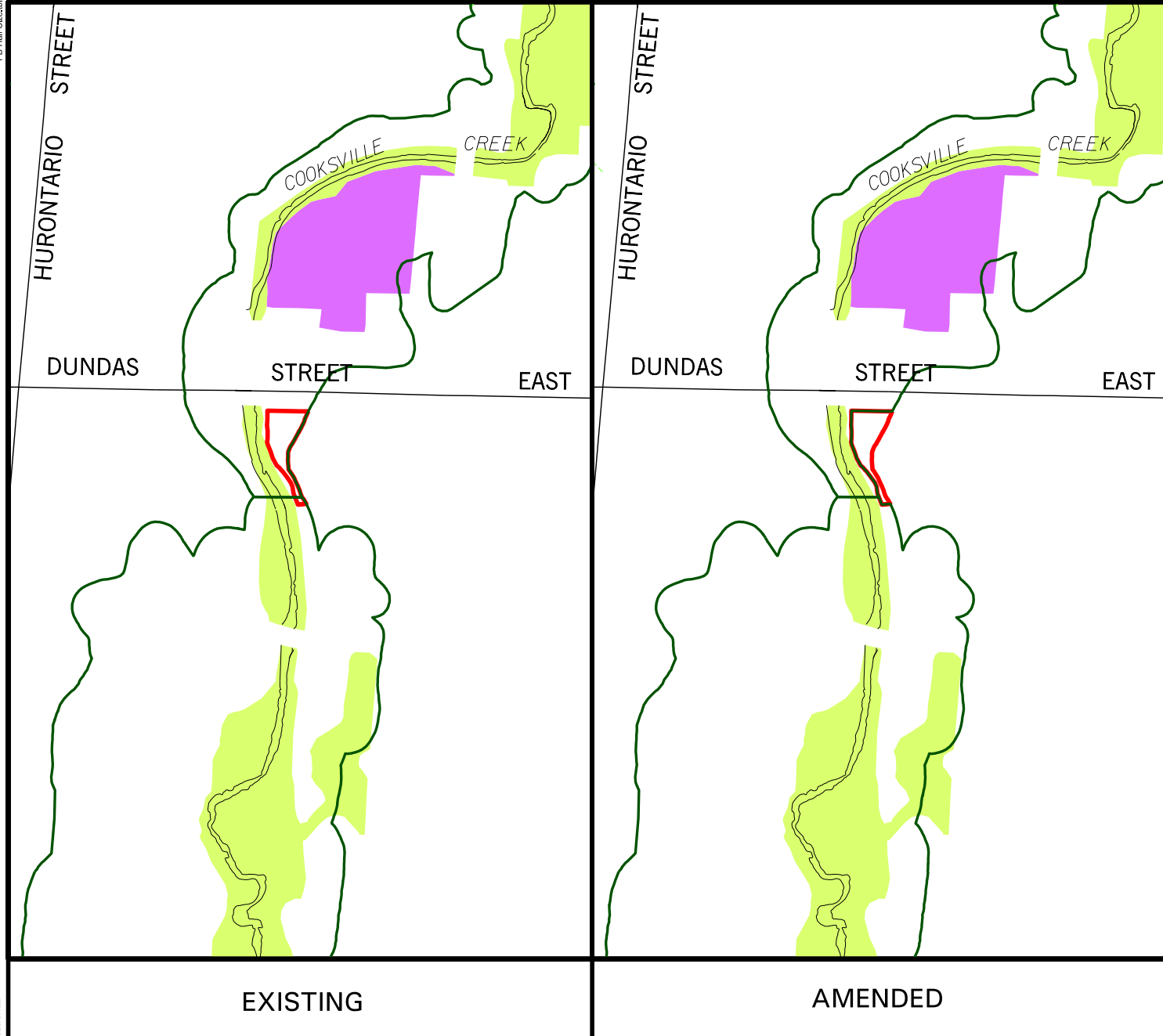
-  Green System
-  AREA OF AMENDMENT

Note:
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'
Part of Schedule 1a
Urban System - Green System
of Mississauga Official Plan





LEGEND

Natural Heritage System:

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest Provincial Significance
- Areas of Natural and Scientific Interest Regional Significance

Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.



MAP 'C'

Part of Schedule 3
Natural System
of Mississauga Official Plan





LEGEND

- Public and Private Open Spaces
- Parkway Belt West
- Educational Facilities
- Utilities
- AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

0 50 100 150 200
metres



MAP 'D'

Part of Schedule 4
Parks and Open Spaces
of Mississauga Official Plan





EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

BASE MAP INFORMATION

- | | |
|---|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF Composite Noise Contours | City Centre Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station |
| Area Exempt from LBPIA Operating Area | Public School |
| Natural Hazards | Catholic School |
| | Hospital |
| | Community Facilities |

City Structure

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

Appealed to the Local Planning Appeal Tribunal
LPAT Case Number PL980724 (LPAT 3 - City Plan)

AREA OF AMENDMENT

FROM:
 MIXED USE

TO:
 RESIDENTIAL HIGH DENSITY
 GREENLANDS



MAP 'E'

Part of Schedule 10
Land Use Designations
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 May 29, 2017 in connection with this proposed Amendment.

One member of the public made a deputation inquiring about the proposed tenure, but made no objections.

City of Mississauga
Corporate Report



<p>Date: June 19, 2020</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: OZ 16/008 W7</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: July 13, 2020</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)

Official Plan amendment and rezoning applications to permit a 16 storey residential condominium apartment with ground floor commercial uses

86-90 Dundas Street East, south side of Dundas Street East, east of Hurontario Street

Owner: Mississauga I GP Inc. (Emblem Developments)

File: OZ 16/008 W7

Recommendation

1. That the applications under File OZ 16/008 W7, Mississauga I GP Inc., 86-90 Dundas Street East to amend Mississauga Official Plan to **Residential High Density** and **Greenlands**; to change the zoning to **H-RA4-Exception** (Apartments) and **G1** (Greenlands) to permit a 16 storey residential condominium apartment with ground floor commercial uses in conformity with the provisions outlined in Appendix 2, be approved subject to the conditions referenced in the staff report dated June 19, 2020 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
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 18 months of the Council decision.
4. That the "H" holding symbol is to be removed from the **RA4-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June

Council	2020/06/26	2
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Originator's file: OZ 16/008

19, 2020, from the Commissioner of Planning and Building have been satisfactorily addressed.

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height shall not increase.

Report Highlights

- The applications are to amend the official plan and change the zoning by-law to allow a 16 storey condominium apartment building with ground floor commercial uses and the addition of greenlands area
- The applicant has made revisions to the proposal to address issues raised by staff.
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff is satisfied with the changes to the proposal and finds it to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on May 29, 2017, at which time an Information Report was received for information. Recommendation PDC-07-2017 was then adopted by Council on June 7, 2020.

1. That the report dated May 5, 2017, from the Commissioner of Planning and Building regarding the applications by Higher Living Developments Inc. to permit a 29 storey apartment building under File OZ 16/008 W7, 86-90 Dundas Street East, be received for information.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the number of changes to the application and the amount of time since the public meeting, full notification was provided.

Comments

REVISED DEVELOPMENT PROPOSAL

Since the date of the public meeting, the subject property is under new ownership. The new applicant has made some modifications to the proposed concept plan including:

- Increasing the number of dwelling units from 300 to 336
- Decreasing the height of the building from 28 storeys to 16 storeys
- Decreasing the non-residential ground floor area from 388.3 m² (4,179.6 ft²) to 320.7 m² (3,452 ft²)

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on October 16, 2016.. A community meeting was held by then Ward 7 Councillor Nando Iannicca on March 27, 2017. No members of the public attended the meeting. No written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on May 29, 2017. One member of the public made a deputation regarding the applications..

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from Mixed Use to Residential High Density.

The proposed development will consist of a 16 storey apartment condominium building having 336 dwelling units and 320.7 m² (3,452 ft².) of ground floor commercial uses. Required parking will be accommodated within a four level underground parking structure. Floodplain lands will be gratuitously dedicated to the City and zoned G1 (Greenlands) and incorporated into the City's greenlands system.

Should the applications be approved, it was determined that a "H" Holding Symbol should be placed on the property to ensure that the following matters are completed:

- Land dedications;

- Upgraded streetscape commitments;
- Channel works along the Cooksville Creek to the satisfaction of the Credit Valley Conservation (CVC);
- Execution of a Development Agreement with Municipal Infrastructure Schedules in a form satisfactory to the City of Mississauga, the Region, CVC and any other appropriate authority
- Receipt of any additional technical reports, studies, drawings, to the satisfaction of the City, in support of the municipal infrastructure detailed design, including but not limited to:
 - A revised and updated Phase II ESA to include the description and discussion of lands to be dedicated to the City, including any required figures and reliance letter
 - A Final Clean-up Report confirming the suitability of the lands, including land dedications, upon completion of remediation
 - An updated Functional Servicing Report and Stormwater Management Report
 - An updated Geotechnical Report/Assessment
 - Receipt of confirmation that the Record of Site Condition has been filed with the Ministry of Environment, CVC and Community Services, together with any supporting documentation
 - Satisfactory arrangements for waste collection with the Region of Peel
 - Satisfactory water and waste water arrangements with the Region of Peel

The proposed development represents intensification of an underutilized parcel of land within the Downtown Cooksville Character Area. The proposal is compatible with adjacent uses and maintains the goals of the City Structure relating to intensification and protection of the natural system (Cooksville Creek).

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

Financial Impact

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

Conclusion

In summary, the proposed development has been designed to be sensitive to the existing and planned character of the downtown and provides a built form that is compatible with the

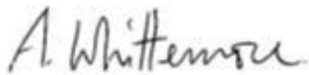
adjacent area. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Adam Lucas, Development Planner

City of Mississauga

Corporate Report



Date: May 5, 2017

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:

OZ 16/008 W7

Meeting date:
2017/05/29

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 7)

Application to permit a 29 storey, 300 unit apartment building

86-90 Dundas Street East,

Owner: Higher Living Development Inc.

File: OZ 16/008 W7

Recommendation

That the report dated May 5, 2017, from the Commissioner of Planning and Building regarding the applications by Higher Living Development Inc. to permit a 29 storey apartment building under File OZ 16/008 W7, 86-90 Dundas Street East, be received for information.

Report Highlights

- This report has been prepared for a Public Meeting to hear from the community
- The proposed development requires amendments to the Official Plan and Zoning By-law
- Comments from the March 27, 2017 community meeting and May 29, 2017 Planning and Development Committee meeting will be considered in the evaluation of the applications as part of the Recommendation Report
- Prior to the next report, matters to be considered include the appropriateness of the proposed amendment and the satisfactory resolution of other technical requirements including the height, density, floor space index, on-site parking, slope stability, delineation of the floodplain, and the location of the underground parking garage in relation to the slope and floodplain

Background

The applications have been circulated for technical comments and a community meeting was held on March 27, 2017. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	60.31 m (197.86 ft.)
Depth:	112.18 m (368.04 ft.) (irregular)
Gross Lot Area:	0.54 ha (1.33 ac.)
Existing Uses:	Used car lot and a vacant commercial building (formerly a restaurant)

The property is located on the south side of Dundas Street east of Shepard Avenue within the Downtown Cooksville Character Area. The subject lands are located next to Cooksville Creek. Significant trees and a large culvert abuts and separates the creek from the existing uses.



Aerial image of
86 – 90 Dundas
Street East

The surrounding land uses are:

- North: Two storey commercial plaza on the north side of Dundas Street East
- East: Two twelve storey rental apartment buildings
- West: Cooksville Creek, and further west is a one storey commercial plaza
- South: Cooksville Creek

Information regarding the history of the site is found in Appendix 1.



Image of Existing Conditions facing south east of Cooksville Creek and Dundas Street East

DETAILS OF THE PROJECT

The applications are to permit a 29 storey apartment building with 300 units. The building includes a three storey podium containing 388.3 m² (4,179.6 ft²) of retail and/or office commercial uses on the ground floor and residential units on the second and third floors (see Site Plan – Appendix 5).

Development Proposal	
Application(s) submitted:	Received: August 29, 2016 Deemed complete: September 30, 2016
Developer/Owner:	Higher Living Development Inc.
Applicant:	YYZed Project Management
Number of units:	300
Existing Gross Floor Area:	Former Restaurant 325.2 m ² (3500 ft ²) Used Car Sales 74.3 m ² (800 ft ²)
Height:	29 storeys
Lot Coverage:	23.84%
Floor Space Index:	4.21
Landscaped Area:	77.2%
Gross Floor Area:	Residential GFA - 22,379.9 m ² (240,895.23 ft ²) Non-Residential GFA - 388.3 m ² (4,179.6 ft ²) Total GFA – 22,768.2 m ²

Development Proposal	
	(245,074.85 ft ²)
Anticipated Population:	750* *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 Proposed
resident spaces	322 269
visitor spaces	45 47
Total	367 316
Green Initiatives:	<ul style="list-style-type: none"> Indoor and outdoor bicycle parking is proposed

Additional information is provided in Appendices 1 to 10.



Applicant's rendering of 86-90 Dundas

LAND USE CONTROLS

The subject lands are located within the Downtown Cooksville Character Area and are designated **Mixed Use** in the Mississauga Official Plan. The proposed development is in conformity with the **Mixed Use** land use designation, which permits residential uses in combination with ground floor commercial uses, but requires an amendment for height and floor space index (FSI). In addition, through the processing of this application, a further amendment has been identified to the boundary of the **Greenlands** designation on the westerly portion of the site, as shown on Appendix 3, to reflect the revised limits of the floodplain. The limits will be finalized in consultation with Credit Valley Conservation.

A rezoning is proposed from **C4 (Mainstreet Commercial)** and **G1 (Greenlands – Natural Hazards)** to **C4 (Mainstreet Commercial – Exception)** to permit a mixed use development including a 29 storey apartment building with a 3 storey podium containing ground floor retail and/or office commercial uses with residential uses on the second and third floors, in accordance with the proposed zone standards contained within Appendix 10. Additional lands may be zoned **G1 (Greenlands – Natural Hazards)** depending on the limits of the floodplain.

Detailed information regarding the Official Plan and Zoning is found in Appendices 2 and 3.

Urban Design Policies

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions; will create appropriate transition to existing and planned development and establish visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements should also address the effects of additional noise, unattractive views and other negative impacts.

Other relevant policies in the MOP that are applicable in the review of these applications are found in Appendix 9.

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 the 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 by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 7 Councillor, Nando Iannicca on March 27, 2017.

Comments made by two members of the public are listed below. These comments will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- How long will it take to build the building
- What is the impact this development may have on the proposed Bus Rapid Transit being proposed along this section of Dundas Street East

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 7 and school accommodation information is contained in Appendix 8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, height, massing, density, landscaping, setbacks and building configuration?
- Are the proposed Zoning By-law exception standards appropriate?
- What are the expected traffic impacts?
- Is the proposed reduction in the number of required parking spaces appropriate?

- Resolution of the location of the underground parking garage with respect to its encroachment into the flood prone area of Cooksville Creek.
- Resolution of a streetscape feasibility study which includes an underground utility plan to determine if an Amended Boulevard Treatment can be accommodated along Dundas Street East.
- Provision of a satisfactory Functional Servicing Report to determine if there is capacity and resolution of all servicing and utility issues and confirmation regarding access to the sanitary sewer on the adjacent property.
- Address any issues arising from the on-going Dundas Connects Environmental Assessment.

OTHER INFORMATION

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

- Arborist Report
- Green Standards
- Sun/Shadow Study
- Functional Servicing Report
- Environmental Impact Study
- Pedestrian Wind Study
- Scoped Environmental Impact Study
- Urban Design Brief
- Planning Justification Report
- Slope Stability Assessment
- Detailed Noise Control Study
- Traffic Impact Study
- Geotechnical Investigation
- Phase 1 Environmental Site Assessment
- Stage 1-2 Archaeological Assessment
- Context Plans
- Draft Official Plan Amendment
- Draft Zoning By-law
- Survey
- Architectural and Engineering Drawings
- Archaeological Study

Development Requirements

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

Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.

Conclusion

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

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial
- Appendix 3: Excerpt of the Downtown Cooksville Character Area Land Use Map
- Appendix 4: Existing Land Use and Proposed Zoning Map
- Appendix 5: Site Plan
- Appendix 6: Elevations
- Appendix 7: Agency Comments
- Appendix 8: School Accommodation
- Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant MOP Policies
- Appendix 10: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Michael Hynes, Development Planner

Higher Living Development Inc.

File: OZ 16/008 W7

Site History

90 Dundas Street East

- January 1980 – Building permit for a one storey building
- July 17, 1980 – Committee of Adjustment approved variance submitted under File 'A' 340/80 to use the existing building as a restaurant and tavern
- August 30, 1990 – Site Plan application submitted under File SP 90/196 W7 to permit a restaurant. Site plan approved on December 17, 1990
- September 27, 1996 – Committee of Adjustment approved variance submitted under File 'A' 478/90 for an addition to the northwest corner of the existing restaurant

86 Dundas Street East

- April 8, 2012 – Site Plan application submitted under File SP 02/181 W7 to permit sales trailer to sell use automobiles. Site plan approved on January 29, 2003
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated **Mixed Use** and **Greenlands** in the Downtown Cooksville Character Area

LEGEND:



SUBJECT LANDS



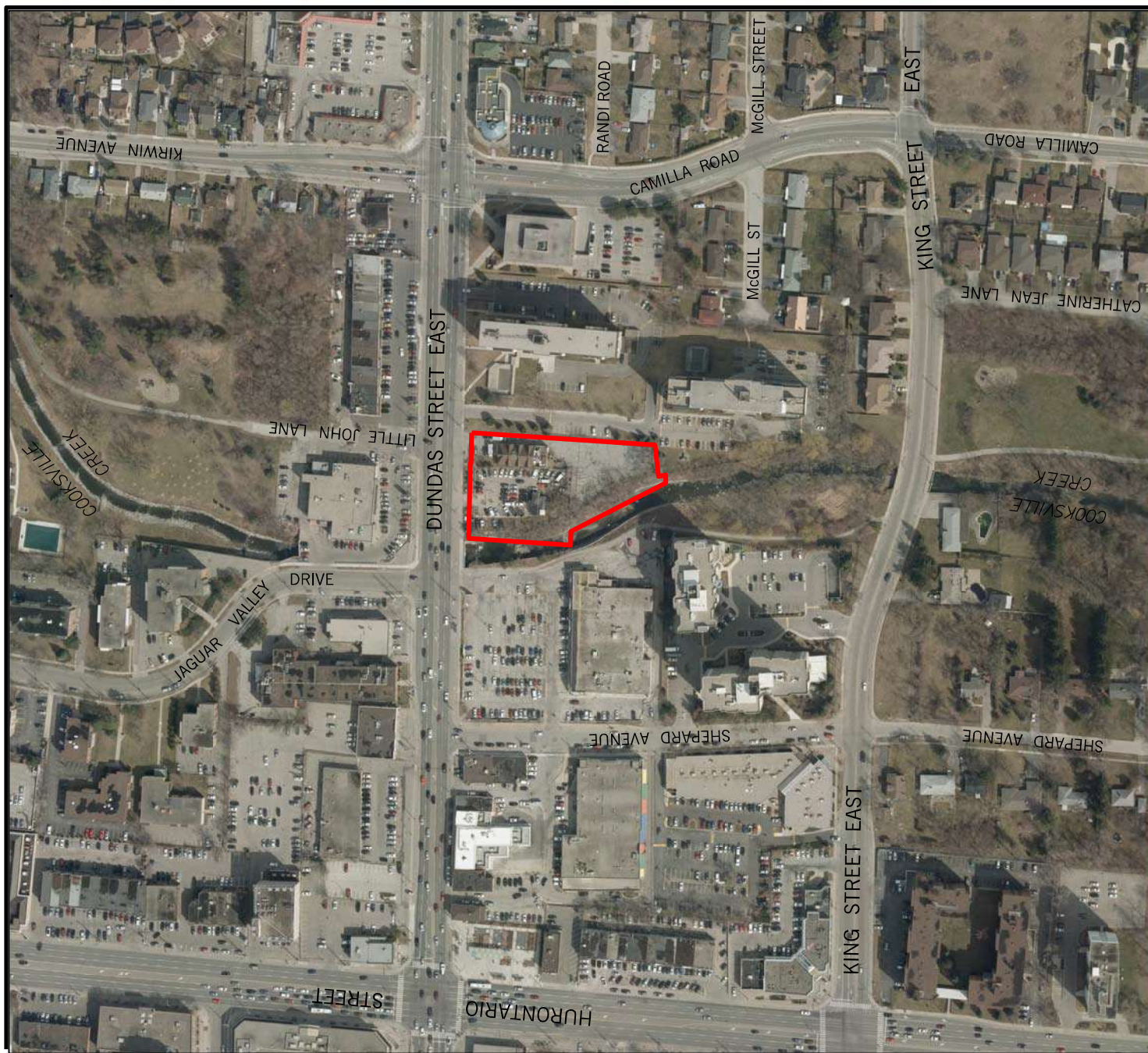
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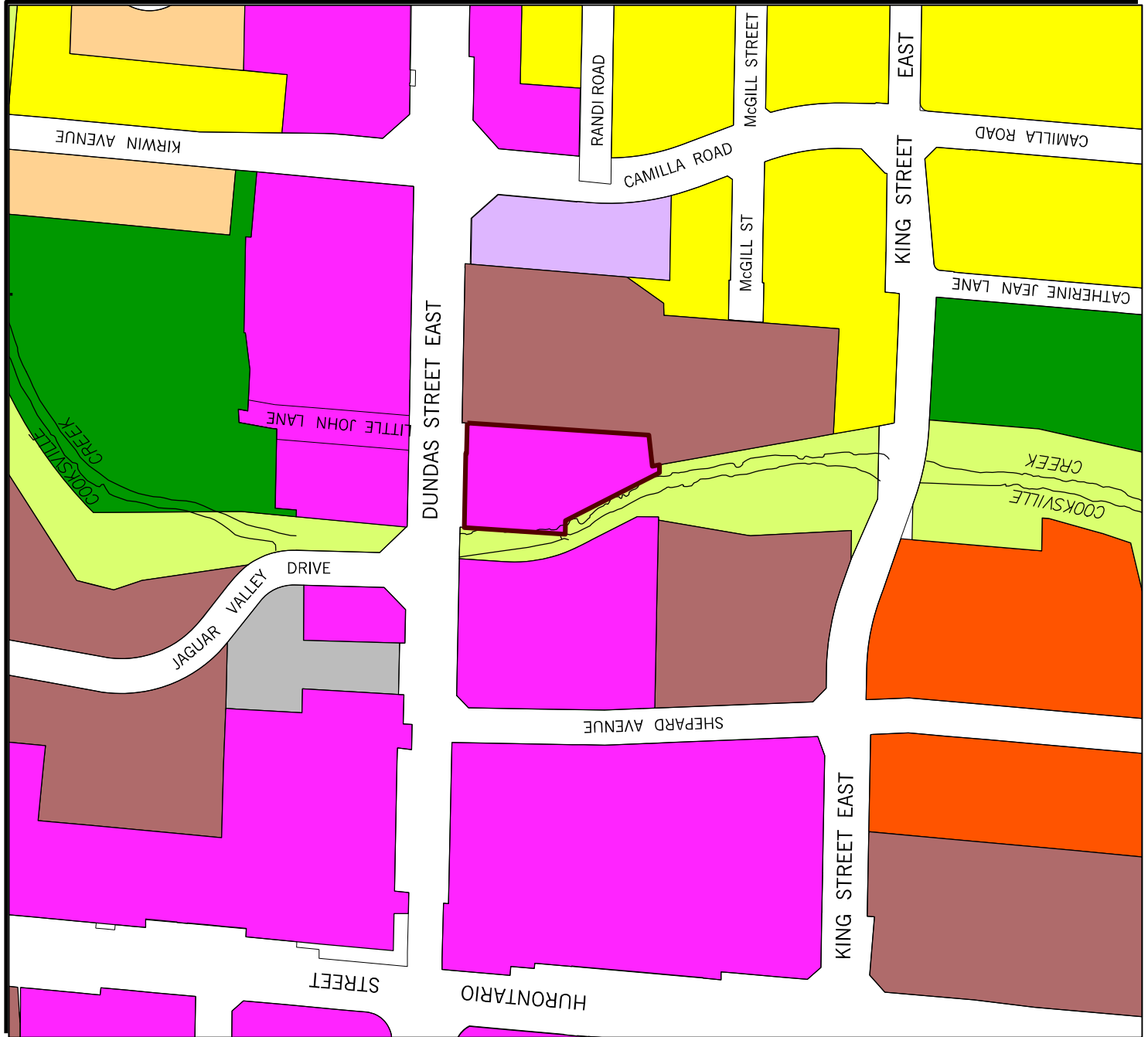
TITLE: **HIGHER LIVING DEVELOPMENT INC.**

FILE NO: OZ 16/ 008 W7

Produced by
T&W, Geomatics

MISSISSAUGA





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

LAND USE DESIGNATIONS

- | | |
|----------------------------|-----------------------|
| Residential Low Density I | Airport |
| Residential Low Density II | Institutional |
| Residential Medium Density | Public Open Space |
| Residential High Density | Private Open Space |
| Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Office | Special Waterfront |
| Business Employment | Partial Approval Area |
| Industrial | |

BASE MAP INFORMATION

- | | |
|--------------------------------|------------------------------|
| Heritage Conservation District | Civic Centre (City Hall) |
| 1996 NEP/2000 NEF | City Centre Transit Terminal |
| Composite Noise Contours | GO Rail Transit Station |
| LBPIA Operating Area Boundary | Public School |
| See Aircraft Noise Policies | Catholic School |
| Area Exempt from LBPIA | Hospital |
| LBPIA Operating Area | Community Facilities |
| Natural Hazards | |
-
- | | |
|----------------------|--|
| Corporate Centre | |
| Downtown | |
| Major Node | |
| Community Node | |
| Neighbourhood | |
| Employment Area | |
| Special Purpose Area | |

SUBJECT LANDS



TITLE: HIGHER LIVING DEVELOPMENT INC.

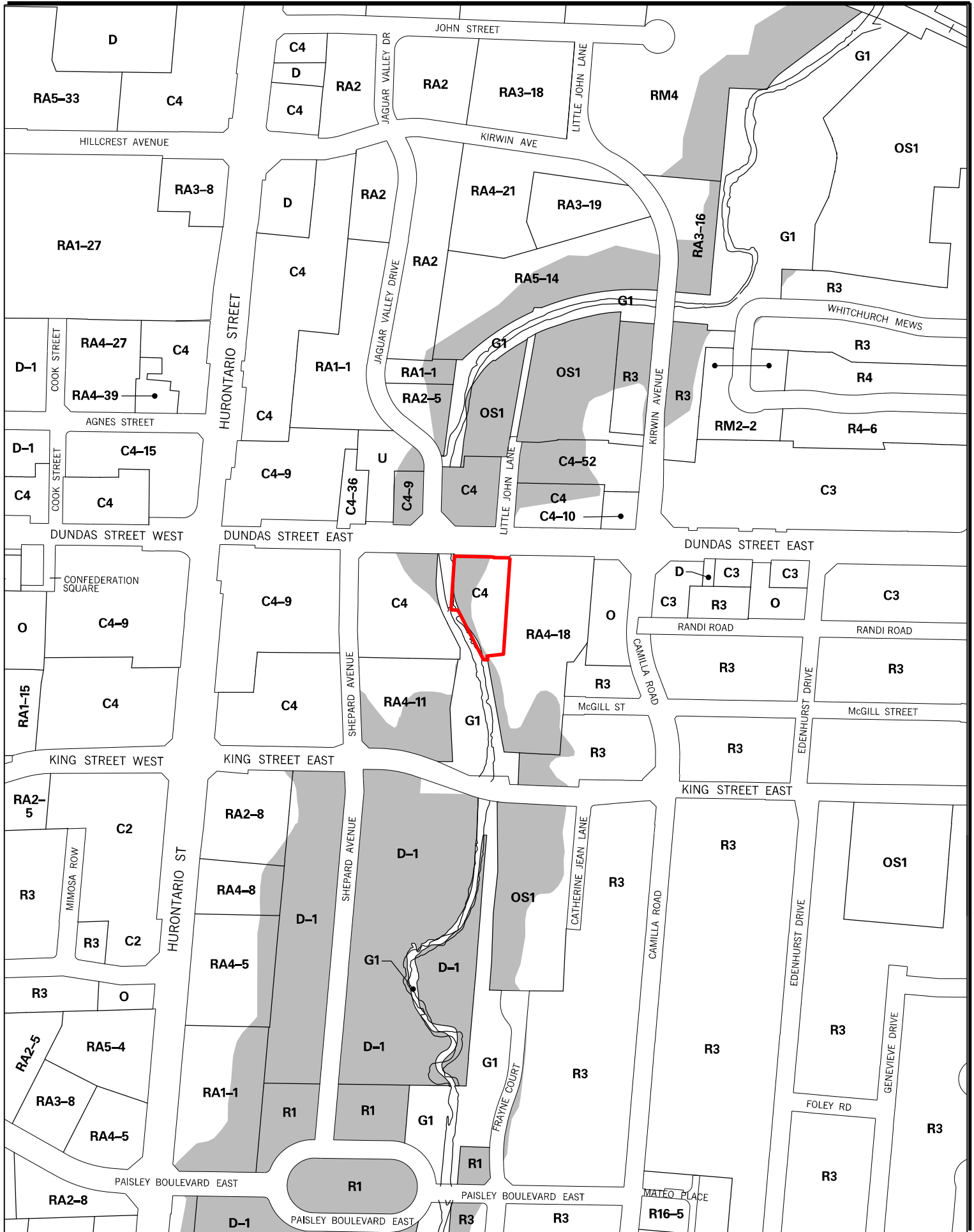
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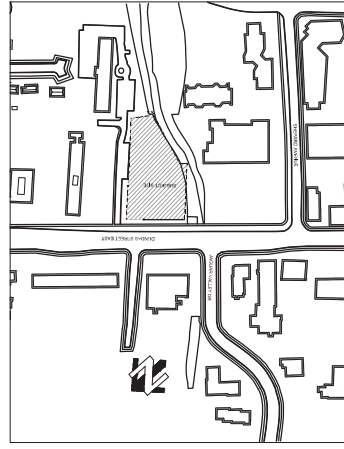
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T&W, Geomatics

GENERAL CONTEXT MAP

OZ 16/008 W7

Appendix 4





03 CONTEXT PLAN NTS

STAIRCASES	
ADDRESS:	86-90 DUNDAS STREET EAST-MISSISSAUGA
PROPOSED LOT AREA:	4414.3 m ²
GROSS FLOOR AREA:	22,782.2 m ²
GROSS FLOOR AREA:	4.21
PROPOSED HEIGHT:	94.18 m

ORDER FLOOR AREA RESIDENTIAL	
UNDERGROUND	GFA UNITS
U03-A	71.8 m ² 0 UNITS
U03-B	32.2 m ² 0 UNITS
U03-C	74.4 m ² 0 UNITS
U03-D	74.4 m ² 0 UNITS
PODIUM	GFA UNITS
PODIUM	3011.8 m ² 300 UNITS
2ND TO 10TH FLOOR	3011.8 m ² 300 UNITS
11TH FLOOR	443.8 m ² 0 UNITS
12TH FLOOR	443.8 m ² 0 UNITS
13TH TO 20TH FLOOR	8074.4 m ² 800 UNITS
21ST TO 28TH FLOOR	3074.4 m ² 300 UNITS
TOTAL RESIDENTIAL AREA	22,779.9 m ² 300 UNITS

TOTAL COMMERCIAL AREA	
AT GRADE	388.5 m ²

AMENITIES	
AMENITY PROVIDED	UNITS RATE/UNIT TOTAL (G2)
INDOOR	300 5.5 m ² 1650

AMENITY PROVIDED	
OUTDOOR	AREA
GRASS	425.9 m ²
PAVED	407.2 m ²
WATER	300.9 m ²
TOTAL	1135.0 m ²

TOTAL	
1 BEDROOM UNITS	300
2 BEDROOM UNITS	114
3 BEDROOM UNITS	30
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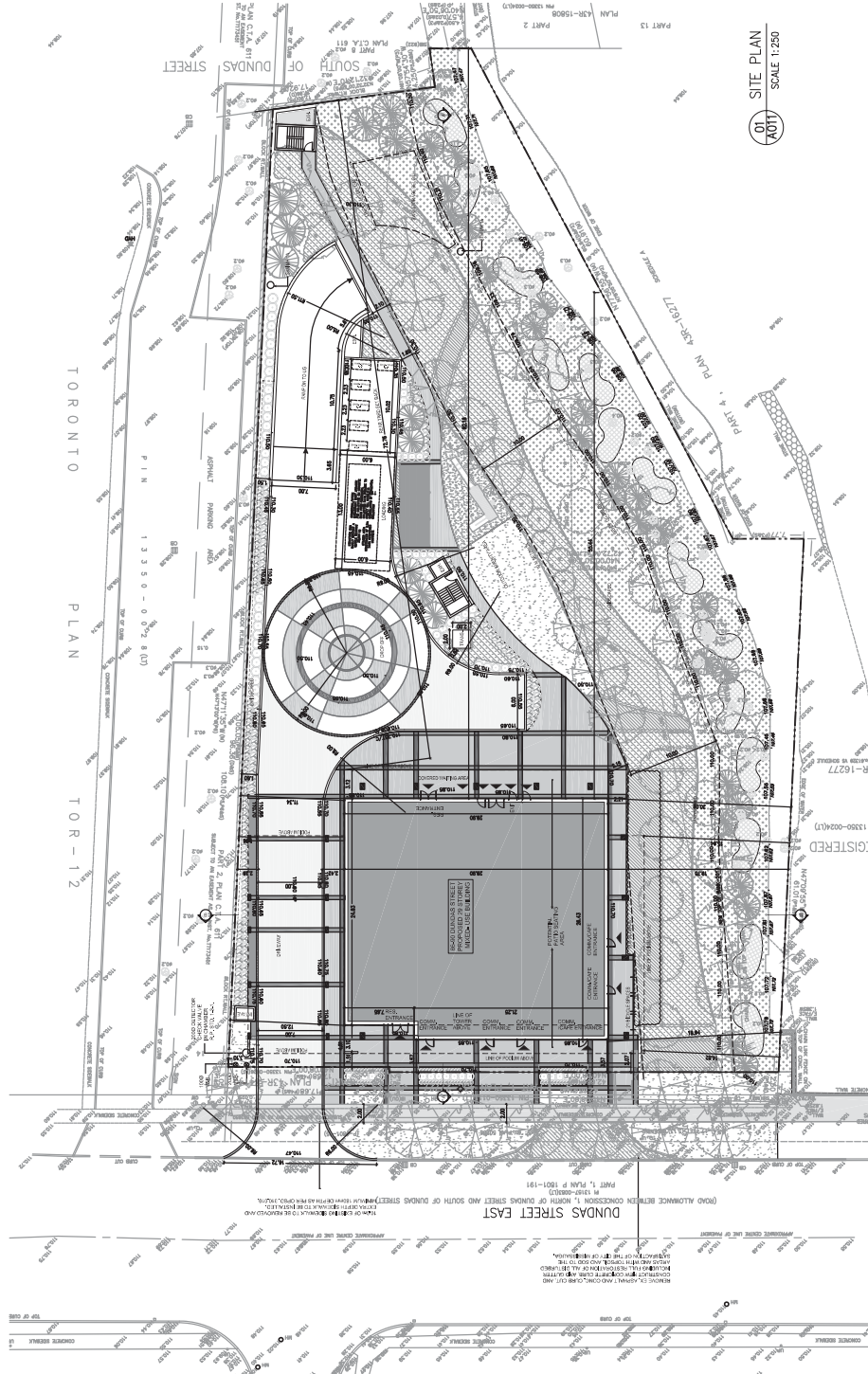
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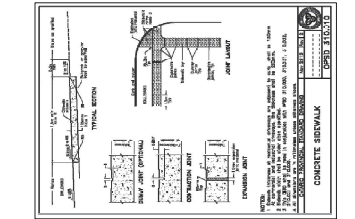
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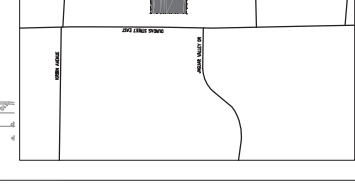
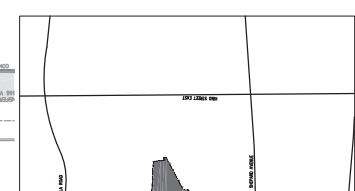
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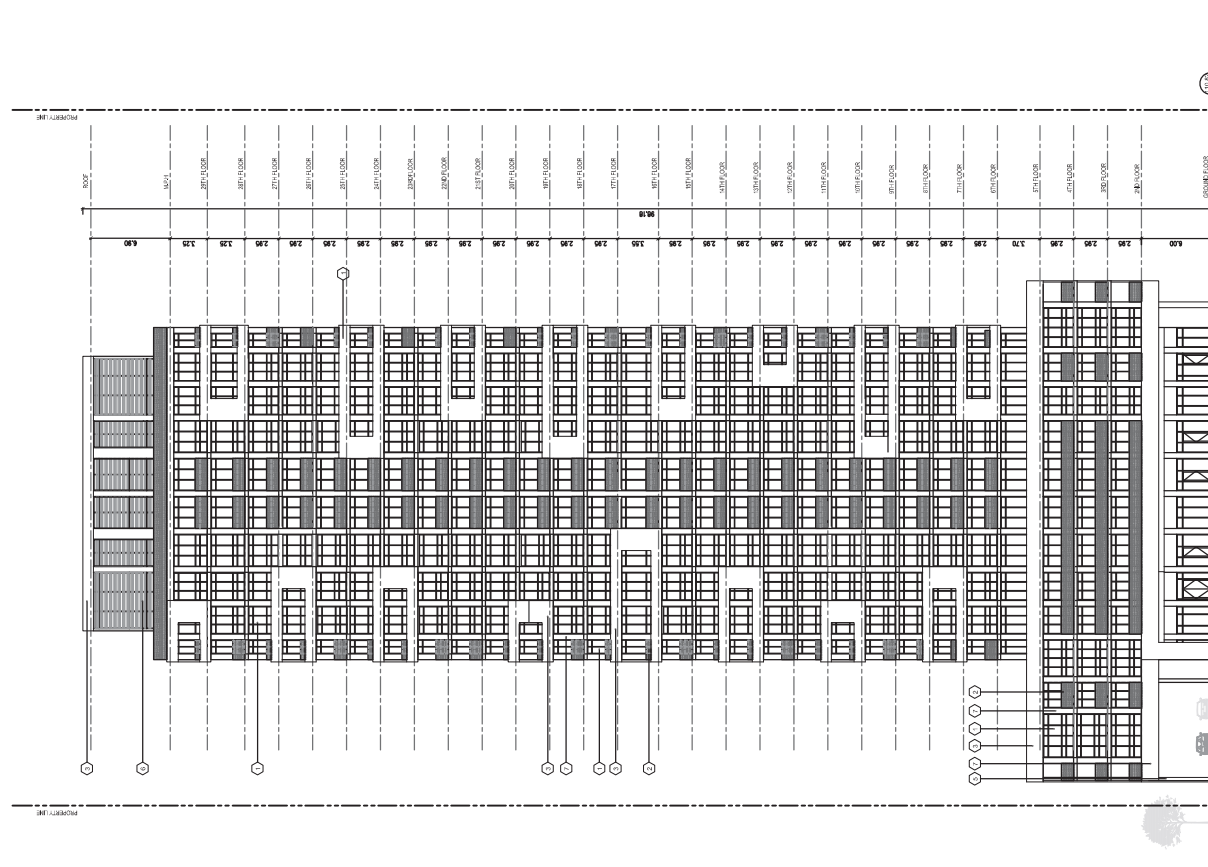
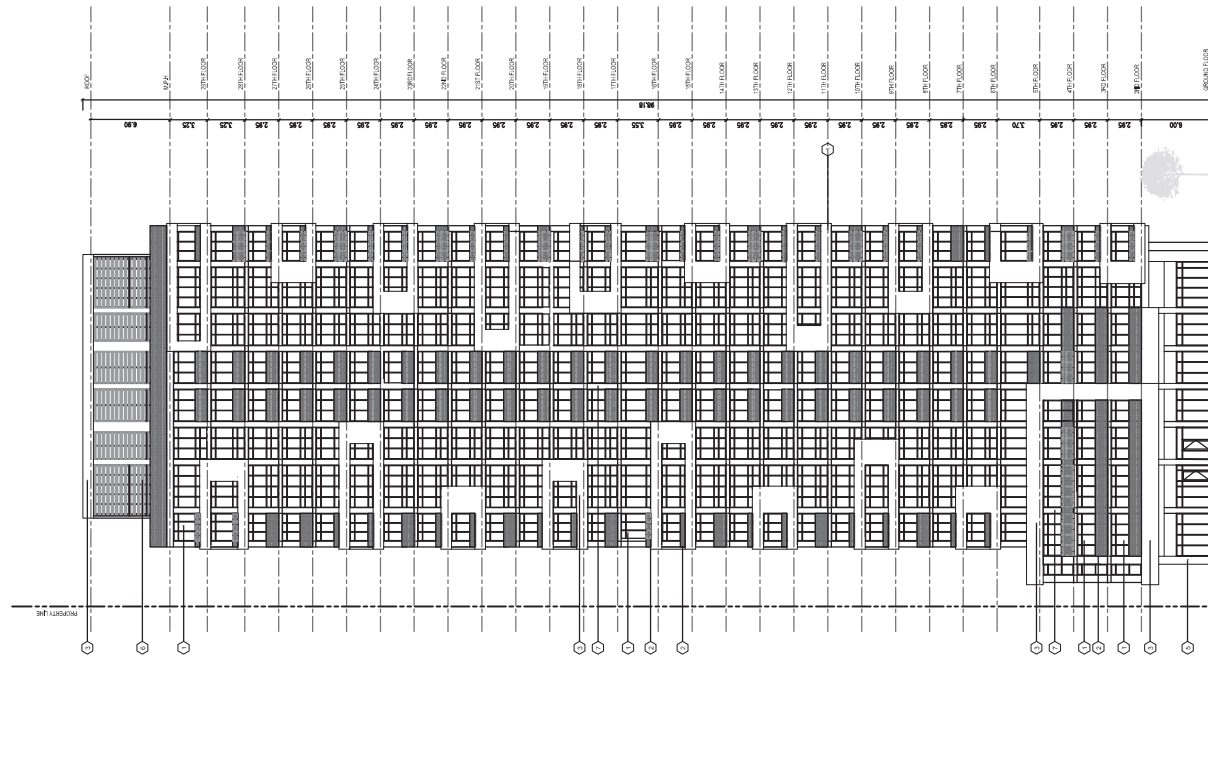


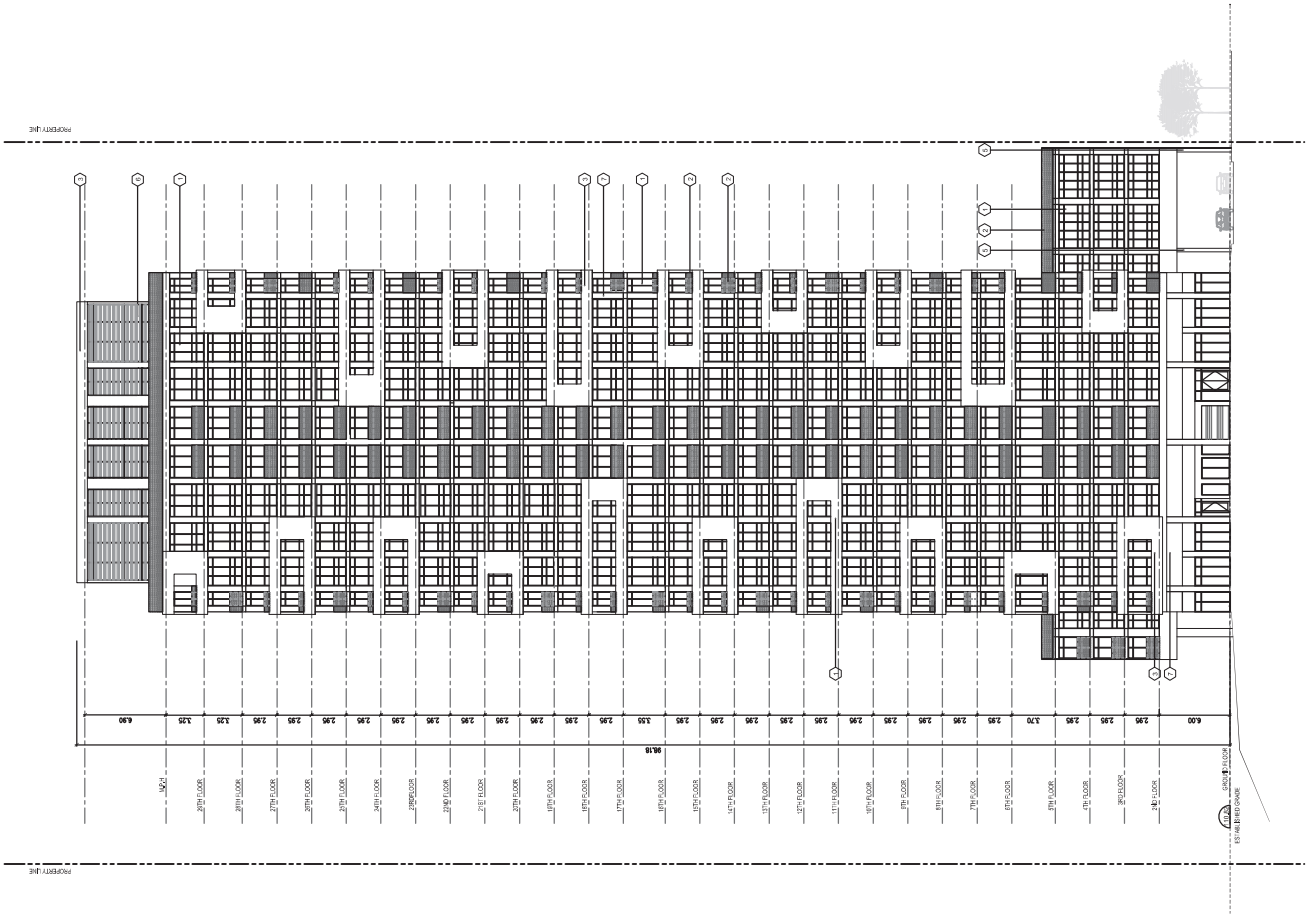
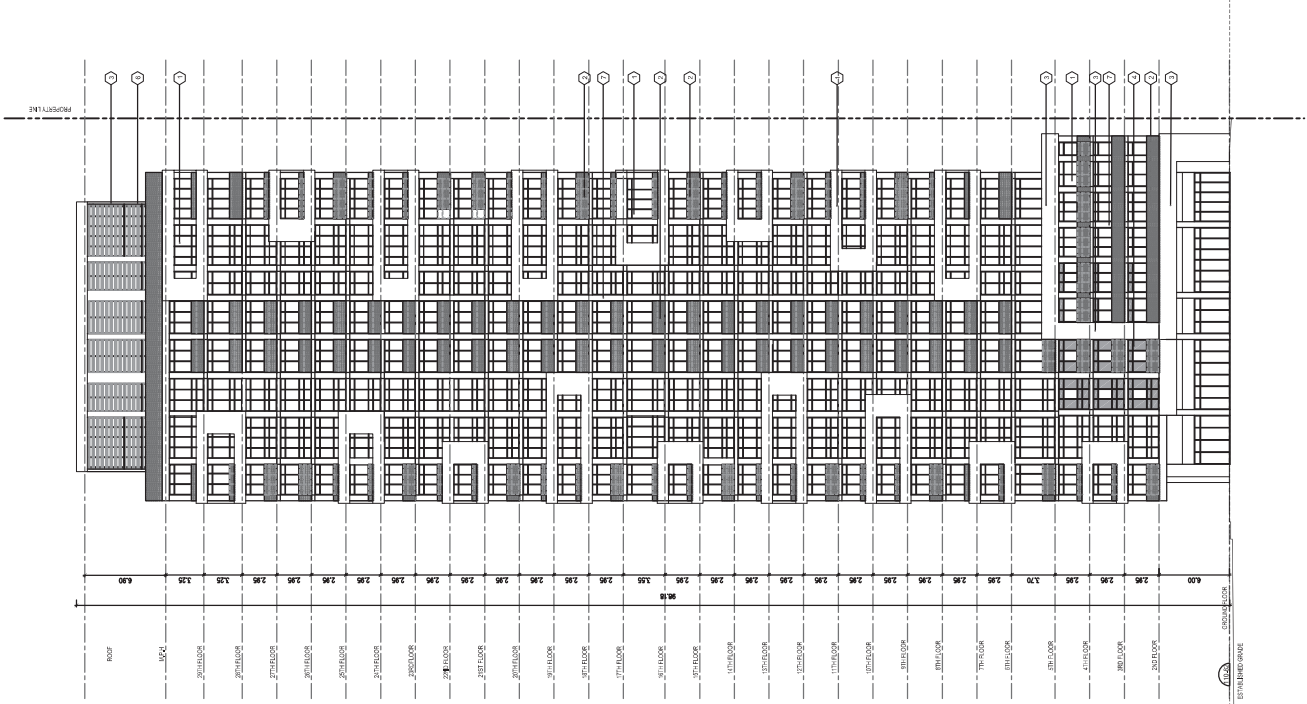
01 SITE PLAN SCALE 1:250



02 KEY PLAN NTS







Higher Living Development Inc.

File: OZ 16/008 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 11, 2017)	<p>The Region of Peel will provide front-end collection of garbage and recyclable materials.</p> <p>Waste collection will be required to be shown on a revised site plan, satisfactory to the Region of Peel.</p> <p>The Region will be required to be party to the Development Agreement. Through the Development Agreement, The Region of Peel requires the following clauses be included:</p> <ul style="list-style-type: none"> a) The 825mm (32.5 inch) sanitary sewer is in an easement that is on the adjacent property. It is not a municipal right of way. The Region will require confirmation that the applicant has obtained permission to enter from the owner of the adjacent property so they can have permission for the installation and construction of the service connection. b) Sanitary Manhole 1A shown on the servicing drawing received is proposed to be located behind the existing retaining wall. The manhole shall be accessible to Regional Staff. There will be some modification required to the location of the manhole and/or the retaining wall or possibly a different point of connection will need to be looked at for the servicing application. The Engineering consultant shall come back to the Region with a solution that we are satisfied with. c) The foundation/underground parking has not been modified so that Sanitary Manhole 1A is outside of the foundation/underground parking, just as the water service has been shown.
Dufferin-Peel Catholic District School Board and the Peel District School Board (October 06, 2016 and November 2, 2016)	<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board have requested that the following conditions be fulfilled prior to final approve of the Zoning By-law:</p> <p>That the applicant shall agree in the Servicing and/or Development Agreement to include the following warning clauses in all offers of purchase and sale clause be placed in any agreement of purchase and sale:</p>

Higher Living Development Inc.

File: OZ 16/008 W7

Agency / Comment Date	Comment
	<p>a) Whereas, despite the best efforts of the Dufferin–Peel District School Board and the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further that students may be later transferred to the neighbourhood school.</p> <p>b) The applicant to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.</p> <p>These signs shall be to the Dufferin-Peel Catholic District and Peel District School Board's specifications, at locations determined by the Boards and erected prior to registration.</p>
Credit Valley Conservation (March 30, 2017)	<p>The EIS provides the initial technical framework for further assessment; however, additional discussion regarding the following must be addressed to provide a comprehensive analysis of the impacts of the proposed works:</p> <ul style="list-style-type: none"> - significant wildlife habitat including that of the Eastern wood-pewee (special concern species) - community classification - growing conditions necessary to re-establish valley slope woodland - requirements to compensate for impacts to ecological function and address time lag between removal and re-establishment of forest canopy - target ecological/vegetation community to base restoration and enhancement plans - buffer requirements - components of monitoring plan <p>A conflict exists in the proposal regarding the use of engineered fill as both a slope stability tool and a biological substrate as 100% soil compaction (proposed) results in a soil environment that is unsuited for root growth. The concept of valley vegetation removal mitigated by the valley restoration provision of a buffer is supportable; however, cannot be implemented based on the details of the current proposal. Opportunities to address this issue have been presented to the proponent for review.</p> <p>A review of the slope stability report has been completed and</p>

Higher Living Development Inc.

File: OZ 16/008 W7

Agency / Comment Date	Comment
	<p>with the exception of a few details requiring further assessment/review, in general, it has been found satisfactory. Effort should be made to increasing the area between the hazard and underground parking structure allowing for additional land dedication to the City for the creek corridor, if feasible.</p> <p>It appears that a portion of the development proposed at the surface (above the underground parking structure) encroaches into the flood line at the north-west side of the property. As a result, CVC requires the proposed underground parking structure be dry-flood proofed. In addition, as the underground parking structure is adjacent to the creek bank and below the creek bed it is expected that the parking structure design address the conditions associated with various storm conditions including hydrostatic pressures. Long term maintenance measures of the parking structure may be required.</p> <p>Clarification is anticipated from the proponent regarding a few technical details associated with the proposed stormwater management approach.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (March 13, 2017)	<p>The City does not permit permanent structures (i.e. underground parking structure) within the greenlands. The plans submitted show a 3 storey parking garage underneath the 10 metre (32.8 ft.) buffer from the new engineered top of slope. Efforts should be made to provide an unencumbered buffer from the new engineered top of slope by setting the parking garage back, reducing the number of parking spaces provided, and/or adding another level of parking to reduce the parking garage floor plate.</p> <p>If this cannot be achieved, any buildings or structure including the underground parking garage must be located outside of the limits of the existing and proposed greenlands. A setback from the top of slope to the underground parking structure should be provided entirely on private property for the long term maintenance of the underground parking structure including any repairs/replacement requirements for the roof membrane. Maintenance work including construction access should not adversely impact the new engineered slope and naturalized planting within the greenlands.</p> <p>As a condition of this development application, prior to the enactment of a zoning by-law amendment, the applicant will gratuitously dedicate all lands below the established top of bank, as staked by the Credit Valley Conservation Authority</p>

Higher Living Development Inc.

File: OZ 16/008 W7

Agency / Comment Date	Comment
	<p>(CVC). The dedicated lands will be designated and zoned 'Greenlands' to allow for the long term, conservation and a connection to the City-owned greenlands system and Cooksville Creek. Any buffers above the top of bank which are unencumbered by either structures or maintenance easements should also be dedicated to the City.</p> <p>Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P 13, as amended) and in accordance with the City's Policies and By-laws.</p>
City Community Services Department – Heritage Planning (November 19, 2016)	No concerns. An Archaeological Report was undertaken in 2014 and Heritage Planning had no further concerns in this regard.
City Community Services Department – Arborist – Private Property	The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.
City Transportation and Works Department (April 4, 2017)	<p>The Transportation and Works Department will require clearance from Credit Valley Conservation Authority, particularly with respect to any impacts on the existing floodplain. An update of the Slope Stability and Geotechnical reports will be required. In addition, the underground parking will require flood proofing given its proximity to the greenbelt. The applicant has been advised of the concern with the location of the underground structure adjacent to the creek and has been requested to remove any encroachment with the hazard limit and/or buffer zone to ensure an unencumbered buffer from the new engineered top of slope.</p> <p>In addition to the matters noted above and notwithstanding the findings of the reports and drawings submitted to date, the applicant has been requested to provide additional technical details to address the following:</p> <ul style="list-style-type: none"> • Updated Phase One Environmental Site Assessment (ESA); • New Phase 2 ESA; • Submission of Letters of Reliance for the Phase 1 and 2 EAS; • Record of Site Condition;

Higher Living Development Inc.

File: OZ 16/008 W7

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> Storm drainage requirements. <p>A Transportation Impact Study has been submitted to address any operational, safety and access issues. Detailed traffic comments will be provided prior to the Recommendation meeting.</p> <p>This Department is not in favour of this application proceeding to a Recommendation Meeting until the above noted outstanding matters have been satisfactorily resolved.</p>
Rogers (January 31, 2017)	<p>Rogers Communications currently has existing aerial, buried coaxial and fiber TV in the area. Our standard offset in Mississauga is 2.3 m P/L on city roads.</p> <p>Locates are required before digging.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Fire Department Canada Post Economic Development</p>

Higher Living Development Inc.

File: OZ 16/008 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>24</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>11</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>13</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Clifton Public School</p> <table> <tr> <td>Enrolment:</td><td>346</td></tr> <tr> <td>Capacity:</td><td>468</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Camilla Road Senior</p> <table> <tr> <td>Enrolment:</td><td>676</td></tr> <tr> <td>Capacity:</td><td>669</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>Cawthra Park Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,309</td></tr> <tr> <td>Capacity:</td><td>1,044</td></tr> <tr> <td>Portables:</td><td>5</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> 	24	Kindergarten to Grade 6	11	Grade 7 to Grade 8	13	Grade 9 to Grade 12	Enrolment:	346	Capacity:	468	Portables:	0	Enrolment:	676	Capacity:	669	Portables:	2	Enrolment:	1,309	Capacity:	1,044	Portables:	5	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>5</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>4</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Timothy</p> <table> <tr> <td>Enrolment:</td><td>591</td></tr> <tr> <td>Capacity:</td><td>352</td></tr> <tr> <td>Portables:</td><td>5</td></tr> </table> <p>St. Paul Catholic Secondary School</p> <table> <tr> <td>Enrolment:</td><td>419</td></tr> <tr> <td>Capacity:</td><td>807</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	5	Junior Kindergarten to Grade 8	4	Grade 9 to Grade 12	Enrolment:	591	Capacity:	352	Portables:	5	Enrolment:	419	Capacity:	807	Portables:	0
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Higher Living Development Inc.

File: OZ 16/008 W7

Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

Mixed Use which permits a range of uses including a financial institution, funeral establishment, residential and restaurant (among others)

Greenlands which permits areas of natural hazards and/or natural areas where development is restricted to protect people and property from damage. Uses permitted include conservation, flood control and/or erosion management and parkland (among other uses)

Proposed Official Plan Amendment Provisions

The **Mixed Use** designation in the Official Plan permits the proposed use. An amendment to the **Greenlands** designation in the Official Plan is required to expand the boundary of the **Mixed Use** designation to permit a portion of the proposed building and underground parking area on the west side of the property.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications which are found below:

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 4 - Vision	Section 4.4.2 Section 4.4.5 Section 4.5.	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles

Higher Living Development Inc.

File: OZ 16/008 W7

	Specific Policies	General Intent
Section 5 - Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities. New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure
Section 5 - City Structure	Section 5.3.1.3 Section 5.3.1.4 Section 5.3.1.7 Section 5.3.1.9 Section 5.3.1.13	The Downtown will represent the area where the majority of the City's new population and employment growth will occur and is Mississauga's provincially mandated urban growth centre. The Downtown is subdivided into four character areas, one of which is Downtown Cooksville.
Section 5 - Direct Growth - Corridors	Section 5.4.1 Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.5 Section 5.4.6 Section 5.4.7 Section 5.4.8 Section 5.4.9 Section 5.4.10	Corridors connect various elements of the city to each other. Over time, many of these Corridors will evolve and accommodate multi-modal transportation and become attractive public spaces in their own right. Some Corridors have been identified as appropriate locations for intensification and generally comprise of the road right-of-way. Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. The subject property is located within an "Intensification Corridor".

Higher Living Development Inc.

File: OZ 16/008 W7

	Specific Policies	General Intent
Section 5 – Intensification Areas	Section 5.5.1 Section 5.5.4 Section 5.5.5 Section 5.5.7 Section 5.5.8 Section 5.5.9	<p>The subject land is located close to the Dundas Street West and Hurontario Street intensification corridors. Corridors have been identified as appropriate locations for intensification and as such additional policies have been developed to address their potential.</p> <p>Transit services infrastructure will utilize Corridors to connect Intensification Areas</p> <p>Local area plans will consider the appropriateness of transit supportive uses at the intersection of two Corridors. Local area plans may permit additional heights and densities at these locations provided that the development reduces the dependency on cars and supports the policies of this Plan.</p>
Section 7 – Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2	<p>The official plan supports the creation of complete communities and that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive.</p> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>
Section 9 - Building a Desirable Urban Form	Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.1.6 Section 9.2.2 Section 9.3 Section 9.4 Section 9.5	<p>The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.</p> <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required</p>

Higher Living Development Inc.

File: OZ 16/008 W7

	Specific Policies	General Intent
Section 9 - Intensification Areas	Section 9.2.1.1 Section 9.2.1.2 Section 9.2.1.3 Section 9.2.1.4 Section 9.2.1.8 Section 9.2.1.10 Section 9.2.1.11 Section 9.2.1.12 Section 9.2.1.13 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.2.1.21 Section 9.2.1.22 Section 9.2.1.25 through to Section 9.1.2.37	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant forms and tenures/ It is important that infill "fits" within the existing building urban context and minimizes undue a range of sales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</p> <p>High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character.</p> <p>Development will be sited and massed to contribute to a false and comfortable environment. Site development should respect and maintain the existing grades, conserve energy, provide enhanced streetscaping and contribute to the quality and character of existing streets.</p> <p>Tall buildings design and materials selected are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.</p>
Section 9 – Gateways, Routes, Landmarks and Views	Section 9.3.3.2 Section 9.3.3.8	<p>Tall buildings have a greater presence on the skyline and are required to have the highest quality architecture.</p> <p>Views of significant natural and man-made features should be created, maintained and enhanced where appropriate.</p>
Section 9 – Site Development Buildings	Various Sections	<p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p>

Higher Living Development Inc.

File: OZ 16/008 W7

	Specific Policies	General Intent
Section 11 General Land Use Designation	Section 11.2.6 Section 11.2.6.1 Section 11.2.6.2 Section 11.2.6.3 Section 11.2.6.4 Section 11.2.6.5 Section 11.2.6.6	<p>Residential uses are permitted in a Mixed Use designation and will be encouraged through infilling to consolidate the potential of these areas and to restrict their linear extension into stable, non-commercial areas.</p> <p>Residential uses will be discouraged on the ground floor and will be combined on the same lot or same building with another permitted use.</p>
Section 12 – Downtown - General Policies	Section 12.1.3.1 Section 12.1.3.2 Section 12.1.3.3 Section 12.4.1	<p>Mixed Uses with the Downtown promote major offices and proposed development will be pedestrian oriented and street related.</p> <p>Compatible development is encouraged that recognizes the scale and enhances the form and character of Mixed Use areas.</p>
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Higher Living Development Inc.

File: OZ 16/008 W7

Summary of Existing and Proposed Zoning Provisions**Existing Zoning By-law Provisions**

C4 (Main Street Commercial) which permits a retail store, restaurant, take-out restaurant, veterinary clinic, animal care establishment, funeral establishment, personal service establishment, commercial school, financial institution, repair establishment, beverage/food preparation establishment, office, medical office, overnight accommodation, recreational establishment, entertainment establishment, private club, university/college, parking lot, apartment dwelling, dwelling unit located above the first floor of a commercial building, maximum building height of 3 storeys.

Proposed Zoning Standards

C4-Exception (Main Street Commercial) to permit residential apartments in addition to commercial uses listed above.

	Required G-1 (Greenlands – Natural Hazards) Zoning By-law Standards	Required C4- (Main Street Commercial) Zoning By-law Standards	Proposed C4- Exception (Main Street- Commercial) Zoning By-law Standards
Apartment Dwelling	Not Permitted	Permitted	Proposed
Maximum height	N/A	16.0 m (52.5 ft.) and 3 storeys	98.18 m (322.1 ft.) and 29 storeys
Maximum front yard	N/A	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
Minimum interior side yard abutting a Residential Zone	N/A	4.5 m (14.8 ft.)	0.9 m (2.9 ft.)
Minimum depth of a landscape buffer measured from the lot line that is a street line	N/A	0.0 m (0.0 ft.)	1.5 m (4.9 ft.)
Minimum number of parking spaces per dwelling unit	N/A	367 parking spaces	316 parking spaces
Minimum number of visitor parking spaces per dwelling unit	N/A	45 parking spaces	45 parking spaces
Bicycle Spaces	N/A	226 spaces	236 spaces

**Recommendation Report
Detailed Planning Analysis**

Owner: Mississauga I GP Inc. (Emblem Developments)

86-90 Dundas Street East

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1. Community Comments

Although community and public meetings were held, there were not any comments from the public on these applications

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on February 5, 2020. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Comments updated June 10, 2020, state that Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

The evaluation of the noise sources that may have an impact on this development included road traffic. Noise mitigation will be required, including sound barriers for outdoor living areas; the details of which will be confirmed through the Site Plan process. Potential noise sources that may be generated by the development, including mechanical equipment, will be mitigated through the detailed design of the building.

The Functional Servicing Report (FSR) indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving watercourse, on-site stormwater management controls for the post development discharge is required.

The applicant has demonstrated a satisfactory stormwater servicing concept, including a commitment to manage the groundwater onsite generated from the proposed underground parking, and that there will be no impact on the receiving watercourse. Water reuse for landscaped areas on site is being pursued.

Additional information is required to satisfy the groundwater management strategy, slope stability requirements, construction of the outlet, as well as overall refinement of the stormwater management report, all of which can be addressed prior to the lifting of the 'H' holding symbol.

A total of four (4) traffic impact study (TIS) submissions were provided by GHD in support of the proposed development. Each submission was reviewed and audited by the City's Transportation and Works Department. Based on the fourth submission, dated September 24, 2019 the study complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 76 (19 in, 58 out) and 124 (70 in, 54 out) two-way site trips for the weekday AM and PM peak hours in 2021

respectively given the site's close proximity to higher order transit (Future Hurontario LRT and Dundas BRT).

With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

The results of the Environmental Site Assessments prepared by Soil-Mat Engineers & Consultants Ltd. indicate that remediation of the site is required; Environmental Consideration and Preliminary Remedial Action Plan, dated September 20, 2018, prepared by Soil-Mat Engineers & Consultants Ltd. has been received. The report outlines the proposed remediation plan for the property.

Upon completion of the remediation, a Final Clean-up Report must be submitted to the City confirming the suitability of the site, including any lands to be conveyed to the City, for the intended use. In addition, a Record of Site Condition must be filed in accordance with Ministry of Environment, Conservation and Parks regulations, and all supporting documents must be submitted to the City.

All of the above-mentioned environmental matters will be addressed prior to the lifting of the 'H' holding symbol.

Municipal infrastructure, including but not limited to storm sewer outlet works, road works along Dundas Street East, land dedication/easement and watercourse works (including gabions/armour stone replacement, slope stability and toe protection works) are required as a result of this development.

These requirements will be further evaluated as part of the municipal infrastructure detailed design prior to the lifting of the 'H' holding symbol.

Other site specific details related to internal site grading and servicing connections will be dealt with through the Site Plan process.

Community Services

Comments updated May 14, 2020, state that in the event that the application is approved, the Community Services Department Park Planning Section notes that the proposed development is adjacent to City owned lands, Cooksville Park (P-071), zoned G1 and identified as a Significant Natural Area in the Natural Heritage System. In support of this development, through the lifting of the "H" condition in the implementing zoning by-law, all hazard lands and associated buffers identified within the Natural Heritage System shall be gratuitously dedicated to the City for long term conservation and protection. All restoration works proposed within the hazard lands, buffer block and engineered slope within the future Greenlands will be reviewed and approved through the Holding Provision removal application.

Proposed development is approximately 120 m (393 ft.) from John C Price Park (P-202) which includes a play structure and 500 m (.3 miles) from Red Oaks Park (P-103) that includes a multi-use pad and a play structure. Furthermore, it is noted that prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning

Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.

Credit Valley Conservation (CVC)

Comments updated May 12, 2020, state that CVC provides planning and technical clearance services to the City of Mississauga and Region of Peel as it relates to natural heritage protection and natural hazard management. The development limits have been finalized through the most recent submission. Through the detailed design process, any outstanding items such as site grading and restoration, erosion and sediment control, stormwater management, and permitting will be finalized.

School Accommodation

On May 27, 1998, Council adopted Resolution 152-98 which, among other things requires that a Bill 20 development application include the following as a condition of approval:

Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.

In comments, dated May 18, 2020 from the Peel District School Board and dated May 12, 2020 from the Dufferin-Peel Catholic District School Board staff responded that they are

satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.

3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019*

The *Provincial Policy Statement (PPS)* and the *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

4. Consistency with PPS

Section 1.1.3.3 of the PPS states that "planning authorities shall identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment" and Section 1.1.3.4 of the PPS states that "appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety."

The PPS is implemented through the City's official plan policies. Specifically as it relates to this proposal, Section 5.3.1.9 of Mississauga Official Plan (MOP) (Downtown) states that the Downtown will develop as a major regional centre and is the primary location for mixed use development. The Downtown will contain the greatest concentration of activities and variety of uses.

Section 9.2.1 of MOP (Intensification Areas) indicates that intensification areas such as Downtown are a major building block of the city pattern and, as such, will be expected to exhibit high standards of urban design that will result in vibrant and memorable urban places. They are intended to create order and a sense of place, with a scale that varies with their intended purpose and role in the urban hierarchy.

In order to achieve the vision for Intensification Areas as vibrant, mixed use areas, serviced by multi-modal transportation, the physical form, relationship among buildings and spaces and the quality of the built environment will be critical in making these areas successful.

The applications seek to permit a 16 storey apartment building having 336 dwellings and 320.7 m² (3,451 ft²) of ground floor commercial space. The development is located along a future Bus Rapid Transit line and within 260 metres (853 ft.) of a future Light Rail Transit line Hurontario Street. The proposal is contributing to the vibrancy of Downtown Cooksville through the intensification of an underutilized parcel of land.

Natural Heritage / Flood Free Access

Section 2.1.1 of the PPS states that "natural features and areas shall be protected for the long term" and Section 2.1.8 of the PPS states that "development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

Section 3.1 b) of the PPS states that "development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards."

Section 3.1.2 c) of the PPS states that "development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it can be demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard."

A portion of the subject property is currently designated **Greenlands** on Schedule 10 of MOP, and contains significant natural areas and natural green spaces, and natural hazards (floodplain) as identified on Schedule 3 of MOP. Section 6.3.32 of MOP indicates that development and site alteration will not be permitted within or adjacent to Natural Green Spaces, Linkages and Special Management Areas unless it has been demonstrated that there will be no negative impact to the natural heritage features and their ecological functions and opportunities for their protection, restoration, enhancement and expansion have been identified.

The applicant submitted an Environmental Impact Study (EIS) by Beacon Environmental demonstrating that there will be no negative impacts on the natural features or their ecological function and the proposed development would be located outside the floodplain. The EIS is recommending the placement of vegetation between the creek and top of bank to assist with bank stabilization. The applicants will be re-grading portions of the property to ensure development occurs outside of the regional flood line. The Transportation and Works Department, Community Services Department and the Credit Valley Conservation have indicated no concerns with the applications from a flood free access perspective, and no objection to the findings of the EIS and development proceeding subject to the dedication of lands adjacent to the creek and the mitigation measures provided in the EIS; all of which will be secured in a development agreement.

The relevant MOP policies in this report are consistent with the PPS.

5. Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in strategic growth areas." It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 9.2.1 *Intensification Areas* of MOP states that Intensification Areas are the principal location for future growth and include the Downtown. They are planned areas within the municipality where the City has identified the appropriate type and scale of development. Section 9.2.10 states that appropriate height and built form transitions will be required between sites and their surrounding areas.

The relevant MOP policies in this report conform with the Growth Plan for the Greater Golden Horseshoe.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these applications.

6. Region of Peel Official Plan

The subject property is located within the Urban System and more specifically within a Core Area within the Greenlands System within the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct

development and redevelopment to the Urban System to achieve and urban structure, form and densities which are pedestrian oriented, transit supportive and context appropriate.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. The policies address the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. The policies envision that growth will be directed to Intensification Areas comprised of the Downtown (among others) that will promote a desirable urban form that supports transit.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

Comments were provided by the Region of Peel indicating that the official plan amendment has been exempted from Regional Approval.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan policies for the Cooksville Downtown Character Area, to permit a residential apartment building. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific official plan amendments:

- ***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?

- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***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?***

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject site is located in the Downtown Cooksville Character Area, which is currently occupied by a one storey commercial building that is vacant, a one storey motor vehicle sales facility building and associated surface parking lot. The anticipated population is well within the forecasted growth for the character area.

4.2.

The subject site is designated **Mixed Use**, which permits commercial and residential uses. The applications propose to redesignate the site to **Residential High Density** to permit a 16 storey apartment building with ground floor commercial floor space. The proposal is meeting the objectives of intensification in the Downtown Cooksville Character Area of the City.

Natural Heritage

The applicant submitted a revised Environmental Impact Statement (EIS) by Beacon Environmental demonstrating that there will be no negative impacts on the natural features or their ecological function and the proposed development would be located outside the floodplain. In addition, a proposed grading plan has been submitting indicating how grading will occur on the property and in proximity to Cooksville Creek. Credit Valley Conservation Authority, the Community Services Department and the Transportation and Works Department have reviewed the information in support of the proposal and have indicated no objection from a natural heritage perspective, subject to mitigation measures provided in the EIS, which will be secured in a development agreement and implemented through site plan approval.

Compatibility with the Neighbourhood

Intensification within the Downtown is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Downtown Cooksville Character Area, which is an Intensification Area. A range of uses are permitted in the

Downtown including residential and commercial uses. The surrounding lands include high density residential to the east, commercial uses to the north and the Cooksville Creek to the west. The proposed amendment is compatible with the surrounding area.

Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit routes:

Routes 1, 1c, 101, 101A on Dundas Street, which have direct access to the Dixie GO Station, and the Kipling and Islington subway stations (TTC).

There is a transit stop on Dundas Street East within 44 m (144 ft.) of the site for east bound service. There is a transit stop on Dundas Street East within 79 m (259 ft.) for westbound service.

The site is also within 850 m (.53 miles.) of the Cooksville GO Station.

The proposal is served well by facilities in Downtown Cooksville. This includes retail, financial institutions,

restaurant, service commercial, and offices. This area is well served by community facilities such as the Cooksville Library, John C. Price Park, and Mississauga Hanson Road YMCA Child Care Centre, all within a 1 km (0.62 mile) radius of the site.

The site has access to a multi-use trail that follows the Cooksville Creek northward to the Mississauga Valley Community Centre located approximately 2 km (1.24 miles) away.

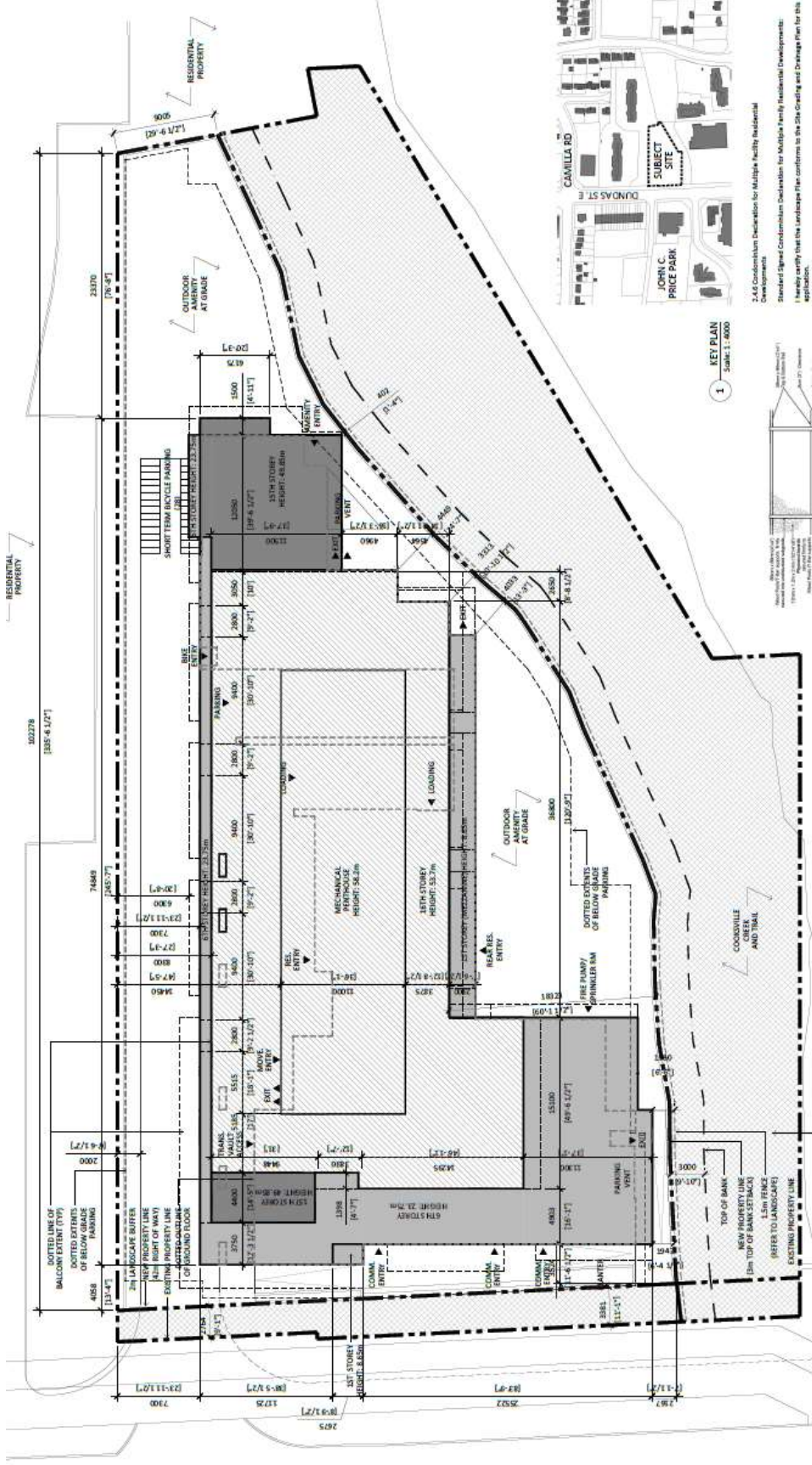
For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

8. Revised Site Plan and Elevations

The applicant has provided elevations as follows and a revised site plan as follows:



Elevations



Site Plan

9. Zoning

The proposed **H-RA4-Exception** (Apartments) is appropriate to accommodate the proposal.

The site is currently zoned **C4** (Mainstreet Commercial) however the proposal is characteristic of a **RA4** (Apartments) zone. Below is an updated summary of the proposed exception zone regulations in comparison to the base RA4 zone regulations.

Proposed Zoning Regulations

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
Maximum Floor Space Index (FSI) – Apartment Zone	1.8	6.6
Minimum Front Yard	7.5 m (24.6 ft.) to 10.5 m (34.4 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard	4.5 m (24.6 ft.) to 9.0 m (29.5 ft.)	6.0 m (19.7 ft.)
Minimum Interior Side Yard abutting a Greenlands zone	The greater of 5.0 m (16.4 ft.) or the required yards/setback	0.08 m (0.2 ft.)
Maximum encroachment of a balcony above the first storey into a	1.0 m (3.28 ft.)	2.1 m (6.9 ft.)

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
required yard		
Minimum setback from underground parking structure to any lot line	3.0 m (9.8 ft.)	0.7 m (2.3 ft.)
Minimum setback from underground parking structure to a greenlands zone	3.0 m (9.8 ft.)	1.9 m (6.23 ft.)
Minimum Amenity Area per dwelling unit	5.6 m ² (60.3 ft ²)	4.9 m ² (52.7 ft ²)
Minimum landscaped area	40% of lot area	29% of lot area
Minimum depth of a landscape buffer abutting a Residential (not apartments) or Greenlands Zone	4.5 m (14.8 ft.)	2.0 m (6.5 ft.)
Minimum number of parking spaces	1.25 resident spaces per one-bedroom unit 1.40 resident space per two-bedroom unit 1.75 resident spaces per three-bedroom unit	0.9 resident spaces per one-bedroom unit 1.0 resident spaces per two-bedroom unit 1.3 resident spaces per three-bedroom unit

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
	0.20 visitor spaces per unit	0.15 visitor spaces per unit
Minimum number of bicycle parking	N/A	0.7 space per dwelling unit (long term) 0.08 spaces per dwelling unit (short term)
Shared Parking between non-residential uses and visitor parking spaces	Not permitted to be shared	Required parking for non-residential uses shall be shared with residential visitor spaces. The greater required parking between non-residential uses and visitor parking spaces shall apply.

- of Mississauga, the Region, Credit Valley Conservation and any other appropriate authority
- Receipt of any additional technical reports, studies, drawings, to the satisfaction of the City, in support of the municipal infrastructure detailed design, including but not limited to:

- A revised and updated Phase II ESA to include the description and discussion of lands to be dedicated to the City, including any required figures and reliance letter
- A Final Clean-up Report confirming the suitability of the lands, including land dedications, upon completion of remediation
- An updated Functional Servicing Report and Stormwater Management Report
- An updated Geotechnical Report/Assessment
- Receipt of confirmation that the Record of Site Condition has been filed with the Ministry of Environment, Conservation and Parks, together with any supporting documentation
- Satisfactory arrangements for Waste Collection with the Region of Peel
- Satisfactory water and waste water arrangements with the Region of Peel

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

10. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- Land dedications;
- Upgraded streetscape commitments;
- Channel works along the Cooksville Creek to the satisfaction of the Credit Conservation Authority;
- Execution of a Development Agreement with Municipal Infrastructure Schedules in a form satisfactory to the City

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as landscaping, restorative vegetation in hazard lands, stormwater management and grading.

12. Conclusions

In conclusion, City staff has evaluated the applications to permit a 16 storey apartment building having 336 dwellings and 320.7 m² (3452 ft²) of ground floor commercial space against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The applications are seeking to intensify an underutilized parcel within the Downtown Cooksville Character Area. The proposal is compatible with adjacent uses and provides for a built form that is transit supportive and supports a mix of housing choice in the City.

Staff are of the opinion that the applications are consistent with and conform to Provincial, Region and City planning instruments. Staff has no objection to the approval of this application, subject to the recommendations provided in the staff report.