MISSISSAUGA

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

DATE OF NOTICE	December 01, 2020	
OPA NUMBER	OPA 114 (By-law 0258-2020)	
ZONING BY-LAW NUMBER	0259-2020	
DATE PASSED BY COUNCIL	November 25, 2020	
LAST DATE TO FILE APPEAL	**December 21, 2020**	
FILE NUMBER	OZ 18/016	Ward 5
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY LOCATION	North side of Eglinton Avenue East, east of Hurontario Street, in the City of Mississauga	

TAKE NOTICE that on November 25, 2020 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 114 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 for a portion of the subject lands from Residential High Density to Residential Medium Density, Public Open Space and no designation (road) and from Residential Medium Density to Residential High Density, Public Open Space and no designation (road), and to amend Special Site 2 and add a special site to the Uptown Major Node Character Area.

The purpose of the Zoning By-law is to permit six apartment buildings containing a maximum of 2500 units with heights of 19, 24, 25, 35, 35 and 37 storeys, in addition to a maximum of 20 three storey townhouses, and a public park. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "RM6-13" (Townhouses on a CEC-Road – Exception), "H-RA5-55" (Apartments – Exception with a Holding Provision) and "OS1" (Open Space – Community Park). "D" permits a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure. "RM6-13" permits 4 three storey townhouses on a common element condominium road. Upon removal of the "H" provision, the "RA5-55" zone will permit 19, 24, 25, 35, 35 and 37 storey apartment buildings with retail and commercial uses and 20 three storey townhouses. "OS1" permits passive and active recreational uses and stormwater management facilities.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 114 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 with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **December 21, 2020**, by mail, courier, or in person by booking an appointment at https://reservation.frontdesksuite.com/mississauga/reservation and selecting Other Inquiries.

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 **Lorie Sterritt** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5403**

S. Smith

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

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0259-2020

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

WHEREAS pursuant to section 34 and 36 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 which includes a holding provision;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.6.55	Exception: RA5-55	Map # 36W	By-law:
In a RA5-55 zone the permitted **uses** and applicable regulations shall be as specified for a RA5 zone except that the following **uses**/regulations shall apply:			
Additional Permitted Uses			
4.15.6.55.1	(1) **Townhouse** (2) **Retail Store** (3) **Motor Vehicle Rental Facility** (4) **Restaurant** (5) **Take-out Restaurant** (6) **Personal Service Establishment** (7) **Commercial School** (8) **Private School** (9) **Day Care** (10) **Financial Institution** (11) **Medical Office** (12) **Office** (13) **Recreational Establishment**		
Regulations			
4.15.6.55.2	The provisions of Subsection 2.1.14, Articles 2.1.2.1, 2.1.9.2, 2.1.9.4, and 4.1.15.1, and the regulations of Lines 3.0, 4.0, 5.0, 8.0, 9.0, 10.0, 11.1, 11.2, 15.2, 15.3, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.55.3	For the purposes of this By-law, all lands zoned RA5-55 shall be considered one **lot**		
4.15.6.55.4	The **uses** contained in Clauses 4.15.6.55.1(2) to 4.15.6.55.1(13) of this Exception shall only be located within a **building**, **structure** or part thereof, used for an **apartment**, **long-term care building**, **retirement building** or any other combination thereof		

4.15.6.55	Exception: RA5-55	Map # 36W	By-law:
4.15.6.55.5	The **uses** permitted in Clauses 4.15.6.55.1(2) to 4.15.6.55.1(13) of this Exception shall only be located on the **first storey** of the **building** in Buildable Area 'C' identified on Schedule RA5-55 of this Exception along the **streetwall** of Eglinton Avenue East		
4.15.6.55.6	Maximum number of apartment **dwelling units**		2 500
4.15.6.55.7	Maximum number of townhouse **dwelling units**		20
4.15.6.55.8	Minimum **floor area** to be used for non-residential **uses** identified in Clauses 4.15.6.55.1(2) to 4.15.6.55.1(13) of this Exception		1 300 m^2
4.15.6.55.9	Maximum **gross floor area - apartment zone** per **storey** for each **storey** above 12 **storeys**		850 m^2
4.15.6.55.10	The **height** of the **townhouses** will be calculated using **established grade**		
4.15.6.55.11	Maximum encroachment outside of the buildable area of a **porch** or **deck** inclusive of stairs located at and accessible from the **first storey** of a **townhouse**		1.6 m
4.15.6.55.12	Minimum number of resident **parking spaces** per studio apartment **dwelling unit**		0.8
4.15.6.55.13	Minimum number of resident **parking spaces** per one-bedroom apartment **dwelling unit**		0.9
4.15.6.55.14	Minimum number of resident **parking spaces** per two-bedroom apartment **dwelling unit**		1.0
4.15.6.55.15	Minimum number of resident **parking spaces** per three-bedroom apartment **dwelling unit**		1.3
4.15.6.55.16	Minimum number of **parking spaces** for **townhouses**		2
4.15.6.55.17	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/ non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential **uses**, located in the same **building** or on the same **lot** as the residential **use**, except **restaurant** and **take-out restaurant**. Parking for **restaurant** and **take-out restaurant** shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.55.18	Resident **tandem parking spaces** are permitted		
4.15.6.55.19	Maximum number of resident **tandem parking spaces**		20% of total required resident **parking spaces**
4.15.6.55.20	Minimum vertical depth		1.0 m
4.15.6.55.21	Minimum **landscaped area**		25% of the **lot area**
4.15.6.55.22	Minimum **amenity area**		4.5 m^2 per **dwelling unit**

4.15.6.55	Exception: RA5-55	Map # 36W	By-law:
4.15.6.55.23	"Podium" means the base of a **building**, **structure** or part thereof, located at or above **established grade**, that projects from the tower portion of the **building**		
4.15.6.55.24	"Height of a Podium" means the vertical distance between the **established grade** and the highest point of the roof surface of the podium		
4.15.6.55.25	"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 **parking structure**		
4.15.6.55.26	All site development plans shall comply with Schedule RA5-55 of this Exception		
Holding Provision			
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-55 by further amendment to Map 36W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement: (1) delivery of an executed agreement for affordable housing pursuant to section 37 of the *Planning Act* consisting of an affordable housing contribution of either $15 million, or 5% of total units proposed (up to 125 affordable ownership units) on site (mix of one and two-bedroom unit types), or a partnership with a non-profit housing provider to deliver 5% of total units proposed (up to 125 affordable ownership or rental units), or that a combination of these contributions be made; (2) such additional contributions to Paragraph (1) if determined to be applicable based on the City of Mississauga's Bonus Zoning Policy 07-03-01, will be subject to the terms of the section 37 agreement in a form and content satisfactory to the Planning and Building Department.		

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 "D" to "RM6-13", "H-RA5-55" and "OS1", the zoning of Part of Lot 1, Concession 1, East of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM6-13", "H-RA5-55" and "OS1" 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 "RM6-13", "H-RA5-55" and "OS1" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 114 is in full force and effect.

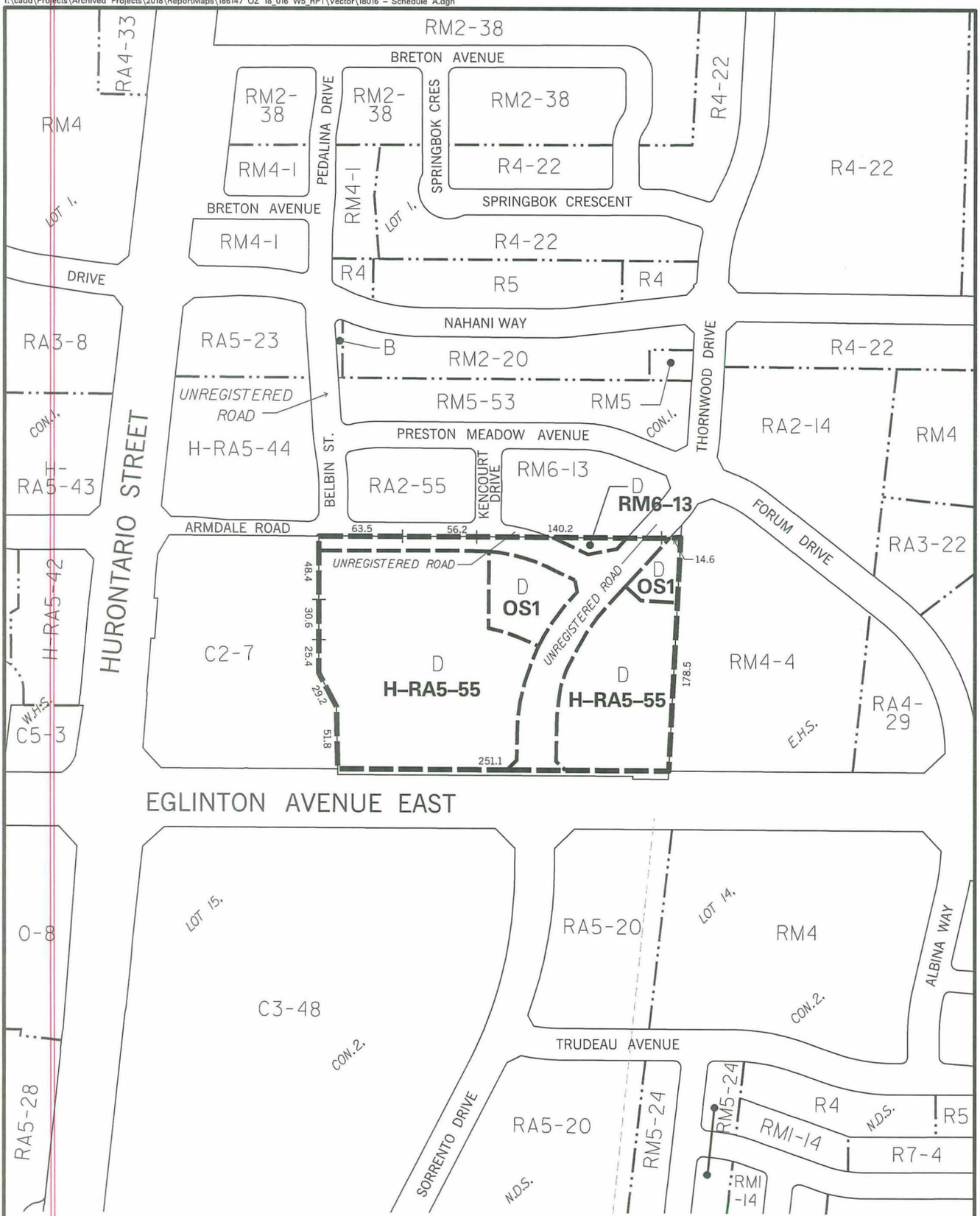
ENACTED and PASSED this 25th day of November 2020.

APPROVED AS TO FORM CITY SOLICITOR MISSISSAUGA			
MM			
Date	2020	11	19

Bonnie Crombie
MAYOR

CLERK

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0 50 100 150 200

metres

This is not a Plan of Survey. Dimensions shown taken from Plan 43R–38898 and Plan 43R–39187.

THIS IS SCHEDULE "A" TO

BY–LAW 0259-2020

PASSED BY COUNCIL ON

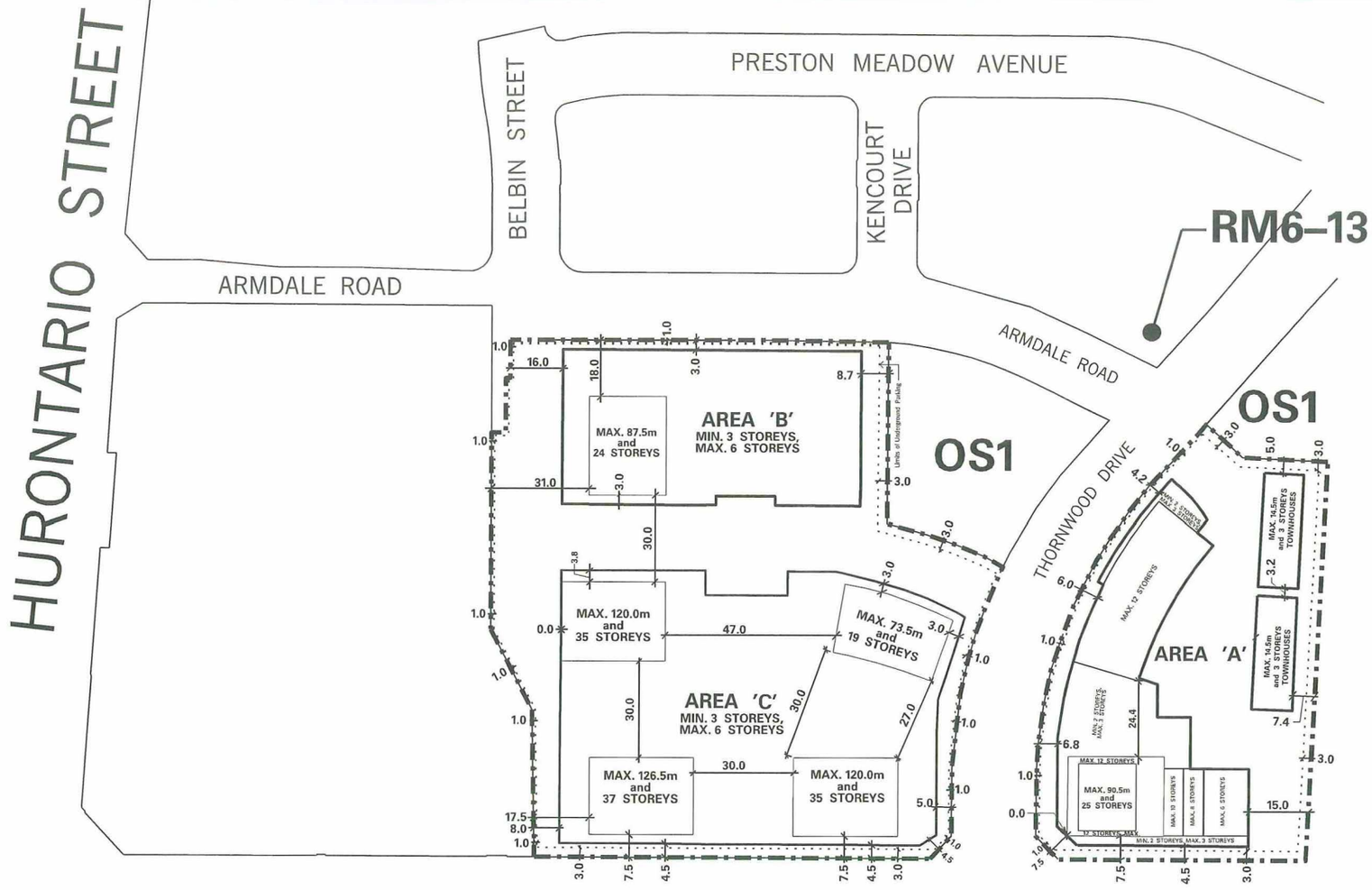
November 25, 2020

CITY OF MISSISSAUGA

Z–36w M.P.

OZ 18/016 W5

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

This is not a Plan of Survey

BUILDABLE AREA

LIMITS OF UNDERGROUND PARKING

THIS IS SCHEDULE "RA5–55"

AS ATTACHED TO BY–LAW 0259 - 2020

PASSED BY COUNCIL ON November 25, 2020

APPENDIX "A" TO BY-LAW NUMBER 0259-2020

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit six apartment buildings containing a maximum of 2500 units with heights of 19, 24, 25, 35, 35 and 37 storeys, in addition to a maximum of 20 three storey townhouses, and a public park.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "RM6-13" (Townhouses on a CEC-Road - Exception), "H-RA5-55" (Apartments - Exception with a Holding Provision) and "OS1" (Open Space - Community Park)

"D" permits a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure.

"RM6-13" permits 4 three storey townhouses on a common element condominium road.

Upon removal of the "H" provision, the "RA5-55" zone will permit 19, 24, 25, 35, 35 and 37 storey apartment buildings with retail and commercial uses and 20 three storey townhouses.

"OS1" permits passive and active recreational uses and stormwater management facilities.

Location of Lands Affected

North side of Eglinton Avenue East, east of Hurontario Street in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Lorie Sterritt of the City Planning and Building Department at 905-615-3200 ext. 5403.

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0258-2020

A by-law to Adopt Mississauga Official Plan Amendment No. 114

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. 114, 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 changes to the land use designations and special site policies in the Uptown Major Node 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. 114 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 25th day of November, 2020.

APPROVED AS TO FORM CITY SOLICITOR MISSISSAUGA			
MM			
Date	2020	11	19

Bonnie Crombie

MAYOR

CLERK

Amendment No. 114

to

Mississauga Official Plan

By-law No. 0258-2020

A by-law to Adopt Mississauga Official Plan Amendment No. 114

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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. 114, 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 changes to the land use designations and special site policies in the Uptown Major Node 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. 114 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 25 day of November, 2020.

Signed Bonnie Crombie
MAYOR

Signed
CLERK

Amendment No. 114

to

Mississauga Official Plan

The following text and Maps "A" to "D" attached constitutes Amendment No. 114

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 October 16, 2020, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation for a portion of the subject lands from Residential High Density to Residential Medium Density, Public Open Space and no designation (road) and from Residential Medium Density to Residential High Density, Public Open Space and no designation (road), and to amend Special Site 2 and add a special site to the Uptown Major Node Character Area.

LOCATION

The lands affected by this Amendment are located on the north side of Eglinton Avenue East, east of Hurontario Street in the City of Mississauga. The subject lands are 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 the outstanding site specific appeals to the Local Planning Appeal Tribunal.

The subject lands are designated Residential High Density and Residential Medium Density and are subject to Special Site policies. The Residential High Density policies permit apartment buildings and the Residential Medium Density policies permit townhouses. The Major Node Character Area policies permit a maximum floor space index of 2.9 and a maximum height of 25 storeys.

An Official Plan Amendment is required to permit three apartment buildings with heights of 35, 35 and 37 storeys, and require a minimum of 1 300 m^2 of retail commercial and office space. The proposal is for six apartment buildings with a floor space index (FSI) of 5.6.

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

1. Major Nodes are intended to facilitate intensification through tall buildings and a higher density.

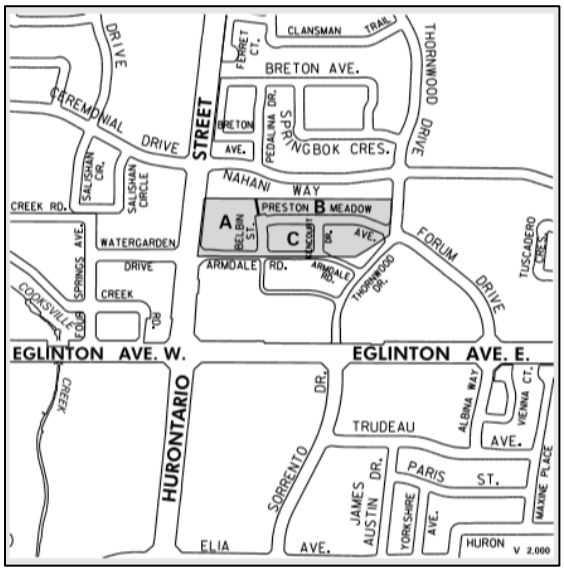
2. Buildings higher than 25 storeys can be considered in the Major Node where the policies in Section 13.1.1.3 of Mississauga Official Plan have been satisfied. The proposed development meets the intent of these policies through the introduction of stepped podiums along all property lines, distribution of density on the site and transition in heights to address the lower densities of the surrounding neighbourhoods.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.4, Uptown Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting the ***floor space index (FSI)*** ranges from the subject site, revising the location of Special Site 2 and adding Special Site 8 in accordance with the changes to the Special Site Policies.

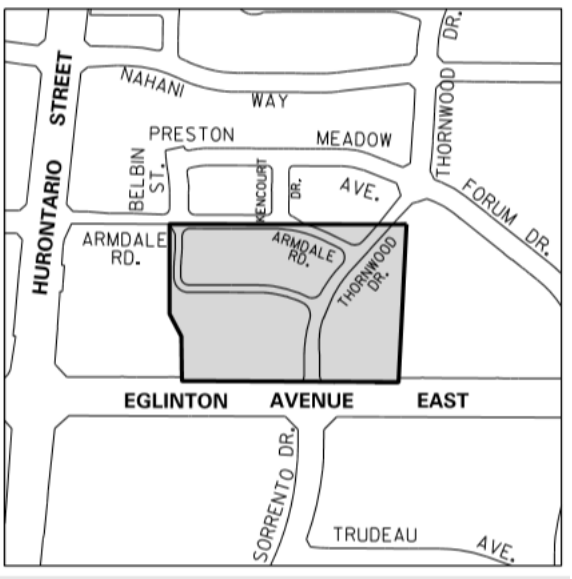
2. Section 13.4.4, Special Site Policies, Uptown Major Node Character Area, of Mississauga Official Plan, is hereby amended by replacing the Special Site 2 map with the following:

   13.4.4.2 Site 2



3. Section 13.4.4, Special Site Policies, Uptown Major Node Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

13.4.4.8 Site 8



13.4.4.8.1 The lands identified as Special Site 8 are located on the north side of Eglinton Avenue East, east of Hurontario Street.

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

a. a maximum ***floor space index (FSI)*** of 5.6 will be permitted;

b. a minimum of 1 300 m^2 of retail commercial and office space will be required.

13.4.4.8.3 Notwithstanding the maximum height provisions, three apartment buildings with maximum building heights of 35, 35 and 37 will be permitted.

4. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by adding land to the Green System as shown on Map "A" of this Amendment.

5. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by adding land to the Green System as shown on Map "B" of this Amendment.

6. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by adding land to Public and Private Open Spaces, as shown on Map "C" of this Amendment.

7. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing a portion of the subject lands from Residential High Density to Residential Medium Density, Public Open Space and no designation (road) and from Residential Medium Density to Residential High Density, Public Open Space and no designation (road) as shown on Map "D" 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.

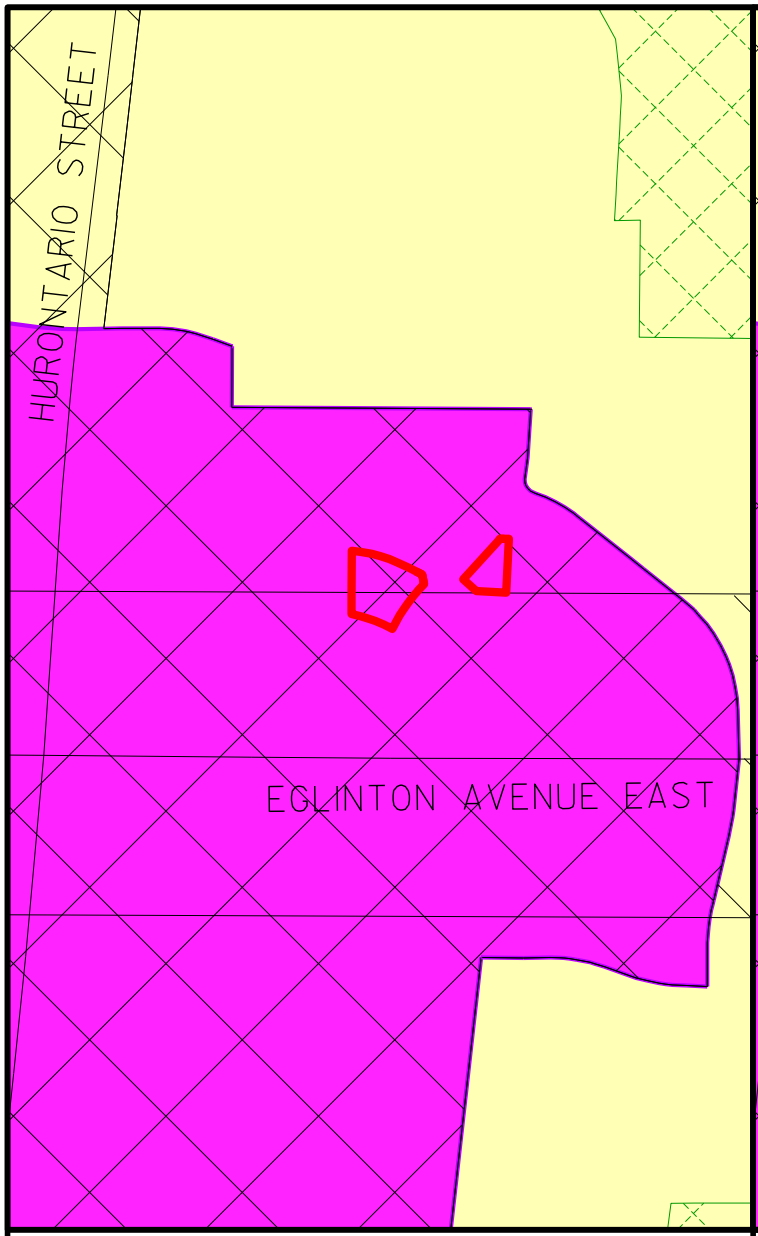
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan November 22, 2019.

INTERPRETATION

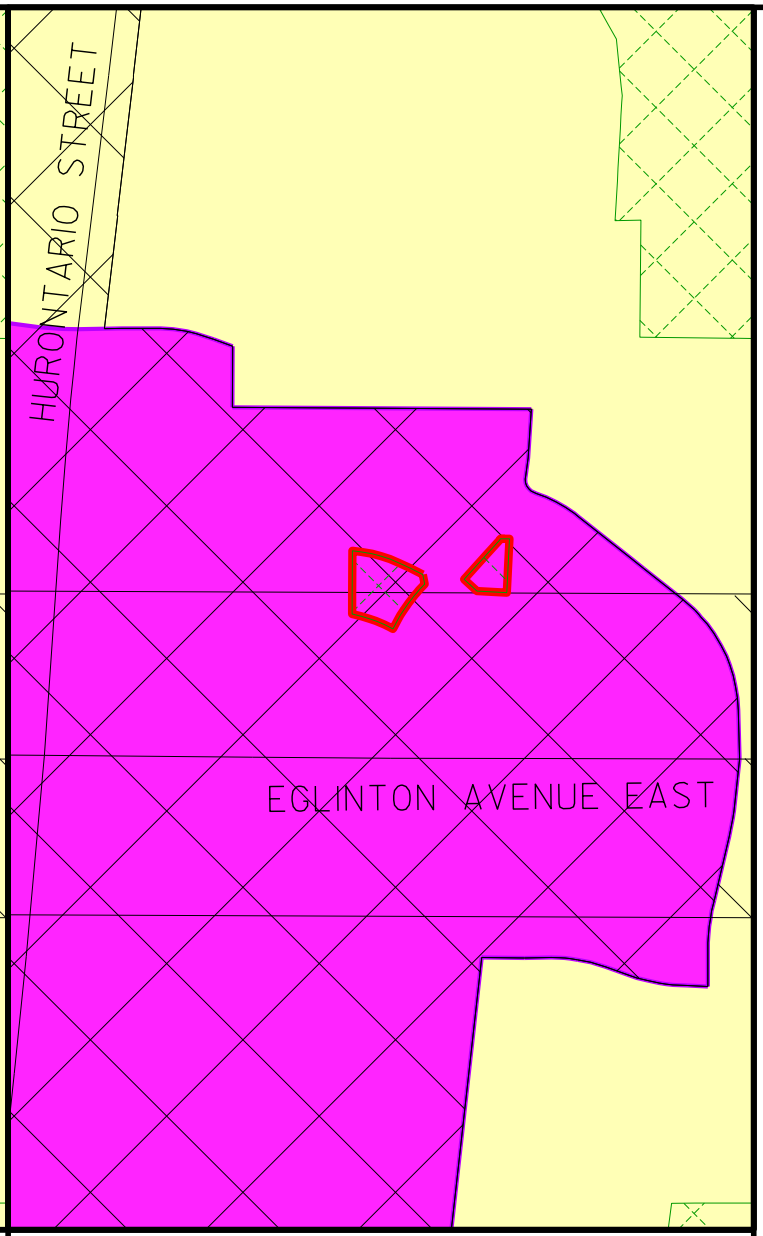
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

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

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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.

0 50 100 150 200
metres

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

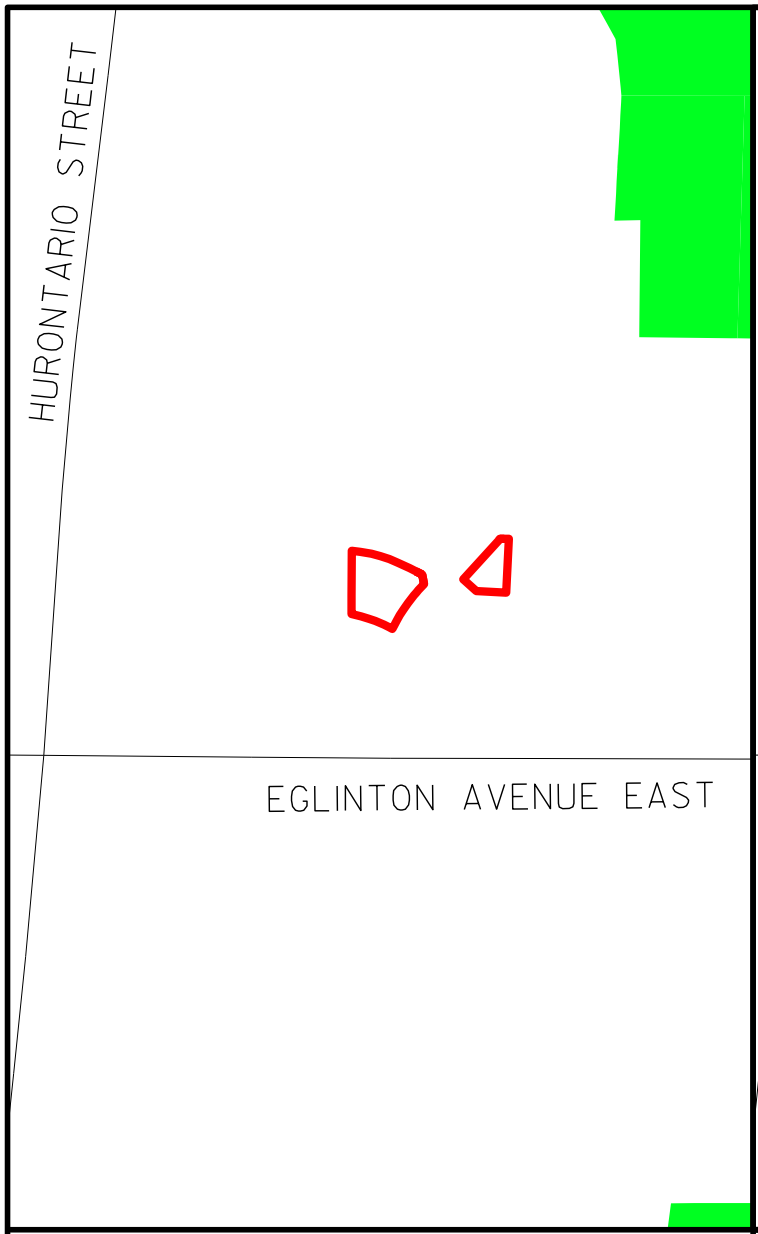
MISSISSAUGA

2020/08/24

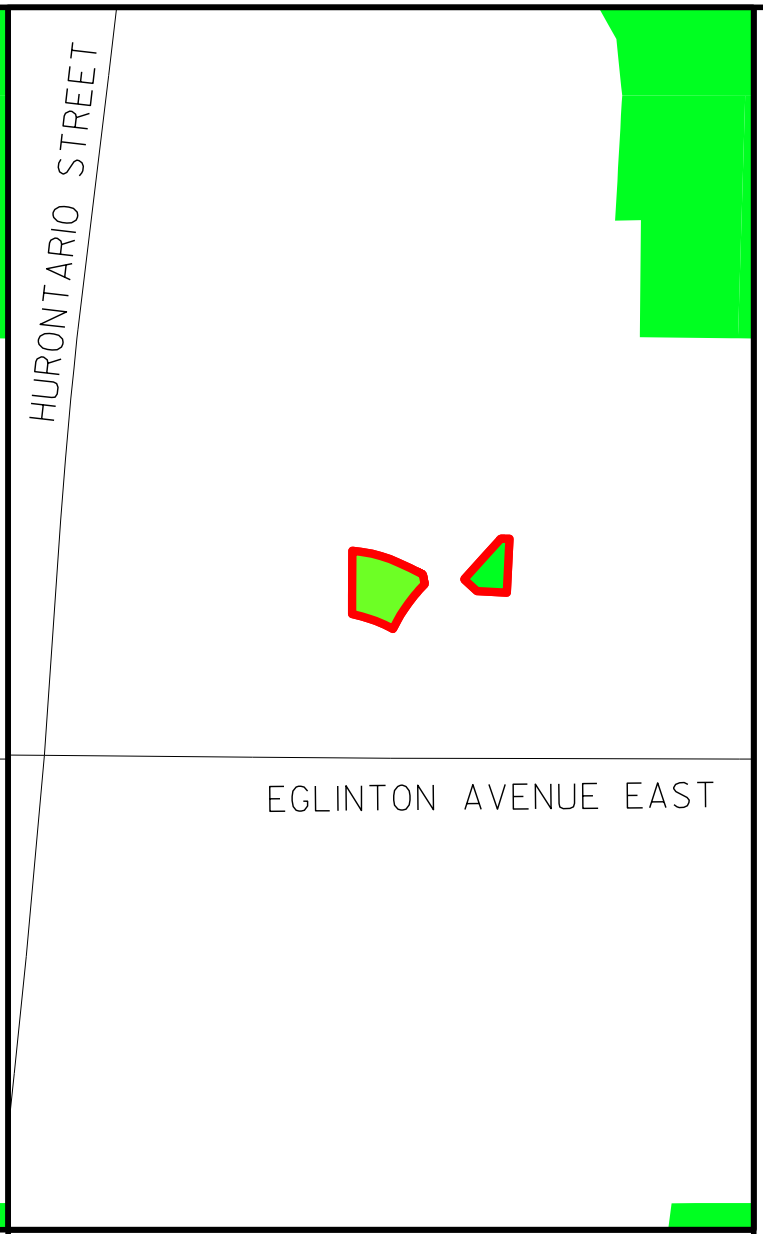
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EXISTING



AMENDED

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.

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metres

MAP 'B'

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

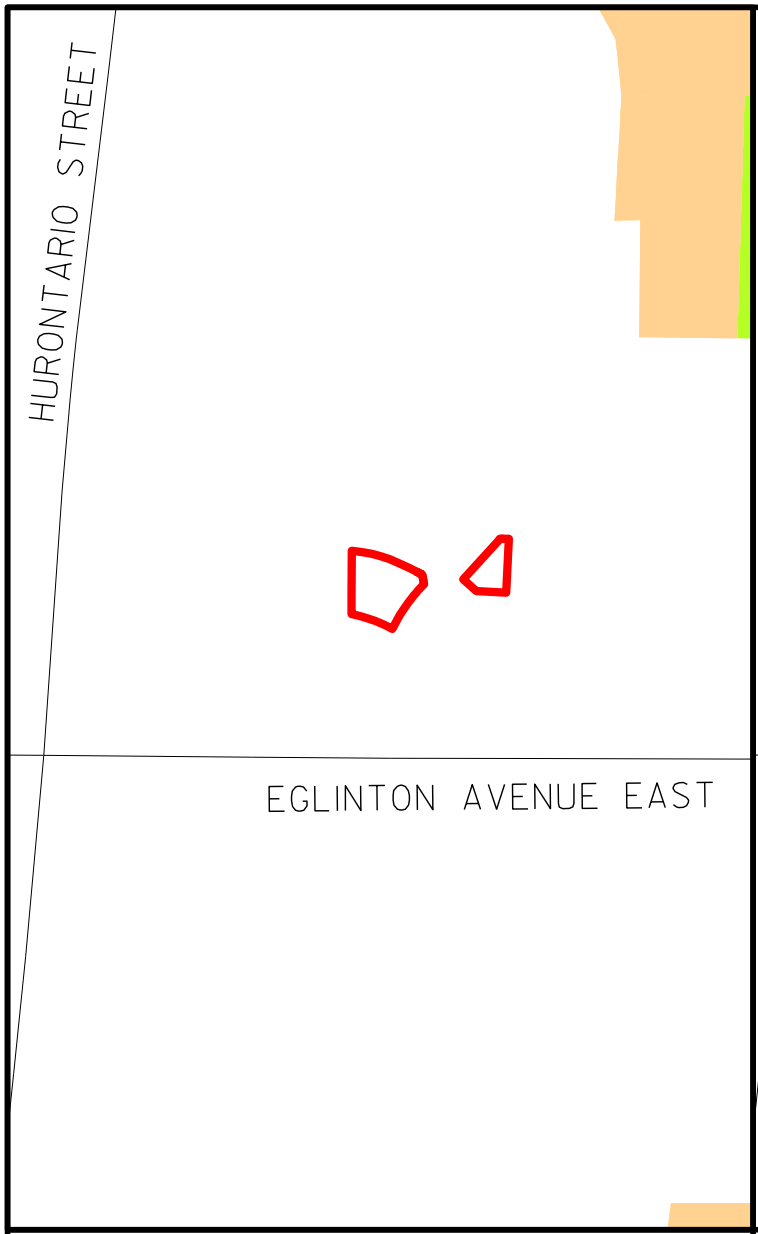
MISSISSAUGA

2020/08/25

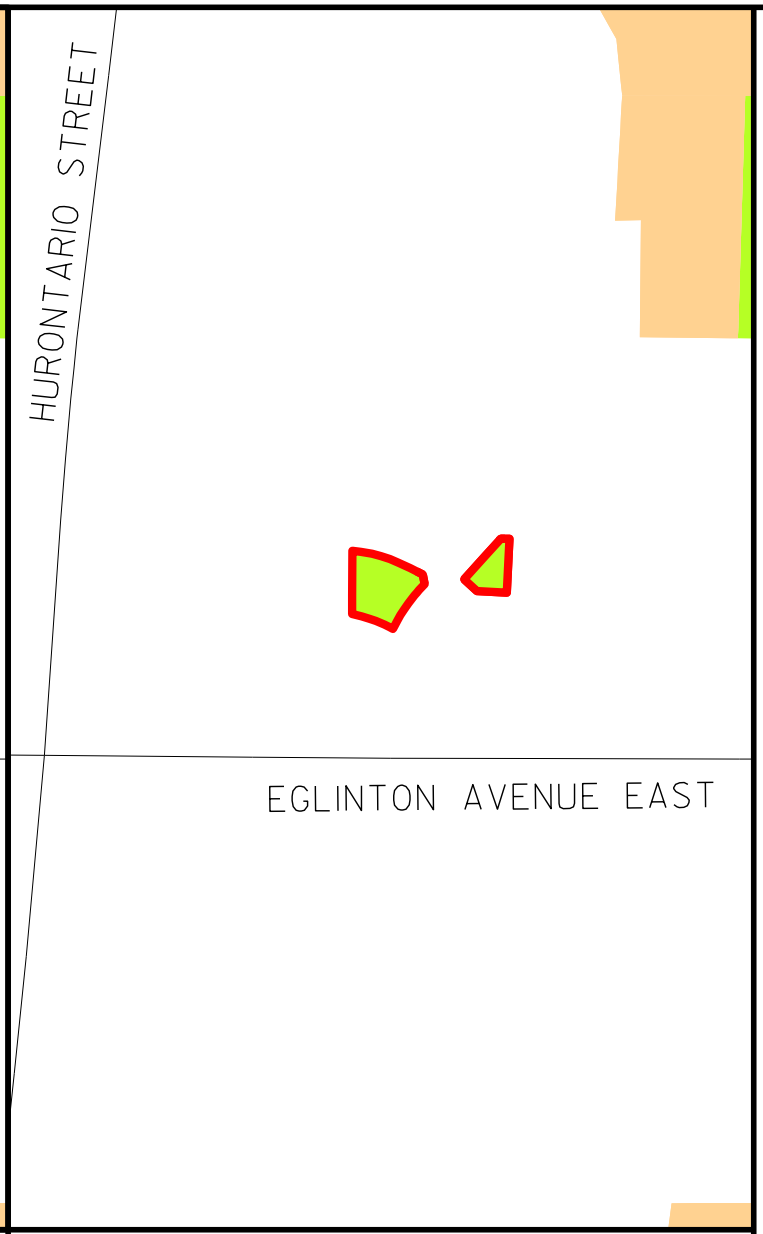
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EXISTING



AMENDED

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 'C'

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

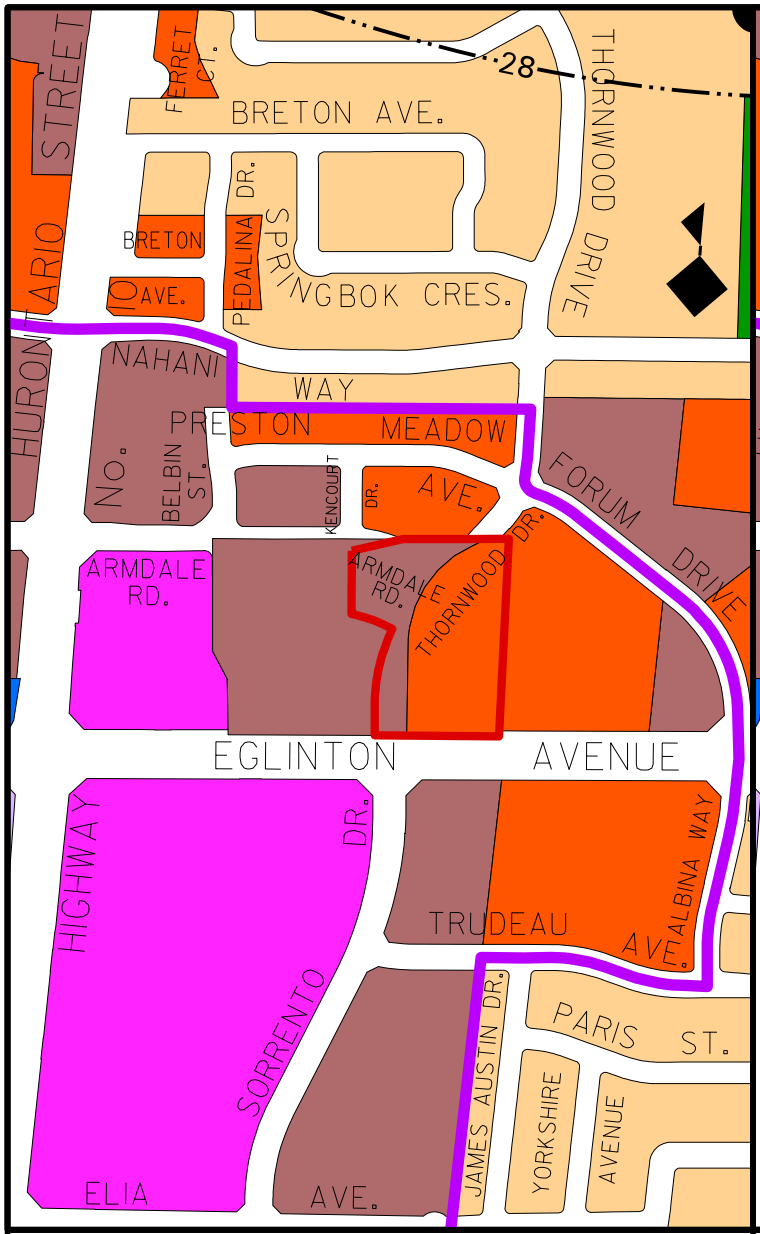
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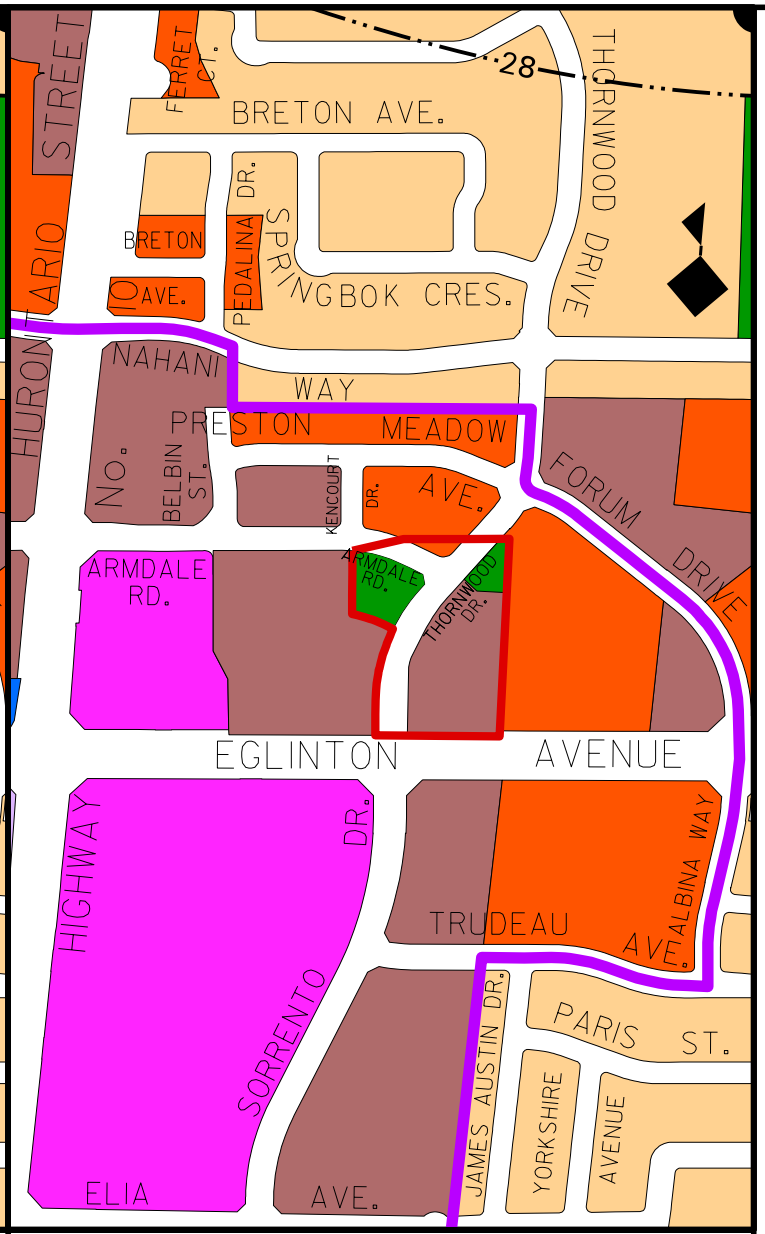
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EXISTING LAND USE DESIGNATION



AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours (30)
- LBPIA Operating Area Boundary See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards
- Civic Centre (City Hall)
- City CentreTransit Terminal
- GO Rail Transit Station
- Public School
- Catholic School
- Hospital (H)
- Community Facilities

City Structure

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

AREA OF AMENDMENT

FROM:

- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY

TO:

- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- PUBLIC OPEN SPACE
- NO DESIGNATION

0 50 100 150 200 metres

MAP 'D'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

MISSISSAUGA

2020/09/05

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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 March 4, 2019 in connection with this proposed Amendment.

Two members of the public made deputations regarding the applications and expressed their concerns regarding tree preservation and shadowing, flooding, student enrollment in local schools, and requested consideration for commercial spaces on the ground level of the development. These issues have been addressed in the Planning and Building Department report dated October 16, 2020 attached to this amendment as Appendix II.

City of Mississauga
Corporate Report

MISSISSAUGA

Date: October 16, 2020 To: Chair and Members of Planning and Development Committee From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's files: OZ 18/016 W5 and T-M18005 W5 Meeting date: November 9, 2020

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)

Official Plan amendment, rezoning and subdivision applications to permit six condominium apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys which will contain 2,433 condominium apartment units and retail and office uses, 16 three storey condominium townhomes, public park, and public and condominium roads
91 and 131 Eglinton Avenue East and 5055 Hurontario Street, North side of Eglinton Avenue East, East of Hurontario Street
Owner: 91 Eglinton Limited Partnership (Liberty Development Corporation)
Files: OZ 18/016 W5 and T-M18005 W5

Recommendation

1. That the applications under File OZ 18/016 W5, 91 Eglinton Limited Partnership, 91 and 131 Eglinton Avenue East and 5055 Hurontario Street to amend Mississauga Official Plan (MOP) and to change the zoning as follows:
    a. Amend Map 13-4 to delete the existing floor space index (FSI) range between 1.9 – 2.9;
    b. Redesignate the subject lands east of Thornwood Drive from **Residential Medium Density** to **Residential High Density** to permit the proposed 25 storey apartment building at the southeast quadrant of the site;
    c. Amend Schedule 10 Land Use Designations from **Residential High Density** and **Residential Medium Density** to **Public Open Space** to permit a public park in the northeast portion of the site;
    d. Amend Schedules 1 Urban System, 1a Urban System – Green System, 4 Parks and Open Spaces by adding land to the Public and Private Open Spaces;
    e. Delete the subject property from **Residential High Density – Special Site 2** of the Uptown Major Node Character Area and add **Residential High Density – Special Site 8** to the Uptown Major Node Character Area to permit a maximum

floor space index (FSI) of 5.6, a minimum of 1 300 m^2 (13,993 ft^2) of retail commercial and office space, and three apartment buildings with heights of 35, 35 and 37 storeys;

f. To change the zoning from **D** (Development) to **RA5-Exception** (Apartments) to permit a maximum of 2,500 condominium apartment units and 20 three storey condominium townhomes; to **RM6-13** (Townhouses on a CEC – Road) to permit the completion of the townhome project on abutting lands with 4 three storey common element condominium (CEC) townhomes and to **OS1** (Open Space – Community Park) to permit a public park

be approved subject to the conditions referenced in the staff report dated October 16, 2020 from the Commissioner of Planning and Building.

2. That the draft plan of subdivision under File T-M18005 W5, be approved subject to the conditions referenced in the staff report dated October 16, 2020 from the Commissioner of Planning and Building.

3. That the applicant agrees to satisfy all the requirements of the City and any other external agencies concerned with the development.

4. That the "H" holding symbol is to be removed from the **RA5-Exception** (Apartment) 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 October 16, 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 and FSI shall not increase.

Report Highlights

- The applications are to amend the policies of the official plan, change the zoning by-law and permit a plan of subdivision to allow six condominium apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys which will contain 2,433 condominium apartment units and retail and office uses, 16 three storey condominium townhomes, public park, and public and condominium roads
- The applicant has made revisions to the proposal to address issues raised at the Public Meeting and by staff, including a reduction in building heights from 28, 33, 35, 40, 40, and 45 storeys
- Staff are satisfied with the changes to the proposal and find them 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 March 4, 2019, at which time an Information Report: https://www7.mississauga.ca/documents/committees/pdc/2019/2019_03_04_PDC_Agenda.pdf was received for information. Recommendation PDC-0018 -2019 and PDC-0019-2019 were then adopted by Council on March 27, 2019.

PDC-0018-2019

1. That staff be directed to further process the application without the extension of Belbin Street as a public road connecting with Eglinton Avenue East.

2. That the applicant be required to convey public access easements over the private roadway and adjacent sidewalk, as agreed to by staff, Alectra and the applicant, as a condition of condominium registration, for future pedestrian and vehicular access over these lands at such time as the redevelopment of the plaza site takes place.

PDC-0019-2019

1. That the report dated January 29, 2019, from the Commissioner of Planning and Building regarding the applications by Liberty Development Corporation to permit six apartment buildings with 2,688 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park, under Files T-M18005 W5 and OZ 18/016 W5, 91 and 131 Eglinton Avenue East and 5055 Hurontario Street, be received for information.

2. That the two oral submissions be received.

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 amount of time since the public meeting, full notification was provided.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made modifications to the proposed concept plan including:

- Reducing the proposed building heights from 28, 33, 35, 40, 40, and 45 to 19, 24, 25, 35, 35 and 37 storeys
- Decreasing the number of apartment units from 2,668 to 2,433
- Adding a minimum of 1 300 m^2 (13,993 $ft.^2$) of required non-residential gross floor area
- Reconfiguring the site and increasing the amount of public park from 0.32 ha (0.8 ac.) to 0.46 ha (1.13 ac.) to address concerns regarding the shadow impact on the public park
- Reducing the proposed maximum floor space index (FSI) from 5.96 to 5.6
- Providing a commitment for an affordable housing contribution of either $15 million, or 5% of total units proposed (up to 125 affordable ownership units) on site (mix of 1 and 2 bedroom unit types), or a partnership with a non-profit housing provider to deliver 5% of total units proposed (up to 125 affordable ownership or rental units), or that a combination of these contributions be made in a form and on terms satisfactory to the City.

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan, zoning change and plan of subdivision. All property owners within 120 m (393 ft.) were notified of the applications on February 7, 2019. Twenty 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 March 4, 2019. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

No community meetings were held for the subject application.

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 permit six condominium apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys which will contain a maximum of 2,500* condominium apartment units and retail and office uses, a maximum of 20* three storey condominium townhomes, public park, and public and condominium roads. Specifically, the amendment is needed to:

- redesignate the lands east of Thornwood Drive from **Residential Medium Density** to **Residential High Density**
- redesignate the lands from **Residential High Density** and **Residential Medium Density** to **Public Open Space** to permit a public park in the northeast portion of the site
- remove the subject property from **Residential High Density - Special Site 2** of the Uptown Major Node Character Area and to add **Residential High Density - Special Site 8** to the Uptown Major Node Character Area to

- permit three apartment buildings with heights of 35, 35 and 37 storeys
- require a minimum of 1 300 m^2 (13,993 ft^2) of retail, commercial and office space
- to permit a maximum of FSI of 5.6

*The applicant's current proposal includes 2,433 apartment units and 16 three storey condominium townhomes; however, the proposed official plan amendment and rezoning allow for a maximum of 2,500 apartment units and 20 three storey townhomes to allow for flexibility and future market demand changes.

The subject property is located in the Uptown Major Node, which is an area of the City's urban structure that is intended to intensify while providing a mix of uses at a higher density. To ensure a better transition to neighbouring properties stepped podiums have been introduced along all property lines. In addition, a public park has been located along the north side of the subject property, which will provide for a better transition to adjacent properties and will serve as an additional amenity to surrounding residents. The location of the public park will also help to mitigate any unacceptable shadow impacts on the surrounding residential properties. Three storey townhomes are also proposed on the north portion of the subject property, as well as along the east property line, to transition to surrounding land uses, and in the case of the northern property line, complete the row of existing townhomes. The lands to the north of the site have received site plan approval and/or are occupied by three and three and a half storey townhomes. Semi-detached and detached homes are located to the east of the site.

There is a 20 storey apartment building at the northwest corner of Eglinton Avenue East and Forum Drive (220 Forum Drive), approximately 138 m (453 ft.) to the east of the site. Commercial plazas containing restaurants, banks, a grocery store (Oceans) and a variety of retail and service commercial uses are located to the west and south of the site (across Eglinton Avenue East). Vacant lands zoned for apartment buildings with maximum heights of 20 and 25 storeys are also located to the south of the subject property (across Eglinton Avenue East).

While the proposed 37 storey building is taller than the surrounding land uses, it is the same height as the existing apartment building at the southwest corner of Kingsbridge Garden Circle and Tucana Court (45 Kingsbridge Garden Circle), located approximately 364 m (1,194 ft.) southwest of the subject property. The proposed 37 storey apartment building has been appropriately placed at the southwest corner of the subject property, closest to the intersection of Hurontario Street and Eglinton Avenue East and public transit. Proposed building heights decrease to the north and east to achieve a more appropriate transition to existing and planned land uses.

UPTOWN NODE CAPACITY REVIEW SUMMARY

Given the number of active and preliminary development applications in the Uptown Major Node, a capacity review study was undertaken to determine the cumulative impact of this growth on the provision of infrastructure and services. Findings suggest the area is served by transportation options, and a range of goods and services. However, on-going review and improvements to mitigate impacts of increased development will likely benefit future residents.

Specifically, the study indicates that the Uptown Major Node currently has a parkland and playground deficiency, and there is an immediate need for a new Peel District School Board elementary school to serve the area. Moreover, if growth continues along its current trajectory, it

is likely that increased pressure will be placed on the Node's road network, libraries and community facilities.

On July 27, 2020, Council authorized staff (PDC 0027-2020 from Planning and Development Committee) to develop an Official Plan Amendment (OPA) that includes a Block and Road Plan to help address these matters, along with permission to consult the community and hold a public meeting. Staff are exploring ways that an OPA can work within a provincial framework to secure future parkland and playgrounds, as well as to ensure this parkland is provided as part of an interconnected system of greenspace. Where a park cannot be secured, pocket parks and POPS (Privately Owned Publicly Accessible Spaces) could be considered.

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.

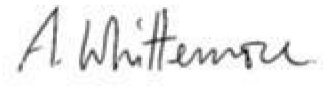
Conclusion

In summary, the proposed development has been redesigned to be more sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent commercial and residential uses. The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report
Appendix 2: Detailed Planning Analysis
Appendix 3: City Conditions of Approval



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

Prepared by: Caleigh McInnes, Development Planner

City of Mississauga
Corporate Report

MISSISSAUGA

Date: 2019/02/08

To: Chair and Members of Planning and Development Committee

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

Originator's file:

T-M18005 W5 and OZ 18/016 W5

Meeting date: 2019/03/04

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit six condominium apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40 and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes, and a public park
91 and 131 Eglinton Avenue East and 5055 Hurontario Street
North side of Eglinton Avenue East, East of Hurontario Street
Owner: Liberty Development Corporation (91 Eglinton Limited Partnership)
File: T-M18005 W5 and OZ 18/016 W5
Bill 139

Recommendation

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

Background

The applications have been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. The report consists of two parts, a high level overview of the applications and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

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

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

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

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

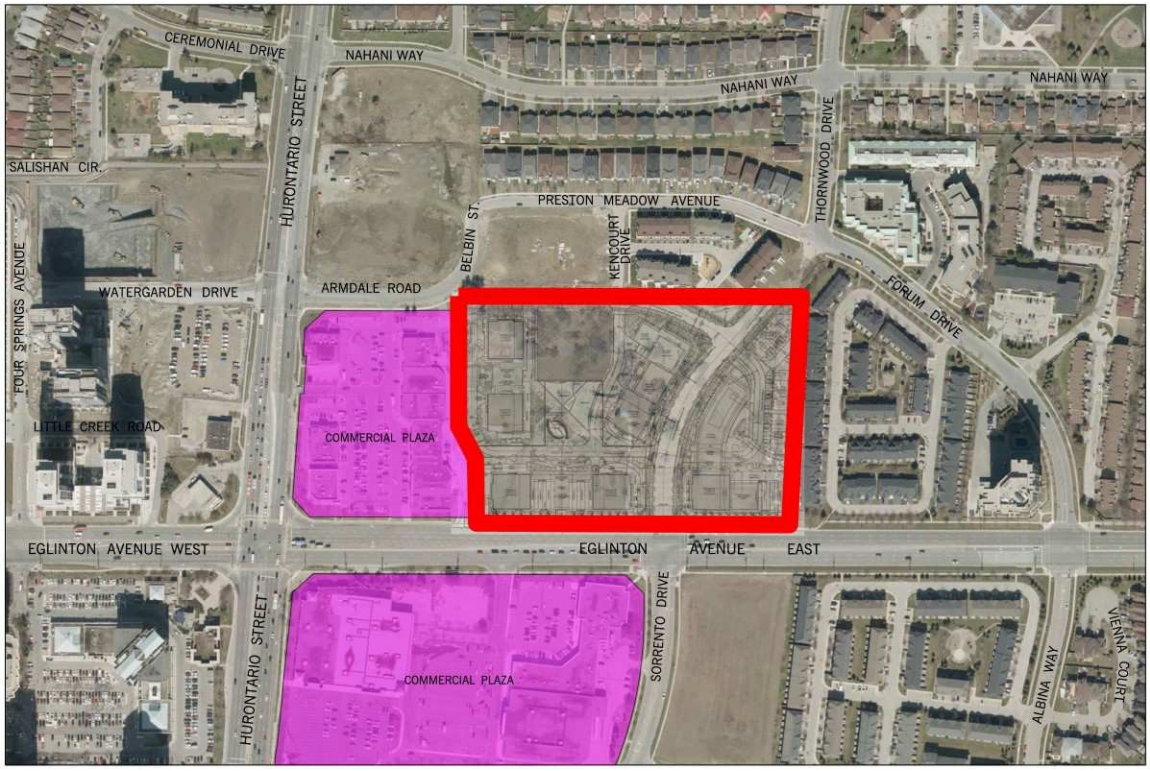
Applicant’s rendering of the proposed development



Comments

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

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



LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The conformity of this proposal with the policies of Mississauga Official Plan (MOP) is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

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

Financial Impact

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

Conclusion

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

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

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis

A Whittemore

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

Prepared by: Caleigh McInnes, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Liberty Development Corporation

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1. Site History

There is one detached dwelling located on the subject property.

- 1950-1975 – The lands were historically used as an orchard. Two single-storey storage barns, a two storey barn and a wood shed were present

- 1975 – A detached home was built on the property

- March 5, 2003 – The Region of Peel approved the Mississauga Plan policies for the Hurontario District, designating the subject lands as **Residential Medium Density I** and **Residential High Density II**

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were appealed. The subject lands were zoned **D** (Development) which only permits legally existing uses

- December 12, 2012 – City Council enacted By-law 0276-2012 to amend Mississauga Official Plan (MOPA 3) from **Residential Medium Density I** and **Residential High Density II** to **Residential High Density: Special Site 2** and **Residential Medium Density**

2. Site and Neighbourhood Context

The property is located on the north side of Eglinton Avenue East, east of Hurontario Street, within the Uptown Major Node Character Area. The site is currently occupied by a detached home. The Uptown Major Node is centred on the Hurontario Street and Eglinton Avenue intersection and is undergoing significant transition and growth.

A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Eglinton Avenue East, west of the subject property. Land uses within the node consist of apartment buildings, retail and office commercial, and some vacant parcels. Generally, there is a transition from high density development to medium and low density residential buildings further from the Hurontario/Eglinton intersection.

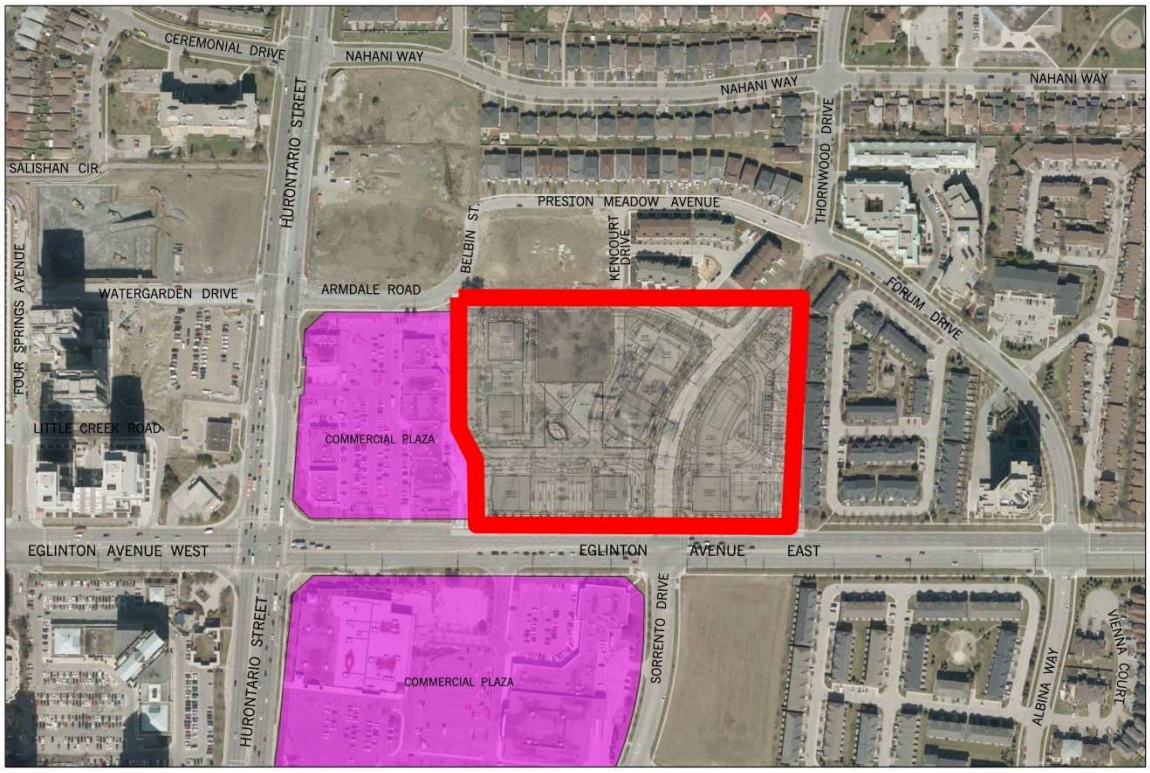
The population of this Major Node is forecast to more than double between 2011 (9,465) and 2041 (19,700), with a population density of 96.54 people/ha. Seventy percent of the population within this area are working age (15 to 64 years of age), 17% are children (0-14 years) and 13% are seniors (65 years and over). There are slightly fewer children and more seniors living in the Uptown Major Node Character Area when compared to the City as a whole. On average, the total number of persons within a household in this area is 2. Approximately 87% of the population living in apartments of five storeys or higher, which is significantly greater than the City's average (25%). The mix of housing tenure for the node is 2,665 units (67%) owned and 1,290 units (33%) rented, with a vacancy rate of approximately 0.8%.

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

Avenue East), Mississauga Marketplace Plaza (southeast corner of Hurontario Street and Eglinton Avenue East) and 30 Eglinton West Commercial Centre (southwest corner of Hurontario Street and Eglinton Avenue West). These plazas provide a range of services including a grocery store, drug store, medical offices, gym, Service Ontario, and restaurants. The Frank McKechnie Community Centre and Library are located on Bristol Road East, east of Hurontario Street, approximately 1.5 km (0.93 miles) northeast of the site.

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

Aerial Photo



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

The surrounding land uses are:

North: Three and three and a half storey townhomes and vacant lands zoned for three apartment buildings with maximum heights of 21, 27 and 30 storeys

East: Three storey townhomes and a 20 storey apartment building

South: A commercial plaza across Eglinton Avenue East and vacant lands zoned for apartments with maximum heights of 20 and 25 storeys. The plaza contains restaurants, banks, and a grocery store (Oceans)

West: A commercial plaza containing restaurants and a variety of shops

Image of existing conditions looking northeast from across Eglinton Avenue East



Other Development Applications

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

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

Community Services

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

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

3. Project Details

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

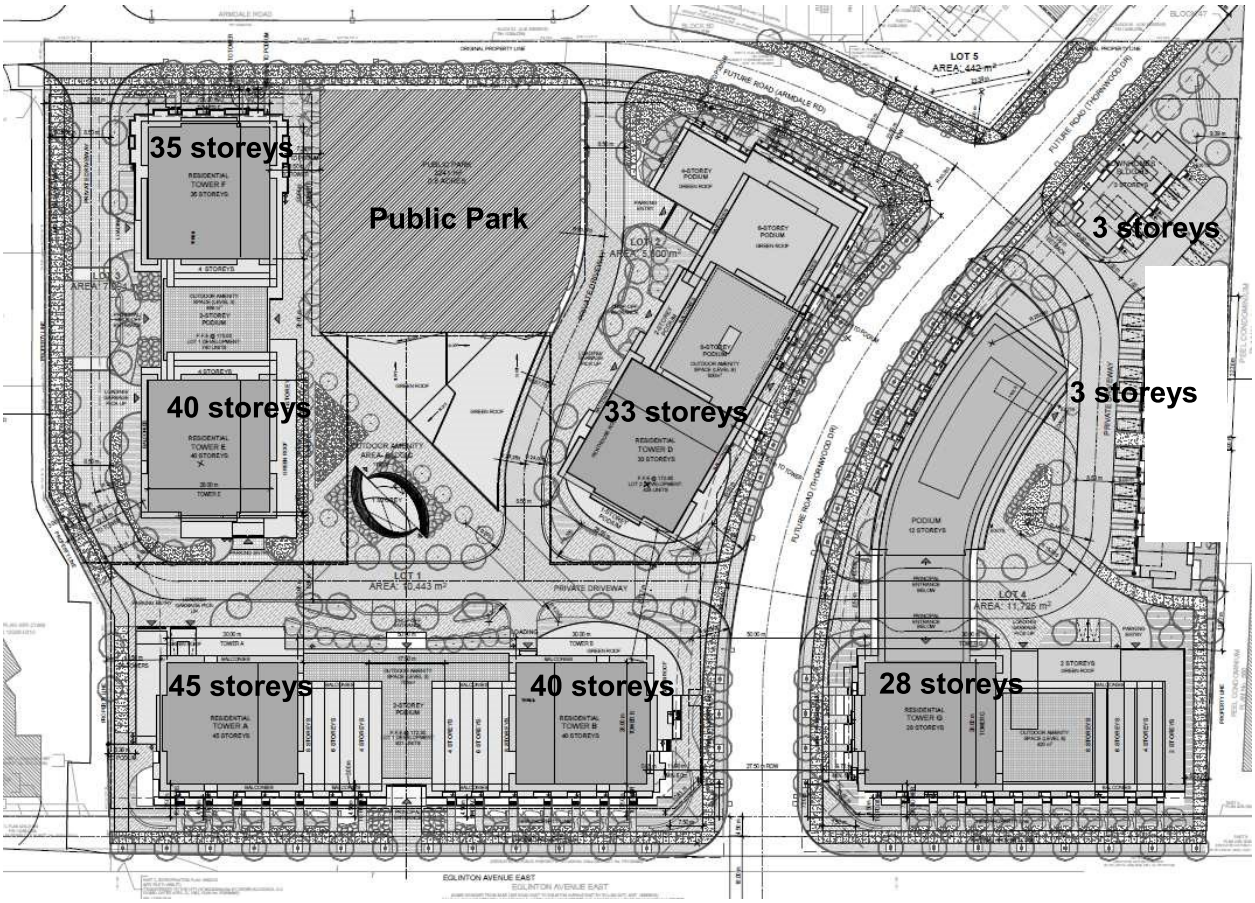
The applications are to permit six apartment buildings containing 2,668 units with heights of 28, 33, 35, 40, 40 and 45 storeys and permissive zoning to allow the ground floor to be converted to office and retail commercial uses. They are proposing fourteen three storey condominium townhomes and 4 three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

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

Development Proposal	
commercial spaces total	0 0 4,065 2,892
Green Initiatives:	• Rainwater harvesting • Green roofs • Enhanced grass swale and bioretention • Permeable pavement • Enhanced topsoil • Soft landscaping and pedestrian comfort strategies

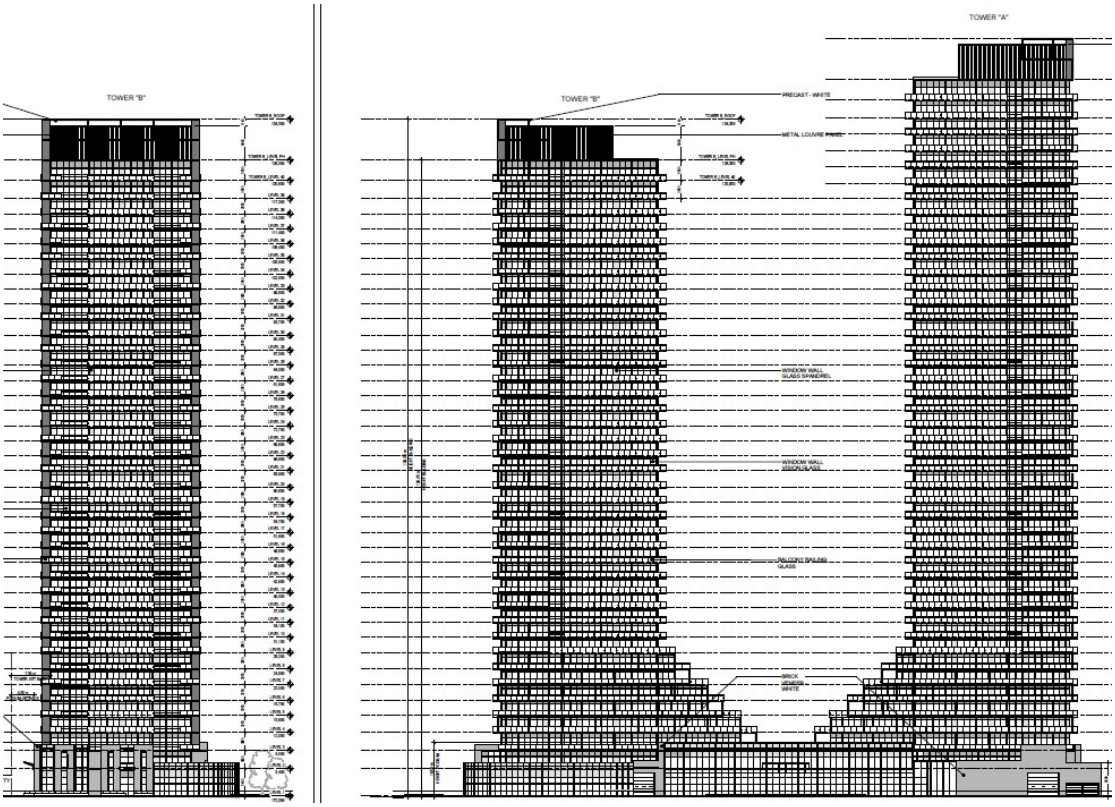
Concept Plan and Elevations

Site Plan

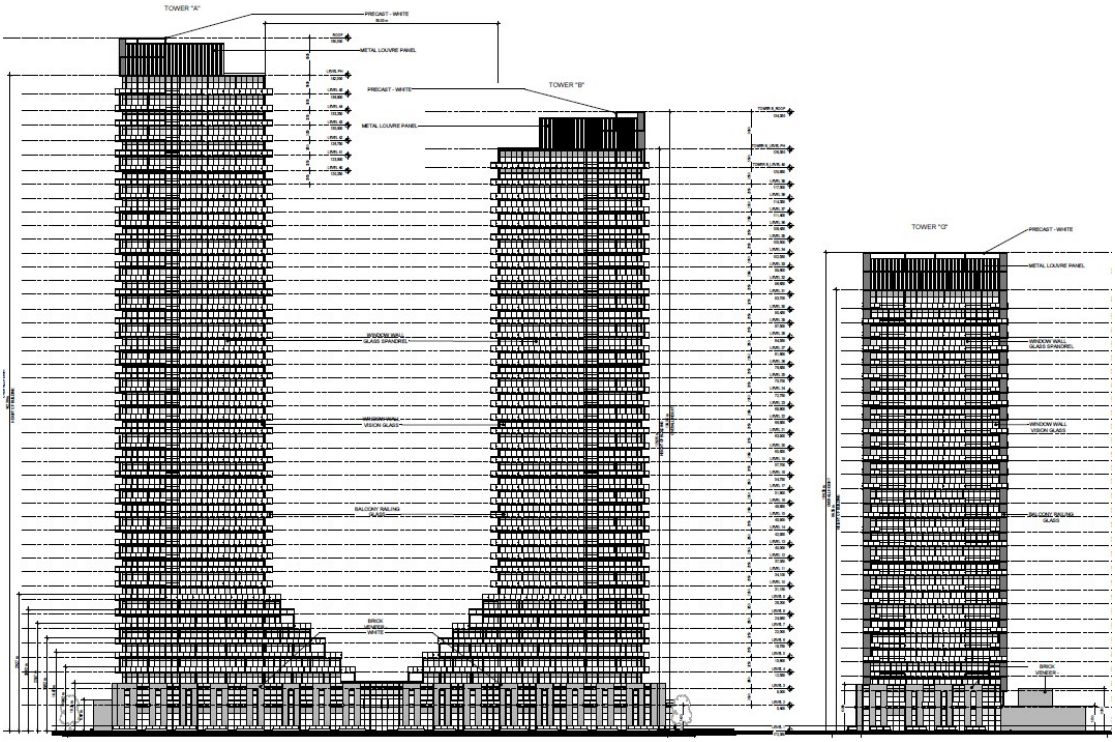


Elevations

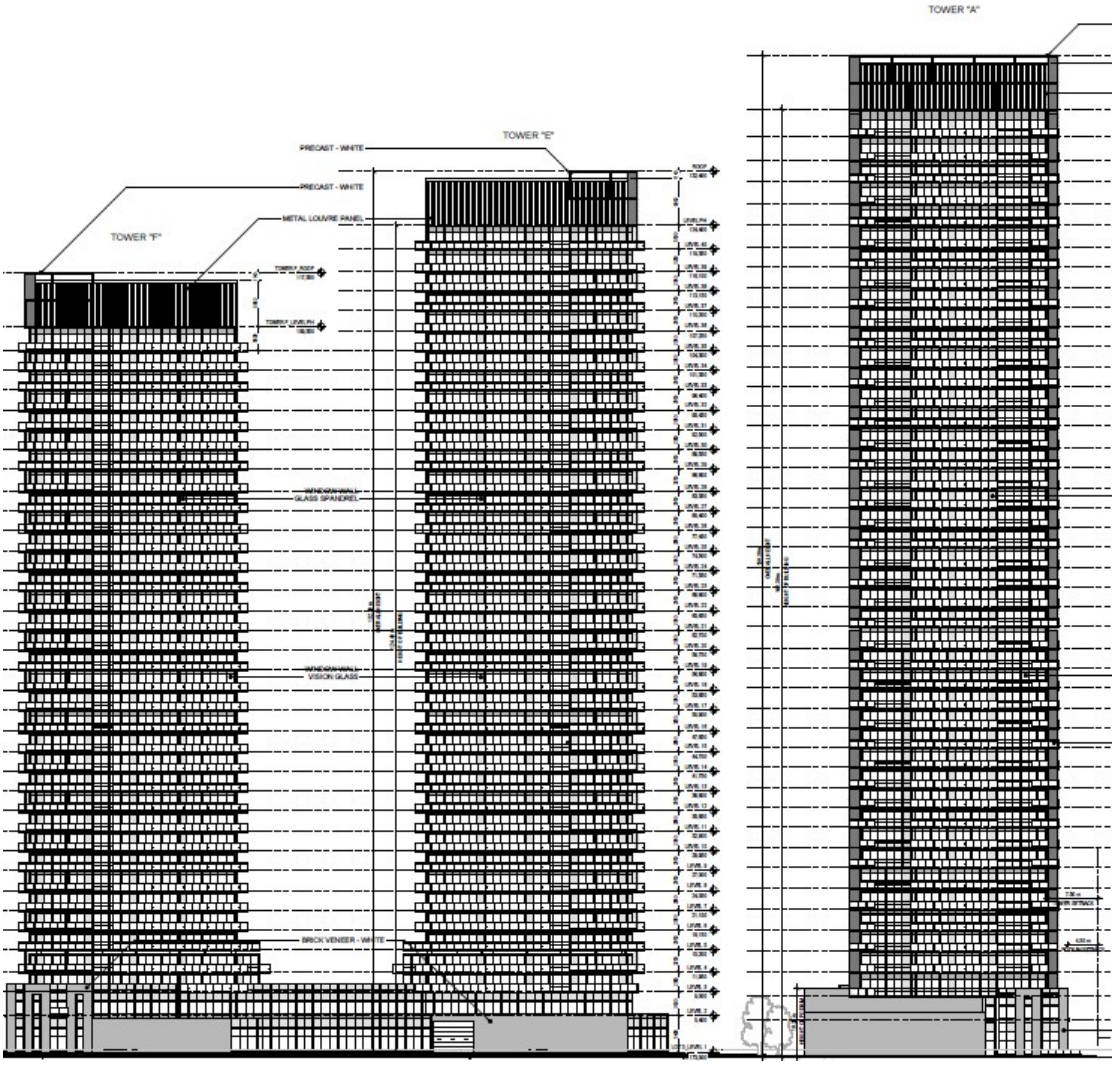
North and East Elevations (Right to Left) – Proposed Buildings A and B



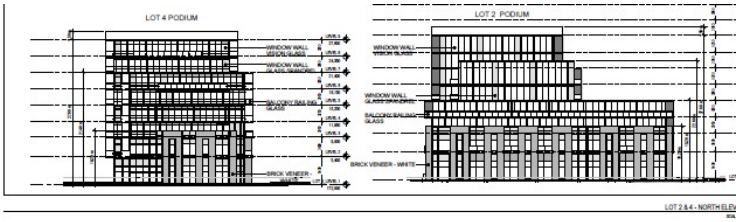
South Elevation – Proposed Buildings A, B and C

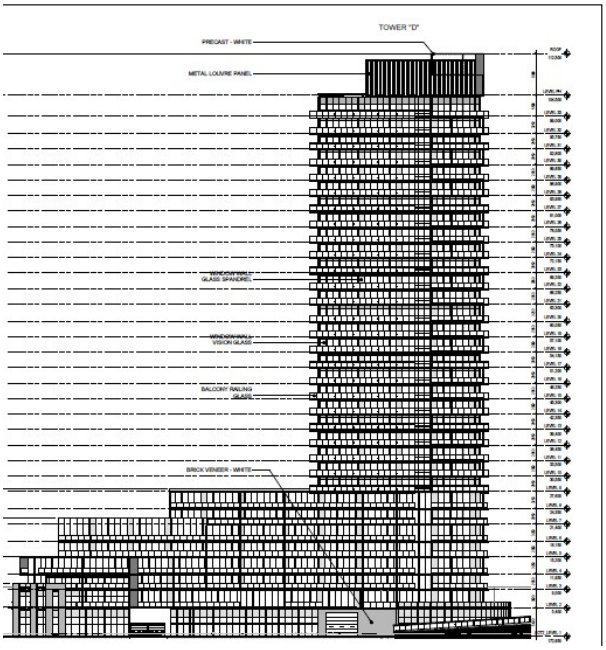


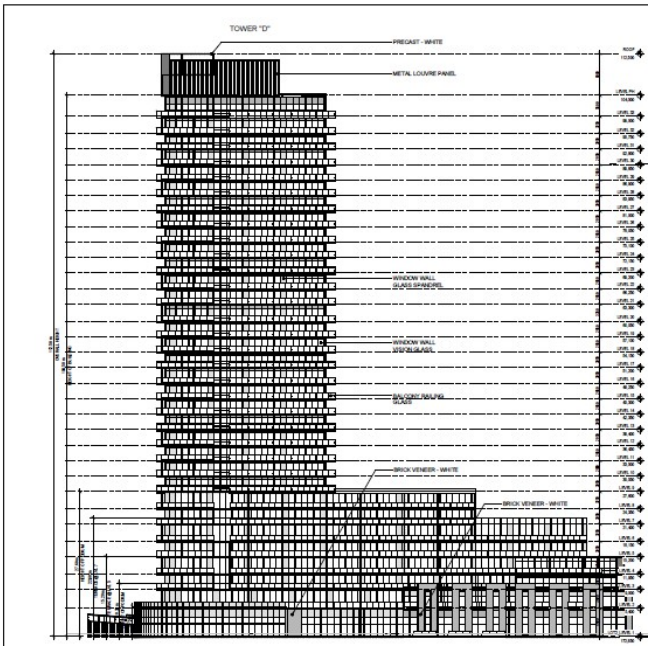
West Elevation – Proposed Buildings F, E and A



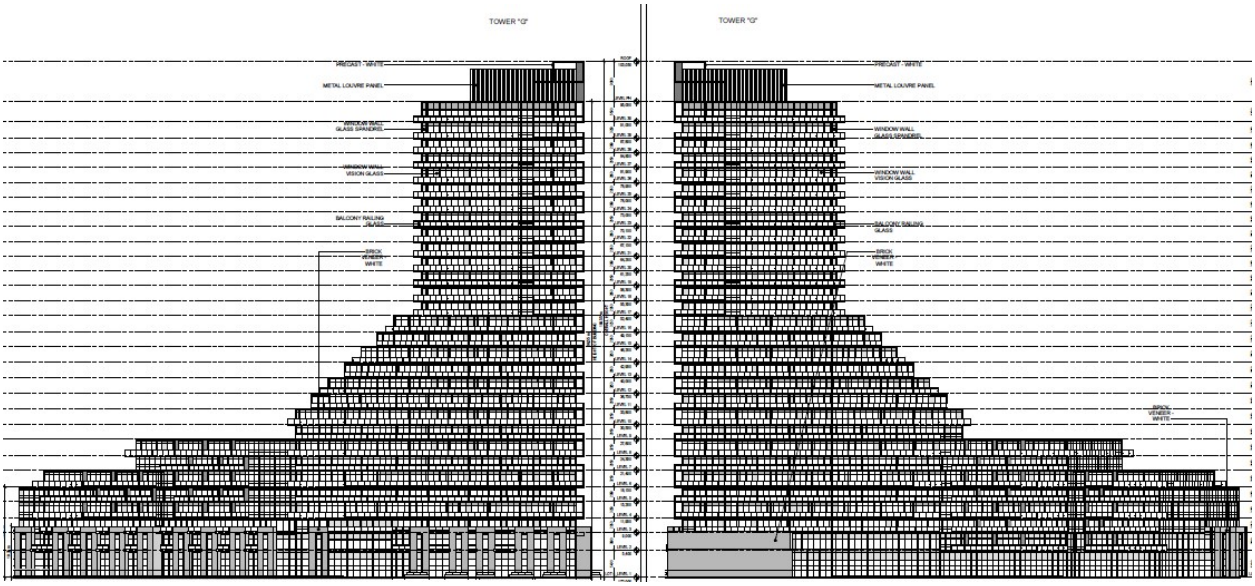
North, East and West Elevations (Top Right to Bottom Left)







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



Applicant's rendering



4. Community Comments

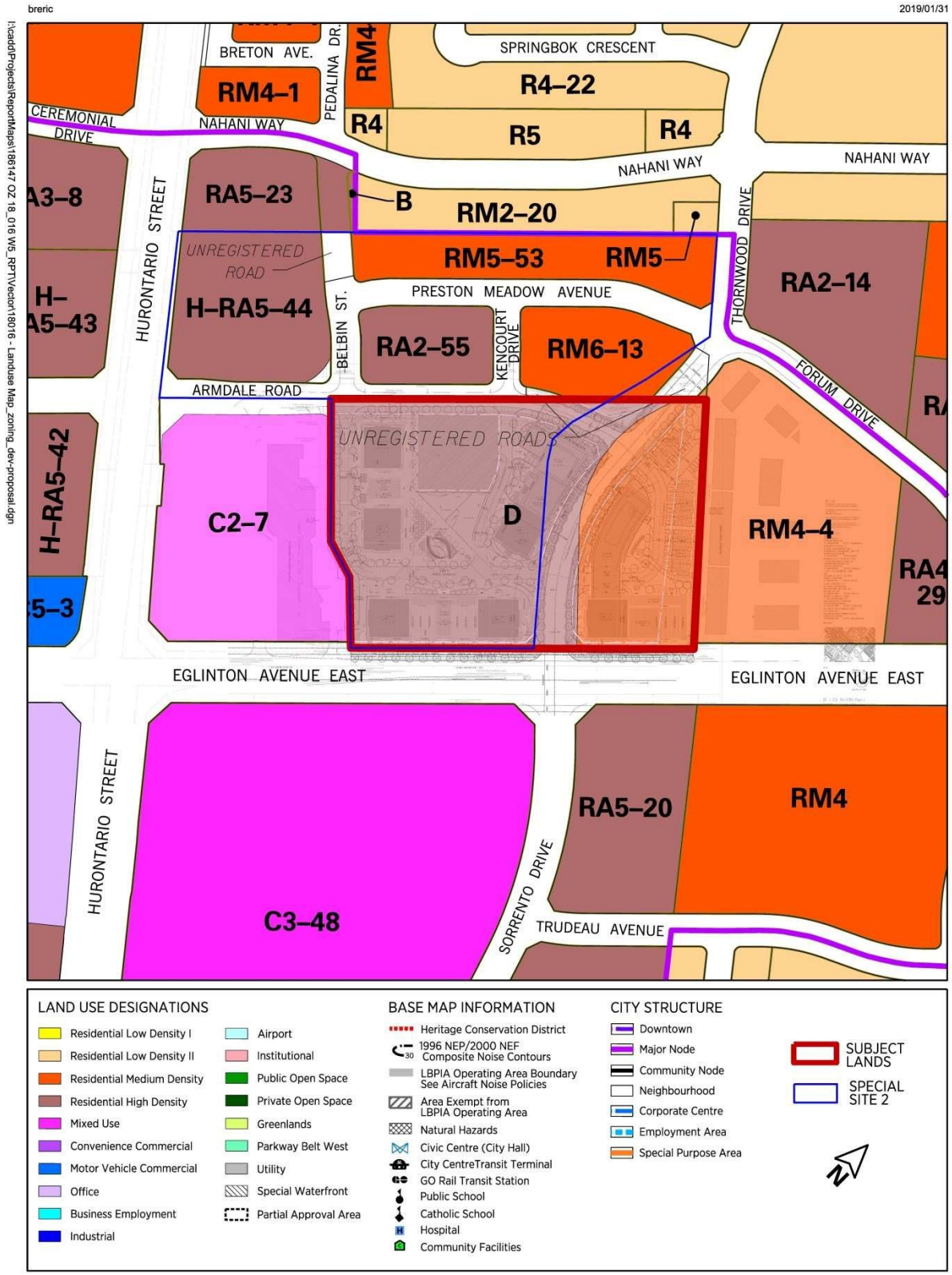
The following comments received through letters and emails from the community as well as any other issues raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- Concern with proposed height and density
- Additional traffic generated by the development will further impact the entire neighbourhood and, in particular, the intersection of Hurontario Street and Eglinton Avenue
- Concern with air pollution and noise from increased traffic
- Concern over loss of view and shadow impacts as a result of the proposed buildings

No community meetings have been held.

5. Land Use Policies and Regulations

Excerpt of Uptown Major Node Land Use



Existing Zoning and General Context



Proposed Zoning and General Context



Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications:

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement **(PPS)**	The existing policies of MOP are consistent with the PPS	The proposed development is being reviewed for consistency with the PPS.
Growth Plan for the Greater Golden Horseshoe **(Growth Plan)**	The existing policies of MOP conform with the *Growth Plan*	The proposed development is being reviewed for conformity with the *Growth Plan.*
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed application is exempt from Regional approval
Mississauga Official Plan	The lands are located within the Uptown Major Node Character Area and are designated **Residential High Density – Special Site 2** which permits apartment dwellings and a floor space index of between 1.9 and 2.9 and **Residential Medium Density** which permits low rise apartment buildings, and all forms of townhouse dwellings. Major Node policies are intended to ensure they develop as a prominent centre with a regional and city focus, and will be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups. Major Nodes will be developed to support and encourage active transportation as a mode of transportation.	Official plan amendment and rezoning applications are required to permit six apartment buildings with 2,668 units and heights of 28, 33, 35, 40, 40, and 45 storeys, 14 three storey condominium townhomes, 4 three storey common element condominium townhomes on abutting lands, and a public park all on public and private roads with a maximum FSI of 5.96. In order to accommodate this proposal, Mississauga Official Plan (MOP) will require the following changes: • Amend Map 13-3 to delete the existing floor space index (FSI) of 1.9 to 2.9 • Amend **Residential High Density – Special Site 2** of the Uptown Major Node Character Area to permit building heights in excess of 25 storeys and townhomes • Amend Schedule 10 Land Use Designations from **Residential High Density** to **Public Open Space** and **Residential Medium Density** to permit a public park and townhomes from **Residential Medium Density** to **Residential High Density** to permit a 28 storey apartment

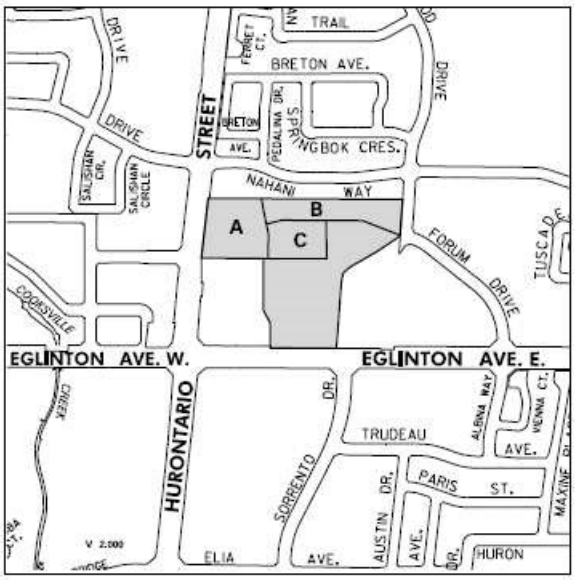
Policy	Mississauga Official Plan (MOP) Policies	Proposal
		building at the southeast quadrant of the site These designations are consistent with the intent of the official plan but will need to address transitions, the City Structure hierarchy, as well as servicing and built form policies, as outlined in the Development Issues section below.
Zoning By-law 225-2007	The lands are currently zoned **D** (Development)	The applicant is proposing to change the existing zoning to **RA5-Exception** (Apartments), **RM6-13** (Common Element Condominium Townhomes) and **OS1** (Community Park).

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designations

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

13.4.4.2 Site 2



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

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

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

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

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

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

Residential Medium Density to permit townhomes.
Public Open Space to permit a community park.

Provincial Policy Statement **(PPS) and** ***Growth Plan*** **Analysis**

Consistency with ***Provincial Policy Statement*** **2014**
The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 18/016 W5 Consistency" column). Only key policies relevant to the application have been included, and the table should be considered a general summary of the intent of the policies.

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

Consistency Analysis

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

***Provincial Policy Statement* (PPS)**	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Consistency**
Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	recognizing that development and intensification will occur; however, the magnitude will vary in accordance with the City's urban hierarchy. (5.3 City Structure).	intensification. As part of the next staff report, the applications will be assessed with regard to whether the proposed built form appropriately addresses the City Structure.
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 1. efficiently use land and resources 2. are appropriate for and efficiently use infrastructure and public service facilities 3. minimize negative impacts to air quality and climate change and promote energy efficiency 4. support active transportation 5. are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3	The Uptown Major Node is identified as a Major Node which is an element in the City's urban structure that is intended for intensification and provides a mix of uses (as identified on Schedule 10 Land Uses of MOP) and allows for higher density housing). As described in policy 5.3.2, Major Nodes among other things are intended to: • Be a prominent centre with a regional and city focus • Provide access to a mix of uses including employment, commercial, residential, educational and open space and a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups • Achieve a targeted gross density of between 200 and 300 residents plus jobs per hectare.	The proposed development intensifies the use of the land and resources, infrastructure and public service facilities; it supports active transportation and is transit supportive. An evaluation of the mix of jobs and people will be provided in the recommendation report. The extent to which growth should be accommodated on the subject site, and the built form of the development is subject to further review and will be included in the next staff report.
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate	The Uptown Major Node is an area intended for intensification (MOP policy 5.3.2). The proposed development can utilize surrounding community infrastructure (library, schools and places of religious assembly) and has access to adequate servicing (water,	The proposed development responds to intensification policies. Careful attention, however, is required to confirm appropriate scale and transitions to adjacent land uses, as well as the overall capacity of the Uptown Major Node. These issues will be discussed in the next staff report.

***Provincial Policy Statement* (PPS)**	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Consistency**
projected needs.	sanitary and storm facilities). Policies in MOP ensure intensification is in accordance with the wise management of resource and protecting health and safety.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	The Built Form policies of MOP (MOP policies contained in section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. The proposed development provides significant intensification within the Major Node and is being evaluated with respect to providing appropriate transitions to the surrounding properties. MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).	The proposed development responds to intensification policies. The proposed transitions to adjacent properties are being evaluated. These issues will be discussed in the subsequent staff report.
1.4 Housing 1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable	Major Nodes are intended to provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups (5.3.2)	Additional information is required to determine if the proposed development improves the range and variety of housing in the City. The applicant has not yet indicated the amount of affordable housing proposed.
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the *Provincial Policy Statement* is to be implemented and interpreted. 4.2 Decisions of the council	As outlined in this table, the policies of Mississauga Official Plan are generally consistent with the relevant policies of the Provincial Policy Statement.	These applications are generally supportive of a number of PPS and MOP policies. The applications are also being further evaluated with respect to MOP policies concerning traffic, servicing capacity, height and transition to surrounding land

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

Conformity with *Growth Plan* 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with Growth Plan and MOP policies ("OZ 18/016 W5 Conformity" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

Growth Plan for the Greater Golden Horseshoe	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Conformity**
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	The policies of MOP will accommodate growth within the existing urban boundary, helping to reduce sprawl. The policies provide a planning framework to address the challenges of accommodating growth. Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth Plan anticipates.	The development applications represent growth within the existing urban boundary. Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.

Growth Plan for the Greater Golden Horseshoe	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Conformity**
1.2 The *Growth Plan for the Greater Golden Horseshoe*		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The Vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4). The City is planning for a strong economy supported by a range of mobility options and a variety housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP Section 4.5). The intent is to further develop the Uptown Major Node as a prominent centre with a regional and city focus, by serving it with higher order transit, providing access to a mix of uses, and by promoting an urban form and development that supports and encourages active transportation.	The site location on Eglinton Avenue East, approximately 130 m (426.5 ft.) from Hurontario Street is supportive of existing and future public transit (LRT). The appropriateness of the built form as it relates to implementing the Vision is being further evaluated.
1.2.1 Guiding Principles		
General Statement of Intent for this Section: The policies of this Plan are based on the following principles: a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new employment	MOP policies include but are not limited to: a. Providing for a mix of uses including employment, commercial, residential, educational and open space. b. Identifying the area as a Major Node which is intended to	The development applications are supportive of many Growth Plan principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines. The mix of uses and housing affordability will need further review through the processing of this application.

Growth Plan for the Greater Golden Horseshoe	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Conformity**
opportunities d. Support a range and mix of housing options e. Integrate land use planning and investment in infrastructure f. Provide different approaches to manage growth that recognize diversity of communities g. Protect natural heritage, hydrologic, landforms h. Conserve and promote cultural heritage i. Integrate climate change considerations	accommodate intensification with a gross density of between 200 and 300 residents plus jobs (MOP Section 5.3.2); c. Providing for a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups. d. Ensuring that development in Major Nodes will be in a form and density that achieves a high quality urban environment.	
1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the Growth Plan, as it pertains to the proposed development.	As the decision on the applications will occur after July 1, 2017, the application must conform to the Growth Plan 2017.
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the *Growth Plan* and other planning documents, and how to read the plan	Relevant MOP policies have been reviewed in respect of the Growth Plan and other planning documents.	MOP has been reviewed in respect to the *Growth Plan* and other applicable Provincial planning documents.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete	The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document (Section 4).	The Uptown Major Node is planned as a complete community and identified as a Major Node which is an area for intensification that provides for a mix of uses including employment, commercial, residential, educational and open space. This node is situated on

Growth Plan for the Greater Golden Horseshoe	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Conformity**
communities, and increasing the modal share for transit and active transportation.		existing transit routes, as well as the future LRT, and is in proximity to existing community infrastructure (schools, parks, libraries, community centres, emergency services and places of religious assembly.
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	The Uptown Major Node is designated as an area for intensification to be a prominent centre with a regional and city focus. This will include a variety of higher density housing, employment, commercial, residential, educational and open space.	The next step in the planning process is to determine whether the development applications are accommodating growth in a built form that appropriately responds to the existing and planned character for the area. The proposed development will be evaluated against the applicable MOP policies.
Relevant Policies: a. Growth should be primarily directed to settlement areas that: i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to	a. The Uptown Major Node is an appropriate location for growth as it is within the delineated boundary of a settlement area, with access to municipal water and wastewater, and is planned to provide a range of land uses to support a complete community. b. MOP ensures forecasted growth is properly managed as development may be phased if satisfactory arrangements for infrastructure are not made. The Node includes a mix of land uses and housing types. MOP includes polies to ensure high quality compact built form, attractive public realm, including open spaces, through site design and urban	Given the number of development applications in the Uptown Major Node, staff have undertaken a limited capacity study to determine if there is sufficient infrastructure to accommodate the growth that is being proposed. The proposed development will be evaluated against the applicable MOP policies.

Growth Plan for the Greater Golden Horseshoe	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Conformity**
manage forecasted growth will: i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive review (2.2.1.3.e) c. The *Growth Plan* will support the achievement of complete communities that i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate	design (MOP section 9.1). Developing vacant and underutilized lots appropriately and providing for a variety of higher density housing will help to establish the Node as a prominent centre.	

Growth Plan for the Greater Golden Horseshoe	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Conformity**
change vii. Integrates green infrastructure		
2.2.2 Delineated Built-up Areas		
Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).	The Uptown Major Node is located within the delineated built-up area and will assist in achieving intensification targets.	The development applications are supportive of the Growth Plan intent to direct development within the built-up area. However, the manner in which growth is accommodated on the site is subject to further review.
2.2.4 Transit Corridors and Station Areas		
Statement of Intent: Given Provincial investment in higher order transit municipalities are to plan for "major transit station areas on priority transit corridors" as identified on Schedule 5 of the Growth Plan (2.2.4.1)	Hurontario Street is identified in the Growth Plan as a transit priority corridor. MOP identifies Hurontario Street as an intensification / higher order transit corridor. The site is also located within a Major Transit Station Area. MOP policies support intensification that is appropriate for the location. Intensification Areas (e.g. corridors and station areas) will be planned to reflect their role in the City Structure hierarchy (5.5.4).	The development applications are supportive of policies that direct development to intensification areas that are transit supportive.
2.2.5 Employment		
General Statement of Intent for this Section: It is important to ensure an adequate supply of employment land.	The Major Node policies encourage a variety of uses including employment, commercial, residential, educational and open space.	The applications propose to include zoning provisions that will allow for the conversion of ground floor space to office and retail commercial uses.
2.2.6 Housing		
General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.	Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf	The Region of Peel and the City of Mississauga are working together to address housing issues. A diverse range of housing options is encouraged by MOP (Section 7.2.2). Through the next step in the planning process, staff will assess whether the proposed applications contribute to the

Growth Plan for the Greater Golden Horseshoe	**Mississauga Official Plan Policies (MOP)**	**OZ 18/016 W5 Conformity**
		range of housing options and affordable housing in the City.
Relevant Policies: a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2)	MOP policies provide opportunities for a range of housing choices, a variety of affordable dwellings, and production of housing for those with special needs such as the elderly (Section 7.2.2).	The Region of Peel and the City of Mississauga are working together to address affordable housing issues. Through the next step in the planning process, staff will assess whether the proposed applications contribute to affordable housing in the City.
5 Implementation		
Statement of Intent: Comprehensive municipal implementation is required to implement the *Growth Plan*. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan. The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.	MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional, and municipal level. In particular provincial policy initiatives provide strong direction for the growth management and development strategies found in MOP.	Not directly applicable, as these policies speak to interpretation and how to read the plan and are contained in Section 1.0 of the Mississauga Official Plan.

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 9 of this report.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of these applications, some of which are found below.

	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.
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 Direct Growth-Major Nodes	Section 5.3 Section 5.3.2	MOP will ensure that Major Nodes develop as prominent centres with regional and city focus, and will be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups. Major Nodes will achieve a gross density of between 200 and 300 residents and jobs per hectare (81 and 121 residents and jobs combined per acre), and an average employment ratio of between 2:1 to 1:2, measured as an average across the entire area of each node.

	Specific Policies	**General Intent**
		Development applications within a Major Node proposing a change to the designated land use which results in a significant reduction in the number of residents or jobs that could be accommodated on the site will not be permitted unless considered through a municipal comprehensive review. Major Nodes will be developed to support and encourage active transportation as a mode of transportation.
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. A corridor is generally comprised of the road right-of-way as well as the lands on either side of the road. Development on ***Corridors*** should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.

Section 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6 Section 7.2 Housing Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9	The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive. Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. Mississauga will provide opportunities for: a. The development of a range of housing choices in terms of type, tenure and price: b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged. The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes. 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.
Section 8 Create a Multi-Modal City	Section 8.1 Section 8.2 Section 8.2.2 Section 8.2.2.3 Section 8.2.2.7 Section 8.3 Section 8.3.1 Section 8.3.3	Mississauga will strive to create a fine-grained system of roads to increase the number of road intersections and overall connectivity throughout the City. Future additions to the road network should be public roads. Public easements may be required where private roads are permitted.
Section 9 Building a Desirable Urban Form	Section 9.1 Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.1.6 Section 9.1.10 Section 9.1.15 Section 9.2.1 Section 9.3	Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required. Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context

	Section 9.3.1.5 Section 9.4 Section 9.5	and minimizes undue impacts on adjacent properties. Residential developments of a significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained. Site development should respect and maintain the existing grades on-site.
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 9.1.2.39	Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant forms and tenures. It is important that infill "fits" within the existing building context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls. In appropriate locations, tall buildings will be required to incorporate podiums to mitigate wind impacts on the pedestrian environment and maximize sunlight on the public realm. High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character. Development will be sited and massed to contribute to a safe and comfortable environment. Site development should respect and maintain the existing grades, conserve energy, provide enhanced streetscaping and contribute to the quality and character of existing streets. Buildings will minimize undue negative physical and visual impacts relating to noise, sun, shadow, views, skyview and wind.
Section 9 Site Development Buildings	Various Sections	Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.
Section 13 Major Nodes	Section 13.1 Section 13.4	In order to enhance a sense of community, a number of major streetscapes should be developed in a manner that will impact

		a sense of character. Community form along Hurontario Street should be integrated with the overall community design by providing for a graduated transition in development intensity and building scale, as well as the orientation of buildings.
Section 19 Implementation	Section 19.5.1	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant

Existing and Proposed Zoning
Existing Zones – D (Development), which only permits existing uses.

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

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

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

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

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

6. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

7. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
• Student Yield: 272 Kindergarten to Grade 6 84 Grade 7 to Grade 8 147 Grade 9 to Grade 12 • School Accommodation: Nahani Way Public School Enrolment: 498 Capacity: 614 Portables: 0 Bristol Road Middle Public School Enrolment: 632 Capacity: 601 Portables: 3 Applewood Heights Secondary School Enrolment: 1193 Capacity: 1284 Portables: 0 * Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.	• Student Yield: 43 Junior Kindergarten to Grade 8 36 Grade 9 to Grade 12 • School Accommodation: St. Jude Elementary School Enrolment: 431 Capacity: 755 Portables: 0 St. Francis Xavier Secondary School Enrolment: 1877 Capacity: 1500 Portables: 17

8. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (December 20, 2018)	Municipal sanitary sewer facilities consist of a 540 mm (21.26 in.) sewer on Eglinton Avenue East. Existing water infrastructure consists of 300 mm (11.81 in.) on Preston Meadow Avenue, Nahani Way, and Forum Drive. There is also a 300 mm (11.81 in.) watermain on Eglinton Avenue East between Forum Drive and the site. A satisfactory Functional Servicing Report (FSR) and multi-use demand table will be required to determine the adequacy of the existing services for the proposed development prior to the approval of the Zoning and Official Plan Amendments. Servicing of this plan will require the Region to construct a 373 mm (14.69 in.) sewer on the Thornwood Drive extension from Eglinton Avenue East to Armdale Road, the twinning of the existing 525 mm (20.67 in.) and 625 mm (24.61 in.) sewers on Tailfeather Crescent. This construction will be included in the Region's Five Year Capital Budget and Forecast. The estimated construction year is 2020. Should the applicant wish to obtain clearance of the Draft Plan of Subdivision Conditions in advance of regional funding, they will be required to enter into a front-ending agreement with the Region of Peel that is subject to the approval by Regional Council. At the Draft Plan of Condominium stage, the Region will require the applicant to enter into a Condominium Water Servicing Agreement. The Region requires review of the Condominium Declaration and Description prior to the registration of the Condominium. An executed Subdivision Agreement will be required prior to registration of the Plan of Subdivision.
Dufferin-Peel Catholic District School Board and the Peel District School Board (November 13, 2018 and November 2, 2018)	The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:

Agency / Comment Date	Comment
	"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development." The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application. In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreement.
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 9, 2019)	Proposed Park Block 3, having an area of 0.33 ha (0.8 ac.) along Armdale Road is an inappropriate location for a park. Given the amount of height and density surrounding this proposed park, the park will be in shadow the entire day between March 21st and September 21st. There will also be a significant shadow impact on June 21st. Please address the shadow impacts by relocating the park and/or through other design solutions. Sandalwood Park (P-309), zoned OS1, located on the north side of Nahani Way, east of the subject lands, which is less than 400 m (1,312 ft.) from the subject lands. This 1.86 ha (4.60 acre) park contains a playground and an 11v11 soccer field. Given the limited number of parks within the immediate area and the proposed density and units being requested, Community Services has requested a park on the subject lands to service this development and the immediate neighbourhood.
City Community Services Department – Culture Division (November 5, 2019)	Please contact the Archaeological Program Unit at the Ministry of Tourism, Culture and Sport to determine the status of the property and provide a letter from the Ministry stating that the property has no further archaeological concerns.
City Community Services Department – Fire and	The proposal is located within the response area of Fire Station 120. At present, average travel times to emergencies

Agency / Comment Date	Comment
Emergency Services Division (December 17, 2018)	in this area of the City are within five minutes based on normal traffic and weather conditions. The adequacy of the water supply for fire protection purposes is under review. Confirmation from the Region of Peel is required.
City Transportation and Works Department (January 24, 2019)	The applicant has been requested to provide additional technical details and materials, including a geotechnical report. Development matters currently under review and consideration by this department include: • Noise Study • Engineering Drawings • Functional Servicing Report • Environmental • Traffic Impact Study In addition, municipal works will be required to support this development and these works shall form part of the Subdivision Agreement. The above aspects are to be addressed prior to the preparation of the recommendation report.
Greater Toronto Airport Authority (November 14, 2018)	According to the Airport Zoning Regulations for Toronto Lester B. Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning. As the proposed development is located in proximity to Toronto Pearson Airport, the development could impact on NAV CANADA's instrument runway approach procedures. In order to determine if the proposed residential towers would comply with the Airport's runway approach procedures, the Greater Toronto Airport Authority (GTAA) and NAV CANADA will need to conduct a detailed evaluation of the proposed development and, therefore, the following additional information is required: (1) The geographic coordinates of the four outside corners for each proposed building. (2) Building elevation drawings showing the full height of the structures including any rooftop units (3) The materials to be used on the outside walls of the buildings
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

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

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

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

Development Requirements

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

Other Information

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

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

Recommendation Report
Detailed Planning Analysis

Owner: 91 Eglinton Limited Partnership (Liberty Development Corporation)

91 and 131 Eglinton Avenue East and 5055 Hurontario Street

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1. Community Comments

Comments received through correspondence were generally directed towards intensification. Below is a summary and response to the specific comments heard.

Comment
Concern with proposed height, density, and shadow impact.

Response
The applicant has reduced the building heights and number of units. A Sun / Shadow Study has been reviewed through these applications and has been deemed satisfactory.

Comment
Concern with increased traffic congestion and pedestrian safety in the area, in particular, at the intersection of Hurontario Street and Eglinton Avenue.

Response
Comments received from the Transportation and Works Department on the applicant's Traffic Impact Study indicate that traffic will operate in a satisfactory manner.

Comment
This proposal will create a large group of buildings cut off from the neighbourhood. There is no consideration of neighbourhood or sense of community in the overall planning for the area. In other areas of the GTA we have seen these types of developments not enhancing the livability of the area, and potentially leading to troubled neighbourhoods. Walkability and small retail units are a must.

Response
The applicant has revised their proposal to include a minimum of 1 300 m^2 (13,993 ft^2) of retail and office commercial uses. Multi-use trails have been introduced, sidewalk locations have been confirmed, the public park has been relocated and expanded, and larger development blocks have been broken up through the reconfiguration of the road network. Staff will continue to work with the applicant to ensure that retail entrances are centrally located within the development to encourage pedestrian movement on-site.

Comment
This area is already too crowded and the additional density proposed and removal of trees will lead to an environmental disaster in terms of flooding.

Response
Comments received from the Transportation and Works Department (T&W) on the Functional Servicing and Stormwater Management Report state that they are satisfactory. Detailed site drainage and tree removal applications (if applicable) will be addressed through the site plan approval process.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The revised applications were circulated to all City departments and commenting agencies on February 24, 2020 and the further revised proposal was recirculated to outstanding City departments and commenting agencies on July 6, 2020. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Comments dated September 24, 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.

Noise

The evaluation of the noise sources that may have an impact on this development included transportation sources (road, light rail and aircraft) and stationary sources external to this development. Additionally, the assessment considered future LRT vibration impact criteria with respect to ground-borne vibration and vibration induced noise. Noise mitigation will be required due to transportation sources, including building design requirements and sound barriers for the outdoor living areas; the details of which will be confirmed through the Site Plan process once the final architectural, mechanical and grading plans are available. Potential noise sources that may be generated by the development, including mechanical equipment, will be mitigated through the detailed design of the building.

Stormwater Management

The Functional Servicing Report (FSR) and Stormwater Management Report indicate 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 impact to the receiving Municipal drainage system, on-site stormwater management controls for the post development discharge is required. The applicant has demonstrated a satisfactory stormwater servicing concept. On-site stormwater re-use is being pursued. Prior to Site Plan Approval, additional information is required to clarify if a groundwater management strategy will be required.

Traffic

A total of five traffic impact study (TIS) submissions were provided by WSP in support of the proposed development. Each submission was reviewed and audited by the City's Transportation and Works Department. Based on the latest submission, dated February 2020, the study complied with the City's TIS guidelines and was deemed satisfactory. The study concluded that the proposed development is anticipated to generate 471 (100 in, 371 out) and 670 (426 in, 244 out) two-

way site trips for the weekday AM and PM peak hours respectively.

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.

Road Network Capacity

In response to development pressure in the Uptown Node staff undertook preliminary work to understand the cumulative impacts of this higher amount of growth in the Uptown Node on the provision of infrastructure and services, as outlined in the Corporate Report titled "Uptown Node Capacity Review" dated June 19, 2020. As the node continues to develop, the intersections within the node will be under increasing pressure.

The TIS acknowledges the future capacity issues at the Hurontario Street and Eglinton Avenue West intersection and concludes that the development's future trip generation will increase the existing road network capacities due to the increased traffic volume and removal of lanes for the Hurontario LRT. However, through multiple submissions of the TIS for the proposed development at 91 Eglinton Avenue it was determined that the development utilizes some of the limited capacity available within the area and the intersection of Hurontario Street and Eglinton Avenue West will operate at an acceptable level of service.

It is anticipated that the completion of the Hurontario Light Rail Transit ("HuLRT") project will encourage public transit use and reduce single occupancy vehicle (SOV) trips to and from the Uptown Node.

As discussed in the June 19, 2020 Capacity Study report, staff are in the process of developing further policies and plans that could help to manage some of this growth and ensure that the Uptown Node can thrive as a complete, vibrant and well served community into the future.

Environmental Compliance

The applicant is required to provide a certification letter-report for lands to be dedicated to the City at the Subdivision Agreement stage.

Additionally, the applicant is required to provide additional technical information to confirm monitoring wells decommissioning, aboveground storage tank and underground storage tank removal, septic tank decommissioning and dewatering commitment letter, all of which are to be addressed prior to registration of the subdivision.

Engineering Drawings and Plans

Municipal infrastructure, including but not limited to servicing works, road works along Armdale Road, Thornwood Drive and Eglinton Avenue, land dedication and easements are required as a result of this development. The review of the detailed engineering drawings will be further evaluated as part of the municipal infrastructure detailed design and addressed through the subdivision agreement prior to registration of the proposed development.

Transportation and Works is satisfied that the information reviewed to date is satisfactory, and in accordance with City requirements. Any outstanding items required to facilitate the implementation of the zoning by-law and approval of the draft plan of subdivision can be addressed through draft plan conditions, the subdivision agreement and the site plan review process.

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 1.1.3.2 of the PPS states that *land use patterns within settlement areas shall be based on densities and a mix of land uses which 1. efficiently use land and resources, 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, 4. support active transportation, 5. are transit supportive, and where a range of uses can be accommodated.* Policy 1.1.3.3 of the PPS states that *planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.* Policy 1.1.3.4 states that *appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.*

Section 5 of Mississauga Official Plan (MOP) (Direct Growth) has policies that designate the Uptown Major Node Character Area as an Intensification Area that will provide for a mix of population and employment uses at densities and heights less than the Downtown, but greater than elsewhere in the city. Section 5.3.2.4 of MOP outlines that a gross density of between 200 and 300 residents plus jobs per hectare (between 81 and 122 residents plus jobs per acre) are required for Major Nodes. This development proposal exceeds the residential target for Major Nodes. Policy 5.3.2 in MOP indicates that Major Nodes are intended to provide a variety of higher density housing for people in different phases of their

lifecycle and for a variety of income groups. This development proposal includes a commitment for an affordable housing contribution of either $15 million, or 5% of the total units proposed (up to 125 affordable ownership units) on site (mix of 1 and 2 bedroom unit types), or a partnership with a non-profit housing provider to deliver 5% of total units proposed (up to 125 affordable ownership or rental units), or that a combination of these contributions be made in a form and on terms satisfactory to the City

The proposed development will utilize surrounding community infrastructure (library, schools and places of religious assembly) and has adequate access to servicing (water, sanitary and storm facilities). Policies in MOP ensure intensification is in accordance with the wise management of resources and protecting health and safety.

Section 9 of MOP (Build a Desirable Urban Form) has a range of policies that encourages vibrant, mixed use areas, serviced by multi-modal transportation. Policy 9.2.1.10 of MOP requires that appropriate height and built form transitions be provided between sites and their surrounding area.

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 intensification 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 5.3.2 of MOP states that Major Nodes will be planned as prominent centres of mixed use activity with a variety of employment opportunities, such as office jobs and regional shopping services that draw people beyond adjacent neighbourhoods. Section 5.3.2.3 states that Major Nodes are Intensification Areas, and Section 5.3.2.4 states that they will achieve a gross density of between 200 and 300 residents and jobs combined per hectare (between 81 and 122 residents plus jobs per acre).

Section 5.3.2.6 indicates that Major Nodes will achieve an average population to employment ratio of between 2:1 to 1:2 measured as an average across the entire area of each node.

Section 9.2.1 *Intensification Areas* of MOP states that Intensification Areas are the principal location for future growth. 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 within the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.5 direct development and redevelopment to the Urban System to achieve healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. A further objective is to achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

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. It addresses 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. It envisions that growth will be directed to Intensification Areas comprised of Major Nodes (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.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to Mississauga Official Plan Policies for the Uptown Major Node Character Area, to permit six apartment buildings including three with heights of 35, 35, and 37 storeys, which will contain a maximum of 2,500* condominium apartment dwelling units, a minimum of 1,300 m^2 (13,993 ft^2) of retail commercial and office space, 20* three storey condominium townhomes, a maximum FSI of 5.6, and a public park. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

*The applicant's current proposal includes 2,433 apartment units and 16 three storey condominium townhomes; however, the proposed official plan amendment and rezoning allow for a maximum of 2,500 apartment units and 20 three storey townhomes to allow for flexibility and future market demand changes.

- ***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 Uptown Major Node Character Area, an area intended for intensification in the City's Urban Structure. The existing population of this Major Node is 12,300 with 2,200 jobs. If approved, this development will have an estimated population of 5,342. By 2041, the City's approved growth forecast projects a population of approximately 20,000. The average household size is 2 with 87% of people living in apartment buildings that are five storeys or more. The mix of housing tenure for the area is 2,665 units (61%) owned and 1,730 units (39%) rented with a vacancy rate of approximately 0.9%. In addition, the number of jobs within this Character Area is 2,185. Total employment combined with the population results in a PPJ for Uptown Major Node of 128 persons plus jobs per hectare (52 persons plus jobs per acre).

Section 5.3.2.4 of MOP indicates that Major Nodes will achieve a minimum gross density of between 200 and 300 residents and jobs combined per hectare (between 81 and 122 residents plus jobs per acre across the node). This proposal will provide 1,562 residents per hectare (633 residents per acre). Although Section 5.3.2.6 of MOP indicates that Major Nodes will achieve an average population to employment ratio of between 2:1 to 1:2, this is measured across the entire area of each node. The subject site is designated for residential high density development, rather than mixed use. The number of jobs to be generated from the proposed development is estimated to be 7 jobs per hectare (3 jobs per acre). While 22 jobs per hectare (9 jobs per acre) are currently present in the Uptown Major Node, a range of uses are permitted in the node, including lands with Mixed Use and Office Use designations.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context.

While a maximum height of 25 storeys is permitted in the Major Node, additional height can be considered: where an appropriate transition in height will be achieved; the City Structure hierarchy is maintained; the development proposal enhances existing or planned development and the development proposal is consistent with the policies of the OP (Section 13.1.1.3).

The subject site is designated **Residential High Density** and **Residential Medium Density,** which permits apartment buildings and all forms of townhomes, respectively.

The proposed amendment would result in six apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys, a maximum of 2,500 condominium apartment dwelling units with retail and office uses, 20 townhomes, and a public park.

This proposal requires that the subject lands east of Thornwood Drive be redesignated from **Residential Medium Density** to **Residential High Density** to permit the proposed 25 storey apartment building at the southeast quadrant of the site, whereas townhomes are permitted as of right. A portion of the **Residential High Density** and **Residential Medium Density** lands will also be redesignated to **Public Open Space** to permit a public park in the northeast portion of the subject site.

The subject lands will be removed from **Residential High Density – Special Site 2** of the Uptown Major Node Character Area and **Residential High Density – Special Site 8** will be added to the Uptown Major Node Character Area, Mississauga Official Plan (MOP) Policies to permit the following:

- permit three apartment buildings with heights of 35, 35 and 37 storeys
- require a minimum of 1 300 m^2 (13,993 ft^2) of retail commercial and office space
- to permit a maximum FSI of 5.6

The floor space index ranges for the subject site will also be deleted on Map 13-4: Uptown Major Node Character Area in accordance with the above-noted changes to the Special Site Policies.

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:

- Number 19, 19A, 19B, 19C and 103 on Hurontario Street, approximately 170 m (558 ft) northwest of the site.
- Number 7, 35, 35A, and 87 on Eglinton Avenue East, having direct access to the area.

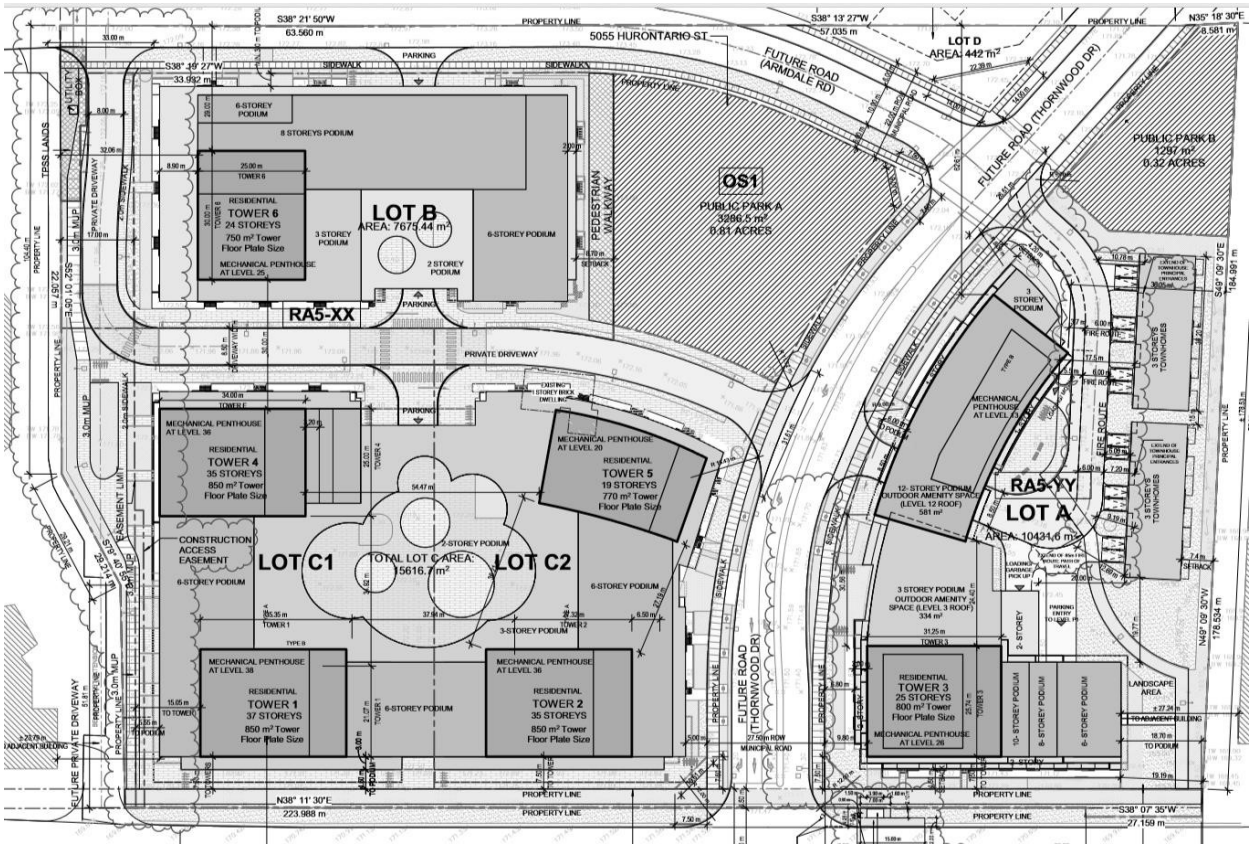
There is a transit stop on Eglinton Avenue East within 111 m (364 ft) of the site, and on Hurontario Street within 170 m (558 ft) of the site.

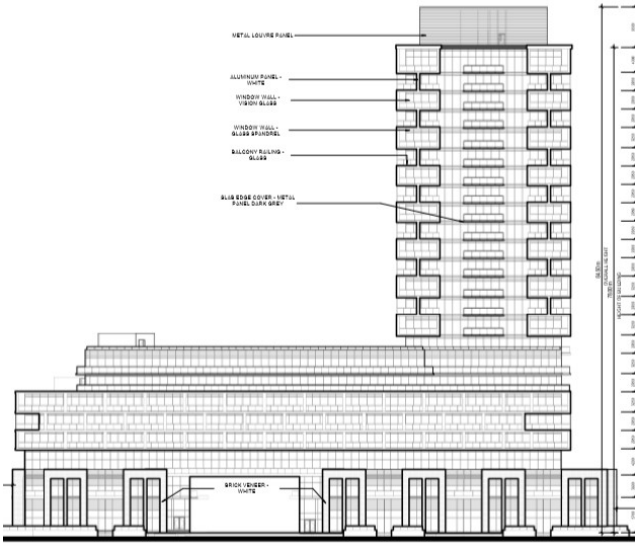
The node contains the Emerald Centre (west side of Hurontario Street, south of Eglinton Avenue West), Cityside Shopping Centre (northeast corner of Hurontario Street and Eglinton Avenue East), Mississauga Marketplace Plaza (southeast corner of Hurontario Street and Eglinton Avenue East) and 30 Eglinton West Commercial Centre (southwest corner of Hurontario Street and Eglinton Avenue West). These plazas provide a range of retail commercial uses and services including a grocery store, drug store, medical offices, gym, Service Ontario and restaurants. The Frank McKechnie Community Centre and Library are located on Bristol Road East, east of Hurontario Street, approximately 1.5 km (0.93 miles) northeast of the site.

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.

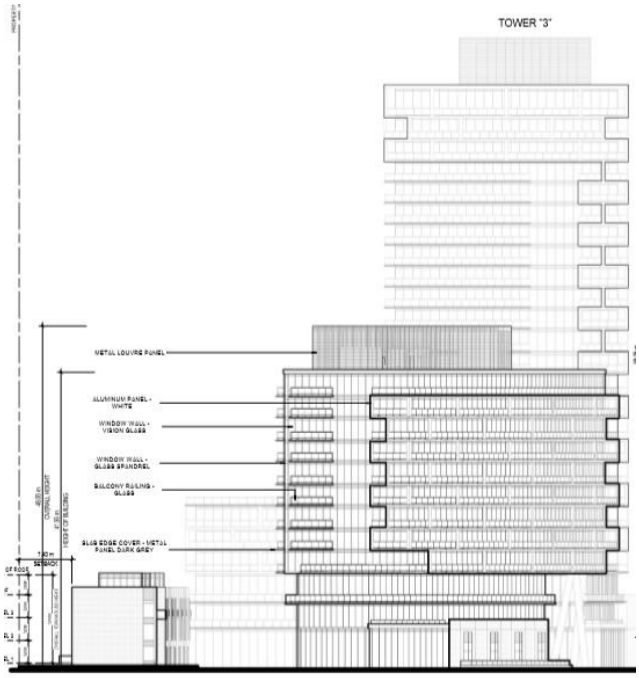
8. Revised Site Plan and Elevations

The applicant has provided these revised site plan and elevation drawings:

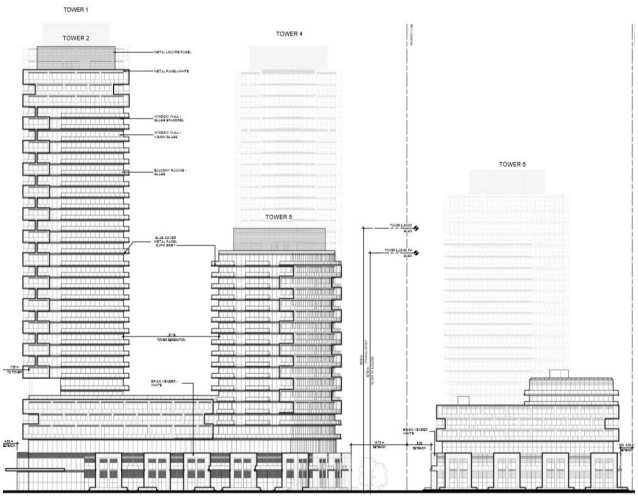




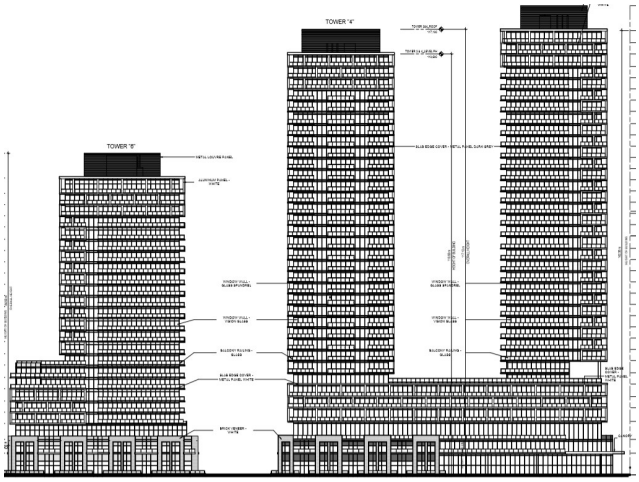
North Elevation



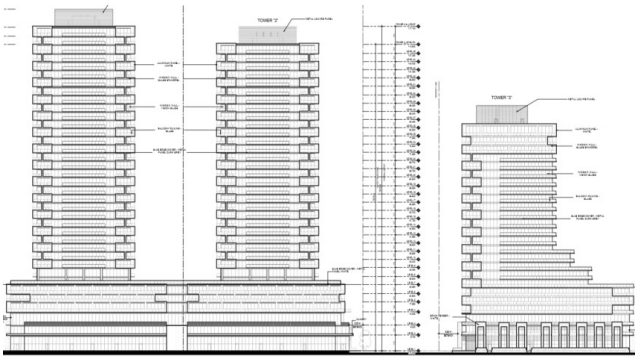
North Elevation



East Elevation



West Elevation



South Elevation

9. Zoning

The proposed **RM6-13** (Townhouses on a CEC - Road) is appropriate to accommodate the proposed completion of a townhome project on abutting lands with 4 three storey common element condominium (CEC) townhomes.

The proposed **OS1** (Open Space) is appropriate to accommodate the proposed public park.

The proposed **RA5-Exception** (Apartment) is appropriate to accommodate the proposed six apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys which will contain

2,433 condominium apartment units and retail and office uses, 16 three storey condominium townhomes and a public park.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

Zone Regulations	**RA5 Zone Regulations**	**Proposed RA5-Exception Zone Regulations**
Additional Permitted Uses	N/A	Commercial School Recreational Establishment
Maximum number of **townhomes**	N/A	20
Maximum number of **dwelling units**	N/A	2,500
Maximum **Floor Space Index (FSI)**	2.9	5.6
Maximum Dwelling **Height – Flat Roof**	25 storeys 77 m (252.6 ft)	37 storeys 144 m (472 ft)
Minimum total **gross floor area – non-residential**	N/A	1 300 m^2 (13,993 ft^2)
Minimum **Front** and **Exterior Side Yard**	7.5 m – 10.5 m (24.6 – 34.5 ft)	3.0 m (9.8 ft)
Minimum **Interior Side Yard**	4.5 m – 9.0 m (14.8 – 29.5 ft)	5.5 m (18.0 ft)
Minimum **Rear Yard**	7.5 m – 15.0 m (24.6 – 49.2 ft)	2.5 m (8.2 ft)
Minimum **landscaped area**	40 % of lot area	38.2% of lot area
Minimum **amenity area**	The greater of 5.6 m^2 (60.3 ft^2) per dwelling unit or 10% of the site area	4.5 m^2 (48.4 ft^2) per dwelling unit
Minimum number of resident **parking spaces** per studio unit per 1-bedroom unit per 2-bedroom unit per 3-bedroom unit	 1.0 1.25 1.40 1.75	 0.8 0.9 1.0 1.3
shared visitor parking	N/A	0.15
Required number of parking spaces for non-residential uses	As outlined in Table 3.1.1.2 in the Zoning By-law	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/ non-residential parking in accordance with the following:

Zone Regulations	RA5 Zone Regulations	Proposed RA5-Exception Zone Regulations
		the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses located on the same lot as the residential use, shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law
Maximum number of **tandem parking spaces**	N/A	20% of the required resident parking spaces provided that each pair of tandem spaces is allocated to one dwelling unit
Minimum distance from a structure completely below finished grade	3.0 m (9.8 ft)	0.5 m (1.64 ft)

*The applicant's current proposal includes 2,433 apartment units and 16 three storey condominium townhomes; however, the proposed official plan amendment and rezoning allow for a maximum of 2,500 apartment units and 20 three storey townhomes to allow for flexibility and future market demand changes.

10. Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. 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.

The subject lands are currently zoned **D** (Development) which permits legally existing uses. The applicant is seeking to permit six condominium apartments buildings with heights of 19, 24, 25, 35, 35 and 37 storeys which will contain 2,433 condominium apartment units and retail and office uses, 16 three storey condominium townhomes, and a public park. As the project is seeking additional height and density and is larger than 5 000 m^2 (54,000 ft^2) in size, it meets the minimum threshold for a Section 37 contribution.

11. "H" Holding Symbol

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

- A satisfactory Section 37 agreement is in place with the City of Mississauga for an affordable housing contribution of either $15 million, or 5% of the total units proposed (up to 125 affordable ownership units) on site (mix of 1 and 2 bedroom unit types), or a partnership with a non-profit housing provider to deliver

5% of total units proposed (up to 125 affordable ownership or rental units), or that a combination of these contributions be made. Such additional contributions if determined to be applicable based on the City's Bonus Zoning Policy 07-03-01, will be subject to the terms of the Section 37 agreement in a form and content satisfactory to the Planning and Building Department. This agreement shall be in a form (for example, a Section 37 Agreement) and on terms satisfactory to the City.

12. 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.

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 air shaft/exhaust vent locations, wind and noise mitigation measures, the design and siting of suitable canopies for entrances, tree removal permission, the waste collection design, and the groundwater management strategy for the underground parking garage.

13. Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions attached as Appendix 3.

Development will be subject to the completion of services and registration of the plan.

14. Conclusions

In conclusion, City staff have evaluated the applications to permit six apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys which will contain 2,433 condominium apartment units and retail and office uses, 16 three storey condominium townhomes, and a public park against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The site is located in the Uptown Major Node, which is an area designated for intensification, a mix of uses, and higher density housing. The proposed development has been redesigned to be more sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent uses. Proposed building heights decrease to the north and east to achieve a more appropriate transition to existing and planned land uses.

Although the proposed applications are expected to only generate 7 jobs per hectare (3 jobs per acre), the subject

property is designated Residential High Density and **Residential Medium Density** in the Official Plan and is therefore not required to provide non-residential uses. Other sites within the node permit a range of non-residential uses, including lands designated **Mixed Use** and **Office**.

While the area is served by transportation options, and a range of goods and services, on-going review and suggested improvements to mitigate impacts of increased development through the Uptown Node Capacity Review is likely to benefit future residents.

The proposed official plan amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved.

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MISSISSAUGA

SCHEDULE A
CONDITIONS OF APPROVAL

FILE:	**T-M18005 W5**
SUBJECT:	**Draft Plan of Subdivision** **Part of Lot 1, East of Hurontario Street** **North Side of Eglinton Avenue East, East of Hurontario Street** **City of Mississauga** **91 Eglinton Limited Partnership (91 and 131 Eglinton Avenue East and 5055 Hurontario Street)**

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

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

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

1.0 Approval of the draft plan applies to the plan dated February 13, 2020.

2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.

3.0 The applicant/owner shall enter into a Subdivision Agreement including Municipal Infrastructure Schedules, and any other necessary agreements, in a form satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, land dedications, public easements, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals; conservation and environmental matters; phasing and insurance. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION AS CONTAINED IN THE APPLICATION STATUS REPORT DATED OCTOBER 16, 2020, THAT CORRESPONDS WITH THE RESUBMISSION DATED SEPTEMBER 24, 2020 AND REMAIN APPLICABLE.

THESE COMMENTS HAVE BEEN PROVIDED TO THE APPLICANT OR THEIR CONSULTANTS AND FORM PART OF THESE CONDITIONS.

4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.

6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.

7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

8.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.

9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".

10.0 Prior to final approval, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.

11.0 The applicant/owner shall make arrangements acceptable to the City with regard to any Park issues including all servicing requirements including fencing/hoarding. To partially fulfil the requirements of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the City will accept Block Number 3 and 4, having an area of 0.46 ha (1.13 ac.), for park or other public recreational purposes. Block Number 3 and 4 will be conveyed prior to the registration of the subdivision.

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

13.0 Prior to execution of the Subdivision Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.

14.0 Prior to execution of the Subdivision Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

15.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

16.0 That the owner/applicant shall register a public easement for vehicular and pedestrian access over the future private road extension of Belbin Street as well as the unnamed road connecting Belbin Street to Thornwood Drive in favour of the City of Mississauga, as follows:

a) Public Vehicular and Pedestrian Access Easement through the site to facilitate connectivity between Armdale Road and Eglinton Avenue East, with an easement width of 17.0 metres over Part 1 and Part 2 as shown on the Reference Plan 43R-39652 prepared by Schaeffer Dzaldov Bennett Ltd. (Dwg No. 17-450-07B, dated October 7, 2020),

b) Public Vehicular and Pedestrian Access Easement through the site to facilitate connectivity between Belbin Street and Thornwood Drive along the unnamed private road with an easement width of 17.0 metres over Part 4 as shown on the Reference Plan 43R-39652 prepared by Schaeffer Dzaldov Bennett Ltd. (Dwg No. 17-450-07B, dated October 7, 2020),

These private roads and easements are to be designed in accordance to the City of Mississauga standards, which details will be included in the Subdivision Agreement.

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