

# HEALTHY BY DESIGN QUESTIONNAIRE



Source: Region of Peel

**City of Mississauga**  
Planning and Building Department  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
mississauga.ca

**Type of Application Submitted:**  Site Plan  Zoning By-law/Official Plan Amendment  Plan of Subdivision

**Planning Application File Number:** OZ 19 009

**Property Address:** 6710 Hurontario Street

**Applicant:** Glen Schnarr & Associates Inc. **Owner:** Flato Developments Inc. (2660430 Ontario Inc.)

Is this questionnaire revised from an earlier submission?  Yes  No

**Brief Description of Proposal:**

Gross Floor Area: 11,101 square metres Size of Property: 1.83 acres Number of Units: N/A

Land Uses Proposed (check all that apply):  Residential  Commercial  Office  Institutional

**Strategic Goal #1 – Land Use and Density:** In key areas of the City, encourage mixed use and appropriate intensification to create an urban environment that optimizes the use of infrastructure and services.

	Response	Potential Score	Actual Score
1. In which Intensification Area is the subject property located?	Intensification Corridor (Huronario Street) and MTSA	-	-
2. What is the PPJ calculation for the subject property?	N/A	5	/
3. Does the proposed development include multiple forms of housing?	N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3	/
4. Breakdown of the number of units for each form of housing. N/A - Not a residential proposal	1. _____ 2. _____ 3. _____	2	/
5. Does the proposed development include special housing types such as retirement dwelling, long term care dwelling and supportive housing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2	/
6. Does the proposed development include affordable units?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2	/
7. Does the proposed development include purpose built rental housing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2	/
8. Does the proposed development include a mix of different land uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	5	5 / 5
9. Percentage breakdown of each land use in relation to the total gross floor area.	1. Hotel: 81.97% 2. Banquet Hall: 9.58% 3. Restaurant: 1.65% , Office: 6.8%	2	2/2
10. Are Convenience Commercial uses provided on the ground floor for multi-unit and mixed use buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A – single use	2	2 / 2
TOTAL		25	7 / 25

**Strategic Goal #2 – Service Proximity:** Create complete communities by encouraging development to be located in close proximity to community services and businesses required for daily living needs.

	Response	Potential Score	Actual Score
11. Provide names of existing or proposed neighbourhood community and retail services that are within 800m (2,625 ft.) from the main entrance of buildings. <ul style="list-style-type: none"> <li>• Day care (children, seniors and/or persons with disabilities)</li> <li>• Hospital or health clinic</li> <li>• Public library</li> <li>• Community centre</li> <li>• Social service facility</li> <li>• Post office</li> <li>• Recreation centre</li> <li>• Personal service establishment</li> <li>• Pharmacy</li> <li>• Financial institution</li> <li>• Restaurant/take-out restaurant</li> <li>• Convenience commercial</li> </ul>	1. <u>Peel Adult Learning Centre</u> 2. <u>McDonalds, Dennys, Turtle Jack's , Demetres</u> 3. <u>LA Fitness</u> 4. <u>Bank of Montreal</u> 5. _____	10	10/10
12. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed grocery store?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name:	2	0/2
13. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed elementary school?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name:	2	0/2
14. Are the main entrances of all buildings within 1.6 km (5,249 ft.) of an existing or proposed secondary school?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name:	2	0/2
15. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed park or publicly accessible open space area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Name:	2	0/2
16. Are the main entrances of buildings within 800 m (2,625 ft.) of an existing or proposed Major Transit Station?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Name:	2	2/2
17. Are the main entrances of buildings within 400 m (1,312 ft.) of an existing or proposed bus stop?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Bus Route No.: Stop No.:	3	3/3
18. How frequent is the nearby transit service?	Bus Route(s) No.: Future HuLRT Bus service is every _____ minutes.	2	2/2
<b>TOTAL</b>		<b>25</b>	<b>17/ 25</b>

**Strategic Goal #3 – Network Connectivity:** Encourage residents to be active by promoting multi-modal and fine-grained street networks.

	Response	Potential Score	Actual Score
19. Are new roads being proposed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	-	-
20. What is the density of pedestrian intersections for the proposed development?	Unknown	5	/
21. Are there any proposed reverse frontage lots or cul-de-sacs?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2	/
22. What is the perimeter of each block?	N/A	5	/
23. Are the main entrances of buildings within 400m (1,312 ft.) of any primary route within the City's Long Term Cycling Routes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3	3/3
TOTAL		15	3/5

**Strategic Goal #4 – Optimized Parking:** Prioritize the pedestrian experience over the location and amount of vehicular parking to create an active streetscape.

	Response	Potential Score	Actual Score
24. What percentage of parking spaces is located in a structure or underground?	98.49%	2	2/2
25. If surface parking spaces are proposed, are they located adjacent to roads?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A – none proposed	2	2/2
26. Is there vehicular access across the main entrance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1	/
27. For areas within 800 m (2,625 ft.) of a Major Transit Station, does the proposed development include unbundled parking? <b>N/A this is not a residential development</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A – not within 800m	1	/
28. Does the proposed development use a shared parking formula?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A – single use	1	1/1
29. Does the proposed development exceed the minimum bicycle parking requirements of the Zoning By-law? *Cycling Master Plan rates to be used until bicycle parking incorporated into ZBL	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2	/
30. Is preferential parking for car pool and car share vehicles proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1	/
TOTAL		10	5/10

**Strategic Goal #5 – Active Buildings:** Incorporate site and building design details that contribute to walkability and an animated streetscape.

	Response	Potential Score	Actual Score
31. Are pedestrian walkways provided directly from the main entrance to the street?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4	4 / 4
32. Are pedestrian walkways provided directly from the main entrance to a nearby transit stop?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4	4 / 4
33. Are all of the pedestrian paths or walkways in the development at least 1.5 m wide with a variety of trees planted at regular intervals?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4	4 / 4
34. Is there wayfinding or directional signage on the site directing pedestrians to entrances, parking areas, etc.? <b>N/A - unknown at Rezoning stage</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	1	/
35. Has the site been designed to provide pedestrian scaled lighting? <b>N/A - unknown at Rezoning stage</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	2	/
36. How many healthy, mature trees exist on the property?	Approx. 27	1	1 / 1
37. What percentage of trees will be preserved or replaced?	<b>Replanting TBD</b>	1	/
38. Are patios or other outdoor amenity spaces provided on the property or on the adjacent right-of-way?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4	4 / 4
39. Is the main entrance facing the street, or in the case of corner lots at major intersections, is the main entrance facing the corner?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4	4 / 4
<b>TOTAL</b>		<b>25</b>	<b>21/22</b>

**LAND USE AND DENSITY** 7 / 25

**SERVICE PROXIMITY** 17/25

**NETWORK CONNECTIVITY** 3 / 5

**OPTIMIZED PARKING** 5 / 10

**ACTIVE BUILDINGS** 21/ 25

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**TOTAL** 53 / 90