



## DECLARATION

Section 17 of the Planning Act

**Applicant:** Weston Consulting (c/o Martin Quarcoopme)  
**Municipality** City of Mississauga  
**Our File:** OPA 118

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 2, 2021 when By-law Number 0127-2021 was enacted and that notice as required by Section 17 of the Planning Act was given on June 10, 2021.
2. That no appeal to the Local Planning Appeal Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

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

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 5<sup>th</sup> day of July, 2021.

*Shelby Olivia Clements*  
Shelby Olivia Clements, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires September 20, 2022.

Commissioner of Oaths

Declarant  
Sacha Smith



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

<b>DATE OF NOTICE</b>	June 10, 2021	
<b>OPA NUMBER</b>	OPA 118 (By-law 0127-2021)	
<b>ZONING BY-LAW NUMBER</b>	0128-2021	
<b>DATE PASSED BY COUNCIL</b>	June 02, 2021	
<b>LAST DATE TO FILE APPEAL</b>	<b>June 30, 2021</b>	
<b>FILE NUMBER</b>	OZ 19/017	Ward 7
<b>APPLICANT</b>	Weston Consulting (c/o Martin Quarcoopme)	
<b>PROPERTY LOCATION</b>	Northeast corner of Dundas Street West and Novar Road in the City of Mississauga	

**TAKE NOTICE** that on June 02, 2021 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 118 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 Mixed Use to Residential High Density and to also remove the floor space index (FSI) range from the northern portion of the subject site.

The purpose of the Zoning By-law is to permit an 18 storey apartment building with a minimum of 270 m<sup>2</sup> of commercial floor space on the ground floor. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4" (Mainstreet Commercial) and "D-1" (Development - Exception) to "H-RA4-53" (Apartments - Exception with a Holding Provision). "C4" permits commercial uses with residential above the first storey and apartments. "D-1" permits a detached dwelling legally existing on the date of passing of By-law 0225-2007. Upon removal of the "H" provision, the "RA4-53" zone will permit an 18 storey apartment building with accessory uses including restaurant, take-out restaurant, art gallery, museum, retail store, service establishment, financial institution and medical office - restricted with specific regulations for yards, setbacks, amenity area, and parking.

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 118 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 Ontario Land Tribunal a copy of an appeal form is available from the OLT website at [olt.gov.on.ca](http://olt.gov.on.ca). An appeal must be filed by mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **June 30, 2021**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land 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 Ontario Land 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, 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](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Adam Lucas** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5525

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

**Amendment No. 118**

**to**

**Mississauga Official Plan**

By-law No. 0127-2021

A by-law to Adopt Mississauga Official Plan Amendment No. 118

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. 118, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

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

1. The document attached hereto, constituting Amendment No. 118 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 2nd day of June, 2021.

Signed

Bonnie Crombie

MAYOR

Signed

LT Rubin

CLERK

**Amendment No. 118**  
**to**  
**Mississauga Official Plan**

The following text and Map "A" attached constitute Amendment No. 118.

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 April 16, 2021, 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 Mixed Use to Residential High Density and to also remove the floor space index (FSI) range from the northern portion of the subject site.

## **LOCATION**

The lands affected by this Amendment are located on the northeast corner of Dundas Street West and Novar Road. The subject lands are located in the Downtown Cooksville Character Area, as identified in Mississauga Official Plan.

## **BASIS**

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

The subject lands are designated Mixed Use and Residential High Density. The Mixed Use designation permits a combination of commercial and residential uses. The Residential High Density designation permits apartment dwellings, accessory office and convenience commercial uses at grade.

The proposed Amendment is required to redesignate the southern portion of the subject lands from Mixed Use to Residential High Density and to remove the FSI range from the northern portion to permit an apartment dwelling with grade related commercial uses.

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

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

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Section 12.4, Downtown Cooksville Character Area, of Mississauga Official Plan, is hereby amended by deleting the ***floor space index (FSI)*** range from the northern portion of the subject lands on Map 12-4: Downtown Cooksville Character Area.
2. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation for a portion of the subject lands from Mixed Use to Residential High Density, as shown on Map "A" 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.

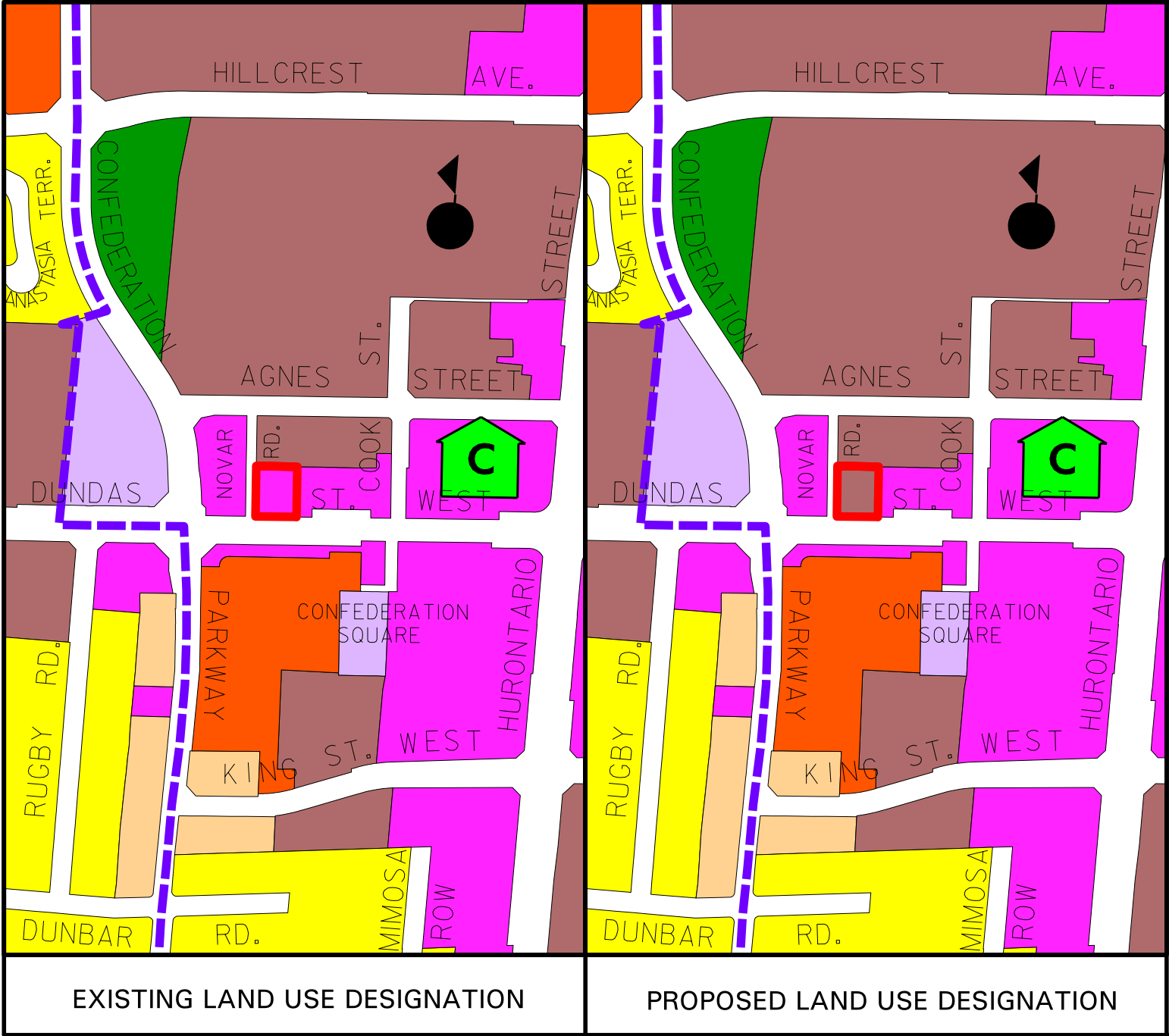
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan September 3, 2020.

## **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.





LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Office
- Public Open Space

BASE MAP INFORMATION

- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- 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
- Community Facilities

City Structure

- Downtown

AREA OF AMENDMENT

FROM:  
MIXED USE

TO:  
RESIDENTIAL HIGH DENSITY



MAP 'A'

Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan



**APPENDIX I**  
**PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on July 27, 2020 in connection with this proposed Amendment.

No members of the public attended the meeting or provided written submissions.

City of Mississauga  
**Corporate Report**



<p>Date: April 16, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ 19/017 W7</p> <hr/> <p>Meeting date: May 10, 2021</p>
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## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 7)**

**Official Plan Amendment and Rezoning applications to permit an 18 storey apartment with ground floor commercial uses**

**85-95 Dundas Street West and 98 Agnes Street, northeast corner of Dundas Street West and Novar Road**

**Owner: Mississauga II GP Inc. (Emblem Developments)**

**File: OZ 19/017 W7**

## Recommendation

1. That the applications under File OZ 19/017 W7, Mississauga II GP Inc. (Emblem Developments), 85-95 Dundas Street West and 98 Agnes Street, to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA4-Exception** (Apartments) to permit an 18 storey apartment building with ground floor commercial uses in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated April 16, 2021 from the Commissioner of Planning and Building.
2. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

Planning and Development Committee	2021/04/16	2
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Originator's file: OZ 19/017 W7

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required, unless a zoning by-law is passed within 18 months of the Council decision.
5. That the "H" holding symbol is to be removed from the **H-RA4-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated April 16, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. 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.

## Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow an 18 storey residential apartment building with ground floor commercial uses.
- The applicant has made minor revisions to the proposal to address issues raised by staff including built form.
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved.

## Background

A public meeting was held by the Planning and Development Committee on July 27, 2020, at which time an Information Report:

[https://www7.mississauga.ca/documents/committees/pdc/2020/2020\\_07\\_27\\_PDC\\_Agenda.pdf](https://www7.mississauga.ca/documents/committees/pdc/2020/2020_07_27_PDC_Agenda.pdf) was received for information.

Recommendation PDC-0026-2020 was then adopted by Council on August 5, 2020.

PDC-0026-2020

1. That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the applications by Mississauga II GP Inc. (Emblem Developments) to permit a 16 storey residential condominium apartment building with ground floor commercial uses, under File OZ 19/017 W7, 85-95 Dundas Street West and 98 Agnes Street, be received for information.

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

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- Decreasing the number of dwelling units from 429 to 428;
- Increasing the height of the building from 16 storeys to 18 storeys; and,
- Decreasing the non-residential ground floor area from 290.19 m<sup>2</sup> (3,123.6 ft<sup>2</sup>) to 272.9 m<sup>2</sup> (2,937.5 ft<sup>2</sup>).

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on July 2, 2020. A community meeting was held by Ward 7 Councillor Dipika Damerla on February 27, 2020. Six people attended the meeting. No written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on July 27, 2020. No 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.

### PLANNING ANALYSIS SUMMARY

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

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

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to change the designation from **Mixed Use** to **Residential High Density**. A zoning by-law amendment is required from **C4** (Mainstreet Commercial) and **D1** (Development) to **H-RA4-Exception** (Apartments).

The proposed development will consist of an 18 storey apartment building having 428 dwelling units and 272.9 m<sup>2</sup> (2,937.5 ft<sup>2</sup>) of ground floor commercial uses. Required parking will be accommodated within a five level underground parking structure.

Should the applications be approved, it is recommended that a Holding Symbol should be placed on the property to ensure that the following matters are completed:

- Land dedications (road widenings);
- Upgraded streetscape works;
- Execution of a development agreement with municipal infrastructure schedules in a form satisfactory to the City of Mississauga, the Region, or any other appropriate authority;

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

## Strategic Plan

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

## Financial Impact

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

## Conclusion

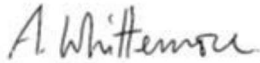
In summary, the proposed development has been designed to be sensitive to the existing and planned character of the downtown and provides a built form that is compatible with the adjacent area. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

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

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Adam Lucas, Development Planner

# City of Mississauga

# Corporate Report



Date: July 3, 2020

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
OZ 19/017 W7

Meeting date:  
July 27, 2020

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 7)**

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

**85-95 Dundas Street West and 98 Agnes Street, northeast corner of Dundas Street West and Novar Road**

**Owner: Mississauga II GP Inc. (Emblem Developments)**

**File: OZ 19/017 W7**

## Recommendation

That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the applications by Mississauga II GP Inc. (Emblem Developments) to permit a 16 storey residential condominium apartment building with ground floor commercial uses, under File OZ 19/017 W7, 85-95 Dundas Street West and 98 Agnes 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

The official plan amendment and rezoning applications are required to permit a 16 storey residential condominium apartment building having 405 dwelling units and ground floor commercial uses. The applicant is proposing to amend the official plan to permit a residential use with proposed commercial uses on the ground floor. The zoning by-law will also need to be amended from **C4** (Mainstreet Commercial) and **D-1** (Development) to **RA4-Exception** (Apartments) to implement this development proposal.



During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

## Comments

The property is located on the northeast corner of Dundas Street West and Novar Road within the Downtown Cooksville Character Area. The site is currently occupied by a 3 storey commercial building.



Aerial image of 85 – 95 Dundas Street West and 98 Agnes Street



Applicant's rendering of the 16 storey residential condominium apartment building

## LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan 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.

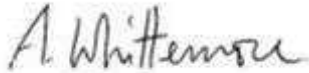
## Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional

technical information, review of reduced parking standards, ensuring compatibility of new buildings and community consultation and input (if applicable) and a proposal to address the City's requirement for the provision of affordable housing.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Adam Lucas, Development Planner

## **Detailed Information and Preliminary Planning Analysis**

**Owner: Mississauga II GP Inc. (Emblem Developments)**

**85-95 Dundas Street West and 98 Agnes Street**

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## 1. Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **C4** (Mainstreet Commercial) and **D-1** (Development). **C4** permits a variety of commercial, service, and office uses, dwellings above the first storey of a commercial building, and apartment dwellings. **D-1** permits legally existing uses within existing buildings on the land.
- November 29, 2010 – Official Plan and zoning by-law amendment applications were submitted seeking to permit a 37 storey residential condominium apartment building consisting of 249 dwelling units and 330 m<sup>2</sup> (3,552.1 ft<sup>2</sup>) of ground floor commercial. On June 5, 2017, the applications were cancelled due to inactivity.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed, the policies of the new Mississauga Official Plan apply. The subject lands are designated Mixed Use and Residential High Density in the Downtown Cooksville Character Area.

## 2. Site and Neighbourhood Context

### Site Information

The property is located within the Downtown Cooksville Character Area and along an intensification corridor, at the intersection of Dundas Street West and Novar Road, and

Agnes Street and Novar Road. The area contains a mix of residential, commercial and community uses. The site is currently occupied by a 3 storey commercial building and associated surface parking area on the southerly half of the property. The northerly half of the property contains a manicured lawn and deciduous trees.



Subject Land – Looking northerly along Dundas Street West

Property Size and Use	
Frontages:	
Dundas Street West	41.8 m (137.14 ft.)
Novar Road	101.6 m (333.33 ft.)
Agnes Street	40.2 m (131.89 ft.)
Depth:	101.6 m (333.33 ft.)
Gross Lot Area:	0.41 ha (1.03 ac.)



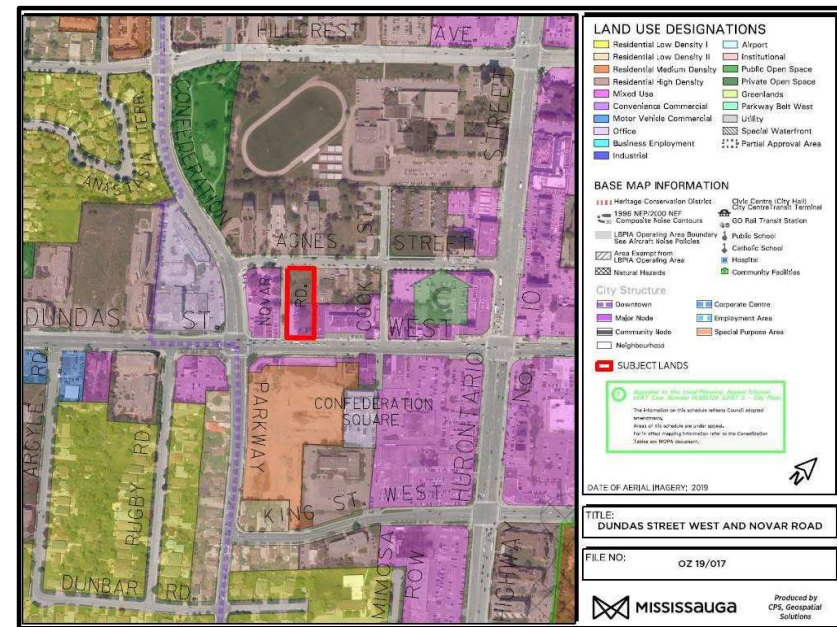
Property Size and Use	
Existing Uses:	3 storey commercial building and surface parking lot.

### Surrounding Land Uses

North of the subject lands there are three apartment buildings ranging between 10 and 12 storeys in height. To the west of the site are two, 1 and 2 storey commercial buildings, which contain a day care, a restaurant, retail store and hair salon, and a single detached dwelling. To the east, along the Dundas Street West there is a one storey commercial building that contains a hair salon and a vacant unit. To the west along the Agnes Street frontage there is a residential dwelling containing a day care. Lands to the south are vacant, however, site plan approval has been granted to permit 120 townhouses, 20 livework units and 1 500 m<sup>2</sup> (16,145.87 ft<sup>2</sup>) of retail floor space.

The surrounding land uses are:

North: Apartment buildings  
East: Commercial building and single detached dwelling  
South: Vacant  
West: Commercial buildings and single detached dwelling



Aerial Photo of 85 – 95 Dundas Street West and  
98 Agnes Street

### The Neighbourhood Context

The subject property is located in the former Township of Cooksville, which is an area that has evolved over centuries and was eventually amalgamated with other former townships to form the Town of Mississauga in 1968. The surrounding area contains commercial uses along Dundas Street East and West and Hurontario Street, as well as a variety of residential building types, including a number of apartment buildings developed in the 1950's and 1960's.

The site is located on the northeast corner of Dundas Street West and Novar Road, which is identified as part of an Intensification Corridor in the Mississauga Official Plan. The corridor has commercial and retail storefronts lining Dundas Street, with a mixture of housing types also located along the Corridor.

### **Demographics**

Based on the 2016 census, the existing population of the Cooksville Neighbourhood (West) area is 15,240 with a median age of this area being 43 (compared to the City's median age of 40). 68% of the neighbourhood population are of working age (15 to 64 years of age), with 15% children (0-14 years) and 17% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 16,200 and 16,300 respectively. The average household size is 3 persons with 20% of people living in apartment buildings that are five storeys or more. The mix of housing tenure for the area is 3,975 units (73%) owned and 1,505 units (27%) rented with a vacancy rate of approximately 0.8%\* and 0.9%\*. In addition, the number of jobs within this Character Area is 1,076. Total employment combined with the population results in a PPJ for Cooksville Neighbourhood (West) is 41 persons plus jobs per ha.

\*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the South and Northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

### **Other Development Applications**

The City is currently processing two development applications in proximity to the subject land, as follows:

Applications for an official plan and zoning by-law amendment on lands municipally known as 2560 and 2564 Confederation Parkway for 4 live/work units and surface parking area; and,

Application for zoning by-law amendment on lands municipally known as 2476 and 2482 Confederation Parkway to permit 4 semi-detached dwellings.

### **Community and Transportation Services**

This application will have minimal impact on existing services in the community.

This area is well served by community facilities such as the Cooksville Library and Sgt. David Yakichuk Park, both of which are located within a 350 m (1,148.29 ft.) radius of the site.

On June 20, 2018, the Dundas Connects Master Plan was endorsed by Council which speaks to enhancing the pedestrian space along Dundas Street with wider sidewalks, landscaping, street furniture, and providing for other desirable streetscape elements such as patios and retail spill out space. It recommends creating a complete street for all users with pedestrian space that is vibrant, safer and accessible; has a continuous and consistent planting. The study also states that a mix of uses and transit supportive intensification is

encouraged to support the achievement of complete communities and provide a variety of uses along the Dundas corridor. The proposed development would meet these objectives. As Dundas Connects provides no detailed assessment specifically for Cooksville, the policies of Mississauga Official Plan continue to provide direction for assessment of applications for increased density.

The site is within 1.0 km (0.62 miles) of the Cooksville GO station, which provides two-way peak service. The following major Miway bus routes currently service the site running along Dundas Street and Hurontario Street:

- Route 1 – Dundas
- Route 19 – Hurontario
- Route 101 – Dundas Express
- Route 101A – Dundas Express
- Route 103 – Hurontario Express

There is a cycling lane on Confederation Parkway which connects with other east-west cycling facilities.

### 3. Project Details

The applications are to permit a 16 storey apartment building consisting of 405 dwelling units and 510 m<sup>2</sup> (5,490 ft<sup>2</sup>) of ground floor commercial floor space. The required parking will be accommodated underground. Access to the site will be from Novar Road.

Development Proposal		
Applications submitted:	Received: October 24, 2019 Deemed complete: November 20, 2019	
Developer/ Owner:	Mississauga II GP Inc. (Emblem Developments)	
Applicant:	Martin Quarcoopome, Weston Consulting	
Number of units:	405	
Proposed Gross Floor Area (total):	23 019.9 m <sup>2</sup> (247,784 ft <sup>2</sup> )	
Height:	16 storeys	
Floor Space Index:	6.76	
Amenity Area:	5.2 m <sup>2</sup> (56.0 ft <sup>2</sup> )/dwelling unit	
Road Type:	Public	
Anticipated Population:	887* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
resident spaces	506	369
visitor spaces	81	61
Total	587	430

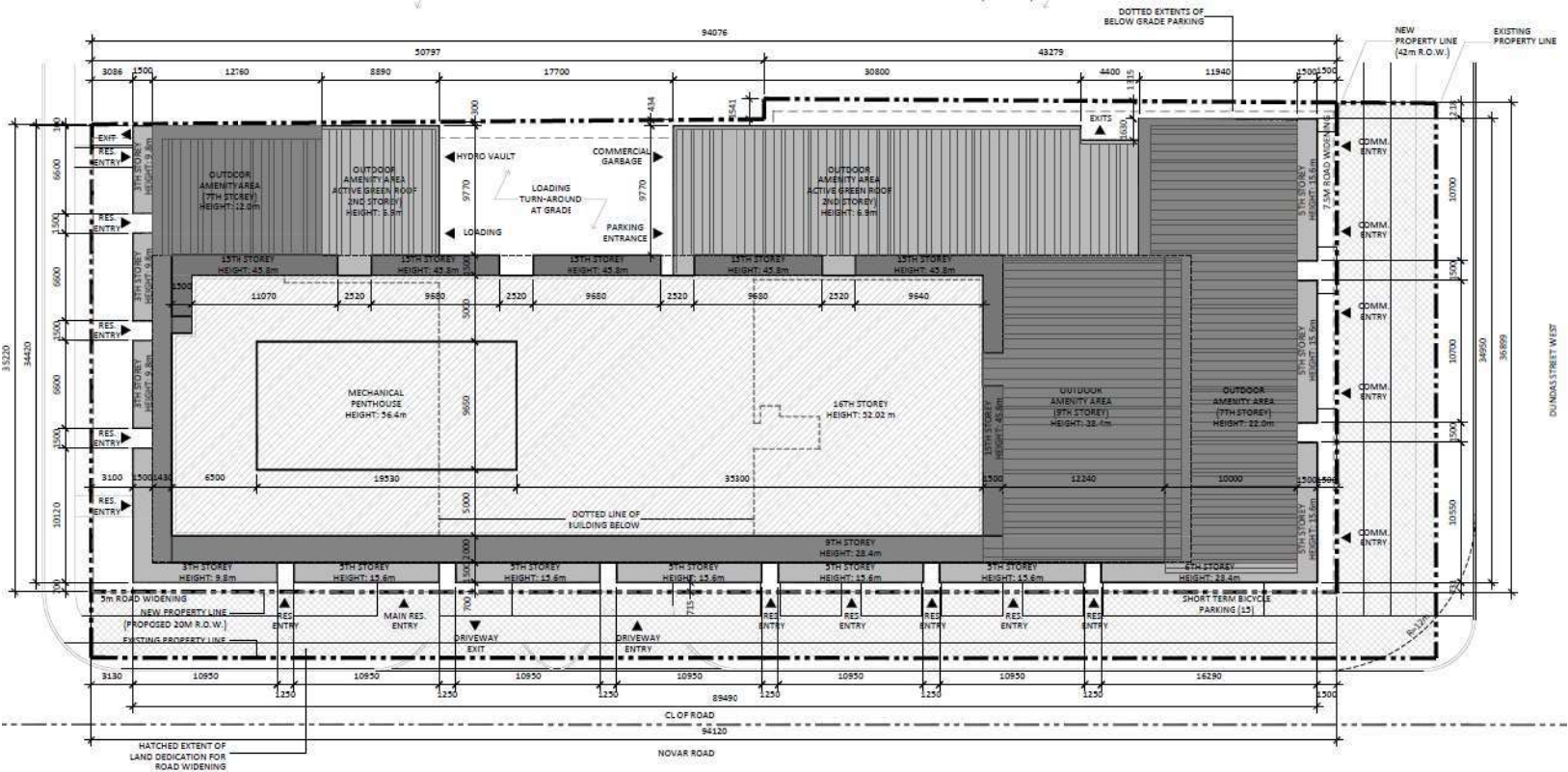
### Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at <http://www.mississauga.ca/portal/residents/development-applications>:

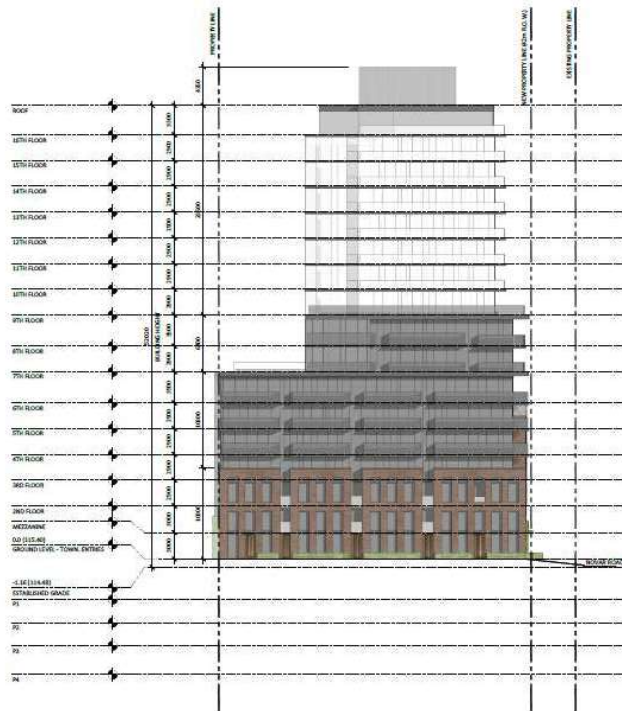
- Planning Justification Report
- Concept Plan and Elevations
- Urban Design Brief
- Draft Official Plan and Zoning By-law Amendments
- Traffic Impact Study
- Parking Utilization Study / TDM Strategy



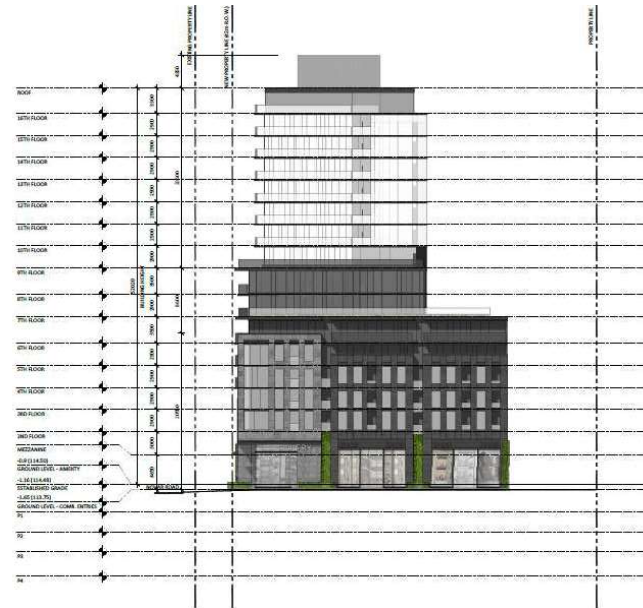
- Sun/Shadow Study
- Wind Study
- Acoustical Feasibility Study
- Functional Servicing Report
- Geotechnical Report
- Phase 1 Environmental Site Assessment
- Archaeological Assessment
- Operations and Safety Assessment



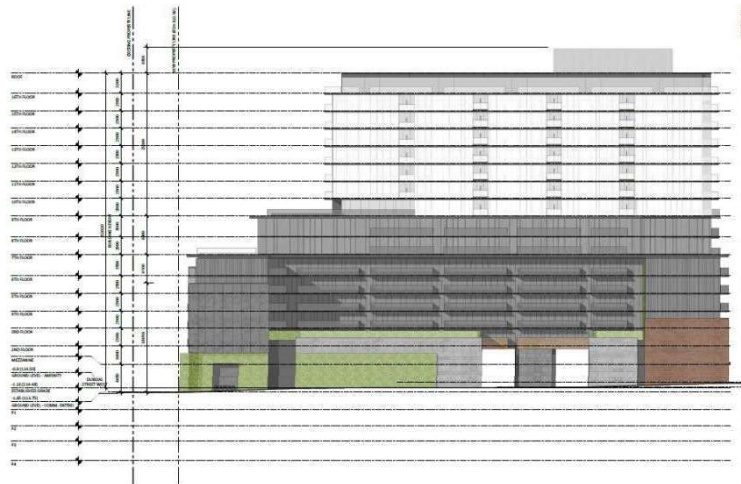
## Concept Plan



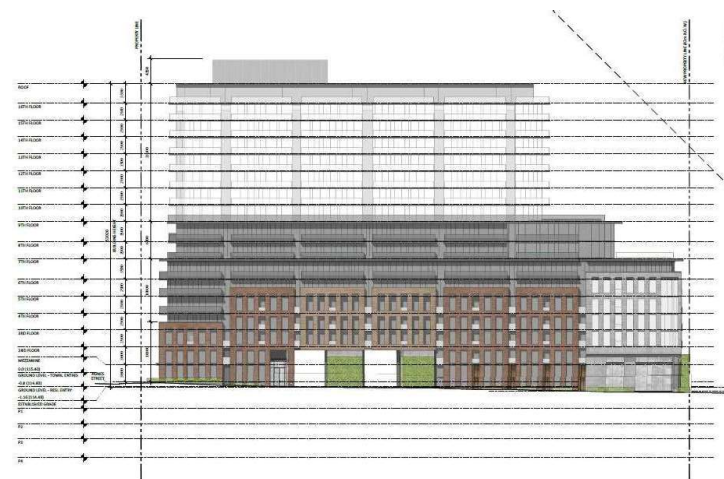
North Elevation



South Elevation



East Elevation



West Elevation



Applicant's Rendering



#### 4. Land Use Policies, Regulations & Amendments

# Mississauga Official Plan

Existing Designation
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The site is designated **Mixed Use** (south half) and **Residential High Density** (north half), which both permit residential and commercial uses.

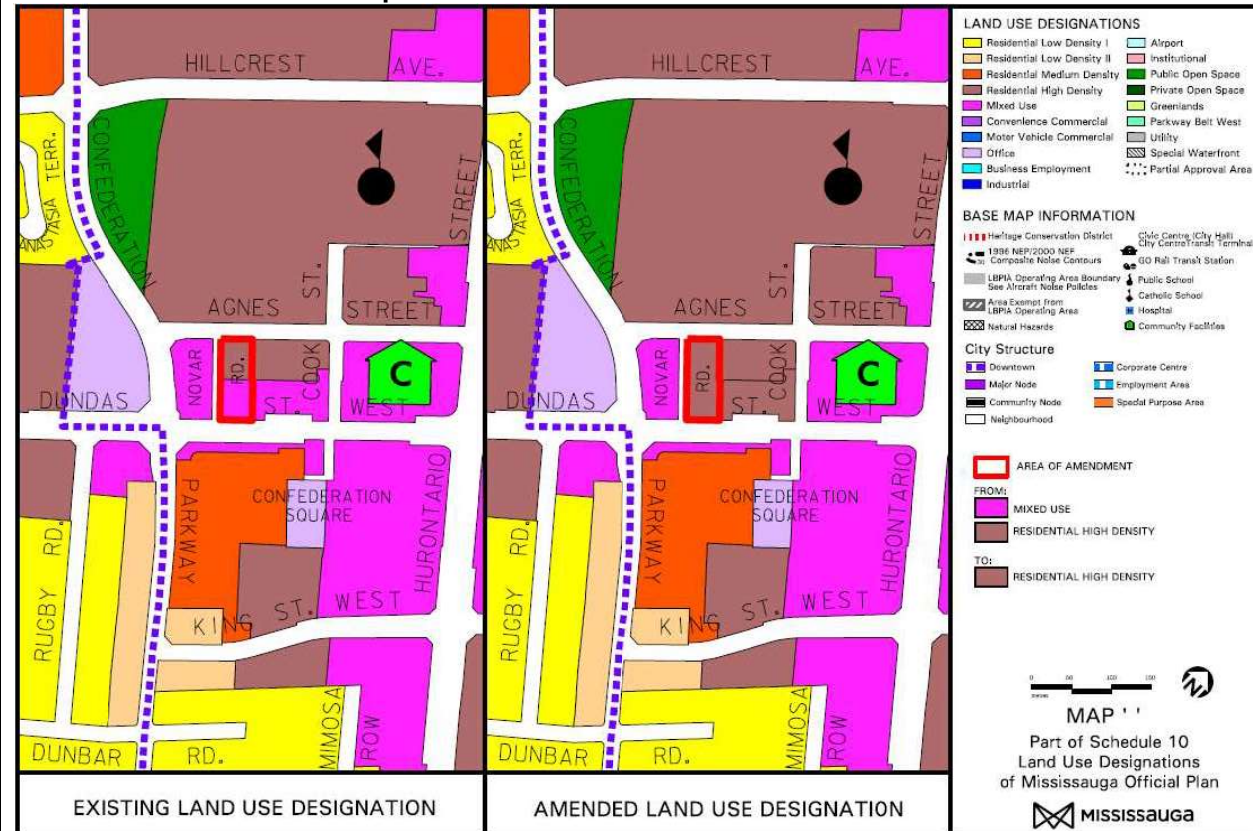
### Proposed Designation

**Residential High Density – Special Site** to permit an FSI of 6.76.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.

### Excerpt of Downtown Cooksville Character Area



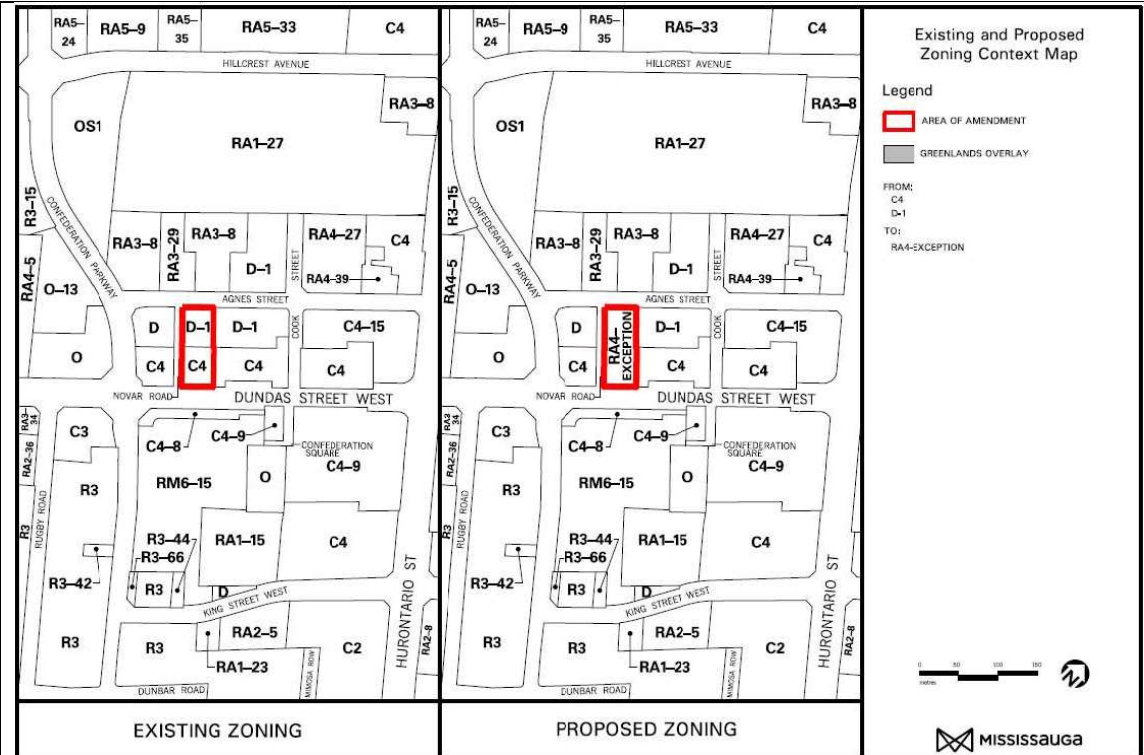
## Mississauga Zoning By-law

### Existing Zoning

The site is currently zoned **C4** (Mainstreet Commercial) and **D-1** (Development). **C4** permits a variety of commercial, service, and office uses, dwellings above the first storey of a commercial building and apartment dwellings. D-1 permits legally existing uses within existing buildings on the land.

### Proposed Zoning

A rezoning is proposed from **C4** (Mainstreet Commercial) and **D-1** (Development) to **RA4-Exception** (Apartments), in order to permit a 16 storey residential condominium apartment building consisting of 405 dwelling units and 510 m<sup>2</sup> (5,490 ft<sup>2</sup>) of ground floor commercial floor space. Through the processing of the applications, staff may recommend a more appropriate zoning to reflect the proposed development in the Recommendation Report



### Proposed Zoning Regulations

Zone Regulations	RA4 Zone Regulations	Proposed Amended RA4-Exception Zone Regulations
Maximum <b>Floor Space Index (FSI)</b>	2.9	6.76
Minimum <b>Front and Exterior Side Yards</b>	7.5 m (24.6 ft.)	1.5 m (4.9 ft.) (Dundas Street west) 0.73 m (2.4 ft.) (Novar Road)
Minimum <b>Interior Side Yard</b>	4.5 m (14.8 ft.)	0.0 m (0.0 ft.)
Minimum <b>Rear Yard</b>	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b>	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)
Minimum Depth of landscaped <b>buffer</b> along any other <b>lot line</b>	3.0 m (9.8 ft.)	0.0 m (0.0 ft.)
Minimum <b>landscaped area</b>	40%	0%
Minimum <b>amenity area</b>	5.6 m <sup>2</sup> (60.3 ft <sup>2</sup> ) or 10% of the lot area	5.2 m <sup>2</sup> (56.0 ft <sup>2</sup> )
Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area	50%	Amenity to be provided above ground level
Minimum <b>amenity area</b> to be provided outside at grade	55 m <sup>2</sup> (592.02 ft <sup>2</sup> )	0 m <sup>2</sup> (0.0 ft <sup>2</sup> )
Minimum number of <b>Parking Spaces</b>	1.25 / dwelling unit for one bedroom  1.40 / dwelling unit for two bedroom	0.9 / dwelling unit for one bedroom  1.0 / dwelling unit for two bedroom

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations	Amended Zone Regulations
	0.20 / dwelling unit for residential visitor / commercial use	0.15 / dwelling unit for residential visitor / commercial use	
Minimum Bicycle Parking	N/A	0.60 / unit long-term 0.15 / unit short-term	
Definition: <b>Front Lot Line</b>	Dundas Street West of Agnes Street shall be the front lot line	Dundas Street West shall be the front lot line	
Non-residential parking	Based on individual non-residential uses	Parking for non-residential uses shall be shared with residential visitor space	
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined.			



## 5. Summary of Applicable Policies

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been included. The table should be considered a general summary

of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.2)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.7)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will be based on densities and a mix of land uses which: efficiently use land, resources, infrastructure, public service facilities and is transit supportive. (PPS 1.1.3.2)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Region of Peel Official Plan (ROP)</b>	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. 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 <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> 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 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p>

## Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019.

The subject property is located within a Major Transit Station Area (MTSA) as identified in MOP due to its proximity to the future Light Rail Transit stop on Hurontario Street. The Region of Peel and the City are currently developing specific policies that will result in further refinements to the boundaries of MTSA's.

The lands are located within the Downtown Cooksville Character Area and are designated **Mixed Use** and

**Residential High Density.** The **Mixed Use** and **Residential High Density** designations permit commercial and residential uses.

The applicant is proposing to change the designation to **Residential High Density – Special Site** to permit a 16 storey residential condominium apartment building having a Floor Space Index of 6.76. The applicant will need to demonstrate consistency with the intent of MOP and shall have regards for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

The following policies are applicable in the review of these applications. In some cases the description of the general intent summarizes multiple policies.

	Specific Policies	General Intent
<b>Chapter 5 Direct Growth</b>	Section 5.1.4 Section 5.1.6 Section 5.3.1.3 Section 5.3.1.4 Section 5.3.1.6 Section 5.3.1.9 Section 5.3.1.11 Section 5.3.1.13 Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.8 Section 5.5.7 Section 5.5.8	<p>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. (S.5.1.4 and 5.1.6)</p> <p>The Downtown is an Intensification Area. (S.5.3.1.3)</p> <p>The Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare. The City will strive to achieve a gross density of between 300 to 400 residents and jobs combined per hectare. (S.5.3.1.4)</p> <p>The Downtown will achieve an average population to employment ratio of 1:1, measured as an average across the entire Downtown. (S.5.3.1.6)</p> <p>The Downtown will develop as a major regional centre and the primary location for mixed use development. The Downtown will contain the greatest concentration of activities and variety of uses. (S.5.3.1.9)</p>

	Specific Policies	General Intent
		<p>Development in the Downtown will be in a form and density that achieves a high quality urban environment. (S. 5.3.1.11)</p> <p>The Downtown will be developed to support and encourage active transportation as a mode of transportation. (S. 5.3.1.13)</p> <p>Where Corridors run through or when one side abuts the Downtown, Major Nodes, Community Nodes and Corporate Centres, development in those segments will also be subject to the policies of the City Structure element in which they are located. Where there is a conflict, the policies of the Downtown, Major Nodes, Community Nodes and Corporate Centres will take precedence. (S.5.4.2)</p> <p>Corridors that run through or abut the Downtown, Major Nodes, Community Nodes and Corporate Centres are encouraged to develop with mixed uses orientated towards the Corridor. (S.5.4.3)</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area. (S.5.4.4)</p> <p>Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building heights or until such time as alternative building heights area determined through planning studies. (S.5.4.8)</p> <p>A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these areas will be permitted in all areas. (S.5.5.7)</p> <p>Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged. (S.5.5.8)</p>
<b>Chapter 7 Complete Communities</b>	Section 7.1.1 Section 7.1.3 Section 7.2.2 Section 7.4.4.3 Section 7.4.5.1 Section 7.4.5.12	<p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga. (S.7.1.1)</p> <p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <ul style="list-style-type: none"> <li>a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses;</li> <li>b. design streets that facilitate alternative modes of transportation such as public transit, cycling, and walking;</li> <li>c. encourage environments that foster incidental and recreational activity; and</li> <li>d. encourage land use planning practices conducive to good public health.</li> </ul> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing</p>

	Specific Policies	General Intent
		<p>preferences and socioeconomic characteristics and needs. (S. 7.1.3)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> <li>a. The development of a range of housing choices in terms of type, tenure and price;</li> <li>b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and,</li> <li>c. The production of housing for those with special needs, such as housing for the elderly and shelters. (S.7.2.2)</li> </ul> <p>Mississauga will cooperate with the Provincial Government to designate archaeological sites in accordance with the Ontario Heritage Act. (S.7.4.4.1)</p> <p>Removal of artifacts from an archaeological site will be prohibited except in accordance with the requirements of the <i>Ontario Heritage Act</i>, the Provincial Government and the City. (S.7.4.4.2)</p> <p>Any archaeological or other artifacts of heritage significance discovered on properties during the development of privately owned land will be deeded gratuitously to the appropriate public authority. (S.7.4.4.3)</p> <p>As a condition of development, the City in consultation with the Provincial Government, may require that an archaeological assessment be undertaken. Should any significant archaeological remains be discovered, an appropriate mitigation strategy will be developed. Any salvage excavation or archaeological remains will be conducted to the satisfaction of the City and the Provincial Government. (S.7.4.5.1)</p> <p>Mississauga will endeavor to protect the archaeological heritage of the City by identifying archaeological sites and encouraging documentation. (S.7.4.5.12)</p>
<b>Chapter 9 Build A Desirable Urban Form</b>	Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.2.1.4 Section 9.2.1.10 Section 9.2.1.17 Section 9.2.1.21 Section 9.2.1.23 Section 9.2.1.24 Section 9.2.1.25 Section 9.2.1.28 Section 9.2.1.29 Section 9.2.1.31 Section 9.2.1.32	<p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required. (S.9.1.2)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (S.9.1.5)</p> <p>A high quality, compact urban built form will be encouraged to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of Intensification Areas form surrounding areas. (S.9.2.1.4)</p> <p>Appropriate height and built form transitions will be required between sites and their surrounding areas. (S.9.2.1.10)</p>

	Specific Policies	General Intent
	<p>Section 9.2.1.37</p> <p>Section 9.3.5.5</p> <p>Section 9.3.5.6</p> <p>Section 9.3.5.7</p> <p>Section 9.5.1.1</p> <p>Section 9.5.1.2</p> <p>Section 9.5.1.3</p> <p>Section 9.5.1.9</p> <p>Section 9.5.1.11</p> <p>Section 9.5.2.2</p> <p>Section 9.5.2.5</p> <p>Section 9.5.3.2</p>	<p>Principal streets should have continuous building frontage that provide continuity of built form from one property to the next with minimal gaps between buildings. (S.9.2.1.17)</p> <p>Development will contribute to pedestrian oriented streetscapes and have an urban built form that is attractive, compact and transit supportive. (S.9.2.1.21)</p> <p>Development will face the street and have active facades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections (9.2.1.23, 24, and 25).</p> <p>Built form will relate to and be integrated with the streetline, with minimal building setbacks where spatial enclosure and street related activity is desired. (S.9.2.1.28)</p> <p>Development will have a compatible bulk, massing and scale of built form to provide an integrated streetscape. (S.9.2.1.29)</p> <p>Development should be positioned along the edge of the public streets and public open spaces, to define their edges and create a relationship with the public sidewalk. (S.9.2.1.31 and 32)</p> <p>Developments should minimize the use of surface parking in favour of underground or aboveground structured parking. All surface parking should be screened from the street and be designed to ensure natural surveillance from public areas. (S.9.2.1.37)</p> <p>Private open space and/or amenity areas will be required for all development. (S.9.3.5.5)</p> <p>Residential developments of a significant size, except freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (S.9.3.5.6)</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. In Intensification Areas, alternatives to at grade amenities may be considered. (S.9.3.5.7)</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements: natural hazards, the size and distribution of building mass and height, front, side and rear yards, the orientation of buildings, structures, and landscapes on a property, views, the local vernacular and architectural character as represented by the rhythm, textures, and building materials, privacy and overlook, and function and use of buildings, structures and landscapes. (S.9.5.1.1 and 2)</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context. (S.9.5.1.3)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses</p>

	Specific Policies	General Intent
		<p>and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimate conditions are mitigated. (S.9.5.1.9)</p> <p>New residential development abutting major roads should be designed with a built form that mitigates traffic noise and ensures that attractiveness of the thoroughfare. (S.9.5.1.11)</p> <p>Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by: a. providing walkways that are connected to the public sidewalk, are well lit, attractive and safe; b. fronting walkways and sidewalks with doors and windows and having visible active uses inside; c. avoiding blank walls facing pedestrian areas; and d. providing opportunities for weather protection, including awnings and trees.(S.9.5.2.2)</p> <p>Development proponents may be required to upgrade the public boulevard and contribute to the quality and character of streets and open spaces by: a. street trees and landscaping, and relocating utilities, if required; b. lighting; weather protection elements; d. screening of parking areas; e. bicycle parking; f. public art; and g. street furniture (S.9.5.2.5)</p> <p>Buildings must clearly address the street with principal doors and fenestrations facing the street in order to: a. ensure main building entrances and at grade uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk; b. provide strong pedestrian connections and landscape treatments that link the building to the street; and c. ensure public safety. (S.9.5.3.2)</p>
<b>Chapter 11 General Land Use Designations</b>	11.2.5.6 11.2.6.1 11.2.6.4	<p>Lands designated Residential High Density will permit an apartment dwelling.</p> <p>Lands designated Mixed Use will be encouraged to contain a mixture of permitted uses.</p> <p>Residential Uses will be combined on the same lot or same building with another permitted use but dwelling units will not be permitted on the ground floor.</p>
<b>Chapter 12 Downtown</b>	12.1.1.1 12.1.1.4 12.1.1.6	<p>Proponents of development applications within the Downtown may be required to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio.</p> <p>Lands immediately adjacent to, or within the Downtown, should provide both a transition between the higher density and height of development within the Downtown and lower density and height of development in the surrounding area.</p> <p>Within the Downtown, on lands designated Mixed Use, Downtown Core Commercial, Convenience Commercial or Office, ground floor retail or office uses will be provided.</p>
<b>Chapter 19 Implementation</b>	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:



	Specific Policies	General Intent
		<ul style="list-style-type: none"> <li>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;</li> <li>the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>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.</li> </ul>

### Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019), *Provincial Policy Statement* (2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with/conforms to

Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028 <https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.



## 6. School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<p>Student Yield:</p> <p>31 Kindergarten to Grade 6 4 Grade 7 to Grade 8 9 Grade 9 to Grade 12</p> <p>School Accommodation:</p> <p>Cashmere Avenue Public School</p> <p>Enrolment: 409 Capacity: 461 Portables: 0</p> <p>Queen Elizabeth Senior Public School</p> <p>Enrolment: 262 Capacity: 333 Portables: 4</p> <p>T.L. Kennedy Secondary School</p> <p>Enrolment: 841 Capacity: 1,275 Portables: 0</p>	<p>Student Yield:</p> <p>7 Junior Kindergarten to Grade 8 6 Grade 9 to 12</p> <p>School Accommodation:</p> <p>Father Daniel Zanon</p> <p>Enrolment: 321 Capacity: 470 Portables: 0</p> <p>Father Michael Goetz</p> <p>Enrolment: 1,202 Capacity: 1,593 Portables: 0</p>

## 7. Community Comments

A community meeting was held by Ward 7 Councillor, Dipika Damerla on February 27, 2020. Six people attended the meeting.

The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- Novar Road has too much traffic and the road needs to be widened.
- The proposal will cause disruption when construction will

- occur on the project.
- The proposal provides appropriate setbacks from Dundas Street West that will set a precedent for other developments on Dundas Street West.

## 8. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (December 18, 2019)	<p><b>Water Service</b> There is an existing 400 mm (15.75 in.) diameter watermain located on Novar Road</p> <p><b>Sanitary Sewer</b> There is an existing 250 mm (9.84 in.) diameter sanitary sewer located on Novar Road and a 250 mm (9.84 in.) diameter sanitary sewer located on Agnes Street.</p> <p><b>Waste Collection</b> The commercial units are not eligible to receive Region of Peel waste collection and are required to receive private waste collection.</p> <p>Front-end collection of garbage and recyclable materials will be provided to the residential units.</p>
Dufferin-Peel Catholic District School Board (December 12, 2019) and the Peel District School Board (December 12, 2019)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment, and, as such, the school accommodation condition as required by the 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 these development applications.

Agency / Comment Date	Comments
<p>City Community Services Department – Park Planning Section (January 27, 2020)</p> <p>City Community Services Department – Arborist (January 22, 2020)</p> <p>City Community Services Department – Heritage (November 29, 2019)</p>	<p>Community Services Department notes that the subject site is located within 120 m (393.7 ft.) of City owned lands identified as Sgt. David Yakichuk Park (P - 263) which is zoned Open Space - Community Park (OS1), and contains a community play site.</p> <p>An updated Shadow Study undertaken by JCI Studio is required to show shadow maps for the September 21 solstice, particularly the impacts this proposed height may have on Sgt David Yakichuk Park in the early morning hours between 7 AM and 10 AM.</p> <p>Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p> <p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit/Site Plan approval. The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding installed, inspected and approved by an Urban Forestry representative.</p> <p>A Stage 3 archaeological assessment is required to determine if there are any further archaeological concerns on the property.</p>
<p>City Transportation and Works Department (February 6, 2020)</p>	<p>The Transportation and Works Department has received drawings and reports in support of the above noted applications, as follows:</p> <ul style="list-style-type: none"> <li>• Noise Study;</li> <li>• Grading, Servicing and Utility Plans;</li> <li>• Traffic Impact Study;</li> <li>• Functional Servicing and Stormwater Management Reports;</li> <li>• Environmental Site Screening Questionnaire and Declaration; and,</li> <li>• Record of Site Condition.</li> </ul> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>• City of Mississauga Community Services – Fire and Emergency Services Division</li> <li>• Canada Post</li> <li>• Enbridge Gas</li> <li>• Rogers Cable</li> <li>• Greater Toronto Airport Authority</li> </ul>

Agency / Comment Date	Comments
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>• Economic Development</li> <li>• Trillium Health Partners</li> <li>• Alectra Utilities</li> </ul>

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

- Are the policies and principles of the Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?
- Provision of affordable housing?

### Development Requirements

There are engineering matters including: grading, environmental, 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.

## 9. 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.

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## Recommendation Report Detailed Planning Analysis

**Owner: Mississauga II GP Inc. (Emblem Developments)**

**85-95 Dundas Street West and 98 Agnes Street**

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## 1. Community Comments

Through the community and public meetings held, comments from the public were generally directed towards traffic and construction timing and disruption. Below is a summary and response to the specific comments heard.

### Comment

Novar Road has too much traffic and the road needs to be widened.

### Response

In support of the proposed development, a traffic impact study (TIS) was submitted which analyzed current and projected traffic volumes on the neighbouring street network as a result of the proposed development. The Transportation and Works Department has determined that the traffic volumes on the adjacent road network and specifically on Novar Road can be managed and accommodated within the original planned capacity. Further, a road widening is being dedicated to the City as part of the approval of these applications.

### Comment

The proposal will cause disruption when construction occurs on the project.

### Response

It is anticipated that there will be some level of disruption to the area resulting from construction activity occurring on the subject property. A Construction Management Plan may be required prior to building activities onsite. Mud tracking will be

managed through the City's Lot Grading and Municipal Services Protection By-law, and construction will also be subject to the City's Noise Control By-law which regulates the period of time when construction equipment can operate in residential areas.

## 2. Updated Agency and City Department Comments

### UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on March 9, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

### Transportation and Works

Comments updated April 7, 2021, 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.

### Stormwater

The applicant has demonstrated a satisfactory stormwater servicing concept, including confirmation that groundwater generated from the proposed underground parking will be managed onsite, and that there will be no impact on the City's storm sewer system. Various methods of water reuse on site

are being pursued, and low impact design features are also being proposed within landscaped areas and amenity spaces.

Additional information is required to satisfy the construction of the Novar Road storm sewer extension and water balance criteria, but these requirements and overall refinement of the stormwater management report can be addressed prior to the lifting of the 'H' holding symbol.

#### Traffic

Three traffic impact study (TIS) submissions were provided by GHD Limited in support of the proposed development. The third submission, dated October 2020, complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 103 (26 in, 77 out) and 148 (85 in, 63 out) two way site trips for the weekday AM and PM peak hours in 2023 given the site's close proximity to higher order transit (future Hurontario LRT and Dundas BRT).

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

Road improvements will also be made to Novar Road which will be widened and constructed to municipal standards, all of which will be addressed prior to the lifting of the 'H' holding symbol.

#### Environmental Compliance

Based on the Phase One Environmental Site Assessment (ESA) (20-012), dated March 17, 2020, and prepared by Grounded Engineers Inc. and the Record of Site Condition, the site meets the applicable standards.

#### Noise

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

#### Other Engineering Matters

Municipal Infrastructure, including but not limited to road and storm sewer outlet works, intersection works, pavement marking and signage, land dedication/easements (along Novar Road and Dundas St. W) and boulevard works are required to support this proposed development. Novar Road is currently a two-way paved/ditched municipal road and will have to be reconstructed to an ultimate 20 metre right of way as identified on the Mississauga Official Plan. These requirements will be further evaluated as part of the municipal infrastructure detailed design prior to the lifting of the 'H' holding symbol.

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

### **School Accommodation**

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

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

In comments dated December 19, 2019, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition, as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities, need not be applied for this development application.

### **3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

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

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

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

### **4. Consistency with PPS**

Section 1.1.3.3 of the PPS states that "planning authorities shall identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment" and Section 1.1.3.4 of the PPS states that "appropriate development standards should be promoted which facilitate intensification, redevelopment,



and compact form, while avoiding or mitigating risks to public health and safety”.

The PPS is implemented through the City's official plan policies. Specifically as it relates to this proposal, Section 5.3.1.3 of Mississauga Official Plan (MOP) (Downtown) states that Downtown is an Intensification Area. Section 5.3.1.9 of MOP states that the Downtown will develop as a major regional centre and is the primary location for mixed use development. The Downtown will contain the greatest concentration of activities and variety of uses.

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

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

The applications seek to permit an 18 storey apartment building containing 428 dwellings and 272.9 m<sup>2</sup> (2,937.5 ft<sup>2</sup>) of ground floor commercial space. The development is located along a future Bus Rapid Transit line on Dundas Street and within 270 metres (886 ft.) of a future Light Rail Transit line on Hurontario Street. The proposal will contribute to the vibrancy of Downtown Cooksville through the intensification of an

underutilized parcel of land with an active façade on Dundas Street West and an attractive public realm.

## **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 9.2.1 *Intensification Areas* of MOP states that Intensification Areas are the principal location for future growth and include Community Nodes. 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.

## **6. Region of Peel Official Plan**

The subject property is located within the Region of Peel's Urban System. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and redevelopment to the Urban System to achieve an urban structure, form and densities which are pedestrian oriented, transit supportive and context appropriate.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences the processes 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 including the Downtown (among others) that will promote a desirable urban form that supports transit.

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

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

## 7. Mississauga Official Plan (MOP)

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

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

- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

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

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

### *Directing Growth*

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

The subject site is designated **Mixed Use** (south half) and **Residential High Density** (north half). The **Mixed Use** designation permits commercial and residential uses. The **Residential High Density** designation permits residential uses, including apartments. The applications propose to

redesignate the entire site to **Residential High Density** to permit an 18 storey apartment building with ground floor commercial floor space. The proposal is meeting the objectives of intensification in the Downtown Cooksville Character Area of the City.

#### *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. The site is located within the Downtown Cooksville Character Area, which is an Intensification Area. A range of uses are permitted in the Downtown including residential and commercial uses. The surrounding lands include high density residential uses to the north, commercial uses to the east and west and future medium density uses to the south. The proposed amendment and resultant development is compatible with the surrounding area.

#### *Services and Infrastructure*

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

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

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

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

There is a transit stop on Dundas Street West within 75 m (246 ft.) of the site for eastbound service. There is a transit stop on Dundas Street East within 210 m (689 ft.) for westbound service.

The site is also within 1.0 km (0.62 miles) of the Cooksville GO station, which provides two-way peak GO Train service.

The proposal is well served by facilities in Downtown Cooksville. This includes retail, financial institutions, restaurants, service commercial, and offices. This area is well served by community facilities such as the Cooksville Library and Sgt. David Yakichuk Park, both of which are located within a 350 m (1,148.29 ft.) radius of the site.

The site is in proximity to a cycling lane on Confederation Parkway, which connects with other east-west cycling facilities.

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 Rendering**

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



**Rendering**



## Site Plan

## 9. Zoning

The site is currently zoned **C4** (Mainstreet Commercial) (south half) and **D-1** (Development) (north half). A zoning by-law amendment is required to rezone the lands from **C4** (Mainstreet Commercial) and **D-1** (Development) to **H-RA4-Exception** (Apartments) to accommodate the 18 storey apartment building. In addition, a number of commercial uses are proposed within the podium.

The proposal is characteristic of a **RA4** (Apartments) zone. The proposed **H-RA4-Exception** (Apartments) is appropriate to accommodate the proposed redevelopment of the site.

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

**Proposed Zoning Regulations**

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
Maximum <b>Floor Space Index (FSI)</b> – Apartment Zone	1.8	7.9
Minimum <b>Front Yard</b>	7.5 m (24.6 ft.) to 10.5 m (34.4 ft.)	3.0 m (9.8 ft.)
Minimum <b>Exterior Side Yard</b>	7.5 m (24.6 ft.) to 10.5 m (34.4 ft.)	3.0 m (9.8 ft.)
Minimum <b>Interior</b>	4.5 m (24.6 ft.) to 9.0 m (29.5 ft.)	0.9 m (2.9 ft.)

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
<b>Side Yard</b>		
Minimum <b>Rear Yard</b> (Agnes Street)	7.5 m (24.6 ft.) to 15.0 m (49.2 ft.)	5.3 m (17.4 ft.)
Maximum encroachment of a <b>balcony</b> above the <b>first storey</b> into a required yard	1.0 m (3.28 ft.)	1.5 m (4.9 ft.)
Minimum setback from underground <b>parking structure</b> to any <b>lot line</b>	3.0 m (9.8 ft.)	0.5 m (1.64 ft.)
Minimum depth of a <b>landscape buffer</b> abutting a <b>lot line</b> that is a <b>street line</b>	4.5 m (14.8 ft.)	0.0 metres (0.0 ft.) – 3.0 metres (9.8 ft.)
Minimum <b>Amenity Area</b> per <b>dwelling unit</b>	5.6 m <sup>2</sup> (60.3 ft <sup>2</sup> )	4.9 m <sup>2</sup> (52.7 ft <sup>2</sup> )
Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area	50%	21.9%
Minimum number	1.25 resident spaces	0.9 resident spaces per

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
of <b>parking spaces</b>	per one-bedroom unit  1.40 resident space per two-bedroom unit  1.75 resident space per three-bedroom unit  0.20 visitor spaces per unit	one-bedroom unit  1.0 resident spaces per two-bedroom unit  1.3 resident spaces per three-bedroom unit  0.15 visitor spaces per unit
Minimum number of bicycle parking	N/A	0.7 space per <b>dwelling unit</b> (long term)  0.08 spaces per <b>dwelling unit</b> (short term)
Shared Parking between non-residential <b>uses</b> and visitor <b>parking spaces</b>	<b>Not permitted to be shared</b>	<b>Required parking for non-residential uses shall be shared with residential visitor parking spaces. The greater required parking between non-residential uses and visitor parking spaces shall apply.</b>

## 10. "H" Holding Symbol

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

- Land dedications (road widenings);
- Upgraded streetscape works;
- Execution of a Development Agreement with Municipal Infrastructure Schedules in a form satisfactory to the City of Mississauga, the Region of Peel or any other appropriate authority; and,

## 11. Site Plan

Staff have worked with the applicant throughout the rezoning process to come up with a built form that creates an appropriate design response to Dundas Street West, Novar Road, Agnes Street and the surrounding context. Along Dundas Street West, the building incorporates a generous step back between the podium face and the building above that establishes a human scale streetwall height.

The upper storeys of the building along Dundas Street West are stepped back following an angular plane to help reduce the physical impact of the structure along the street. Active frontage with retail uses is created fronting onto Dundas Street to contribute to the planned main street character of the street.

Along Novar Road and Agnes Street, a setback is provided to give the building room for streetscaping and private amenity areas for the residential units. Townhouse format units each with their individual private entrance have been incorporated into the frontage on Novar Road and Agnes Street to articulate the ground floor of the building and create residential character. Also along Agnes Street the building massing

above the podium is stepped back generously to reduce the visual impacts of the building and transition to the residential area to the north.

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application was submitted concurrently with the official plan amendment and rezoning applications under File SP 19-130 and the applicant is working to address all comments.

## 12. Green Development Initiatives

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

- Re-use of rainwater for irrigation purposes;
- Secure bicycle storage;
- Soil cell / Silva cells, supporting the proposed planting of at-grade vegetation on upgraded boulevards.

## 13. Section 37 Community Benefits (Bonus Zoning)

The proposal has been reviewed for applicability with Section 37 Community Benefits (Bonus Zoning) policies of MOP. The development does not meet the criteria for a Section 37 agreement as the proposal is within the maximum height permission in the Residential High Density designation in MOP and, therefore, does not meet the eligibility requirements contained in Corporate Policy 07-03-01 – Bonus Zoning.

## 14. Conclusions

In conclusion, City staff have evaluated the applications to permit an 18 storey apartment building containing 428 dwellings and 272.91 m<sup>2</sup> (2,937.5 ft<sup>2</sup>) of ground floor commercial space against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The applications are seeking to intensify an underutilized parcel within the Downtown Cooksville Character Area. The proposal is compatible with adjacent uses and provides for a built form that is transit supportive and supports a mix of housing choice in the City. The proposed building will include an active façade on Dundas Street West and upgraded boulevards that will contribute to the walkability in the Downtown area.

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