

Amendment No. XX
To
Mississauga Official Plan
for the
City of Mississauga Planning Area

The following text and map designated Map “A” attached hereto constitutes Amendment No. XX.

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

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

Appendix II is a summary of the resident comments heard at the Public Open House held for the Phase 1 redevelopment on November 29, 2016.

Appendix III is a copy of the Planning and Building Department Report dated _____, pertaining to this Amendment.

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PURPOSE

The purpose of this Amendment is to change the existing land use designation from “Residential Medium Density” to “Residential High Density” within the “Sheridan Neighbourhood” This will permit a retirement dwelling to replace the existing facility on the subject lands.

LOCATION

The lands affected by the Amendment are the lands municipally addressed as 2132 Dundas Street West, and legally described as Pt Lt 31, Con I Sds Tt, As In Ro698 1 68; Mississauga.

BASIS

The subject lands are located in the Sheridan Neighbourhood Character Area of the current City of Mississauga Official Plan that partially came into effect on November 14, 2012. As of July 13, 2016 the most recent approved Official Plan Amendments have been included with the outstanding policies and land use designations remaining under appeal with the Ontario Municipal Board. There are no policies affecting the subject lands under appeal with the Ontario Municipal Board.

The entirety of the subject lands are designated “Residential Medium Density” that permits townhouse dwellings, all forms of horizontal multiple dwellings and low-rise dwellings. The subject lands front onto Dundas Street West, a designated Urban System Intensification Corridor that is intended for future growth.

The proposed Amendments are acceptable from a planning analysis and should be approved for the following reasons:

1. The proposed development is compatible with the surrounding land uses and maintains an appropriate low-rise built form, and transition to existing land uses.
2. The proposed Official Plan and Zoning By-law Amendments are appropriate to accommodate the proposed development and meet the intent, goals and objectives of the Official Plan.

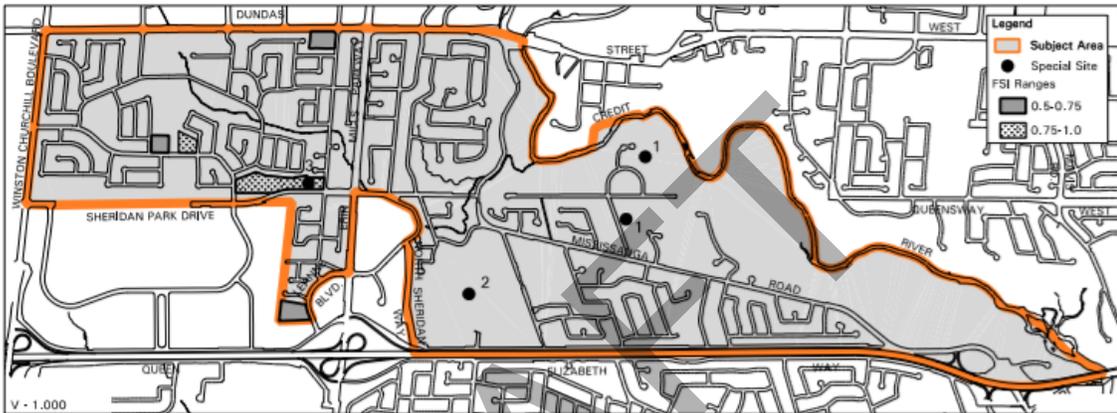
Details regarding this Amendment to the Sheridan Neighbourhood Character Area within the City of Mississauga Official Plan are contained in the Planning and Building Report dated ____, attached to this Amendment as Appendix B.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the subject lands from Residential Medium Density to Residential High Density, as shown on Map XX of this Amendment.
2. Notwithstanding the provisions of this Plan and Figure 5-5, a maximum height of 5 storeys shall be permitted along Dundas Street West.

3. Notwithstanding the provisions of Section 16.1.1.1 and 16.1.1.2 a maximum building height of five storeys shall be permitted along Dundas Street West.
4. Section 16.23, Sheridan, of Mississauga Official Plan, is hereby amended by deleting the floor space index (FSI) range from the subject site on Map 16-22: Sheridan Neighbourhood Character Area.
5. Notwithstanding the provisions of Section 11.2.5.5 Retirement Dwellings are permitted on the lands identified as Site 4.

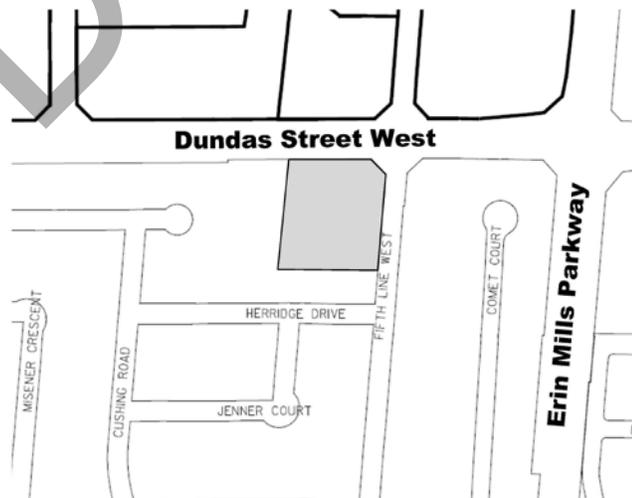
Map 'A':



Map 16-22: Sheridan Neighbourhood Character Area

6. Section 16.23.2.4 Special Site Policies within the Sheridan Neighbourhood Character Area is hereby amended by adding the following provisions:

16.23.2.4 Site 4:



16.23.2.4.1 The lands identified as Special Site 4, are located at the southwest corner of Dundas Street West and Fifth Line West.

16.23.2.4.2 Notwithstanding the provisions of the Residential High Density policies, a maximum building height of 5 storeys along Dundas Street West will be permitted.

IMPLEMENTATION

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

The lands will be rezoned to implement this Amendment.

INTERPRETATION

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

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

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APPENDIX I

PUBLIC OPEN HOUSE FOR PHASE 1

Although not the subject of this Official Plan Amendment, all property owners within a radius of 130m of the subject lands were invited to attend a Public Open House held by the applicant and their project team on November 29, 2016 to provide information on the Phase 1 redevelopment. City staff was also in attendance. Approval on the Phase 1 redevelopment is being sought through minor variance and site plan applications.

A number of area residents were in attendance at the meeting and raised issues that have been identified in the Open House Summary of Resident Comments attached hereto as Appendix II.

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PUBLIC MEETING

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

A number of area residents were in attendance at the meeting and raised issues that have been addressed in the Planning and Building Department Report dated _____ attached to the Amendment as Appendix III.

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APPENDIX II

PUBLIC OPEN HOUSE FOR PHASE 1 SUMMARY OF RESIDENT COMMENTS

A Public Open House was held by the Applicant and their project team on November 29, 2016. The Public Open House was held to inform area residents about the proposed Phase 1 redevelopment of the existing retirement dwelling as the Phase 1 building is located along the rear yards of six homes in the adjacent low-rise residential neighbourhood.

Although not a requirement as part of the site plan application process, the applicant felt it was necessary to provide information to the public on Phase 1 due to Provincially Legislated requirements, its location on the subject lands and its relation to the Phase 2 development which is subject to this Official Plan Amendment.

Although the Open House was for the Phase 1 development, the entirety of the site was presented to the public so they understood the context and vision of the development as a whole.

A summary of the comments heard from the residents who attended are identified below. Mississauga Planning Staff and the Ward Councillor were also in attendance.

Summary of Resident Comments related to Phase 1:

- Concerned about the height of the building directly behind the low-rise residential properties as it affects privacy.
- No visual appeal at the front of our home.
- Concerned that the size of the trees to be planted are large enough in height to allow for privacy.
- What are the provisions for safety and protection from ensuring dust and hazardous material such as asbestos during demolition.
- The exterior of the building is ugly, it looks like a penitentiary. You need to break up the stark lines, less brick, more windows, more variation in lines.
- Height over the houses on Herridge is too great and significantly impacts the quality/value of their properties and the whole street. If you want to go that high, do so over another side of the property.
- The excuse used for demolition and rebuild focuses only on the owners of Erinview and what they need, putting sprinklers into the existing building is still feasible, the owners just don't want to take this approach.
- The multi-phase approach prolongs the construction and causes disruption in the neighbourhood. We are facing up to four years of construction, this is unacceptable.
- Should look at 4 storey condo at Erin Mills Parkway and Dundas (north of Dundas, on the left) – much nicer design and materials than what Sifton is proposing, and would fit in better with residential area.
- Currently have a big problem with garbage spilling out onto the street (on Fifth Line) – have to step over it or go around it when using a stroller.
- A number of general questions about timing, shadow impact, construction impact (noise and dust), traffic impact but no real concerns expressed once explanations were provided.