



DECLARATION

Section 17 of the Planning Act

Applicant: Bousfields Inc.
Municipality City of Mississauga
Our File: OPA 123

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on May 4, 2022 when By-law Number 0072-2022 was enacted and that notice as required by Section 17 of the Planning Act was given on May 12, 2022.
2. That no appeal to the Ontario Land 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 2nd day of June, 2022.

Oksana Iason, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires May 13, 2025.

O. Iason

Commissioner of Oaths

S. Smith

Declarant
Sacha Smith



MISSISSAUGA

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

DATE OF NOTICE	May 12, 2022	
OPA NUMBER	OPA 123 (By-law 0072-2022)	
ZONING BY-LAW NUMBER	0073-2022	
DATE PASSED BY COUNCIL	May 04, 2022	
LAST DATE TO FILE APPEAL	June 01, 2022	
FILE NUMBER	OZ 17/014	Ward 3
APPLICANT	Bousfields Inc.	
PROPERTY LOCATION	Southeast corner of Bloor Street and Fieldgate Drive, in the City of Mississauga. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.	

TAKE NOTICE that on May 04, 2022 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 123 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to add a Special Site to the Applewood Neighbourhood Character Area and to delete the floor space index (FSI) range from the subject site.

The purpose of the Zoning By-law is to permit a 15 storey apartment building and a one storey amenity building in addition to the two existing 11 storey apartment buildings. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA3-1" (Apartments - Exception) to "RA3-38" (Apartments - Exception).

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 123 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. An appeal may be filed by registered 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 01, 2022**.

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 the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Tori Stockwell of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5531.

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

Amendment No. 123

to

Mississauga Official Plan

By-law No. 0072-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 123

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. 123, 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 to add a Special Site to the Applewood Neighbourhood 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. 123 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 4th day of May, 2022.

Signed Bonnie Crombie

MAYOR

Signed W. T. Rasmussen

CLERK

Amendment No. 123
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 123.

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

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

Appendix II is a copy of the Planning and Building Department report dated June 4, 2021, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to add a Special Site to the Applewood Neighbourhood Character Area and to delete the floor space index (FSI) range from the subject site.

LOCATION

The lands affected by this Amendment are located on the southeast corner of Bloor Street and Fieldgate Drive. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

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

The subject lands are designated Residential High Density which permits apartment dwellings and other accessory uses.

The official plan amendment is required to add a Special Site to permit an increase in the maximum building height to 15 storeys and remove the floor space index range from the subject site.

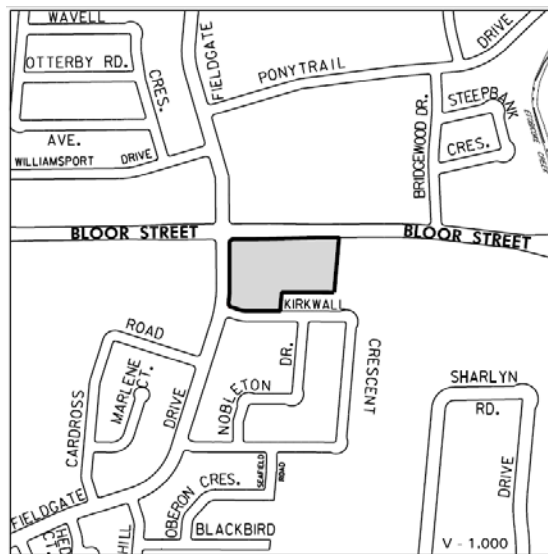
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is consistent in built form and scale to the surrounding development within the neighbourhood and on the subject site.
2. The proposal provides a sufficient separation distance to the existing townhouses southeast of the subject site.
3. The proposal adds to the range of housing types available within the Applewood Neighbourhood Character Area.
4. The application intensifies the use of an existing Residential High Density site by proposing development on underutilized lands and by including underground parking.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.2, Applewood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 12 on Map 16-2: Applewood Neighbourhood Character Area in accordance with the Special Site Policies, and by removing the **floor space index (FSI)** range from the subject site.
2. Section 16.2.4, Special Site Policies, Applewood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

16.2.4.12 Site 12



16.2.4.12.1 The lands identified as Special Site 12 are located at the southeast corner of Bloor Street and Fieldgate Drive.

16.2.4.12.2 Notwithstanding the policies of this Plan, two apartment dwellings with a maximum height of 11 storeys and one apartment dwelling with a maximum height of 15 storeys 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.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan October 21, 2021.

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.

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 June 11, 2018 in connection with this proposed Amendment.

Four oral submissions were made at the Public Meeting.

Issues raised at the meeting related to increased height, proposed setbacks, separation distances to proposed buildings, parking, increased traffic, insufficient landscaped area, shadow impacts, overlook and increased density. These issues have been addressed in the Planning and Building Department Report dated June 4, 2021 attached to this amendment as Appendix II.

City of Mississauga

Corporate Report



<p>Date: June 4, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ 17/014 W3</p>
	<p>Meeting date: June 28, 2021</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)

Official Plan Amendment and Rezoning applications to permit a 15 storey apartment building with amenity uses at the mechanical level, a one storey amenity building and retain the two existing 11 storey apartment buildings

1750 Bloor Street and 3315 Fieldgate Drive

Owner: TC Core GP Inc. & Mustang Equities Inc. (Hazelview Investments)

File: OZ 17/014 W3

Recommendation

1. That the applications under File OZ 17/014 W3, Hazelview Investments, 1750 Bloor Street and 3315 Fieldgate Drive to amend Mississauga Official Plan to **Residential High Density** and to change the zoning to **RA3-38** (Apartments – Exception) to permit a 15 storey apartment building with amenity uses at the mechanical level and a one storey amenity building, be approved subject to the conditions referenced in the staff report dated June 4, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. 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 a 15 storey rental apartment building with amenity uses at the mechanical level and a one storey amenity building, while maintaining the two existing 11 storey apartment buildings
- The proposal has been revised from two apartment buildings with heights of 6 and 15 storeys to one apartment building with a height of 15 storeys with amenity uses at the mechanical level and a freestanding, one storey amenity building
- It has been concluded that the revised development proposal is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved.

Background

A public meeting was held by the Planning and Development Committee on June 11, 2018, at which time an Information Report

https://www7.mississauga.ca/documents/committees/pdc/2018/2018_06_11_PDC_Agenda_6.3_Opm_Session.pdf was received for information. Recommendation PDC-0045-2018 was then adopted by Council on June 20, 2018.

That the report dated May 18, 2018, from the Commissioner of Planning and Building regarding the applications by TC Core GP Inc. to permit a 15 storey apartment building and a 6 storey apartment building under File OZ 17/014 W3, 1750 Bloor Street and 3315 Fieldgate Drive, 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 a number of modifications to the proposed concept plan as a result of consultation with staff and area residents through application circulation, community meetings, focus group meetings and the formal public meeting, as outlined below:

- The original proposal consisted of two apartment buildings with heights of 6 and 15 storeys, while maintaining the existing two 11 storey apartment buildings. There were a number of concerns from area residents regarding the placement of the 6 storey building, dog run and potential basketball court;

- The second and third submissions increased the height and relocated the taller apartment building, removed the second apartment building and basketball court, and included a one storey amenity/garage building;
- Following a community meeting held by the Councillor on May 13, 2021, the proposal was further revised to remove two storeys from the 17 storey building, resulting in a 15 storey apartment building with amenity uses located on the mechanical penthouse floor.

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 May 17, 2018. A community meeting was held by Ward 3 Councillor, Chris Fonseca, on April 23, 2017. Approximately 50 people attended the meeting. Eight written submissions were received.

The public meeting was held on June 11, 2018. Four members of the public made deputations regarding the applications.

Focus group meetings were held by Ward 3 Councillor Chris Fonseca on September 18, 2018 and July 16, 2019. A petition was submitted to Council on May 23, 2018 with 121 signatures. A further petition was submitted to Council on September 11, 2019 with 63 signatures.

Another community meeting was held on May 13, 2021, and approximately 18 residents were in attendance. Residents expressed concern with the proposed building height along with concerns about traffic, on-street parking and parkland capacity. Following the meeting, the proposal was further revised by reducing the height of the apartment to 15 storeys, with amenity uses on the mechanical penthouse level.

Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

PLANNING ANALYSIS SUMMARY

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

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build

communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to add a special site to the **Residential High Density** designation. The evaluation of the proposed official plan amendment and rezoning was analyzed using the following criteria:

- Directing Growth: Is the apartment consistent with the Residential High Density designation in MOP?
- Compatibility with Neighbourhood Character: Is the proposed built form appropriate?
- Services and Infrastructure: Is there adequate infrastructure to support the proposal?

The proposed 15 storey apartment building with amenity uses on the mechanical level and a one storey amenity building has been found acceptable, based upon the following:

- The proposal for an additional apartment building is an appropriate form of intensification along Bloor Street within the Applewood Neighbourhood Character Area
- There are a number of existing apartment buildings located along Bloor Street
- The revised proposal provides an appropriate transition to surrounding lower density land uses and provides a range of residential built form and tenure while respecting the character of the area
- The existing municipal infrastructure is adequate to support the proposed development.

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 compatible with the existing and planned character of the neighbourhood while providing an appropriate form of intensification and more housing choices to residents. The proposal has been amended multiple times to mitigate and address any adverse impacts to the community. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

City of Mississauga

Corporate Report



Date: May 23, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, Commissioner of Planning and Building

Originator's file:
OZ 17/014 W3

Meeting date:
2018/06/11

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 3)

Applications to permit a 15 storey apartment building and a 6 storey apartment building 1750 Bloor Street and 3315 Fieldgate Drive, Southeast corner of Bloor Street and Fieldgate Drive

Owner: TC Core GP Inc.

File: OZ 17/014 W3

Bill 139

Recommendation

That the report dated May 18, 2018, from the Commissioner of Planning and Building regarding the applications by TC Core GP Inc. to permit a 15 storey apartment building and a 6 storey apartment building under File OZ 17/014 W3, 1750 Bloor Street and 3315 Fieldgate Drive, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the official plan and zoning by-law
- Community concerns identified to date relate to the number of additional apartment units being proposed, vehicular access to the site, garbage on-site, property values, privacy, crime rate in area, potential for low income rental, location of play area and dog park, and parking of commercial motor vehicles
- Prior to the next report, matters to be addressed include: height and density, traffic, noise, and the satisfactory resolution of other technical requirements and studies related to the project

Background

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

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	Bloor Street – 211 m (692.3 ft.) Fieldgate Drive – 130 m (426.5 ft.) Kirkwall Crescent – 96 m (314.9 ft.)
Depth:	107 m (351.0 ft.)
Gross Lot Area:	2.5 ha (6.2 ac.)
Existing Uses:	There are 2 existing 11 storey rental apartment buildings on the site.

The property is located at the southeast corner of Bloor Street and Fieldgate Drive within the Applewood Neighbourhood Character Area. Kirkwall Crescent borders the site along a portion of the southern property line. There are two existing 11 storey rental apartment buildings located on the property with surface parking and amenity areas located between the buildings.

The immediate neighbourhood contains a mixture of low, medium and high density residential buildings, with a gas station and commercial plaza to the northeast of the subject property.

Bloor Street is identified as a major collector road and Fieldgate is identified as a minor collector road, although it dead ends south of the site before reaching Dixie Road. An existing bus stop is located in front of the apartment building at 1750 Bloor Street. This location also includes a signalized pedestrian crossing. A City park is located to the south of the property on the southeast corner of Kirkwall Crescent and Fieldgate Drive.



Aerial photo of subject lands

The surrounding land uses are:

- North: A gas station, commercial plaza and a two 9 storey apartment buildings are located directly across Bloor Street
- East: A 6 storey apartment building
- South: Two storey townhouses abut a portion of the rear property, and a City park (Bethesda Common) is located on the south side of Kirkwall Crescent
- West: An 8 storey apartment building is located directly across Fieldgate Drive

Information regarding the history of the site is found in Appendix 1. An aerial photo of the property and surrounding area is found in Appendix 2.

DETAILS OF THE PROJECT

The applications are to permit a 15 storey rental apartment building and a 6 storey rental apartment building. The existing two 11 storey rental apartment buildings will remain. The 15 storey building will be located along Bloor Street, west of the existing building fronting onto Bloor Street (1750 Bloor Street). The 6 storey building is proposed to the rear of the property along Kirkwall Crescent, with its orientation parallel to Fieldgate Drive. The site currently has an outdoor swimming pool, which will be removed and outdoor grassed areas. The proposal would include an indoor swimming pool with adjacent outdoor patio, gym and amenity rooms, as well as an outdoor grassed playing field and a sport court area.

Development Proposal	
Application submitted:	Received: November 9, 2017 Deemed complete: December 11, 2017

Development Proposal		
Developer Owner:	TC Core GP Inc.	
Applicant:	Bousefields Inc. (Peter Smith)	
Apartment Units Proposed:	Tower C (Bloor) – 200 units Tower D (Kirkwall) – 92 units	
Apartment Units Existing:	Tower A (1750 Bloor) – 153 units Tower B (3315 Fieldgate) – 149 units	
Gross Floor Area Existing:	23 690.2 m ² (254,999.2 ft ²)	
Proposed:	20 337.2 m ² (218,907.8 ft. ²)	
Total:	44 027.4 m ² (473,906.9 ft. ²)	
Height:	15 storeys and 6 storeys	
Lot Coverage:	23.1%	
Floor Space Index Proposed:	1.75	
Landscaped Area:	48.3%	
Anticipated Population:	639* *Average household sizes for all units (by type) based on 2016 Census	
Parking:	Required	Proposed
resident spaces	785	400
visitor spaces	124	80
Total	909	480

Proposed concept plan and elevations are found in Appendices 3 and 4.



Image of existing conditions



Applicant's rendering of the proposed apartment buildings from the east

LAND USE CONTROLS

The subject lands are located within the Applewood Neighbourhood Character Area and are designated **High Density** which permits apartment buildings with a floor space index (FSI) range of 0.5 to 1.2 (Appendix 5). A Mississauga Official Plan amendment will be required to increase the FSI on the subject property to 1.75 and to allow a building exceeding 11 storeys in height.

The lands are currently zoned **RA3-1** (Apartment Dwellings – Exception) (see Appendix 6) which permits apartment dwellings, long-term care dwellings and retirement dwellings with an FSI range between 0.5 and 1.2. A rezoning is proposed to **RA3-Exception** (Apartment Dwellings - Exception) to permit an increase in the FSI to 1.75.

Detailed information regarding the existing and proposed official plan policies and proposed zone standards is found in Appendices 7 and 8.

Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY

A community meeting was held by Ward 3 Councillor, Chris Fonseca on April 23, 2018.

Comments made by the community are listed below and are grouped by issue. They will be addressed along with comments raised at the public meeting in the Recommendation Report, which will come at a later date.

- Concern regarding the density and number of additional units/people in the area
- This development does not provide a benefit to the community
- Concerns with existing garbage on the site and overcrowding of the adjacent park
- Are proposed units low income housing; potential decrease in property values
- Concerns regarding location of entrance to underground parking, location of dog run, location of amenity area, and overall privacy issues
- Concern with existing crime in the area

In addition, a petition was received at the May 23, 2018 Council meeting that was signed by a number of area residents indicating concerns with the density, overcrowding of the schools, conditions of the existing buildings and potential for the increase in crime in the area.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 9 and school accommodation information is contained in Appendix 10. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project
- Are the proposed building heights, density and massing appropriate and compatible with the existing and planned Applewood Neighbourhood Character Area
- Are the proposed zoning regulations appropriate
- Is the proposed site access and internal driveway and parking lot configuration appropriate
- Have all other technical requirements and studies, including servicing, traffic impacts, noise and wind assessments, sun/shadow impacts, location of amenity areas and landscape areas been addressed and found to be acceptable

OTHER INFORMATION

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

- | | |
|--|--|
| • Survey | • Functional Servicing, Stormwater Management Report |
| • Context Plan | • Hydrogeological Assessment |
| • Project Statistics and 3D Rendering | • Geotechnical Investigation |
| • Existing Conditions/Removals Site Plan | • Phase One Environmental Site Assessment |
| • Proposed Site Plan | • Public Consultation Strategy |
| • Grading Plan | • Arborist Report and Tree Protection |
| • Site Servicing Plan | |
| • Landscape Concept Plan | |

- | | |
|---|---------------------------------|
| • Tree Protection Plan | Plan |
| • Planning & Urban Design Rationale | • Draft Official Plan Amendment |
| • Pedestrian Wind Study | • Draft Zoning by-law |
| • Shadow Study | • Parcel Register |
| • Environmental Noise Feasibility Study | • Land Register Documents |
| • Transportation Impact Study | |

Development Requirements

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

Financial Impact

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

Conclusion

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

Attachments

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



Andrew Whittemore, Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Development Planner

TC Core GP Inc.

File: OZ 17/014 W3

Site History

- By-law 5500, zoned the property **RM7D4 (Multiple Family Zones)** which permitted apartment buildings
- Building permit applications were issued in 1968 for the construction of 2 apartment buildings
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA3-1** (Apartment Dwellings) which permits apartment buildings, long-term care buildings and retirement buildings with a FSI range of 0.5 to 1.2
- 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 Mississauga Official Plan apply. The subject lands are designated **Residential High Density** in the Applewood Neighbourhood Character Area which permits a FSI range of 0.5 to 1.2



LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017

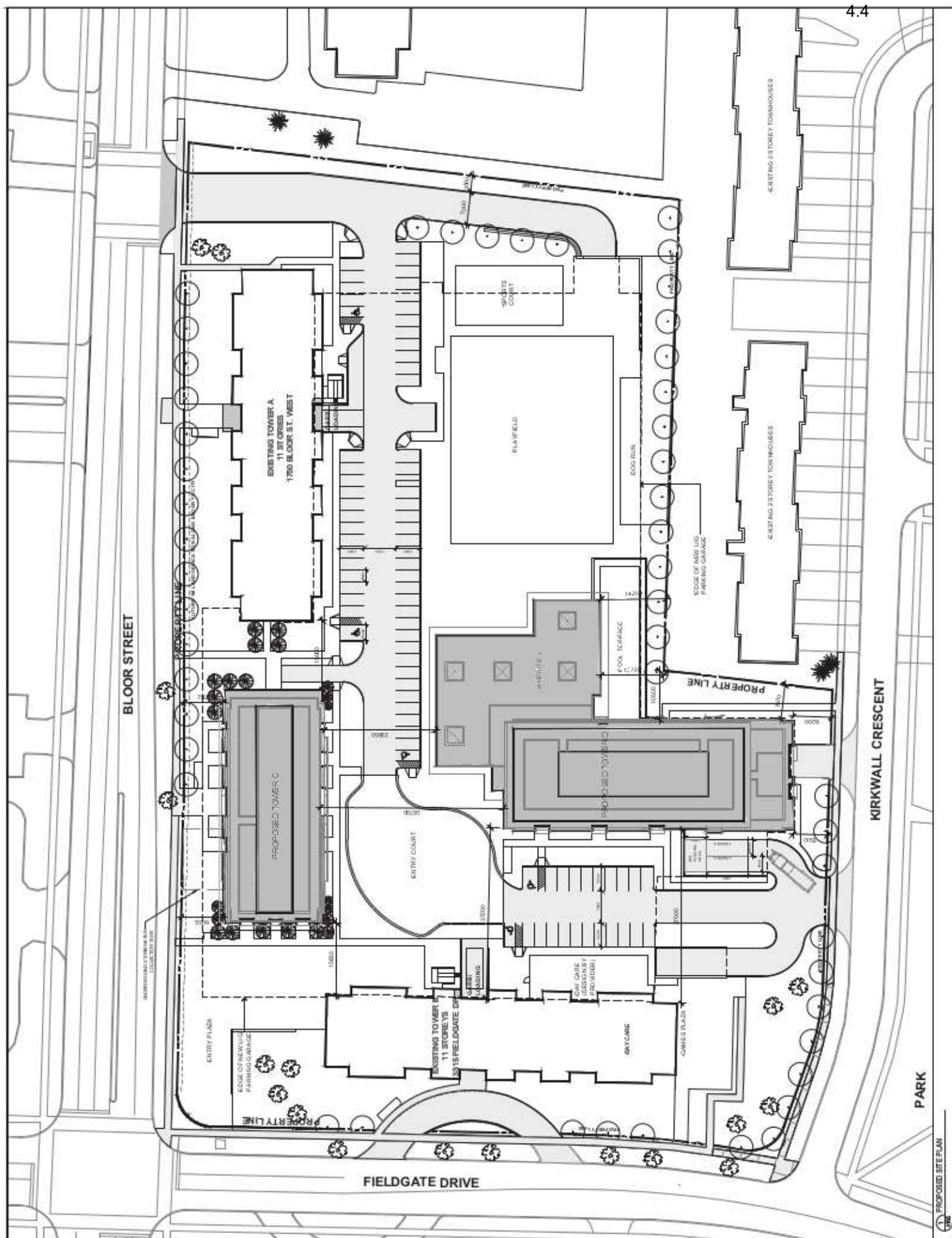


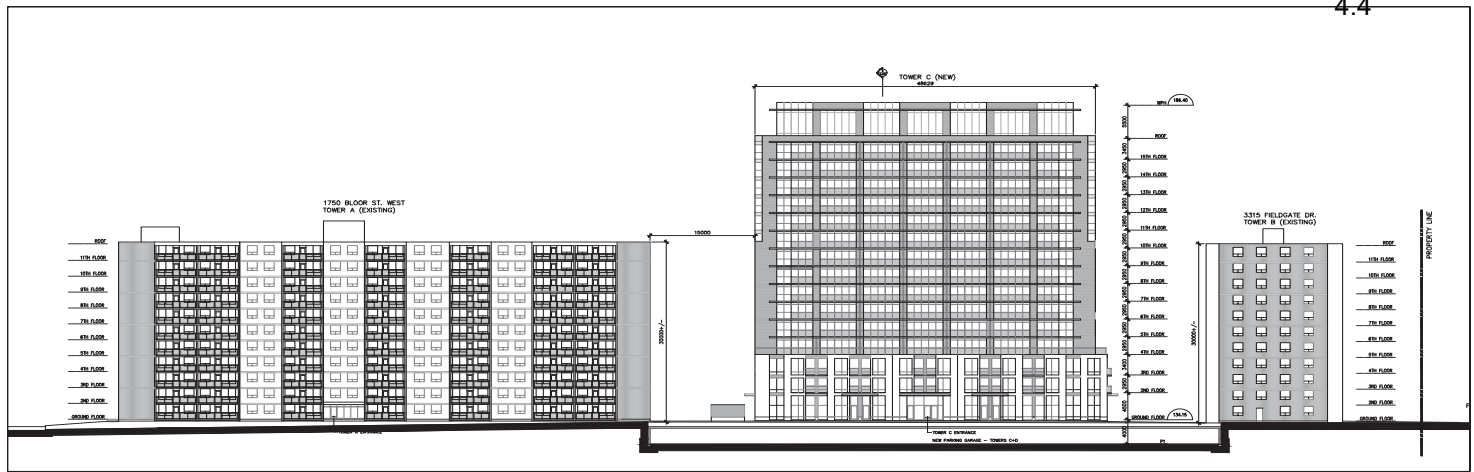
TITLE: TC CORE GP INC.

FILE NO: OZ 17/ 014 W3

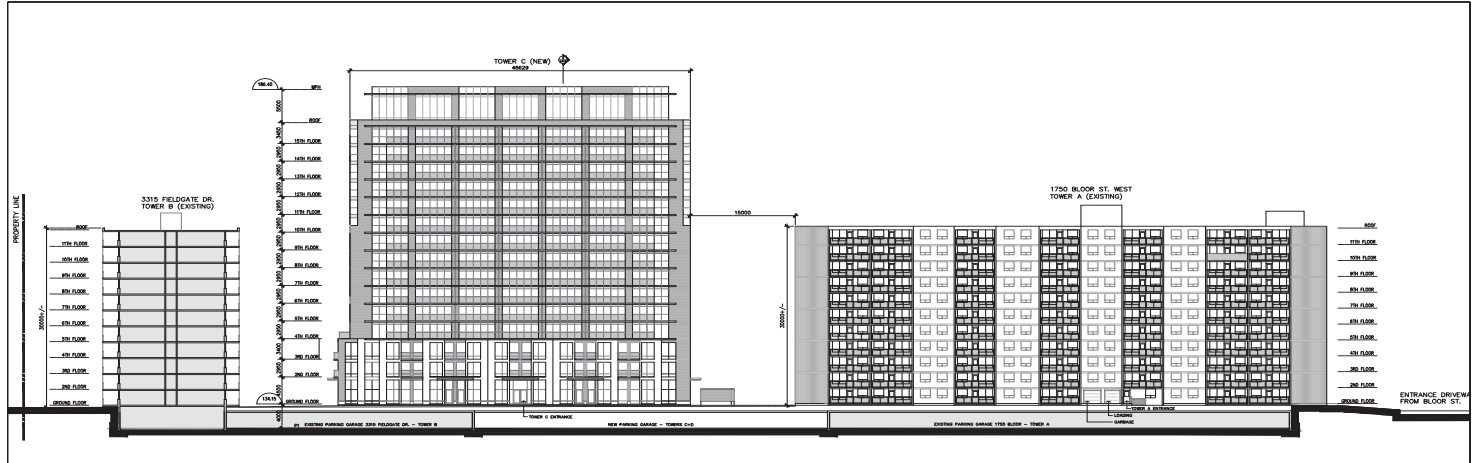


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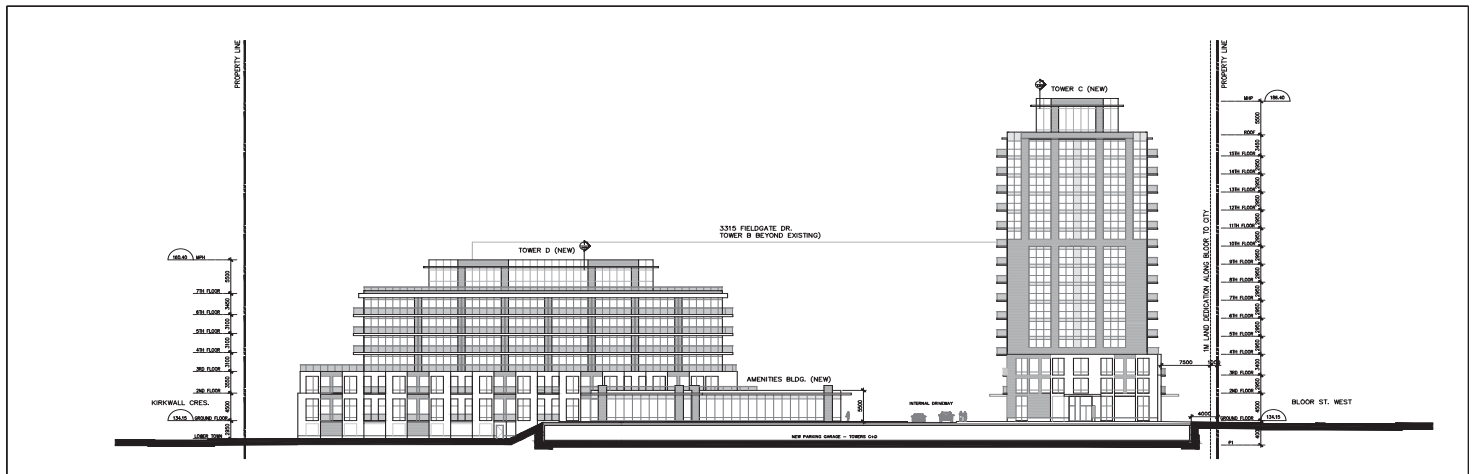




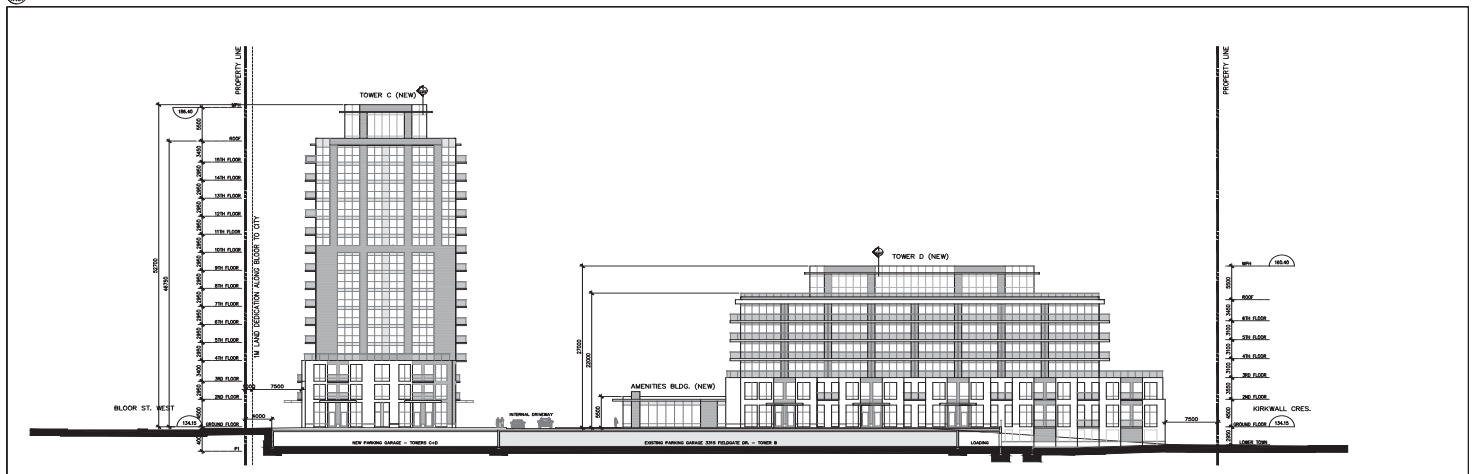
② TOWER C - ELEVATION LOOKING SOUTH



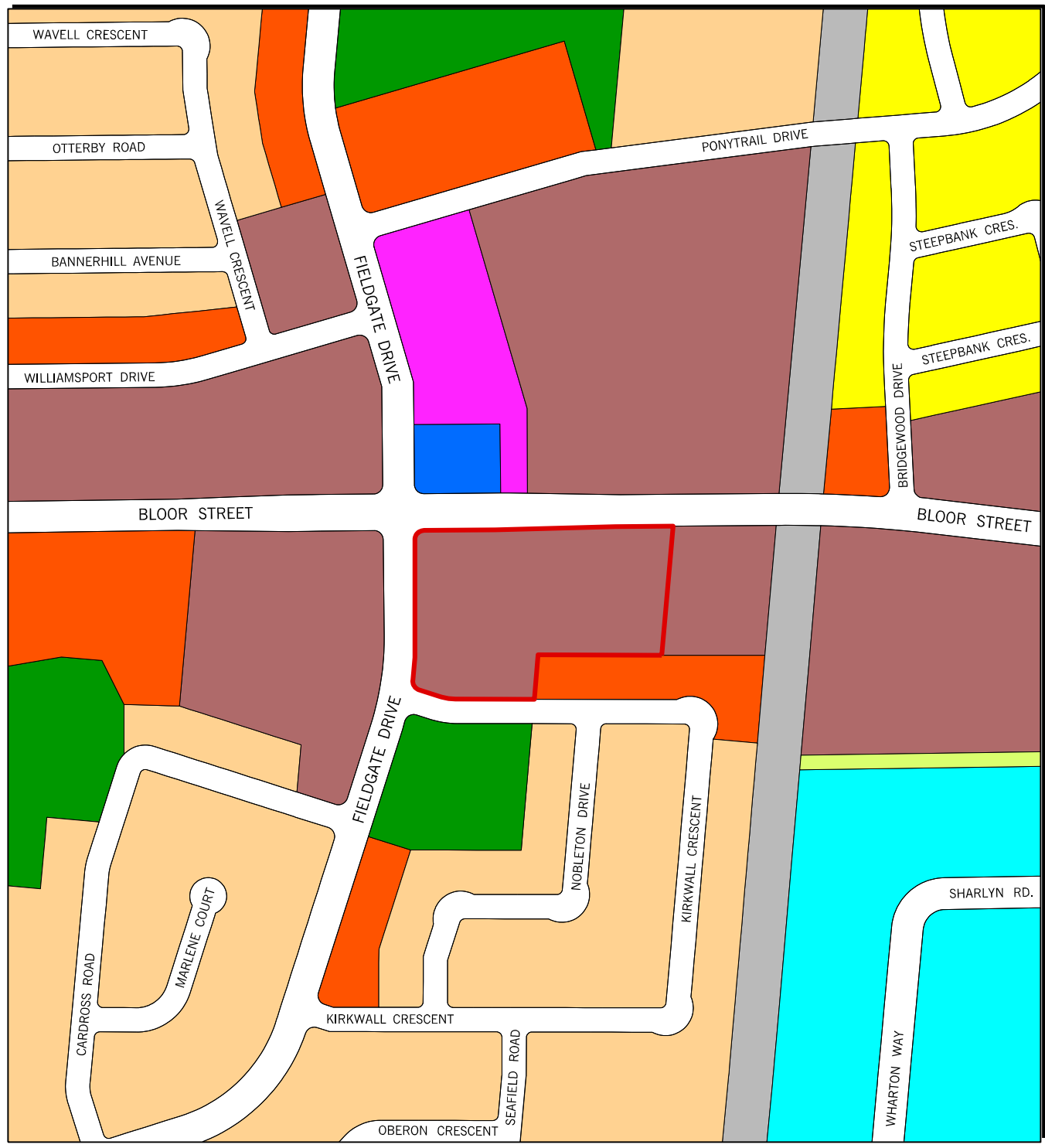
① TOWER C - ELEVATION LOOKING NORTH



② TOWER C & D - ELEVATION LOOKING EAST



① TOWER C & D - ELEVATION LOOKING WEST



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

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

SUBJECT LANDS



TITLE: TC CORE GP INC.

FILE NO: OZ 17/ 014 W3



Produced by
T&W, Geomatics



TP Core GP Inc.

File: OZ 17/014 W3

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

Current Mississauga Official Plan Designation

The subject property is designated **Residential High Density** which permits apartment dwellings, long-term care dwellings and retirement dwellings.

Proposed Mississauga Official Plan Amendment

To amend the floor space index to permit the construction of a 15 storey apartment building and a 6 storey apartment building. The existing two apartment buildings will remain.

Relevant Mississauga Official Plan Policies

There are numerous policies that apply in reviewing these applications. An overview of some of these policies is found below.

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.3 Section 5.3.5.5	Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that compliments the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification. Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.
Section 7 – Complete Communities	Section 7.2.2 Section 7.2.4 Section 7.2.7	MOP will ensure housing choices in terms of tenure, type, quality and quantity.

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TP Core GP Inc.

File: OZ 17/014 W3

	Specific Policies	General Intent
Other related policies	<p>Public Realm Sections 9.3.1.4, 9.3.1.7 Site Development and Building Sections 9.5.1, 9.5.1.2, 9.5.1.5, 9.5.1.8, 9.5.1.9 Site Development Sections 9.5.2.1, 9.5.2.2, 9.5.2.3 Buildings Section 9.5.3.9</p>	<p>Built form policies with respect to the public realm, site development and buildings, to provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.</p> <p>Built form policies with respect to the arrangements of elements on the site, including massing and design, safe and comfortable environmental for pedestrians, and minimum undue physical and visual negative impacts of the development</p>

TC Core GP Inc.

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Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

RA3-1 (Apartment Dwellings - Exception), which permits apartment dwellings, long-term care dwellings and retirement dwellings with an exception for minimum and maximum floor space index.

Proposed Zoning Standards

Zone Standards	Required RA3-1 Zoning By-law Standards	Proposed RA3 - Exception Zoning By-law Standards (based on Concept Plan dated October 31, 2017)
Maximum Floor Space Index – Apartment Dwelling Zone	1.2	1.75
Maximum Height	38.0 m (124.6 ft.) and 12 storeys	48.0 m (157.48 ft.) and 15 storeys
Minimum exterior side yards	7.5 m (24.6 ft.) for that portion of a dwelling with a height less than or equal to 13.0 m (42.6 ft.)	7.4 m (24.2 ft.) for that portion of a dwelling with a height less than or equal to 13.0 m (42.6 ft.)
Minimum exterior side yards	9.5 m (31.1 ft.) for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	8.4 m (27.5 ft.) for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)
Minimum exterior side yards	10.5 m (34.4 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	9.4 m (30.8 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)
Maximum project of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m (3.2 ft.)	1.5 m (4.9 ft.)
Required number of parking spaces for a rental apartment dwelling	1.0 resident space per bachelor unit 2.0 1.18 resident spaces per one-bedroom unit 3.0 1.36 resident spaces per two-bedroom unit 4.0 1.5 resident spaces per three-bedroom unit	0.67 resident spaces for all types of apartment units
Required number of visitor parking spaces for a rental apartment dwelling	0.20 visitor spaces per unit	0.13 visitor spaces per unit

Note: The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 8, 2018)	A satisfactory Functional Servicing Report has been submitted and reviewed but is not satisfactory to determine the adequacy of the existing services. A single-use demand table is required. It should be noted that waste collection will be front-end collection and plans should show turning radii and turning movements and details of internal waste storage areas.
Dufferin-Peel Catholic District School Board (January 2, 2018) and the Peel District School Board (January 15, 2018)	<p>The Dufferin-Peel Catholic District School Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>The Peel District School Board is satisfied with the current provision of education facilities at the elementary schools and the enrolment is slightly over the capacity for the secondary school for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the applicable Development Agreements and to any purchase and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (January 18, 2018)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions.</p> <p>In comments dated January 18, 2018, Community Services notes that the proposed development is approximately 150m from Bethesda Common (P - 480) which contains a play site. The park is zoned "OS1" (Open Space - Community Park).</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.</p>
City Community Services Department – Culture Division (January 4, 2018)	The City of Mississauga strongly encourages the inclusion of public art in developments with greater than 10 000 m ² (107,642 sq.ft) in gross floor area, with the exception of non-profit organizations and social housing. Public art helps create vibrant public spaces and streetscapes, making the city a place people want to live in, work in and visit. Public art refers to artwork which is permanent or temporary, in any medium,

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Agency / Comment Date	Comment
	<p>material, media or combination thereof that is planned and executed with the specific intention of being sited or staged in the public realm and accessible to the public, in general. Such works are created, or managed, by a professional artist, environmentally integrated or installed, and can be acquired by the City through purchase, commission, or donation.</p> <p>The applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 22, 2018)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (March 20, 2018)</p>	<p>The applicant has been requested to provide additional technical details and reports in support of the application, as follows:</p> <ul style="list-style-type: none"> • Revisions to the Site Plan, Grading Plan, Servicing Plan and Turning Templates; • Revisions to the Noise Study, Functional Servicing Report, Phase I Environmental Site Assessment (ESA) and Traffic Impact Study; • A Letter of Reliance for the Phase I ESA; • A Phase II ESA; • A Dewatering Plan; and, • A Draft Reference Plan detailing the future road widening dedication. <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"> - Canada Post - Rogers Cable - GTAA

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Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Alectra- Enbridge Gas- City Realty Services- French School Board- GTAA- Trillium Health

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Kindergarten to Grade 6 22 Grade 7 to Grade 8 37 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Brian W. Fleming P.S. <ul style="list-style-type: none"> Enrolment: 504 Capacity: 813 Portables: 0 Glenhaven Senior P.S. <ul style="list-style-type: none"> Enrolment: 478 Capacity: 559 Portables: 0 Glenforest S.S <ul style="list-style-type: none"> Enrolment: 1 115 Capacity: 1 023 Portables: 3 <p>Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 5 Junior Kindergarten to Grade 8 9 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Alfred Separate School <ul style="list-style-type: none"> Enrolment: 420 Capacity: 444 Portables: 6 Philip Pocock S.S. <ul style="list-style-type: none"> Enrolment: 1 024 Capacity: 1 257 Portables: 5

Recommendation Report Detailed Planning Analysis

**Owner: TC Core GP Inc. & Mustang Equities Inc.
(Hazelview Investments)**

1750 Bloor Street and 3315 Fieldgate Drive

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1. Community Comments

Through the community and public meetings held, comments from the public were generally directed towards height and density. Below is a summary and response to the specific comments heard.

Comment

Concern with increased density and height proposed.

Response

The proposal have been revised from two apartment buildings with heights of six and 15 storeys to one apartment building with a height of 15 storeys with amenity uses at the mechanical penthouse level storeys and a freestanding, one storey amenity building.

Comment

Concern with outdoor amenity areas including noise and lighting from the proposed basketball court and location of the dog run adjacent to existing townhomes on Kirkwall Crescent.

Response

The proposed basketball court has been removed and the dog run relocated to the existing building along Fieldgate Drive. There will be no lights for evening/night play on the outdoor field.

Comment

Concern with the six storey apartment building located internal to the site and the perceived overlook on the townhomes along Kirkwall Crescent.

Response

This proposed apartment building was eliminated from the proposal.

Comment

Concern with capacity being exceeded at the neighbourhood schools.

Response

The Peel District School Board and the Dufferin-Peel Catholic District School Board were circulated and have both advised that there is sufficient capacity for the students that will be generated by this proposal.

Comment

Concern with increased traffic as a result of this development.

Response

A Traffic Impact Study (TIS) was submitted in support of the application 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 can be managed and accommodated within the original planned capacity.

Comment

Concern with residents parking on the abutting streets.

Response

The application has submitted a Parking Justification Study, which supports a reduction in the parking rates for this proposed rental apartment building and indicates that there will be sufficient parking on the site to accommodate residents and visitors.

Comment

There will be an increase in noise as a result of the development.

Response

While there may be some disturbances during construction, these impacts will be temporary. In addition, the garbage and recycling areas are located within the building and will not impact adjacent properties.

Comment

Concern with the general maintenance of the existing property including derelict vehicles and garbage.

Response

The owners confirmed that the property was recently purchased and that they were in the process of addressing a number of items including upgrades to the existing buildings, location of garbage bins, and removal of non-tenant vehicles from the site. The proposal has indoor garbage/recycling rooms.

Comment

Concern with crime and safety in the area.

Response

The Police Bike Patrol and park security indicated that there are no issues with the adjacent Bethesda Park.

Comment

Concern that the abutting park is currently overcrowded.

Response

The Community Services Department has indicated that residents from the development are served by Bethesda Park and Burnhamdale Park. In addition, the applicant is proposing a number of amenities on the site, including an indoor pool and outdoor playing field for residents.

Comment

Concern that property values in the neighbourhood will decrease.

Response

This development represents a significant investment in the neighbourhood that may translate into further investment. Applewood is a diverse and desirable neighbourhood and there is no reason to believe that property values will not continue to rise over time.

Comment

Concern with shadow impacts from the proposed buildings on the adjoining neighbourhood.

Response

The proposal has been revised from two apartment buildings (6 and 15 storeys) to one 15 storey apartment building. The

applicant submitted a sun/shadow study prepared by Bousfields Inc. that has been reviewed by staff to ensure that the shadow impacts on the adjoining lands are not significant.

Comment

Request for information on the estimated processing time of application and the length of time required for construction.

Response

Development applications typically take 12 to 18 months to process. Construction is anticipated to take approximately 2 years.

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 will 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.

Comment

Will this development be affordable housing or low income housing?

Response

The proposal is providing market rental apartments.

2. Updated Agency and City Department Comments**UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

The applications were circulated to all City departments and commenting agencies on February 18, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

Comments updated April 12, 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.

Noise

The evaluation of the noise sources that may have an impact on this development included road traffic. Noise mitigation will be required, the details of which will be confirmed through the site plan and building permit processes. Potential noise sources that may be generated by the development, including mechanical equipment, will be mitigated through the detailed design of the building during site plan approval.

Stormwater

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

The applicant has demonstrated a satisfactory stormwater servicing concept, including a commitment to manage the groundwater on-site generated from the proposed underground parking, resulting in no impact on the City's storm sewer system. Rainwater harvesting for landscaped areas, an infiltration trench, and a bio-swale on-site, are being pursued to achieve the water balance and low impact development requirements.

Some additional information is required to satisfy the groundwater management strategy, water balance criteria, but this requirement and overall refinement of the stormwater management report can be addressed prior to site plan approval.

Traffic

A total of four (4) traffic impact study (TIS) submissions were provided by Lea Consulting Ltd. in support of the proposed development. Each submission was reviewed and audited by the City's Transportation and Works Department. Based on the fourth submission, dated October 2020, the study complied with the City's TIS guidelines and was deemed satisfactory. The study concluded that the proposed development is anticipated to generate 57 (14 in, 43 out) and 65 (42 in, 23 out) two-way site

trips for the weekday AM and PM peak hours in 2022 respectively. With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Environmental Compliance

Based on the Phase One Environmental Site Assessment (ESA), dated March 22, 2019, prepared by Pinchin, it has been determined that no further investigation is required and the site meets the applicable standards for the proposed residential development.

Transportation and Works is satisfied that the information reviewed to date is satisfactory and in accordance with City requirements. Additional clauses related with the development of the lands will be captured in the related Development Agreement prior to zoning by-law enactment and any outstanding items required to facilitate the implementation of the zoning by-law can be addressed through the site plan and building permit review process.

School Accommodation

In comments dated April 2020, 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. 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 1.1.3.2 of the PPS requires development to reflect *"densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive."* Section 1.1.3.3 of the PPS states that *"planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock"* 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 maintaining appropriate levels of public health and safety."

Section 5 of Mississauga Official Plan (MOP) (Direct Growth) has policies that designate Neighbourhoods as areas where intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood. The property is within the Applewood Neighbourhood Character Area.

Section 9 of MOP (Build a Desirable Urban Form) has a range of policies that encourages intensification in Neighbourhoods to respect the scale and character of the surrounding area and to minimize overshadowing and overlook on adjacent properties.

The amount of intensification proposed as part of the subject development supports the general intent of the PPS, the Growth Plan and MOP. The proposed development can utilize surrounding community infrastructure and has access to adequate servicing.

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

5. Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of

built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 5.3.5.2 states that residential intensification within Neighbourhoods will generally occur through infilling.

Section 5.3.5.5 states that intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

Section 9.2.2.3 states that while new development need not mirror existing development, new development in Neighbourhoods will (c) respect the scale and character of the surrounding area; (d) minimize overshadowing and overlook on adjacent neighbours; (g) be designed to respect the existing scale, massing, character and grades of the surrounding area.

The relevant MOP policies in this report conform with the *Growth Plan for the Greater Golden Horseshoe*. The proposed development conforms to the Growth Plan and it is intensifying an underutilized high density site and utilizing existing municipal infrastructure.

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

6. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.5 direct development and redevelopment to the Urban System to achieve healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. A future objective is to achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the City. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that growth in Neighbourhood Areas will respect the scale and character of the surrounding area.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan. The proposed development conforms to the ROP as it is an appropriate development that efficiently uses land to contribute to housing choices in the neighbourhood.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Applewood Character Area, to permit an increase in height and floor space index (FSI). Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

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

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

Directing Growth

The subject site is located in the Applewood Neighbourhood Character Area. Neighbourhoods are stable areas where limited growth is anticipated. Development in Neighbourhoods will be required to be context sensitive and respect the existing or planned character and scale of development.

The subject site is designated **Residential High Density**, which permits apartments. The applicant is proposing to designate the site **Residential High Density** with a Special Site to permit an increase in height and floor space index (FSI). The proposal meets the objectives of the neighbourhood policies within the Applewood Neighbourhood Character Area.

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 Applewood Neighbourhood Character Area. A range of uses are permitted in the neighbourhood, including residential and commercial uses. The surrounding land uses consist of a gas station, commercial plaza and apartments to the north, townhomes and a public park to the south, and apartments to the east and west of the site.

While the policies of MOP suggest that new development should not exceed the height of any existing buildings on the property, this rental housing proposal, combines the density

proposed in two buildings into one building fronting onto Bloor Street that has been sensitively designed to be compatible with the two existing 11 storey buildings. This results in a proposal that is less visually impactful on the lower density residential uses to the south of the subject lands. As well, the applicant is proposing a new amenity building as part of the development that will provide upgraded recreational uses to existing and future residents. The additional apartment building will provide new market rental housing stock in this neighbourhood that will add to the existing stock and availability of housing choices for residents.

In order to limit the impact of the proposed development on the existing townhouses and lower density residential uses on Kirkwall Crescent, the applicant has reduced the number of residential units and revised the original development proposal from two apartment building with heights of 6 and 15 storeys, to one 15 storey building with amenity uses at the mechanical level facing Bloor Street, and a one storey amenity building, which incorporates a service building facing Kirkwall Crescent.

The design, scale and location of the amenity/service building and its associated landscape buffers and green roof collectively limit the impact of the proposed development on the privacy, overlook and sun access to the existing lower density residential buildings on Kirkwall Crescent. It will also create new desirable views for the existing buildings. The location and design of the amenity/service building maintains the existing building setbacks, introduces a landscape buffer that is designed to enhance the street frontage and a building design that is sensitive to the existing character of Kirkwall Crescent. This revised proposal achieves an appropriate transition in building

scale, resulting in a site layout and design that is compatible with and enhances the existing character of Kirkwall Crescent.

The proposed 15 storey building maintains an appropriate building setback to support a landscape design and building entrance location which, together with the removal of the existing street facing vehicular drop off associated with the existing apartment along Bloor Street, also improves the Bloor Street frontage. The proposed apartment building location is offset from the long elevation of the existing apartment building along Fieldgate Drive in a way that maintains access to the improved views created by the proposed amenity/service building and the central outdoor amenity area/field. The existing building and proposed building will frame a landscaped outdoor space at the corner of Bloor Street and Fieldgate Drive that will not only provide an important amenity for the residents and pedestrians, but will also enhance the Bloor Street corridor in a manner that is consistent with the City's vision.

Prior to site plan approval, staff will continue to work with the applicant to introduce further improvements to the building elevations and the composition of exterior finishes that will result in an appropriate visual transition relative to the existing buildings and the surrounding context. In addition, landscaping elements will be brought up to current City standards on the entire site.

Based on the above-noted features, the revised development proposal is compatible with the surrounding area.

Services and Infrastructure

Comments received from the applicable City departments and external agencies indicate that the existing infrastructure is adequate to support the proposed development.

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

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

- Number 3 on Bloor Street

There is a transit stop on Bloor Street at the existing driveway into the site that will remain.

The commercial plaza across Bloor Street includes food stores, convenience and retail stores, dry cleaners, medical offices, commercial schools, pharmacy, laundry facility, hair salon and a take-out restaurant.

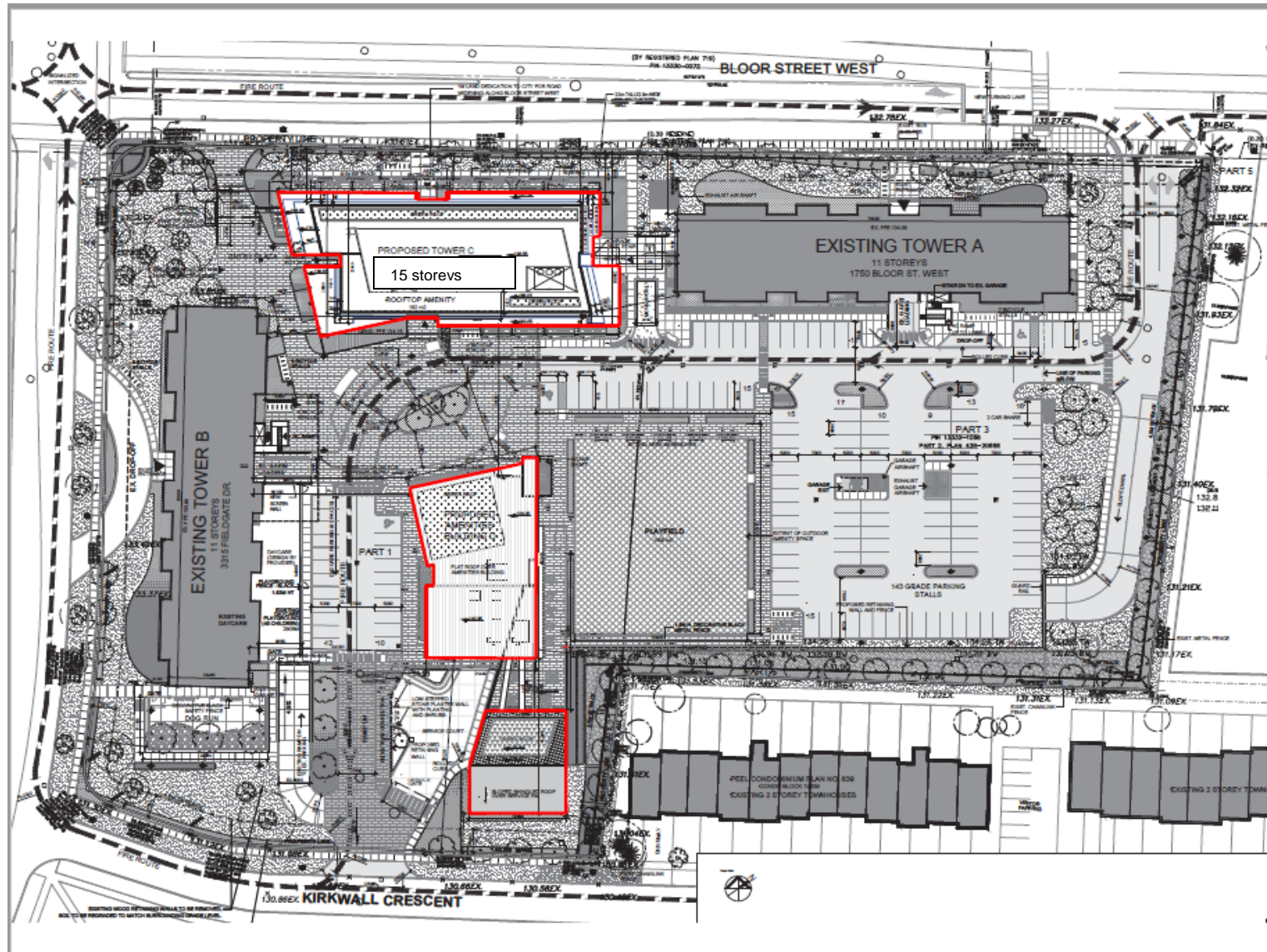
Bethesda Common Park is a neighbourhood park with a play structure abutting the subject property to the south. Two parks, Burnhamdale Park (southwest) and Forest Glen Park (north of Bloor Street) are both located within 700 m (0.43 miles) of the property.

The Burnhamthorpe Community Centre is located approximately 1.7 km (1.1 miles) northwest of the property, and consists of a gymnasium, multi-purpose rooms indoor pool, outdoor rink.

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

8. Revised Site Plan and Elevations

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



Site Plan





Revised rendering showing removal of two storeys

9. Zoning

The proposed **RA3-38** (Apartments - Exception) is appropriate to accommodate the proposed 15 storey apartment building with a maximum FSI of 1.8 and a total of 204 additional units for a total of 566 residential units.

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

Proposed Zoning Regulations

Zone Regulations	RA3 Zone Regulations	Proposed RA3-38 Zone Regulations
Maximum floor space index (FSI)	1.2	1.8
Maximum height	38.0 m (124.7 ft.) 12 storeys	54m (177/2 ft.) 15 storeys
Setbacks and building separations will be identified on an exception schedule in accordance with the site plan drawing		
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.5 m (4.9 ft.)	2.5 m (8.2 ft.)
Minimum setback from a waste enclosure/loading	10.0 m (32.8 ft.)	7.5 m (24.6 ft.)

Zone Regulations	RA3 Zone Regulations	Proposed RA3-38 Zone Regulations
area to a street line		
Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.5 m above the height limit otherwise applicable.		
Amenity uses will be permitted at the		√

Zone Regulations	RA3 Zone Regulations	Proposed RA3-38 Zone Regulations
mechanical penthouse level		
Minimum number of resident parking spaces per rental apartment dwelling unit	1.18 per 1 bedroom unit 1.16 per 2 bedroom unit 1.50 per 3 bedroom unit	0.80
Minimum number of visitor parking spaces per rental apartment dwelling unit	0.25	0.09

In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.

10. Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

The subject lands are currently zoned **RA3-1** (Apartments – Exception) which permits apartments. The **RA3-1** zone allows buildings up to 12 storeys and a maximum floor spaces index (FSI) of 1.2. The applicant is seeking to permit a 15 storey apartment building, in addition to the existing two 11 storey

apartments with a proposed FSI of 1.8. As the project is higher than what is permitted on the site, it meets the minimum threshold for a Section 37 contribution.

11. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application has been submitted for the proposed development under File SP 20-129 W3.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to confirm fire servicing distances, lighting plan, noise and wind migration measures. In addition, staff will continue to work with the applicant to introduce further improvements to the building elevations and the composition of exterior finishes that will result in an appropriate visual transition relative to the existing buildings and the surrounding context.

12. Conclusions

In conclusion, City staff has evaluated the applications to permit a 15 storey apartment building and one storey amenity/service building against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The site is located within the Applewood Neighbourhood Character Area on the southeast corner of Bloor Street and Fieldgate Drive.

The applications seek to intensify rental residential uses on an existing rental apartment site. The redevelopment of this site will add new rental stock to the neighbourhood and support a mix of housing types and tenures. Further, it will result in an overall upgrade to the site in terms of recreational amenities and landscaping.

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

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