



DECLARATION

Section 17 of the Planning Act

Applicant: Glen Schnarr & Associates Inc.
Municipality City of Mississauga
Our File: OPA 149

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on August 10, 2022 when By-law Number 0209-2022 was enacted and that notice as required by Section 17 of the Planning Act was given on August 18, 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 8th day of September, 2022.

Commissioner of Oaths

Karolina Surowiec, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires January 12, 2025.

Declarant
Sacha Smith



MISSISSAUGA

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

DATE OF NOTICE	August 18, 2022	
OPA NUMBER	OPA 149 (By-law 0209-2022)	
ZONING BY-LAW NUMBER	0210-2022	
DATE PASSED BY COUNCIL	August 10, 2022	
LAST DATE TO FILE APPEAL	September 07, 2022	
FILE NUMBER	OZ 20/019	Ward 9
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY LOCATION	The lands affected by this Amendment are located at the northeast corner of Aquitaine Avenue and Glen Erin Drive. The subject lands are located in the Meadowvale Neighbourhood Character Area, as identified in Mississauga Official Plan.	

TAKE NOTICE that on August 10, 2022 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 149 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 delete Special Site 2 in the Meadowvale Neighbourhood Character Area to permit the addition of a 12 storey apartment dwelling and 28 townhouse dwellings.

The purpose of the Zoning By-law is to permit a 12 storey apartment and 28 townhouses in addition to the existing 13 storey apartment. A maximum of 365 apartment dwelling units shall be permitted. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA4-45" (Apartments - Exception) to "H-RA4-45" (Apartments - Exception with a Holding Provision). A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 149 is in full force and effect.

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. 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 <https://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 **September 07, 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 **Caleigh McInnes** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5598.

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

Amendment No. 149

to

Mississauga Official Plan

By-law No. 0209-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 149

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

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding changes to special site policies in the Meadowvale 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. 149 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 10th day of August, 2022.

Signed Bonnie Crombie
MAYOR

Signed W. P. B. B. B.
CLERK

Amendment No. 149
to
Mississauga Official Plan

The following text attached constitutes Amendment No. 149.

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 July 15, 2022, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to delete Special Site 2 in the Meadowvale Neighbourhood Character Area to permit the addition of a 12 storey apartment dwelling and 28 townhouse dwellings.

LOCATION

The lands affected by this Amendment are located at the northeast corner of Aquitaine Avenue and Glen Erin Drive. The subject lands are located in the Meadowvale 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 Ontario Land Tribunal.

The subject lands are designated Residential High Density which permits apartment dwellings and are within an area subject to Special Site Policies. The Special Site 2 policies permit a maximum floor space index (FSI) of 1.4.

An Official Plan Amendment is required to permit the addition of a 12 storey apartment dwelling and 28 townhouse dwellings, with a total maximum floor space index of 2.0.

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

1. Transitions to the surrounding context, City Structure hierarchy and conformity with Mississauga Official Plan have been satisfied, and no unacceptable shadow impact will be created from the proposed development.
2. Intensification within Neighbourhoods will generally occur through infilling and the proposed development is compatible in built form and scale to surrounding development and enhances the existing site.
3. The proposed development increases housing choice in the Meadowvale Neighbourhood Character Area by intensifying an existing rental housing project.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Special Site 2 on Map 16-16: Meadowvale Neighbourhood Character Area in accordance with the Special Site Policies.
2. Section 16.16.3, Special Site Policies, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Section 16.16.3.2 and by renumbering Section 16.16.3.3 to 16.16.3.2.

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 dated 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 March 29, 2021 in connection with this proposed Amendment.

Two members of the public made depositions regarding the applications. These, and comments received through correspondence were generally directed towards increased density, capacity and traffic. These issues have been addressed in the Planning and Building Department report dated July 15, 2022 attached to this amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: July 15, 2022</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/OPA 20/019 W9</p> <hr/> <p>Meeting date: August 8, 2022</p>
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Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a 12 storey rental apartment building containing 184 units and 28 rental townhomes in addition to the existing 13 storey rental apartment building

6719 Glen Erin Drive, northeast corner of Aquitaine Avenue and Glen Erin Drive

Owner: Blackrock Acquitaine Limited

Files: OZ/OPA 20/019 W9

Recommendation

1. That the applications under File OZ/OPA 20/019 W9, Blackrock Acquitaine Limited, 6719 Glen Erin Drive, to amend Mississauga Official Plan to revise the **Residential High Density – Special Site 2** of Meadowvale Neighbourhood Character Area to permit a maximum floor space index (FSI) of 2.0; and to change the **RA4-45** zoning to permit the addition of a 12 storey rental apartment building containing 184 units and 28 rental townhomes with a maximum FSI of 2.0 be approved in conformity with the provisions outlined in the staff report dated July 15, 2022 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. That the "H" holding symbol is to be removed from the **RA4-45** (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 July 15, 2022, from the Commissioner of Planning and Building have been satisfactorily addressed.

5. That 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 for a 12 storey rental apartment building containing 184 units and 28 rental townhomes in addition to the existing 13 storey rental apartment building that occupies the property
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including removing five townhomes, removing the proposed “U” shaped driveway off Aquitaine Avenue and increasing the underground parking setback along the western property line
- 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

Previous applications for official plan amendment and rezoning under File OZ/OPA 14/002 W9 by Blackrock Aquitaine Limited, were approved on the subject property to permit 93, 3 and 4 storey townhouses and a maximum floor space index (FSI) of 1.34 on September 16, 2015.

A public meeting was held by the Planning and Development Committee on March 29, 2021, at which time an Information Report

(<https://pub-mississauga.escibemeetings.com/FileStream.ashx?DocumentId=10648>) was received for information. Recommendation PDC-0019 - 2021 was then adopted by Council on April 7, 2021.

1. That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding the applications by Blackrock Aquitaine Limited to permit a 12 storey apartment building and 33 townhomes, under File OZ 20/019 W9, 6719 Glen Erin Drive, be received for information.
2. That two oral submissions be received.

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



Aerial Image of 6719 Glen Erin Drive

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Reducing the number of townhomes from 33 to 28
- Removing proposed “U” shaped driveway off Aquitaine Avenue
- Increasing the proposed distance between the western lot line and the proposed underground parking garage from 0 metres to 0.3 metres (1 ft.)

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 March 4, 2021. A virtual community meeting was held by Ward 9 Councillor Pat Saito on December 1, 2020. Approximately 20 people attended the meeting. Six written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on March 29, 2021. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

PLANNING ANALYSIS SUMMARY

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

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

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to permit a 12 storey apartment building and 28 townhomes in addition to the existing 13 storey apartment building that occupies the property, with a maximum floor space index (FSI) of 2.0.

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

The proposed development will add a 12 storey rental apartment building containing 184 units and 28 rental townhomes with a maximum FSI of 2.0. In summary, the proposed development is

an opportunity to intensify an existing rental apartment site and efficiently use existing community infrastructure, servicing and transit services and contribute to the range of rental housing options in the City. The proposal has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses through the introduction of townhomes along the north and east property lines and a 12 storey apartment building at the southwest portion of the site. 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 amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner

City of Mississauga

Corporate Report



Date: March 5, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/019 W9
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: March 29, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 9)

Official Plan Amendment and Rezoning applications to permit a 12 storey apartment building and 33 townhomes in addition to the existing 13 storey apartment building 6719 Glen Erin Drive, northeast corner of Aquitaine Avenue and Glen Erin Drive
Owner: Blackrock Aquitaine Limited
Files: OZ 20/019 W9

Recommendation

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding the applications by Blackrock Aquitaine Limited to permit a 12 storey apartment building and 33 townhomes, under File OZ 20/019 W9, 6719 Glen Erin Drive, 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).

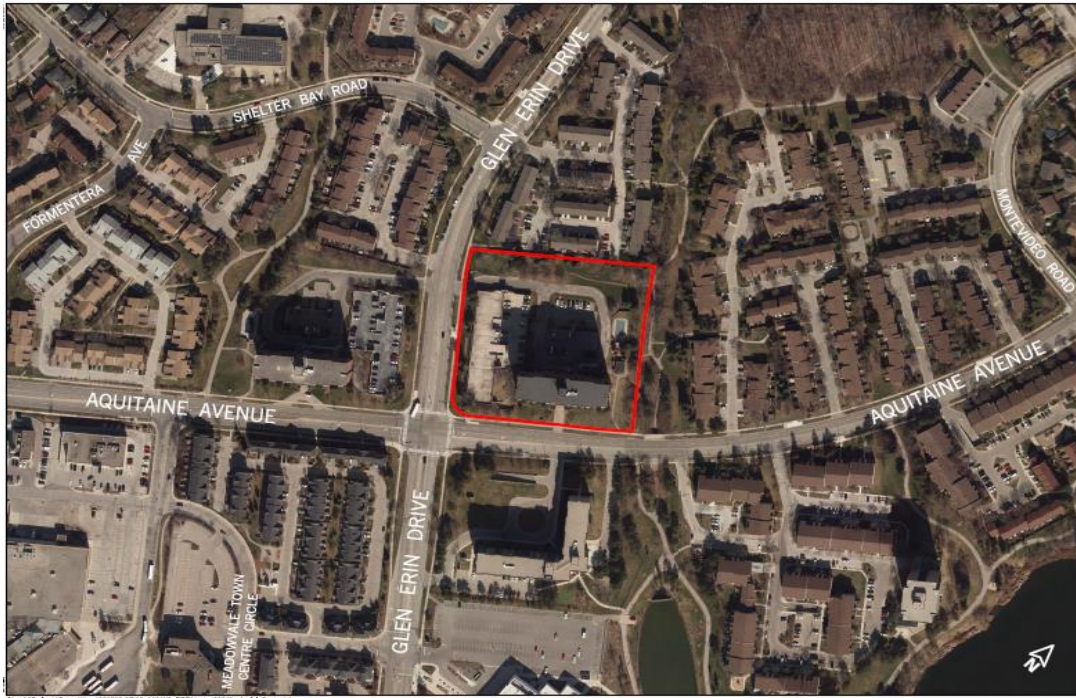
PROPOSAL

The official plan amendment and rezoning applications are required to permit a 12 storey apartment building with 184 units and 33 townhomes. The existing 13 storey apartment building with 179 units will be retained. The applicant is proposing to amend the official plan designation of **Residential High Density** to Special Site 2 to increase the permitted floor space index (FSI) to 1.98. The zoning by-law will also need to be amended from **RA4-45** (Apartments 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 Aquitaine Avenue and Glen Erin Drive within the Meadowvale Neighbourhood Character Area. The site is currently occupied by a 13 storey apartment building and an above ground two storey parking structure.



Aerial image of 6719 Glen Erin Drive



Applicant's rendering of the proposed elevations fronting on Glen Erin Drive

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 4.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact


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

Conclusion

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

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Blackrock Aquitaine Limited

6719 Glen Erin Drive

Table of Contents

1. Proposed Development.....	2
2. Site Description.....	6
3. Site Context	7
4. Summary of Applicable Policies, Regulations and Proposed Amendments.....	11
5. School Accommodation	22
6. Community Questions and Comments.....	22
7. Development Issues	23
8. Section 37 Community Benefits (Bonus Zoning)	26
9. Next Steps	26

1. Proposed Development

The applicant proposes to develop the property with a 12 storey apartment building with 184 units and 33 townhomes and retain the existing 13 storey apartment building. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal		
Applications submitted:	Received: October 27, 2020 Deemed complete: November 5, 2020	
Developer/ Owner:	Blackrock Aquitaine Limited	
Applicant:	Glen Schnarr & Associates	
Number of units:		
Existing Apartment	179 units	
Proposed Apartment	184 units	
Proposed Townhomes	33 units	
Total	396 units	
Existing Gross Floor Area:	16 305 m ² (175,505.6 ft ²)	
Proposed Gross Floor Area:	19 406 m ² (208 884.4 ft ²)	
Total Proposed Gross Floor Area:	35 711 m ² (384,390 ft ²)	
Height:	12 storeys and 38.5 m (126.3 ft)	
Floor Space Index:	1.98	
Anticipated Population:	562* *Average household sizes for all units (by type) based on the 2016 Census	
Parking Spaces:	Required	Provided
Existing Apartment	230	172
Proposed Apartment	229	153
Proposed Townhouses	46	47
Visitor Parking Spaces	81	59

Development Proposal		
Total	586	431
Green Initiatives:	<ul style="list-style-type: none"> • Partial green roof • Permeable paving • Bioswales 	

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>:

- Context Plan
- Site Plan
- Plan of Survey
- Phasing Plan
- Floor Plans
- Site Section Plan
- Elevations
- Servicing and Grading Plan
- Removal and Utility Plans
- Planning Justification Report
- Parking Justification Study
- Urban Design Brief
- Shadow Study
- Acoustical Feasibility Study
- Tree Inventory and Preservation Plan
- Traffic Impact Study
- Functional Servicing & Stormwater Management Report
- Phase 1 Environmental Site Assessment

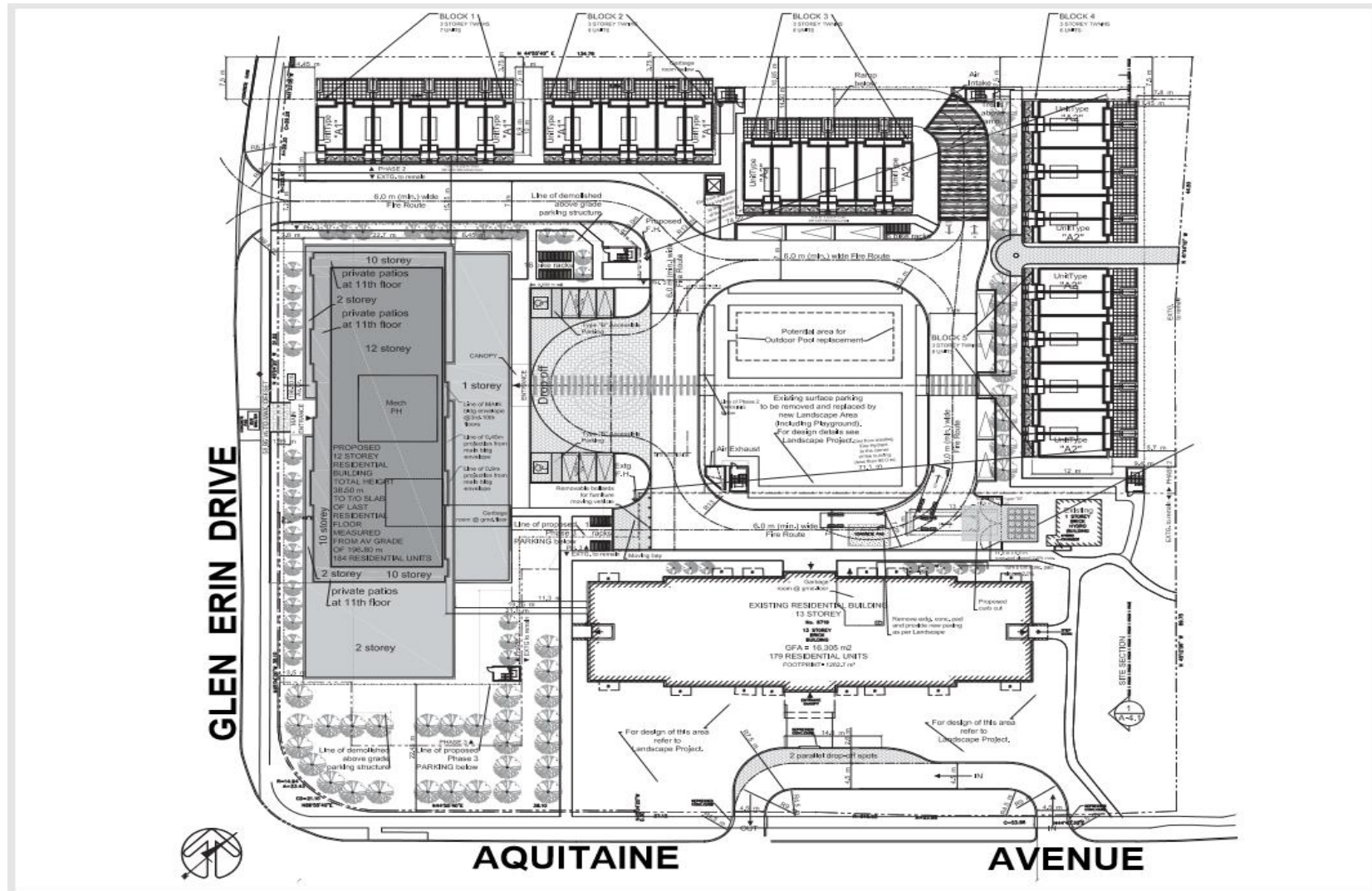
- List of Low Impact Design features
- Draft Official Plan Amendment
- Draft Zoning By-law

Application Status

Upon deeming the applications complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 7 of this appendix and are to be addressed in future resubmissions of the applications.

A virtual community meeting was held by Ward 9 Councillor, Pat Saito, on December 1, 2020. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.

Concept Plan and Elevations and Renderings



Site Plan



Applicant's Rendering

2. Site Description

Site Information

The property is located on the north side of Aquitaine Avenue, on the east side of Glen Erin Drive in the Meadowvale Neighbourhood Character Area. The subject lands are currently developed with a 13 storey residential apartment building with an above ground two storey parking garage.



Aerial Photo of 6719 Glen Erin Drive

Aquitaine Avenue	134.31 m (440.6 ft)
Depth:	112.12 m (367.78 ft)
Gross Lot Area:	1.81 ha (4.47 ac)
Existing Uses:	13 storey apartment building with an above ground parking structure



Photo from Glen Erin Drive facing east

Property Size and Use	
Frontages: Glen Erin Drive	134.36 m (446.23 ft)



Photo from Aquitaine Avenue facing north

Site History

- 1981 – Construction of a 13 storey, 174 unit residential apartment building.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RA4-45** (Apartments) which permits apartments, townhouses and back to back and stacked townhouses.
- January 2, 2008 – Applications for official plan amendment and rezoning, under File OZ 08/001 W9, were received. Proposal was originally for a 20 storey apartment building with 34 townhouses. The applications were subsequently revised for a 14 storey condominium apartment with 34 townhouses. The applications were cancelled, by the applicant, on July 12, 2010.

- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. The subject lands are designated Residential High Density in the Meadowvale Neighbourhood.
- September 16, 2015 – Applications for official plan amendment and rezoning, under File OZ 14/002 W9, were approved for 93, 3 and 4 storey townhouses at an FSI of 1.34.
- October 27, 2020 – Applications for official plan amendment and rezoning, under File OZ 20/019 W9, were received from Blackrock Acquitaine Limited.

3. Site Context

Surrounding Land Uses

The immediate area consists of a mix of townhomes and apartment buildings. To the southeast of the property is the Lake Aquitaine Park. Directly north and east of the subject property there are 2 storey townhomes. To the south is an existing 9 storey apartment building and an 11 storey apartment building to the west.

The surrounding land uses are:

North: 2 storey townhomes
East: 2 storey townhomes
South: 9 storey apartment building
West: 11 storey apartment building

Neighbourhood Context

The subject property is located in the Meadowvale Neighbourhood Character Area. The immediate area of Glen Erin Drive, Aquitaine Avenue and Battleford Road contain numerous apartment buildings constructed in the early 1980s. Abutting these apartment sites are several townhome developments. The surrounding neighbourhood includes the Lake Aquitaine Park and Meadowvale Community Centre recreational facilities. Directly south along Glen Erin Drive is the Meadowvale Community Node, which includes commercial uses in the Meadowvale Town Centre plaza.



Aerial Photo of 6719 Glen Erin Drive

Demographics

Based on the 2016 census, the existing population of the Meadowvale Neighbourhood area is 36,865 with a median age of this area being 41 (compared to the City's median age of 40). 70% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 13% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 38,800 and 39,100 respectively. The average household size is 3 persons with 16% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 10,080 units (80%) owned and 2,580 units (20%) rented with a vacancy rate of approximately 0.7%*. In addition, the number of jobs within this Character Area is 1,180. Total employment combined with the population results in a PPJ for Meadowvale Neighbourhood of 50 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 Northwest geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

Other Development Applications

There are no active development applications in the vicinity of the subject property.

Community and Transportation Services

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

This area is well served by major City of Mississauga facilities including the Meadowvale Community Centre and Library which is within a 7 minute walk and approximately 500 metres (1 640.4 ft). The subject site is adjacent to City owned lands identified as Lake Aquitaine Trail (P-130), which connects to the subject property and provides access to Lake Aquitaine Park (P-102), which is 14.25 hectares (35.22 acres) and includes a playground, picnic area, basketball court and trails. This park is a 6 minute walk, approximately 450 metres (1 476.3 ft.) from the subject property.

The site is serviced by the Meadowvale Town Centre, Major Transit Terminal which is an 8 minute walk, approximately 700 m (2 296.5 ft). In addition the Meadowvale Go Station is located approximately 1 km (0.62 miles) northeast of the site.

The following major MiWay bus routes currently service the site:

- Route 44, 48, 57 and 90 – Aquitaine Avenue
- Route 42 and 104 – Glen Erin Drive

4. 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

Regulations and Proposed Amendments

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
Provincial Policy Statement (PPS)	<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 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</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 achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<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>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>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>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>

Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial 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 and Amendment No. 1 (2020).

Existing Designation

The lands are located within the Meadowvale Neighbourhood Character Area and are designated **Residential High Density**. The **Residential High Density** designation permits apartments with an FSI of 1.4.

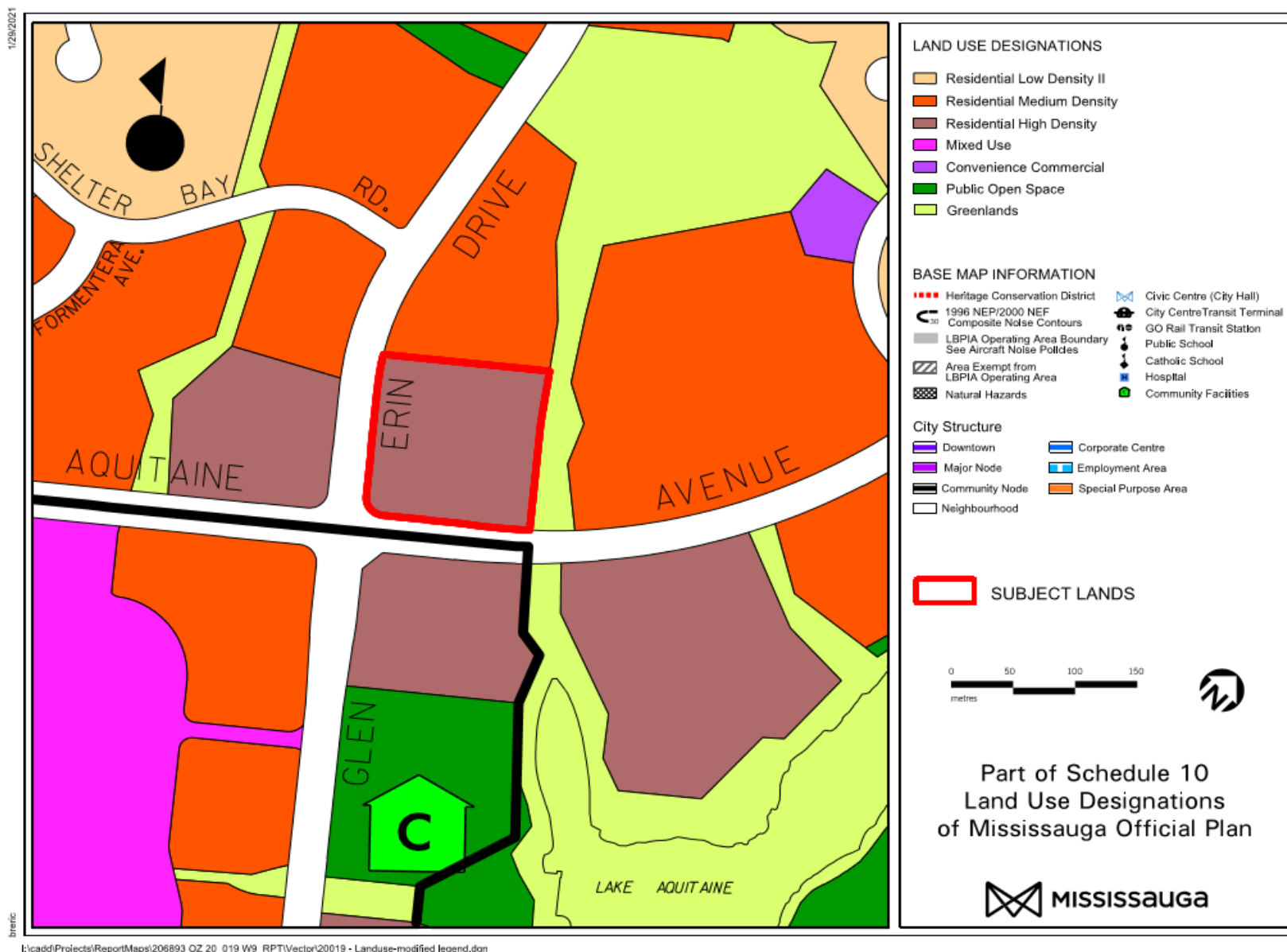
The subject property is not located within a Major Transit

Station Area. Area (MTSA).

Proposed Designation

The applicant is proposing to change the Special Site 2 designation of the **Residential High Density** to increase the FSI to 2.0 and to permit a 12 storey apartment building with 184 units and 33 three storey townhomes. 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.

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



Excerpt of Meadowvale Neighbourhood Character Area

Relevant Mississauga Official Plan Policies

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

	General Intent
Chapter 4 Vision	<p>Mississauga will preserve the character, cultural heritage and livability of our communities. (Section 4.4.3)</p> <p>Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6)</p> <p>Mississauga will support the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness. (Section 4.4.7)</p> <p>Mississauga Official Plan will implement the following guiding principles: Direct Growth, Value the Environment, Complete Communities, Create a Multi-Modal City, Build a Desirable Form, Foster a Strong Economy, and Promote Collaboration. (Section 4.5)</p>
Chapter 5 Direct Growth	<p>Mississauga will ensure that there is adequate land capacity to accommodate population and employment growth to 2031. (Section 5.1.2)</p> <p>Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner. (Section 5.1.3)</p> <p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Section 5.1.6)</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure. (Section 5.1.9).</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. (Section 5.3.5.2)</p> <p>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. (Section 5.3.5.3)</p> <p>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 5.3.5.5)</p>

	General Intent
	Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)
Chapter 6 Value The Environment	<p>Buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands. Buffers will be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority. (Section 6.3.7 and Section 6.3.8)</p> <p>The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study. (Section 6.3.10)</p> <p>The Natural Heritage System will be protected, enhanced, restored and expanded by ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions and placing those areas into public ownership. (Section 6.3.24.a & b)</p> <p>Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. (Section 6.3.26)</p>
Chapter 7 Complete Communities	<p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga. (Section 7.1.1)</p> <p>In order to create a complete community and develop a built environment supportive of public health, the City will: a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses. (Section 7.1.3 a)</p> <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socio-economic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p>
Chapter 8 Create a Multi- Modal City	<p>Consideration will be given to reducing offstreet parking requirements for development to reflect levels of vehicle ownership and usage, and as a means of encouraging the greater use of transit, cycling and walking, subject to, among other matters:</p> <ul style="list-style-type: none"> a. access to transit; b. level of transit service; c. traffic generation; and d. impact on the surrounding area. (Section 8.4.3)

	General Intent
	Transportation demand management (TDM) measures encourage people to take fewer and shorter vehicle trips to support transit and active transportation choices, enhance public health and reduce harmful environmental impacts. TDM is most effective when supported by complementary land use planning, good urban design and transit improvements. (Section 8.5)
Chapter 9 Build A Desirable Urban Form	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>The city vision will be supported by site development that:</p> <ol style="list-style-type: none"> respects the urban hierarchy; utilizes best sustainable practices; demonstrates context sensitivity, including the public realm; promotes universal accessibility and public safety; and employs design excellence. (Section 9.1.10) <p>A distinct character for each community will be created or enhanced through the road pattern, building massing and height, streetscape elements, preservation and incorporation of heritage resources and prominent placement of institutions and open spaces. (Section 9.1.11)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ol style="list-style-type: none"> Respect existing lotting patterns; Respect the continuity of front, rear and side yard setbacks; Respect the scale and character of the surrounding area; Minimize overshadowing and overlook on adjacent neighbours; Incorporate stormwater best management practices; Preserve mature high quality trees and ensure replacement of the tree canopy; and Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3) <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p>
Chapter 11 General Land Use Designations	<p>Lands designated Residential High Density will permit the following use:</p> <ol style="list-style-type: none"> apartment dwelling (11.2.5.6)
Chapter 16 Neighbourhoods	For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)

	General Intent
	Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that: a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan. (Section 16.1.1.2)
Chapter 19 Implementation	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: <ul style="list-style-type: none"> 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; that a municipal comprehensive review of the land use designation or a five year review is not required; the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1)

Mississauga Zoning By-law

Existing Zoning

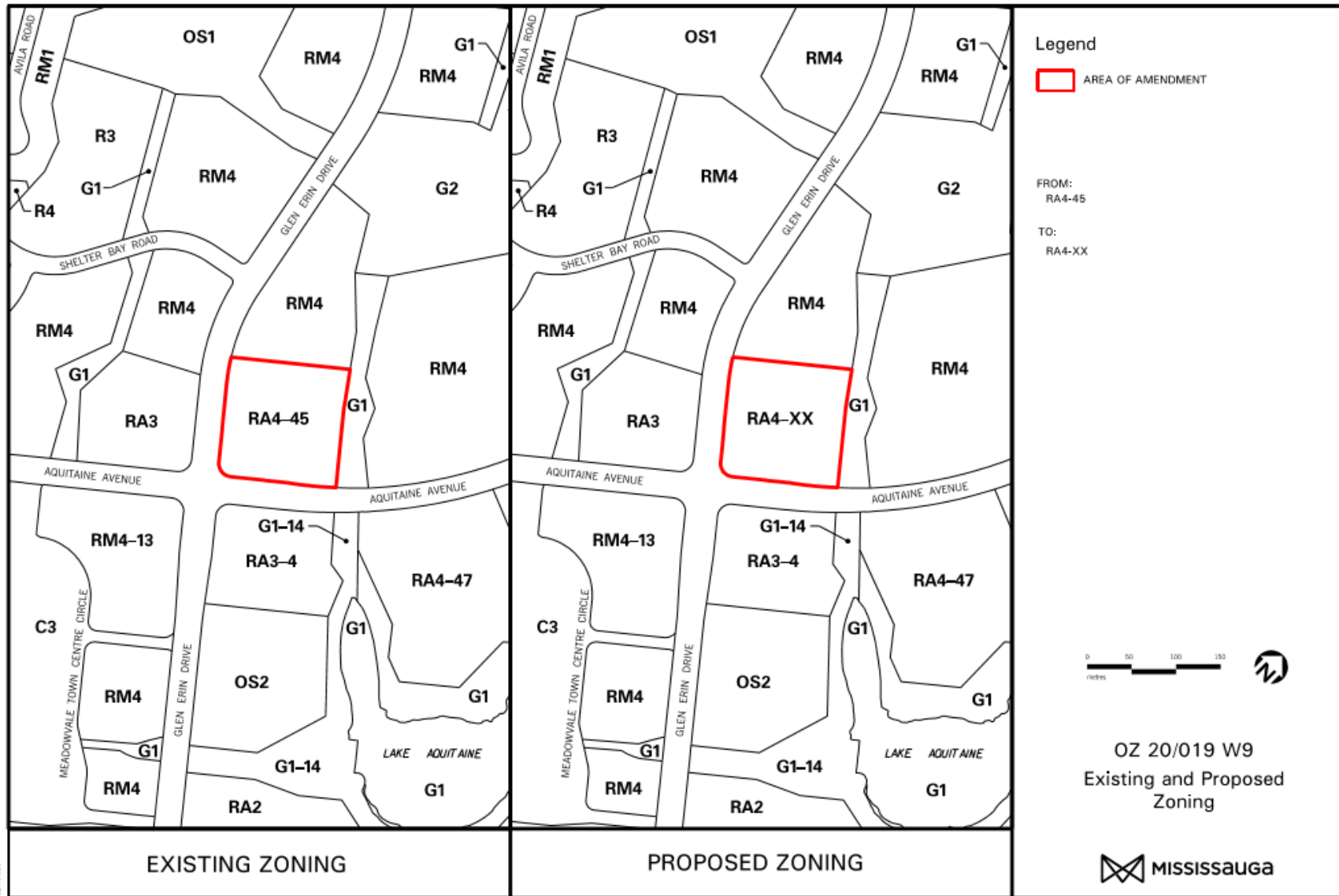
The subject property is currently zoned **RA4-45** (Apartments), which permits apartments, townhomes and back to back and stacked townhomes.

Proposed Zoning

The applicant is proposing to zone the property **RA4-Exception** (Apartments) to permit a 12 storey apartment

building and 33 three storey homes and retain the existing 13 storey apartment building with a total FSI of 2.0.

Through the processing of the applications staff may recommend a more appropriate zone category for the development in the Recommendation Report.



Excerpt of Zoning Map

Proposed Zoning Regulations

Zone Regulations	Proposed Base Zone Regulations	Proposed Amended Zone Regulations
Additional Uses	Apartments Long-Term Care Building Retirement Building	Townhouses Retail Store Medical Office
Maximum Floor Space Index (FSI)	1.8	2.0
Minimum exterior side yard for that portion of a dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	8.5 m (27.8 ft.)	3.5 m (11.5 ft.)
Minimum exterior side yard for that portion of a dwelling with a height greater than 20.0 m	10.5 m (34.4 ft.)	7.5 m (24.6 ft.)
Minimum above grade separation between buildings	15.0 m (49.2 ft.)	10.5 m (34.4 ft.)
Minimum number of resident parking spaces per apartment dwelling unit	1.00 space per studio unit 1.18 spaces per 1 bedroom unit 1.36 spaces per 2 bedroom unit 1.50 spaces per 3 bedroom unit	0.83
Minimum number of visitor parking spaces per apartment unit	0.20 spaces per unit	0.15 spaces per unit
Minimum number of resident parking spaces per townhouse dwelling unit	1.10 spaces per studio unit 1.10 per 1 bedroom unit 1.25 spaces per 2 bedroom unit 1.41 spaces per 3 bedroom unit 1.95 spaces per 4 bedroom unit	1.41 spaces per unit

Zone Regulations	Proposed Base Zone Regulations	Proposed Amended Zone Regulations
Minimum number of visitor parking spaces per townhouse unit	0.25 spaces per unit	0.15 spaces per unit
Minimum number of parking spaces required for a retail store	4.3 spaces per 100m ² of gross floor area	No additional parking to be provided
Minimum number of parking spaces required for a medical office	6.5 spaces per 100m ² of gross floor area or For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for a retail store and medical office	No additional parking to be provided

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) and Amendment No. 1 (2020), *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. As this proposal is for rental housing, the requirement for affordable housing is not applicable.

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation		
	Shelter Bay Public School	Edenwood Middle School	Meadowvale Secondary School
23 Kindergarten to Grade 6	Enrolment:	Enrolment:	Enrolment:
5 Grade 7 to Grade 8	Capacity:	Capacity:	Capacity:
6 Grade 9 to Grade 12	Portables: 0	Portables: 2	Portables: 0

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
	St. Teresa of Avila Elementary School	Our Lady of Mount Carmel Secondary School
6 Kindergarten to Grade 8	Enrolment:	Enrolment:
5 Grade 9 to Grade 12	Capacity:	Capacity:
	Portables: 0	Portables: 1

6. Community Questions and Comments

A community meeting was held by Ward 9 Councillor Pat Saito

on December 1, 2020. Approximately 20 residents attended the meeting. In addition, seven written submissions have been received.

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.

- Concern with increased traffic and parking on roads and in adjacent developments
- Pedestrian safety due to traffic increase
- Reduced resident and visitor parking rates
- Concern with number of previous applications on the site
- Is there enough water, sewer and stormwater capacity?

- Concern with noise pollution from site
- What about capacity of the community centre, retail centres and schools?
- Will the units be affordable?
- If design and unit upgrades to the existing building/site are proposed
- Previous application was approved, why another?

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (January 5, 2020)	A Functional Service Report (FSR) was submitted and additional information has been requested including the multi-use demand table, information for the high-rise and townhomes with respect to fire demands and flows and hydrant flow test. Front end collection of garage and recyclable materials to both apartment units and townhome units will be provided and additional design details are required.
Dufferin-Peel Catholic District School Board and the Peel District School Board (December 8, 2020)	Both School Boards 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 these development applications. Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.
City Community Services Department – Park Planning Section (December 8, 2020)	In comments dated December 2020, this Department notes that the subject site is adjacent to City owned lands identified as Lake Aquitaine Trail (P-130), which is zoned Open Space/Greenlands. This trail connection to the subject property provides access to Lake Aquitaine Park (P-102), zoned Open Space/Greenlands, which is 14.25 hectares (35.22 acres) of parkland. This neighbourhood park is within walking distance (100 metres) of the subject property and offers a variety of open space opportunities such as a community playground, picnic area, basketball courts and trails. Street tree contributions to cover the cost of planting street trees, up to 60mm caliper, will be required for every 10 metres of frontage on Gateway Boulevard in accordance with current City standards on Glen Erin Drive and Aquitaine Avenue.

Agency / Comment Date	Comments
	<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 the City's Policies and By-laws.</p> <p>Furthermore, should the application be approved, securities for hoarding, fencing, and clean up works for the adjacent Greenbelt/Park lands will be required and secured through the development review process.</p>
<p>City Transportation and Works Department (December 23, 2020)</p>	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p>Stormwater A Functional Servicing Report prepared by Skira and Associates Ltd., dated August 18, 2020, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. At this time, no on-site mitigation measures have been proposed, and therefore the applicant is to revise the submission accordingly.</p> <p>The applicant is proposing to construct a new internal storm sewer to service the development lands, with an outlet to the City's infrastructure.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> • Propose on-site stormwater management to satisfy sub-watershed criteria; • Demonstrate the feasibility of the proposed storm sewer; and • Demonstrate that there will be no impact on the City's existing drainage system, including how groundwater will be managed on-site. <p>Traffic A Traffic Impact Study (TIS), prepared by Starwood Group Inc., dated August 2020, was submitted in support of the proposed development, and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • An updated Traffic Impact Study addressing all staff comments; • Regarding the proposed one-way access on Aquitaine Avenue, please show methods to enforce the one-way operation;

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • Provide a collision analysis of Aquitaine Avenue; • Address any traffic concerns from the Community related to the proposed development. A virtual community meeting was held on with the Ward Councillor on December 1, 2020; • Place a stop sign at the intersection of Glen Erin Drive and Site Access/Private Access; and • Provide confirmation from Fire and Emergency Services that the internal road is acceptable from an emergency response perspective. <p>Environmental Compliance</p> <p>A Phase One Environmental Site Assessment (ESA) dated June 12, 2020, prepared by DS Consultants Ltd., was submitted in support of the proposed development. The results of the ESA indicate that further investigation is required.</p> <p>The applicant is required to submit further documents prior to recommendation report:</p> <ul style="list-style-type: none"> • A reliance letter for the Phase One ESA • A Phase Two ESA along with a reliance letter • A Temporary Discharge to Storm Sewer Commitment Letter. <p>Noise</p> <p>A Noise Feasibility Study prepared HGC Engineering Ltd., dated August 18, 2020, was submitted for review. The Noise Study evaluates the potential impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road and mechanical equipment of the adjacent residential building. Further information is required to assess the impacts of noise levels from existing sources on this development.</p> <p>Engineering Plans/Drawings</p> <p>The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.</p>
Other City Departments and External Agencies	<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"> - Alectra Utilities - City of Mississauga, Fire - City of Mississauga, Transit - City of Mississauga, Public Art
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Rogers Cable - Canada Post Corporation - Enbridge Gas - Greater Toronto Airport Authority - Trillium Health Partners - Conseil Scolaire Viamonde

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> - Conseil Scolaire de District Catholique Centre-Sud - City of Mississauga, Heritage Planning and Indigenous Relations - City of Mississauga, Realty Services - City of Mississauga, Economic Development

Development Requirements

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

8. 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.

9. Next Steps

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

- Is the proposed development compatible with the existing and planned character of the area given the proposed

massing and building height?

- Are the proposed zoning by-law exception standards appropriate?
- What are the expected traffic impacts?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.

Recommendation Report Detailed Planning Analysis

Owner: Blackrock Acquitaine Limited

6719 Glen Erin Drive

Table of Contents

1.	Community Comments.....	2
2.	Updated Agency and City Department Comments	3
3.	<i>Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)</i>	4
4.	Consistency with PPS	5
5.	Conformity with Growth Plan	5
6.	Region of Peel Official Plan.....	6
7.	Mississauga Official Plan (MOP)	6
8.	Revised Site Plan and Elevations.....	9
9.	Zoning.....	12
10.	Bonus Zoning.....	15
11.	"H" Holding Symbol.....	15
12.	Site Plan	16
15.	Conclusions	16

1. Community Comments

Comments from the public were generally directed towards increased density, adequate community centre and school capacity and increased traffic. Below is a summary and response to the specific comments heard.

Comment

Concern with increased traffic and pedestrian safety.

Response

The second Traffic Impact Study (TIS) submission provided by C.F. Crozier & Associates Inc. dated October 2021 in support of the proposed development was deemed satisfactory by the City's City Planning Strategies Department. It has been determined that the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Comment

Concern with reduced resident and visitor parking rates. Will there be enough parking on-site?

Response

A parking justification was provided by C.F. Crozier & Associates Inc. dated August 2020. The Transportation and Works Department reviewed and commented on the report. The revised proposed parking rates were found satisfactory based on the current parking utilization rates on the site.

Comment

Is there enough water, sewer, and stormwater capacity to support the proposed development?

Response

The Functional Servicing Report (FSR) and Stormwater Management Report, prepared by Skira & Associates Ltd., dated February 1, 2022 was deemed satisfactory by the Transportation and Works Department and Region of Peel. Additional details will be required prior to Site Plan Approval.

Comment

Is there enough capacity in the community centre and schools to support the proposed development?

Response

Both Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area. Community Services responded that the network of neighbouring community centres will be able to accommodate the development.

Comment

Are design and unit upgrades proposed for the existing building/site?

Response

Design and unit upgrades are not proposed to the existing building. However several improvements are proposed to the existing site.

Comment

Will the units be affordable?

Response

The applicant is proposing market rate rental units through this development application.

Comment

Concern with number of previous applications on the site.

Response

The proposed development will supersede previous development applications for the site. Furthermore, the *Planning Act* does not limit the number of development applications that can be submitted for a property.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The revised applications were circulated to all City departments and commenting agencies on May 3, 2021, October 26, 2021 and April 5, 2022. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Technical reports, plans 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 in accordance with City requirements to confirm the feasibility of the proposal from an engineering standpoint.

Stormwater

The Functional Servicing Report (FSR) and Stormwater Management Report, prepared by Skira & Associates Ltd., dated February 1, 2022 indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area and any impact to the receiving municipal drainage system from the proposed development, on-site stormwater management controls for the post-development discharge are required.

The applicant has demonstrated a satisfactory stormwater servicing concept. On-site water re-use and infiltration are being pursued. Further details related to the stormwater tank, re-use component for water balance requirements, as well as overall refinement of the stormwater management report can be addressed prior to Site Plan approval.

Traffic

Two Traffic Impact Study (TIS) submissions were provided by C.F. Crozier & Associates Inc. in support of the proposed development. Each submission was reviewed and assessed by the City's Transportation and Works Department. The second submission, dated October 2021, complies with the City's TIS guidelines and is deemed satisfactory. The study concluded that in 2025 the proposed development is anticipated to generate 64 (15 in; 49 out) and 73 (44 in, 29 out) two-way site trips for the weekday AM and PM peak hours, respectively.

Even with the additional 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

A Phase One Environmental Site Assessment (ESA) dated June 19, 2020 and a Phase 2 ESA report dated June 24, 2021, both prepared by DS Consultants Ltd. were submitted in support of the proposed development. No further action is required.

Noise

A Noise Feasibility Study prepared by HGC Engineering Ltd., dated March 24, 2022, was submitted for review. The study evaluates the potential impact to and from the proposed development and recommends mitigation measures to reduce any negative impacts. The evaluated noise source that may impact this development is road traffic noise from Aquitaine Avenue and Glen Erin Drive. Noise will be mitigated through central air conditioning in all apartment units, with provisions for air conditioning in the townhouse units flanking Glen Erin Drive. Further mitigation is also to be provided via upgraded building materials. Final details related to noise requirements will be addressed with the final design of the building as part of a detailed noise study at the Site Plan stage.

Engineering Plans and Drawings

The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans, etc.). Based on the review of the materials submitted to date, some additional technical details and minor revisions to the engineering

drawings will be required to confirm drainage is contained within the property.

No new municipal infrastructure (roads or services) are required as a result of this development. An 'H' Holding Provision is being requested by the Planning & Building Department which is to include a condition for the applicant to enter into Development Agreement. Further information including any additional technical reports, drawings, and details of the site grading will be addressed prior to Site Plan approval.

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

The Public Meeting Report dated March 5, 2021 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

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.

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.

The proposed development will utilize surrounding community infrastructure, has adequate access to servicing and is located in close proximity to transit infrastructure. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. The subject

site and proposal represents an opportunity to intensify and increase the range of housing in the area. As outlined in this report, the proposed development supports the general intent of the PPS.

5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and 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.

The proposed development conforms to the Growth Plan as 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

As summarized in the public meeting report dated March 5, 2021 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. 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 intensified and compact form and a 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.

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 Meadowvale Neighbourhood Character Area, to permit a 12 storey rental apartment building

containing 184 units and 28 townhomes, in addition to the existing 13 storey rental apartment building that occupies the site, with a maximum floor space index (FSI) of 2.0. 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 Meadowvale Neighbourhood Character Area, a Neighbourhood in the City's Urban Structure. Where higher density uses are proposed they should be located in conjunction with existing apartment sites (Section 5.3.5.3).

The subject site is currently designated **Residential High Density – Special Site 2**, which permits apartment buildings with a maximum floor space index (FSI) of 1.4.

Compatibility with the Neighbourhood

Intensification within Neighbourhoods will generally occur through infilling (Section 5.3.5.2) and may be considered where the proposed development is compatible in built form and scale to surrounding development and enhances the existing or planned development (Section 5.3.5.5). Development will be sensitive to the existing and planned context (Section 5.3.5.6). The site is located within the Meadowvale Neighbourhood Character Area. Proposals for additional development on lands with existing apartment buildings will recognize and provide appropriate transition to adjacent low density residential uses (Section 16.1.2.4). The neighbourhood generally consists of residential uses. The lands surrounding the subject site are designated Residential High Density, Residential Medium Density and Greenlands, which permits apartments, townhomes/low rise apartments and passive recreational uses, respectively. The property is surrounded by two storey

townhomes to the north and east of the site and by 9 and 11 storey apartment buildings to the south and west of the site. Townhomes have been proposed along the north and east property lines to create an appropriate transition to neighbouring properties, while the proposed 12 storey apartment building is to be located at the southwest portion of the site. This placement across Glen Erin Drive from the neighbouring 11 storey apartment building, establishes another appropriate transition. The proposed amendment will allow the addition of a 12 storey rental apartment building containing 184 units and 28 rental townhomes, in addition to the existing 13 storey apartment building with a maximum floor space index (FSI) of 2.0.

Services and Infrastructure

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

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

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

- Number 44, 48, 57 and 90 on Aquitaine Avenue
- Number 42 and 104 on Glen Erin Drive

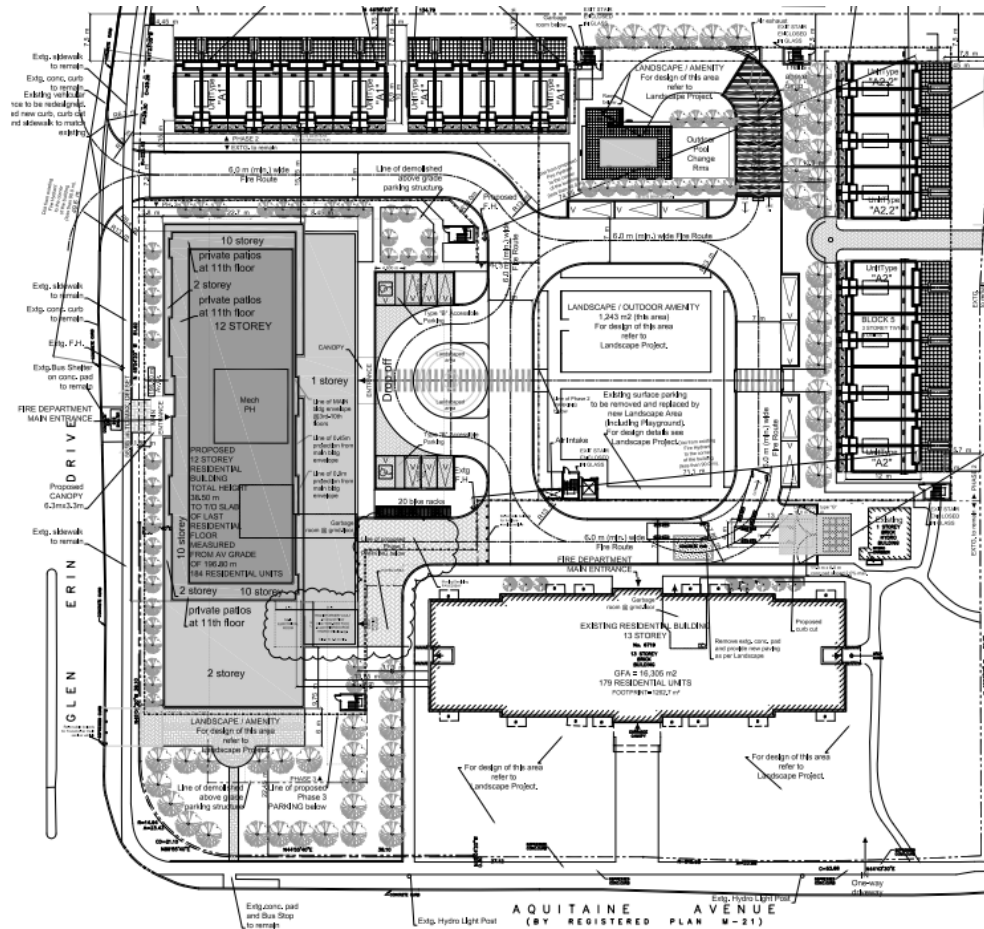
There is a transit stop on Aquitaine Avenue and Glen Erin Drive directly adjacent to the site.

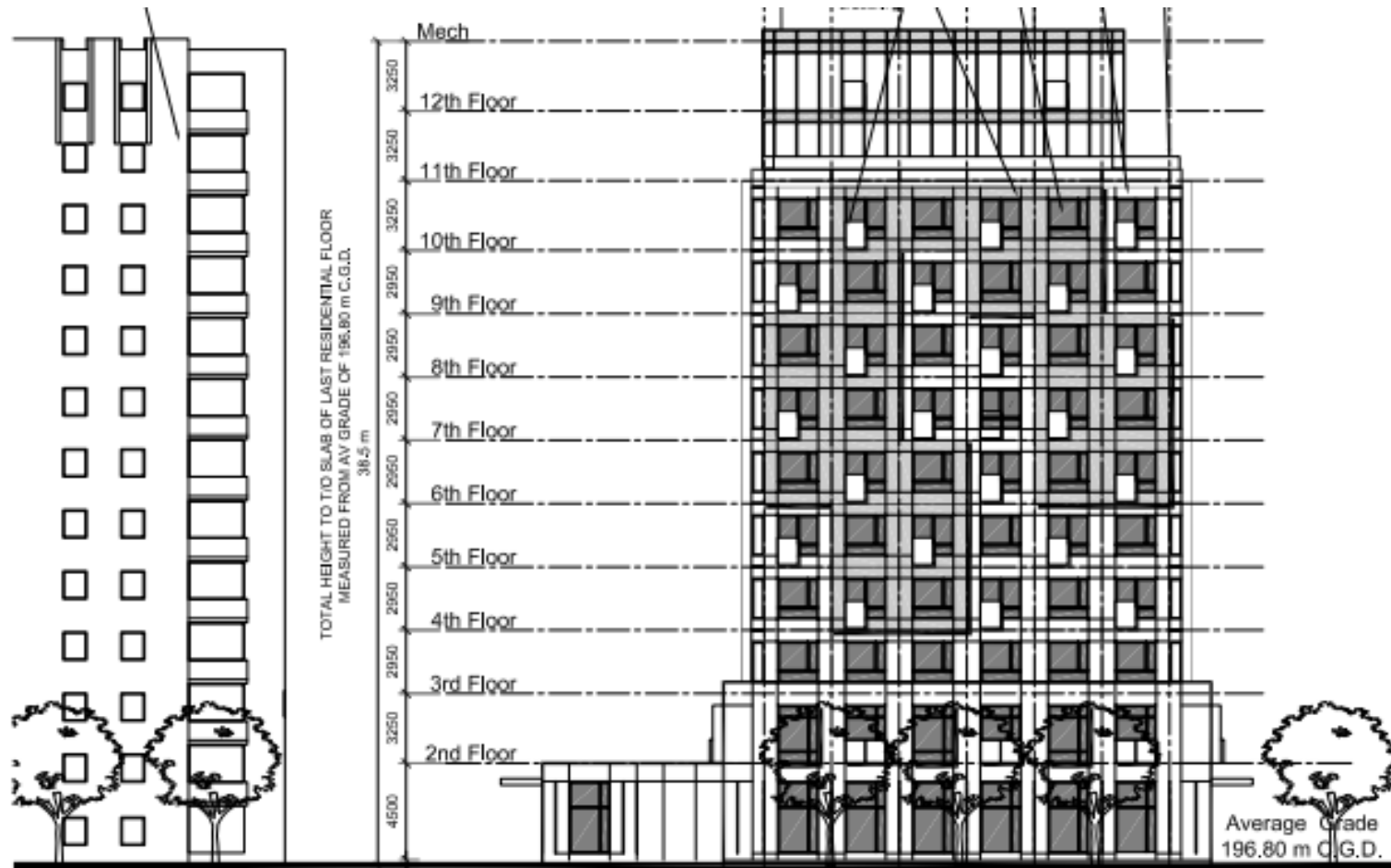
The site is serviced by the Meadowvale Town Centre, Major Transit Terminal, which is an 8 minute walk, approximately 700 m (2,296 ft.) from the site. The Town Centre provides a range of services including a gas station, drug store, banks, restaurants and retail stores. In addition, the Meadowvale Go Station is located approximately 1 km (0.62 miles) northeast of the site. The area is well served by major City of Mississauga facilities including the Meadowvale Community Centre and Library which is within a 7 minute walk and approximately 500 metres (1 640 ft.). The subject site is adjacent to City owned lands identified as Lake Aquitaine Trail (P-130), which connects to the subject property and provides access to Lake Aquitaine Park (P-102), which is 14.3 hectares (35.3 acres) and includes a playground, picnic area, basketball courts and trails. This park is a 6 minute walk, approximately 450 metres (1 476 ft.) from the subject property.

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:

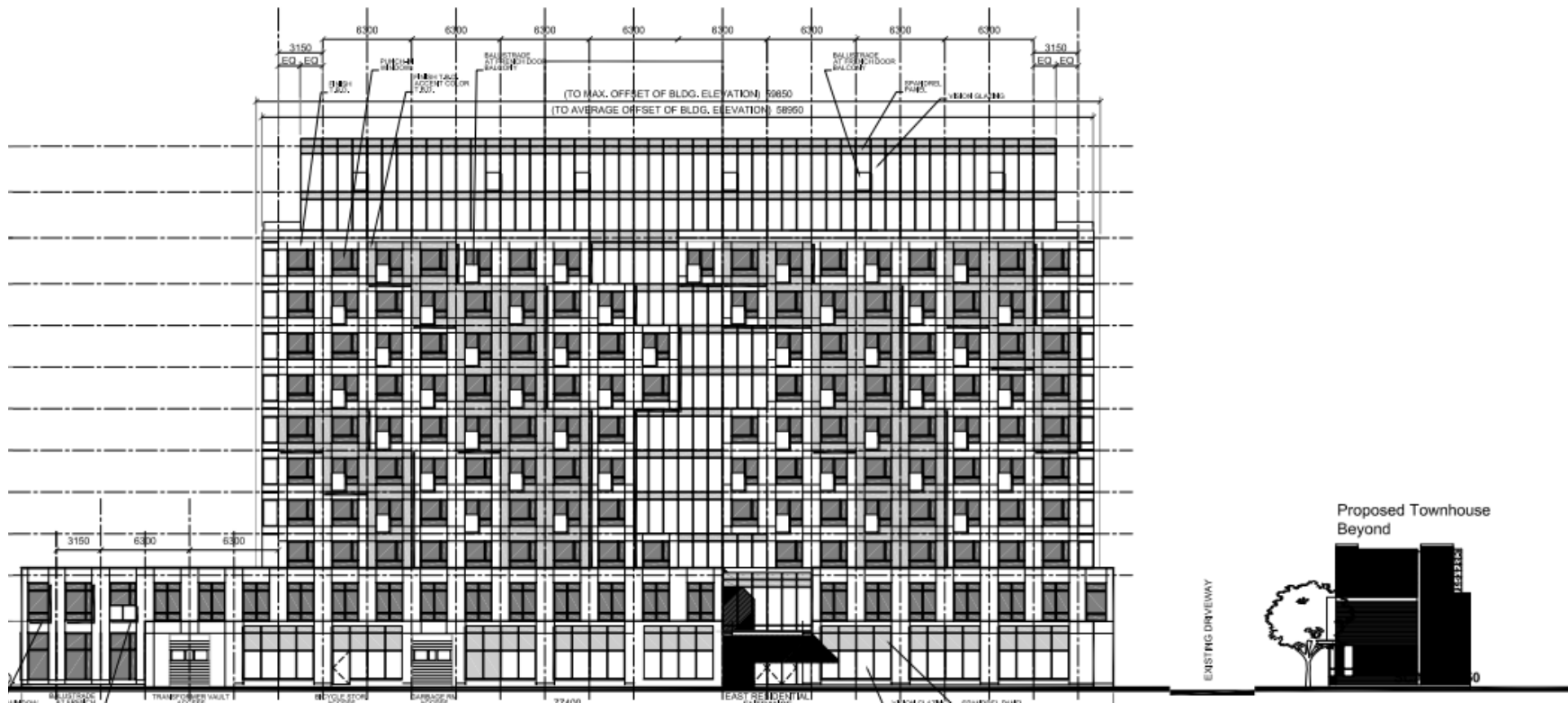




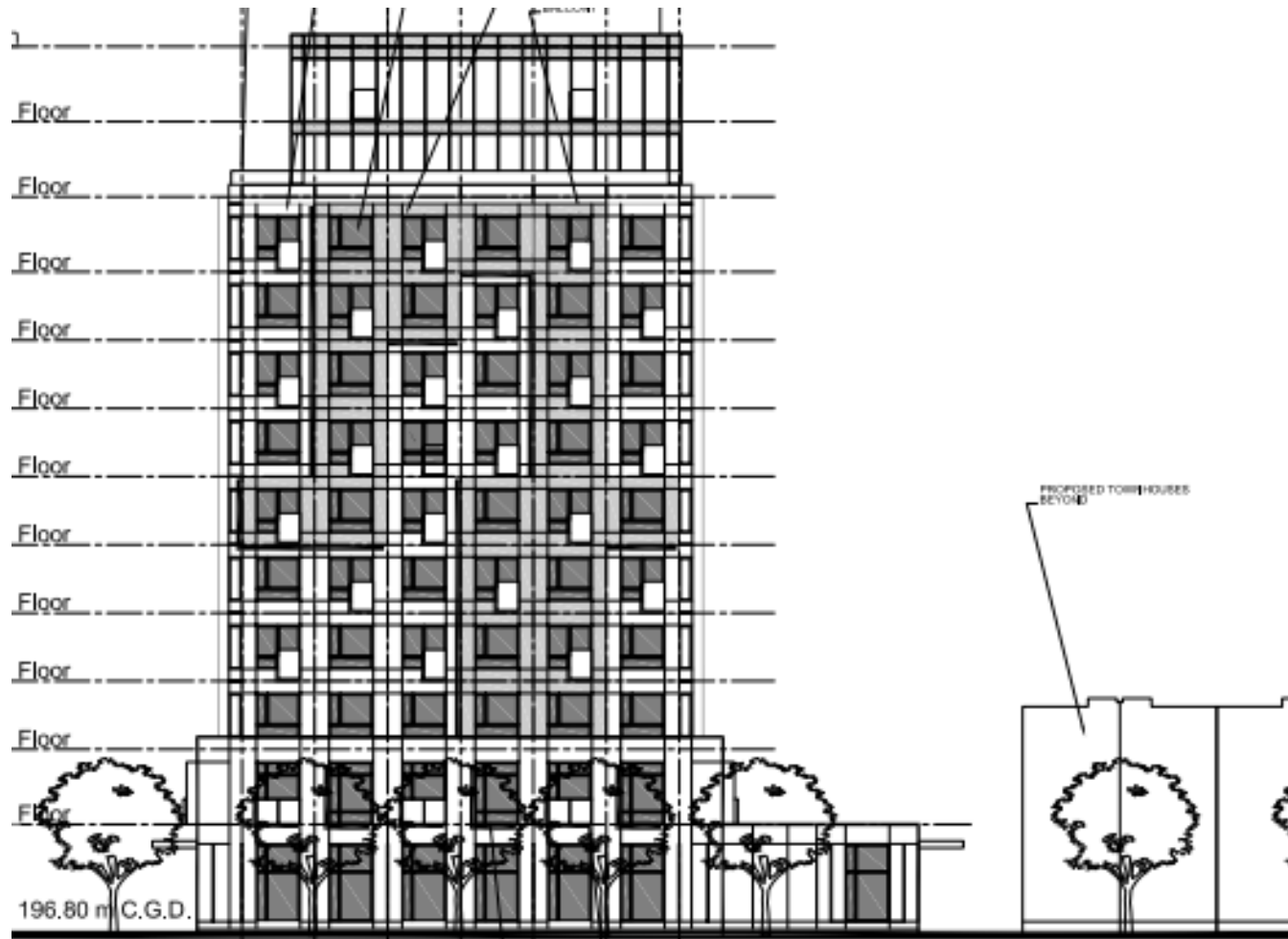
North Elevation of Proposed Apartment Building



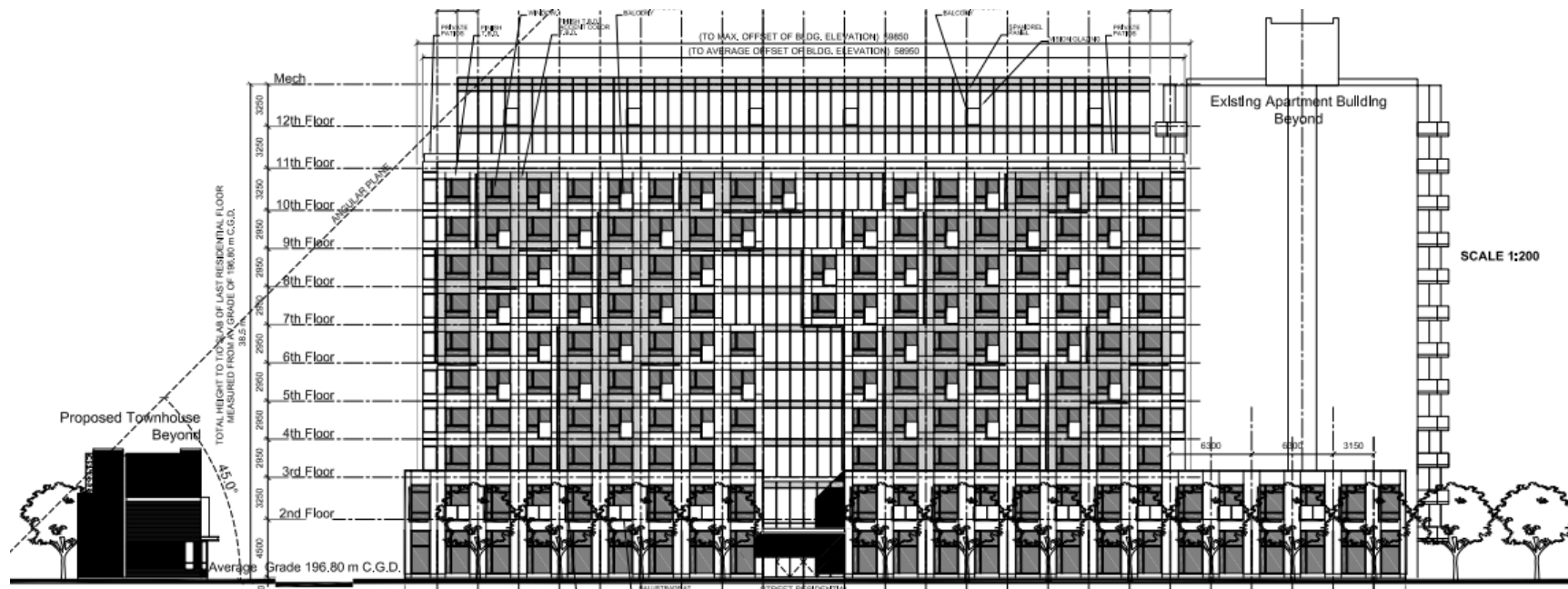
North Elevation of Proposed Townhomes



East Elevation of Proposed Apartment Building and Townhomes



South Elevation of Proposed Apartment Building (From Aquitaine Avenue)



West Elevation of Proposed Apartment Building and Townhomes (From Glen Erin Drive)



South Elevation of Proposed Townhomes

9. Zoning

The proposed **RA4-45** (Apartments - Exception) is appropriate to accommodate the proposed 12 storey rental apartment building containing 184 units and 28 rental townhomes, in addition to the existing 13 storey rental apartment building with a maximum floor space index (FSI) of 2.0.

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

Proposed Zoning Regulations

Zone Regulations	RA4 Zone Regulations	Proposed RA4-45 Zone Regulations
Additional Uses	N/A	Townhouses
Maximum number of dwelling units	N/A	365
Maximum number of townhouse dwelling units	N/A	28
Maximum Floor Space Index (FSI)	1.8	2.0
Minimum Exterior Side Yard	8.5 m (27.9 ft.)	3.5 m (11.5 ft.)
Minimum above grade separation between buildings (apartments)	15.0 m (49.2 ft.)	11.3 m (37.1 ft.)

Zone Regulations	RA4 Zone Regulations	Proposed RA4-45 Zone Regulations
Minimum above grade separation between buildings (townhomes)	15.0 m (49.2 ft.)	3.0 m (9.8 ft.)
Minimum number of resident parking spaces per 1 and 2 bedroom rental dwelling unit	1 bedroom – 1.18 2 bedroom – 1.36	0.89
Minimum number of resident parking spaces per 3 bedroom rental dwelling unit	1.50	1.50
Minimum number of resident parking spaces per 3 bedroom townhouse rental dwelling unit	1.41	1.40
Minimum number of visitor parking spaces	0.20 per apartment dwelling unit 0.25 per townhouse dwelling unit	0.15 per apartment and townhouse unit
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, as it read on the day before section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, and associated Official Plan policies, 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 Planning Act was amended by Bill 197, COVID-19 Economic Recovery Act, 2020, S.O. 2020, c. 18. Section 37 height and density bonus provisions have been replaced with a new Community Benefit Charge (CBC). Council passed Community Benefits Charges By-law 0134-2022 on June 22, 2022. In accordance with the transition provisions in section 37.1 of the Planning Act, the former height and density bonusing regime continues to apply to lands subject to a zoning by-law that included a requirement to provide community benefits passed prior to the CBC By-law.

On September 16, 2015, applications for official plan amendment and rezoning under File OZ/OPA 14/002 W9 by Blackrock Aquitaine Limited were approved for the subject property to permit 83, three and four storey townhomes and a maximum floor space index (FSI) of 1.34. The subject lands are currently zoned RA4-45 (Apartments) which permits apartments, and 83 standard, back to back and stacked townhouses. The existing RA4-45 zone allows apartments with a maximum height of 18 storeys and a maximum floor space index (FSI) of 1.8. The applicant is seeking to further amend the

RA4-45 zone to permit a 12 storey rental apartment building containing 184 units and 28 rental townhomes, in addition to the existing 13 storey apartment building with a maximum floor space index (FSI) of 2.0. As additional density is proposed, the project meets the minimum threshold for a Section 37 contribution.

The lands are currently subject to a Section 37 agreement, where the owner will be required to pay to the City prior to the issuance of the first above grade building permit, the sum of \$427,189.00 to be used towards:

- Maplewood Park in the amount of \$17,032;
- Lake Aquitaine Trail in the amount of \$248,789;
- Hunter Green Park in the amount of \$156,368; and
- Tree planting in the amount of \$5,000.

If the applications are approved, the zoning by-law will reflect a requirement to provide the same contribution outlined above and supplemented by additional benefits to reflect the additional density in accordance with City policy. Ultimately, the existing Section 37 agreement that applies to the property will be amended to secure these additional benefits. The provision of density bonusing (Section 37) is required as a condition of approval.

11. "H" Holding Symbol

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

- The execution of a revised Section 37 (Community Benefits) Agreement to the satisfaction of the City
- Receipt of a signed Development Agreement to the satisfaction of the City

12. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as noise abatement measures, drainage, stormwater management and vent locations. Through the site plan process, further refinements are anticipated for the design of the building entrance / drop off area, central outdoor amenity area, landscaping and grading.

15. Conclusions

In conclusion, City staff has evaluated the application to permit the proposed 12 storey rental apartment building containing 184 units and 28 rental townhomes in addition to the existing 13 storey rental apartment building with a maximum floor space index (FSI) of 2.0 against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposal is acceptable from a planning standpoint and can be supported, based on the following:

- the proposed development represents an opportunity to intensify an existing apartment site and efficiently use existing community infrastructure, servicing and transit services
- while the site is located within a Neighbourhood, which are generally not intended to accommodate a significant amount of growth, Mississauga Official Plan allows for intensification within Neighbourhoods through infilling of existing apartment sites
- the proposal is compatible in built form and scale to surrounding development and enhances the existing development. Appropriate transitions to adjacent residential uses have been proposed through the introduction of townhomes along the north and east property lines and a 12 storey apartment building at the southwest portion of the site
- lastly, the proposal contributes to the range of housing choice in Meadowvale Neighbourhood Character Area.

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