



MISSISSAUGA

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

DATE OF NOTICE	December 15, 2022	
OPA NUMBER	OPA 135 (By-law 0249-2022)	
ZONING BY-LAW NUMBER	0250-2022	
DATE PASSED BY COUNCIL	December 07, 2022	
LAST DATE TO FILE APPEAL	January 4, 2023	
FILE NUMBER	OZ 17/001	Ward 2
APPLICANT	MHBC Planning, Urban Design and Landscape Architecture	
PROPERTY LOCATION	The lands affected by this Amendment are located at the southwest corner of Dundas Street West and Fifth Line West. The subject lands are located in the Sheridan Neighbourhood Character Area and along an Intensification Corridor, as identified in Mississauga Official Plan.	

TAKE NOTICE that on December 07, 2022 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 135 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 change the land use designation of the subject lands from Residential Medium Density to Residential High Density and to remove the existing floor space index (FSI) range from the subject lands.

The purpose of the Zoning By-law is to permit the redevelopment of an apartment building and retirement building. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RM4-23" (Townhouses - Exception) to "RA2-58" (Apartments - Exception). 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 135 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 date of appeal noted above.

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 **January 04, 2023**.

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 **Michael Franzolini** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **8232**.

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

Amendment No. 135

to

Mississauga Official Plan

By-law No. 0249-2022

A by-law to Adopt Mississauga Official Plan Amendment No. 135

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

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a change in the land use designation and the removal of the floor space index (FSI) range from the subject lands within the Sheridan 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. 135 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 7th day of December, 2022.

Signed Bonnie Crombie Signed [Signature]
MAYOR CLERK

Amendment No. 135
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 135.

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 May 6, 2022 pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Medium Density to Residential High Density and to remove the existing floor space index (FSI) range from the subject lands.

LOCATION

The lands affected by this Amendment are located at the southwest corner of Dundas Street West and Fifth Line West. The subject lands are located in the Sheridan Neighbourhood Character Area and along an Intensification Corridor, 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 Medium Density which permits all forms of townhouse dwellings. The subject lands are also subject to an existing FSI range of 0.5-0.75.

The proposed Amendment is required to change the land use designation of the subject lands from Residential Medium Density to Residential High Density to permit apartment dwellings. The proposed Amendment is also required to remove the existing FSI range of 0.5-0.75 in order to permit the proposed FSI.

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

1. The proposal makes efficient use of the subject lands and contributes to a variety of housing options in the area, which is important for the City's ageing population.
2. The subject lands are located along an Intensification Corridor where intensification and higher density uses are to be directed and an appropriate transition of built form is provided to the adjacent areas.
3. There is adequate infrastructure to accommodate development. Water and sewer infrastructure is available to accommodate development. Dundas Street West provides public transit routes, including future frequent bus transit service, and can accommodate additional vehicular traffic.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.23, Sheridan Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting the ***floor space index (FSI)*** range from the subject lands (south side of Dundas Street West, west of Fifth Line West) on Map 16-23: Sheridan Neighbourhood Character Area.
2. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Residential Medium Density to Residential High Density, as shown on Map "A" of this Amendment.

IMPLEMENTATION

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

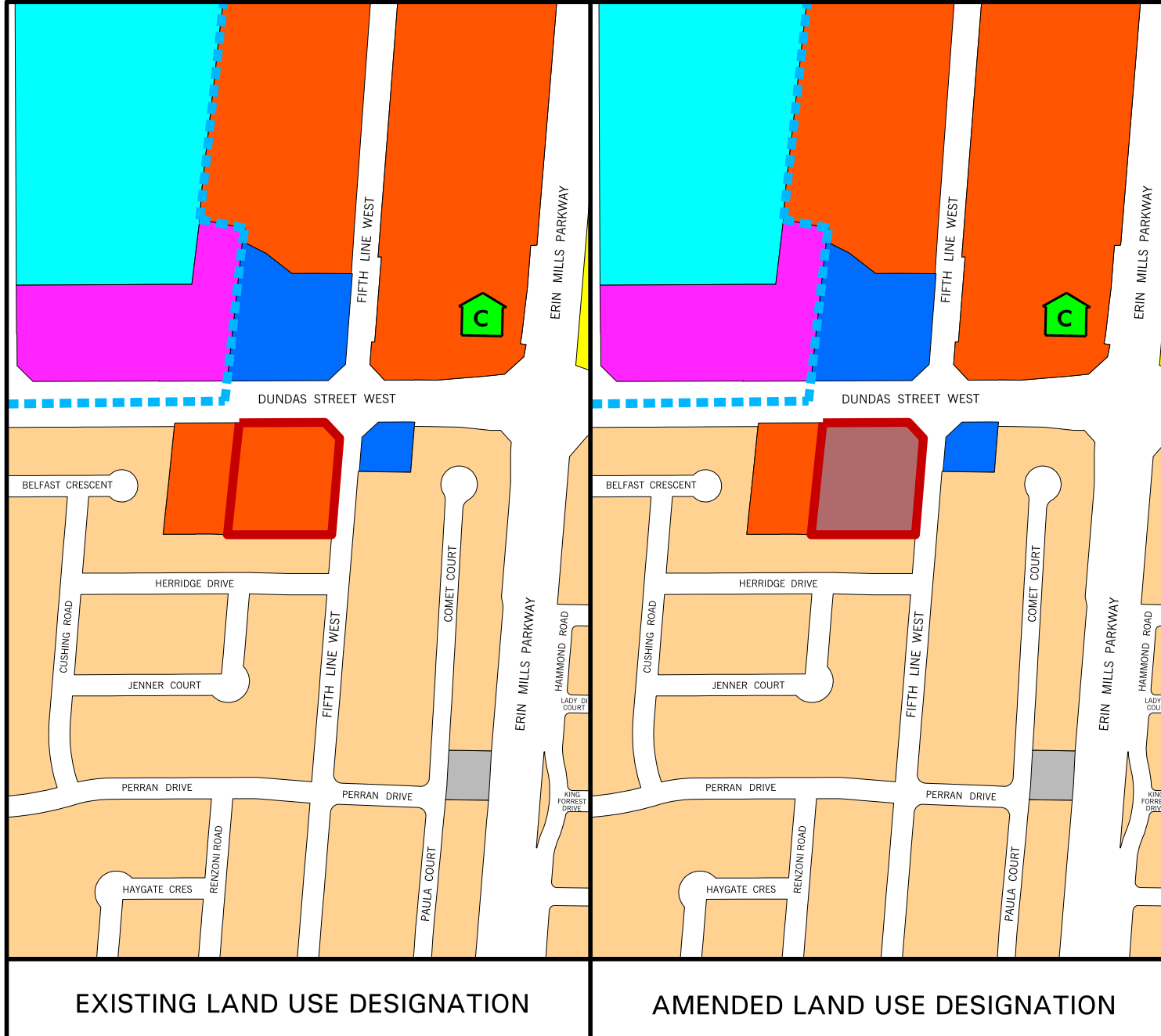
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan 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.



LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Mixed Use	Public Open Space
Downtown Mixed Use	Private Open Space
Downtown Core Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	

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	

AREA OF AMENDMENT

FROM:
 RESIDENTIAL MEDIUM DENSITY

TO:
 RESIDENTIAL HIGH DENSITY



MAP 'A'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on January 14, 2019 in connection with this proposed Amendment.

Comments were generally directed towards issues respecting the character of the area, the proposed building heights, vehicular access, parking and traffic impacts. These issues have been addressed in the Planning and Building Department Report dated May 6, 2022 attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: May 6, 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 17/001 W2</p>
	<p>Meeting date: May 30, 2022</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan Amendment and Rezoning applications to recognize the existing three storey retirement building (Phase 1) and to permit a four storey seniors apartment building (Phase 2)

2132 Dundas Street West and 2630 Fifth Line West, southwest corner of Dundas Street West and Fifth Line West

Owner: Devonshire Erin Mills Inc.

File: OZ 17/001 W2

Recommendation

1. That the applications under File OZ 17/001 W2, Devonshire Erin Mills Inc., 2132 Dundas Street West and 2630 Fifth Line West to amend Mississauga Official Plan to **High Density Residential** and to change the zoning to **RA2-Exception (Apartments – Exception)** to recognize the existing three storey retirement building (Phase 1) and to permit a four storey seniors apartment building (Phase 2) be approved in conformity with the provisions outlined in Appendix 2 of the staff report dated May 6, 2022 from the Commissioner of Planning and Building.
2. That the applicant agree 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 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 recognize the existing three storey retirement building (Phase 1) and to permit the proposed four storey seniors apartment building with a one storey link building (Phase 2)
- Phase 1 was completed in accordance with Committee of Adjustment approvals in 2017 and associated site plan approval in 2018
- The applicant has made minor revisions to the proposal, including a decrease in the number of seniors apartment dwelling units and parking spaces, an increase in the front yard setback and a decrease in the size of the exterior and interior amenity areas
- The method for calculating building height and established grade has changed since the Information Report was received by Planning and Development Committee. Based on a revised calculation of established grade, the number of storeys proposed has been reduced but the physical (and visual) building heights have not materially changed
- It has been concluded that the proposed development is supportable from a planning perspective
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

The subject property is currently used as a long term care and retirement facility. It is going through a multi-phase redevelopment. Phase 1, which consists of the three storey retirement building, was completed in accordance with Committee of Adjustment approvals in 2017 and site plan approval in 2018. The applicant is now proposing to demolish the remainder of the building and construct a four storey seniors apartment building and one storey link building that connects the seniors apartment building to the retirement building. The proposed official plan amendment and rezoning are required to permit the development and will provide policies and regulations for the entire property.

A public meeting was held by the Planning and Development Committee on January 14, 2019, at which time an Information Report (https://www7.mississauga.ca/documents/committees/pdc/2019/2019_01_14_PDC_Agenda.pdf) was received for information. Recommendation PDC-0004-2019 was then adopted by Council on January 23, 2019.

1. That the report dated December 11, 2018, from the Commissioner of Planning and Building regarding the applications by Devonshire Erin Mills Inc. to permit redevelopment of the property with a four storey retirement building and a five storey seniors apartment building, under File OZ 17/001 W2, 2132 Dundas Street West and 2630 Fifth Line West, be received for information.

2. That the 2 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 of this meeting was provided.



Aerial image of 2132 Dundas Street West and 2630 Fifth Line West prior to Phase 1



Aerial image of 2132 Dundas Street West and 2630 Fifth Line West upon completion of Phase 1 and prior to Phase 2

Comments

REVISED DEVELOPMENT PROPOSAL

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

- The number of seniors apartment dwelling units has decreased resulting in a total of 136 dwelling units (61 retirement and 75 seniors apartment dwelling units)
- The number of vehicular parking spaces has decreased from 72 parking spaces to 69 parking spaces, inclusive of 4 temporarily obstructed parking spaces
- The front yard setback from Dundas Street West has increased from approximately 8.3 m (27.2 ft.) to 8.5 m (27.9 ft.) with an additional 1.2 m (3.9 ft.) Dundas Street West road widening and 0.3 m (1.0 ft.) reserve dedications
- The exterior amenity areas have decreased from 1,093 m² (11,765.0 ft.²) to 1,062 m² (11,431.3 ft.²) and interior amenity areas have decreased from 920 m² (9,902.8 ft.²) to 778 m² (8,374.3 ft.²)
- The new means of calculating established grade, now inclusive of the lands subject to Phase 1 and Phase 2, is higher than previously calculated resulting in a reduction of the identified building heights in metres and storeys. It is important to note that while the calculation has changed, the physical (and visual) heights of the existing and proposed buildings have not materially changed

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 10, 2017. Community meetings were held in 2016 and 2017 pertaining to Phase 1 and Phase 2 with former Ward 2 Councillor, Karen Ras. Four 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 January 14, 2019. 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 (MOP). An official plan amendment is required to change the designation from **Residential Medium Density** to **Residential High Density**. The applications have been found to be acceptable, based upon the following:

- The proposal represents appropriate, sensitive intensification that is compatible with the neighbourhood context and located along the Dundas Street intensification corridor
- The proposal provides important housing options for seniors and an appropriate transition to existing land uses while respecting the character of the neighbourhood
- 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 redevelopment has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent institutional, commercial and residential uses. The proposal provides important housing options for the City's aging population and an appropriate form of intensification along the Dundas Street intensification corridor. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Michael Franzolini, MCIP, RPP, Development Planner

City of Mississauga Corporate Report



Date: December 11, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 17/001 W2

Meeting date:
2019/01/14

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 2)

Applications to permit a four storey retirement building and a five storey seniors apartment building

2132 Dundas Street West and 2630 Fifth Line West

Southwest corner of Dundas Street West and Fifth Line West

Owner: Devonshire Erin Mills Inc.

File: OZ 17/001 W2

Bill 139

Recommendation

That the report dated December 11, 2018, from the Commissioner of Planning and Building regarding the applications by Devonshire Erin Mills Inc. to permit redevelopment of the property with a four storey retirement building and a five storey seniors apartment building, under File OZ 17/001 W2, 2132 Dundas Street West and 2630 Fifth Line West, 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 application and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The site known as The Erinview is currently used as long term care and retirement facility. It is going through a multi-phase redevelopment. The first phase is currently under construction and consists of a new four storey retirement home. The applicants are proposing to demolish the remainder of the building and construct a five storey seniors apartment building and two storey amenity space that connects the two buildings. The Official plan amendment and rezoning applications are required to permit the development and will provide policies and regulations for

Planning and Development Committee	2018/12/11	2
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Originator's file: OZ 17/001 W2

the entire site. At full build out the project will contain a total of 138 units (61 retirement units and 77 seniors independent apartment units).

The application proposes to retain the Residential Medium Density designation but will add a special site policy to permit the proposed five storey independent seniors apartment building, retirement residence and density (as measured by Floor Space Index) of 1.59 for the entire site. The zoning by-law will be amended as the current zone on the property, **RM4-23** (Townhouse Dwellings) – Exception zone only permits a long-term care building and a retirement building.

Comments

The property is located at the southwest corner of Dundas Street West and Fifth Line West within the Sheridan Neighbourhood Character Area. A range of uses are found in the immediate area, including detached homes, Christ Our King Lutheran Church, commercial uses (e.g. gas stations, auto repair, furniture store) and a Peel Regional Police Station. The site is currently occupied by a three storey long term care building. The portion of the building occupied by the retirement residence has been demolished and the first phase of the redevelopment is under construction.

Aerial image of 2132 Dundas Street West / 2630 Fifth Line West



Image of existing conditions (facing southwest)



Applicant's rendering of elevations



North Facing Elevation along Dundas Street West



East Facing Elevation along Fifth Line West

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed development is generally consistent with the PPS and conforms to the Growth Plan and the ROP.

Additional information and details are found in Appendix 1, Section 6.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 9.

Financial Impact

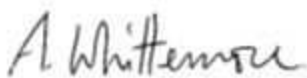
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

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

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Paul Stewart, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: Devonshire Erin Mills Inc.

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1. Site History

- April 6, 1978- Committee of Adjustment approved a minor variance “A-61/78” to permit a Nursing Home, Medical Clinic and Retirement Home complex. The variance also increased the lot coverage and reduced parking standards for the property.
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **RM4-23** (Townhouse Dwellings – Exception Zone) which permits a Long-Term Care Building, and a Retirement Building.
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. As no appeals have been filed, the policies of Mississauga Official Plan apply. The subject lands are designated **Residential Medium Density** in the Sheridan Neighbourhood Character Area.
- March 16, 2017 – Committee of Adjustment approved a minor variance under file ‘A’ 24/17 to permit a four storey retirement residence, representing Phase 1 of the redevelopment of the property, with reductions in the depth of the rear yard and landscaped area, an increase in the building height and permissions for temporary off-site parking on the adjacent church parking lot.
- June 15, 2017 – Committee of Adjustment approved a minor variance under file ‘A’ 245/17 to permit a retirement residence, representing Phase 1 of the redevelopment on the property, with reductions in separation distance between buildings, setbacks from waste enclosure, parking setback from street line, and in landscape buffer. The variances either recognize existing conditions or are temporary until Phase 2 is constructed.
- February 27, 2018 – A site plan SP 17/010 W2 was approved for a four storey retirement residence, representing Phase 1 of the redevelopment of the property, which includes a stepback from the third to fourth storey for the portion of the building abutting single detached dwellings. Phase 1 is currently under construction.

2. Site Context

The property is located in the Sheridan Neighbourhood Character Area which is a predominately residential area. Within the immediate vicinity of the property there is a mix of uses, including detached homes, Christ Our King Lutheran Church, commercial uses (e.g. gas station, auto-repair, furniture store), and a Peel Regional Police Station.

The site fronts onto Dundas Street West which is an arterial road running from Toronto on the eastern border to Oakville on the west. Fifth Line is a minor collector road running from Sheridan Park Drive to the south and South Millway to the north. Miway routes 1, 101, 101A provide east-west bus service along Dundas Street. Miway route 13 provides north-south bus service along Erin Mills Parkway which is a short walk from the site.

Aerial image of the subject property

Southwest corner of Dundas Street West and Fifth Line West



Size and Use	
Frontages:	
Dundas Street West	81.1 m (266 ft.)
Fifth Line West	91.4 m (300 ft.)
Depth:	106.7 m (350 ft.)
Gross Lot Area:	1.02 ha (2.52 ac.)
Existing Uses:	Erinview Retirement Residence which is a three storey long-term care and retirement facility. The rear portion of the facility has been demolished and a new retirement residence is under construction as approved under file SP 17/010 W2.

The surrounding land uses are:

North: Ethan Allen furniture store, Petro Canada gas station, Speedy Auto Service, and Peel Region police station
East: Petro Canada gas station and detached homes
South: Detached homes
West: Lutheran Church and detached homes

Image of existing conditions facing southwest



3. Neighbourhood Context

Demographics

The subject property is located in a neighbourhood that is not proposed to grow substantially, although the property fronts onto Dundas Street which was subject to a transportation and planning study that looked at options to provide higher order transit and transit supportive development. The study was endorsed by Mississauga Council in June 2019. A potential bus rapid transit (BRT) stop is proposed at Erin Mills which is within 500 metres (1,640 ft.) of the site. The community has a significant seniors population with over 32 percent of the people being 70 years or older. In addition, nearly 70 percent of the private dwellings in the area are single-detached homes.

Other Development Applications

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

Site plan applications have been approved for expansions at two business employment properties to the north of the subject property on Dunwin Drive. There is a rezoning application at 2625 Hammond Road to create 3 new lots, one open space block and a heritage home that has been appealed to the Ontario Municipal Board,

Community Services

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

4. Project Details

The applications are to revise the official plan and zoning by-law to permit the redevelopment of the property with a four storey retirement building and a five storey seniors apartment building. Access to the site will be provided from Fifth Line West, where the main entrance to the building is located, as well as from Dundas Street West.

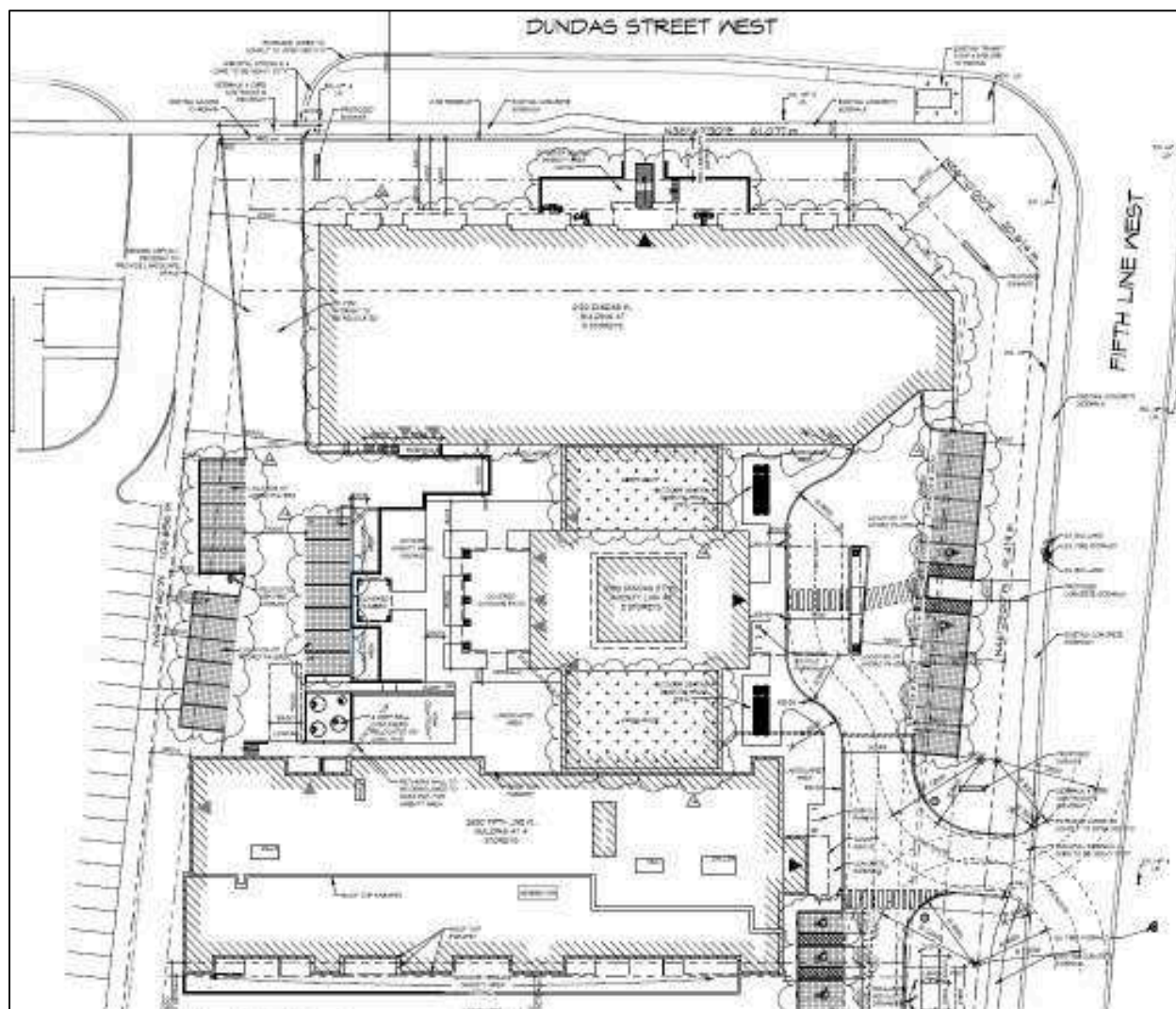
The redevelopment is proposed in two phases. Phase 1 is to demolish a portion of the existing retirement dwelling located at the back of the site and construct a new retirement building of four storeys which will stepback after the third story. Phase 2 is to demolish the remainder of the existing building used for long-term care and construct a new five storey building to accommodate independent living senior's apartments fronting onto Dundas Street West and a new two storey entrance lobby and amenity space between the two buildings.

Phase 1 proceeded by way of a minor variance and site plan approval (building currently under construction) with Phase 2 proceeding through an official plan amendment and rezoning that will provide policies and regulations for the entire site. It is proposed that the development at full build out will contain 138 units.

Development Proposal			
Applications submitted:	Received: January 6, 2017 Deemed complete: February 23, 2017		
Developer/ Owner:	Devonshire Erin Mills		
Applicant:	Eldon Theodore MHBC Planning Limited		
Number of units:	Type of Unit	Phase 1 (partial buildout)	Phase 1&2 (full buildout)
	Long Term Care	45	0 (beds relocated to another site)
	Retirement Units	58	61
	Seniors Independent Units	0	77
	Total	103	138
Existing Gross Floor Area:	10 272 m ² (110,570 ft ²)		
Gross Floor Area At Full Buildout (Phase 1&2):	16 343 m ² (175,920 ft ²)		
Height:	Phase 1: 4 storeys, with a step back at the 3 rd storey Phase 2: 5 storeys, with a 2 storey entrance lobby that connects both phases		
Lot Coverage:	38.2%		
Floor Space Index:	1.59		
Landscaped Area:	36%		
Anticipated Population:	302* *Based on average household sizes for all apartment units (2.19) from the 2016 Census. Recognizing retirement and seniors units are unlikely to have more than 2 persons per unit, the actual population may be less than this figure.		

- Green Roof on portion of the building that links the retirement building with the seniors independent units building
- Reduced impervious areas
- Planting of native species

Proposed Site Plan



Elevations

North Facing Elevation along Dundas Street West



East Facing Elevation along Fifth Line West



5. Community Comments

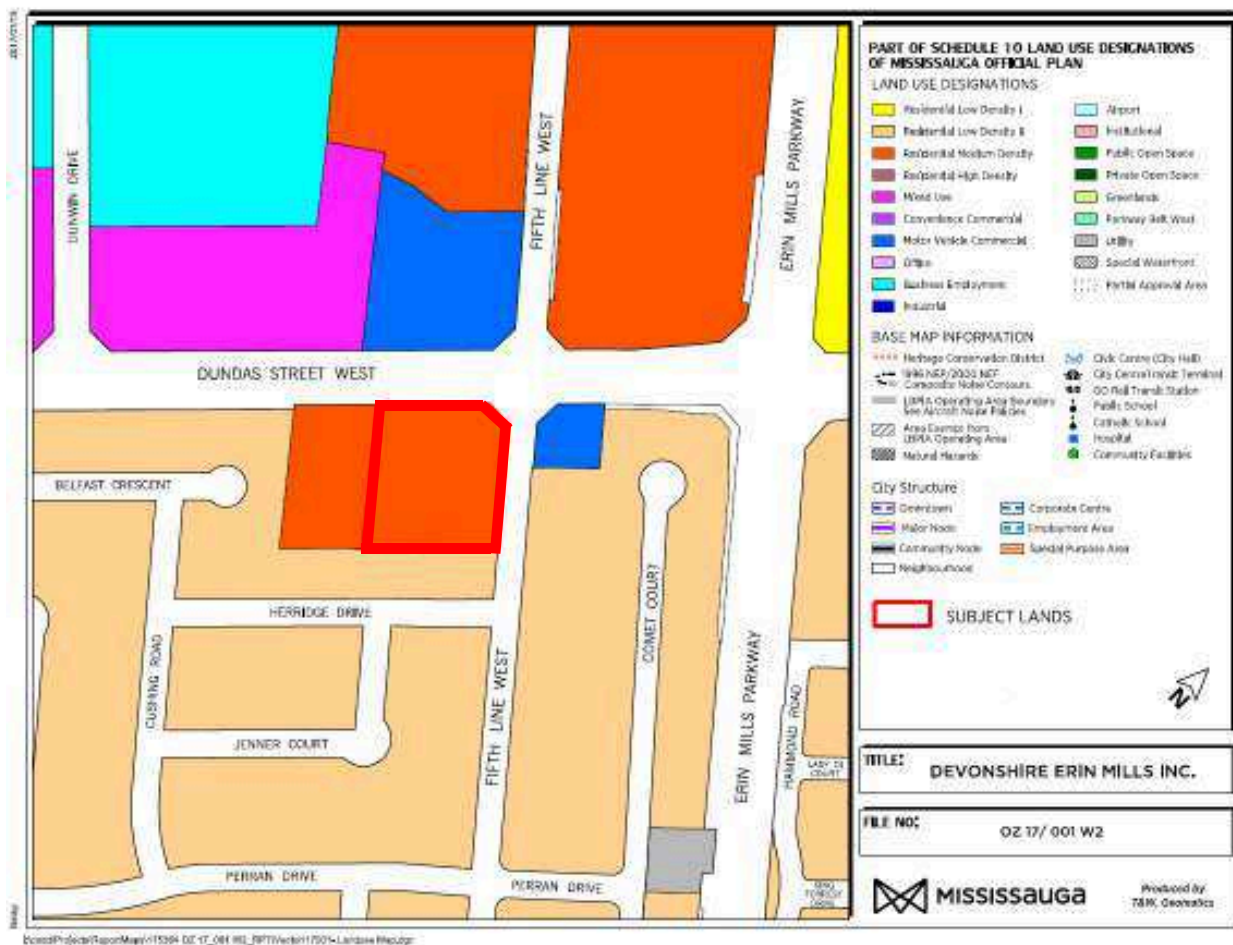
Community meetings were held in 2016 and 2017 pertaining primarily to the proposed Phase 1 development and associated Committee of Adjustment applications. With respect to the proposed development applications, a Community Meeting was held on November 21, 2017.

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

- How parking is being accommodated on site
- Concern with how the proposed five storey building will fit the low rise residential character of the area
- How Senior Independent Living units will function

6. Land Use Policies and Regulations

Excerpt of Sheridan Neighbourhood Character Area Land Use



Existing Zoning and General Context



Summary of Applicable Policies

The following table summarizes the applicable policy and regulation documents that affect these applications.

Policy	Mississauga Official Plan (MOP) Policies	Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are generally consistent with the PPS ¹ .	The proposed development is generally consistent with the PPS.
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP are generally in conformity with the <i>Growth Plan</i> ¹ .	The proposed development is generally in conformity with the <i>Growth Plan</i> .
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are generally consistent with the ROP ¹ .	The proposed applications are exempt from Regional approval and no Regional Official Plan Amendment (ROPA) is required.
Mississauga Official Plan	<p>The lands are located within the Sheridan Neighbourhood Character Area and are designated Residential Medium Density which permits townhouse dwelling and all forms of horizontal multiple dwellings within an FSI range of 0.5 - 0.75.</p> <p>Neighbourhoods are intended to focus on residential uses and associated services and facilities, where development should be sensitive to the existing and planned character.</p>	<p>The applicant is proposing to retain the Residential Medium Density designation but have site specific permission to permit:</p> <ul style="list-style-type: none"> • apartment dwelling • a maximum height of five storeys • a Floor Space Index (FSI) of 1.59 <p>The appropriateness of the designation will be reviewed in conjunction with the overall development applications.</p>
Zoning By-law 225-2007	The lands are currently zoned RM4-23 (Townhouse Dwellings) - Exception which only permits a Long-Term Care Building and a Retirement Building.	<p>A rezoning is proposed which would modify the RM4-23 (Townhouse Dwellings) – Exception zone to permit the proposed development, including:</p> <ul style="list-style-type: none"> • permission for Independent Senior Living apartment units; • maximum height 20 m and 5 storeys; • maximum FSI of 1.59; • minimum landscaped area of 35 percent; • minimum depth of a landscaped buffer along any other lot line of 1.929 m; and • minimum setback from surface parking spaces or aisles to any other lot line of 1.929. <p>(source: based on Site Plan issued 2018 07 06)</p>

Policy	Mississauga Official Plan (MOP) Policies	Proposal
		The appropriateness of the proposed zoning will be reviewed in conjunction with the overall development applications.
[†] The PPS, Growth Plan and Regional Official Plan include policies that emphasize the importance of integrating transportation and land use planning. Dundas Street is not currently identified as a Transit Supportive Corridor in the Growth Plan; however, the Dundas Connects Master Plan (endorsed on June 11, 2018 by the Planning and Development Committee) recommended Bus Rapid Transit and transit supportive intensification along this roadway.		

Existing and Proposed Mississauga Official Plan Designation for the Subject Site

Existing Designation

Residential Medium Density which permits townhouse dwelling and all forms of horizontal multiple dwellings within an FSI range of 0.5 - 0.75.

Proposed Designation

Residential Medium Density - Special Site to provide site specific permission for:

- apartment dwelling (seniors independent living, retirement)
- a maximum height of five storeys
- a Floor Space Index (FSI) of 1.59

The appropriateness of the designation will be reviewed in conjunction with the overall development applications and addressed in subsequent staff report.

Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters “shall be consistent” with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development is consistent with PPS and MOP policies (i.e. "OZ 17/001 W2 Consistency" column). Only key policies relevant to the applications have been included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Consistency
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	MOP provides for efficient land use patterns by recognizing that development and intensification will occur; however, the magnitude will vary in accordance with the City's urban hierarchy. (5.3 City Structure). Neighbourhood Character Areas may accommodate intensification that is sensitive to the existing and planned character and will include appropriate transition in use, built form, density and scale. (5.3.5 Neighbourhoods).	The proposed redevelopment represents intensification that promotes an efficient land use patterns. As part of the next staff report, the applications will be assessed with regard to whether the proposed built form represents sensitive infill.
1.1.1 Healthy, liveable and safe communities area sustained by: a) accommodating an appropriate range and mix of residential (including housing for older persons) e) promoting cost-effective development patterns and standards to minimize land consumption f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society	MOP recognizes the importance of providing suitable housing and a range of choices, including those with special needs such as the elderly (7.2 Housing). MOP recognizes the importance of encouraging compact development, managing change and directing growth to strategic and appropriate locations (5.1 Direct Growth). MOP policies direct growth to locations where transit is available or planned (Section 5 Direct Growth), and meeting the housing needs of people of all ages, abilities and income groups (Section 7 Complete Communities).	The proposed redevelopment provides modernized retirement homes and additional rental units intended for seniors which responds to various policy directions. As the proposed development includes retirement units and apartments for seniors, the development should advance creating an environment that is accessible. The extent to which growth should be accommodated on the subject site, and the built form of the development is subject to further review and will be included in the next staff report.
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: 1. efficiently use land and resources	MOP policies recognize that Mississauga is at the end of its greenfield growth phase and new growth will be accommodated through redevelopment and intensification (5.0 Direct	The proposed redevelopment represents an intensified built form, going from 3 to 5 storeys along Dundas, which is a proposed higher order transit corridor.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Consistency
<p>2. are appropriate for and efficiently use infrastructure and public service facilities</p> <p>3. minimize negative impacts to air quality and climate change and promote energy efficiency</p> <p>4. support active transportation</p> <p>5. are transit supportive</p> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>Growth).</p> <p>MOP policies recognize the City's urban system is comprised of a Green System, City Structure and Corridors (include higher order transit corridors). These policies provide for appropriate densities and mix of land uses and range of opportunities for intensification and redevelopment (5.0 Direct Growth).</p> <p>Dundas Street is identified in MOP as a Higher Order Transit Corridor and Intensification Corridor (Schedule 6). The City will be undertaking additional policy research to address higher order transit along Dundas Street.</p>	<p>Investment in the subject land will both support investment in transit but also provide transit options for seniors living in the development and for staff commuting to work.</p> <p>The appropriateness of the built form in achieving PPS and MOP policies will be assessed in the next staff report.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>MOP policies, including the Urban Hierarchy, address appropriate locations for intensification and redevelopment. Dundas Street has been identified as an Intensification Corridor (5.0 Direct Growth) which in-part recognizes the potential to accommodate investment in Higher Order Transit infrastructure.</p> <p>Although Neighbourhood Character Areas are not the focus for intensification, MOP policies recognize that this does not mean that they will remain static or that new development must imitate previous development patterns but be sensitive to existing and planned</p>	<p>The proposed development responds to intensification policies. Careful attention, however, is required to confirm appropriate scale and transitions to adjacent land uses. These issues will be discussed in the next staff report.</p>

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Consistency
	character (5.3.5 Neighbourhoods).	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	<p>MOP contains policies that provide direction on appropriate standards to facilities intensification with respect to issues such as transition, sun/shadow impacts, compact urban realm and public realm (9.0 Desirable Urban Form).</p> <p>MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).</p> <p>Dundas Street is an Intensification Corridor, however, MOP notes that not all segments are appropriate for intensification (5.4.12).</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transition in height, built form and density to the surrounding lands. (5.4.5).</p>	The proposed development responds to intensification policies. Careful attention, however, is required to confirm appropriate scale and transitions to adjacent land uses. These issues will be discussed in the subsequent staff report.
1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas	<p>As the City of Mississauga is fully urbanized (with the exception of a small amount of land along the western border) all development represent intensification.</p> <p>MOP notes that new growth will be accommodated through redevelopment and</p>	The proposed development will help achieve growth targets, should it be determined to represent good planning with an appropriate built form.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Consistency
	<p>intensification within developed areas (Section 5.1).</p> <p>The policies throughout MOP provide direction and allow for intensification and official plan amendments.</p>	
<p>1.4 Housing</p> <p>1.4.1 Planning Authorities shall provide for an appropriate range and mix of housing that is affordable</p> <p>1.4.3 Planning Authorities shall provide for an appropriate range and mix of housing types and densities by:</p> <p>b) permitting and facilitating all forms of housing required to meet the social, health and well-being requirements, including special needs</p>	<p>MOP notes that 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 c. The production of housing for those with special needs, such as housing for the elderly 	<p>The proposed development will help improve the range and variety of housing in the City, should it be determined to represent good planning with an appropriate built form.</p>
4.0 Implementation and Interpretation		
<p>General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted.</p> <p>4.2 Decisions of the council of a municipality shall be consistent with the <i>Provincial Policy Statement</i></p> <p>4.7 The Official Plan is the most important vehicle for implementation of the <i>Provincial Policy Statement</i></p>	<p>As outlined in this table, the policies of Mississauga Official Plan are generally consistent with the relevant policies of the Provincial Policy Statement.</p>	<p>The applications for a retirement residence and seniors' apartment building are supportive of a number of PPS and MOP policies.</p> <p>However, the applications require further analysis with respect to density and built form. The applications will be evaluated based on all MOP policies and reported on in a subsequent staff report.</p>

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the *Places to Grow Act* and all decisions affecting lands within this area will conform with this Plan.

The following table has been prepared to demonstrate how MOP policies conform with the relevant Growth Plan *policies* (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed development conforms with the Growth Plan and MOP policies ("OZ 17/001 W2 – Conformity" column). Only key policies relevant to the applications have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development applications have been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	The policies of MOP will accommodate growth within the existing urban boundary, helping to reduce sprawl. The policies provide a planning framework to address the challenges of accommodating growth. Section 4 of MOP outlines the City's Vision, and Guiding Principles which will help shape change that the Growth Plan anticipates.	The development applications represent growth within the existing urban boundary. Any potential issues associated with accommodating additional growth on the subject site will be further evaluated based on relevant policies and guidelines.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The Vision for Mississauga as outlined in Section 4 of MOP, is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods. The City will plan for a range of mobility options and a variety	The development applications, with its focus on seniors housing, will help increase the variety of housing available in the city and responds to issue of social equity. The subject site's location on Dundas Street is supportive of existing and future transit. The appropriateness of the built

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
	of housing and community infrastructure to create distinct, complete communities.	form as it relates to implementing the Vision will be further evaluated.
1.2.1 Guiding Principles		
General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment opportunities Support a range and mix of housing options Integrate land use planning and investment in infrastructure Provide different approaches to manage growth that recognize diversity of communities Protect natural heritage, hydrologic, landforms Conserve and promote cultural heritage Integrate climate change considerations 	The Vision and Guiding Principles of the Growth Plan are incorporated into MOP, including the following: Section 5 – Direct Growth (addresses prioritizing intensification) Section 6 – Value the Environment (addresses protecting natural heritage and responding to climate change) Section 7 – Complete Communities (addresses housing, cultural heritage and complete communities) Section 8 – Creating a multi-modal City (addresses transportation infrastructure and creating a multi-modal transportation system) Section 9 – Building a Desirable Built Form (provides direction on how to accommodate growth within intensification and non-intensification areas)	The development applications are supportive of many Growth Plan principles; however, the manner in which the applications implement those principles will be evaluated against official plan policies and city guidelines.
1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan	As illustrated through this table, MOP generally conforms to the Growth Plan, as it pertains to the proposed development.	As the decision on the applications will occur after July 1, 2017, it must conform to the Growth Plan 2017.

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the <i>Growth Plan</i> and other planning documents, and how to read the plan	Relevant MOP policies have been reviewed in respect of the Growth Plan and other planning documents.	The applications have been reviewed accordingly.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.	The MOP policies conform with the general intent, as summarized in the Vision and Guiding Principle section of the document (Section 4).	<p>The applications are located within a built-up area of the City and will allow for better utilization of existing infrastructure. The applications focus intensification within an Intensification Corridor and help optimize the use of existing infrastructure and reduce the need for expansion of municipal services.</p> <p>Growth will be directed to an intensification corridor with future higher order transit. Provision of seniors' oriented housing supports housing needs and the creation of complete communities.</p> <p>It is important to ensure the manner in which these uses are planned and designed are appropriate and are subject to further analysis.</p>
2.2 Policies For Where and How To Grow		
2.2.1 Managing Growth		
General Statement of Intent for this Section: Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.	MOP includes policies, as approved by the Region, that direct growth and intensification to appropriate locations. The location within an Intensification Corridor while also being located within a Neighbourhood Character (not intended to be the focus of intensification)	<p>Although located within an Intensification Corridor the subject site is also located within a Neighbourhood Character Area, which is not intended to be a major focus of intensification.</p> <p>The next step in the planning process will determine whether the development applications are</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
	<p>(Section 5 - Direct Growth).</p> <p>MOP includes policies that speak to appropriateness of locations for intensification including:</p> <ul style="list-style-type: none"> • Intensification Areas will be planned to reflect their role in the City Structure hierarchy (5.5.4) • 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 policies of the plan (5.3.5.5); and • Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhood and provide appropriate transitions in height, built form and density to the surrounding lands (5.4.5). <p>To ensure development is appropriate for the proposed location, MOP includes policies that require development applications to provide appropriate height and built form transitions between sites and their surrounding area (9.2.1.10).</p>	<p>accommodating growth in a built form that appropriately responds to the existing and planned character for the area.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. Growth should be primarily directed to settlement areas that: <ul style="list-style-type: none"> i. Are within the built boundary and have planned municipal water and wastewater systems and support complete communities (2.2.1.2 a i, ii, iii) ii. that are in delineated built-up areas, strategic growth areas, locations with existing or planned transit and public service facilities (2.2.1.2. c i, ii, iii, iv), iii. that is generally away from hazardous lands (2.2.1.2. e) b. Integrated planning to manage forecasted growth will: <ul style="list-style-type: none"> i. Be supported by planning for infrastructure and public service facilities that consider the full life cycle cost and payment (2.2.1.3.b) ii. Provide direction for an urban form that will optimize infrastructure (2.2.1.3.c) iii. Support the environment (2.2.1.3.d) iv. Be implemented through a municipal comprehensive 	<p>The Sheridan Neighbourhood is located within the existing built-up area that has access to municipal infrastructure to accommodate the proposed development.</p> <p>Dundas Street is identified as an Intensification Corridor and is identified as a Higher Order Transit Corridor (Schedule 6 Long Term Transit Network).</p> <p>MOP Section 5 states that Mississauga will integrate environment, land use, urban design and transportation planning objectives in order to promote development patterns that are sustainable.</p> <p>MOP includes policies that address the creation of complete communities.</p>	<p>The proposed development will be evaluated against the applicable official plan policies.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
<p>review (2.2.1.3.e)</p> <p>c. The <i>Growth Plan</i> will support the achievement of complete communities that</p> <ul style="list-style-type: none"> i. Features a diverse mix of land uses ii. Improves social equity iii. Provides mix of housing options iv. Expands convenient access to transportation, public service facilities, open space, healthy food options v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design vi. Mitigates climate change vii. Integrates green infrastructure 		
2.2.2 Delineated Built-up Areas		
<p>Statement of Intent: The majority of growth is directed to lands within the delineated built-up area (i.e. limits of the developed urban area identified by the Minister of Municipal Affairs and Housing).</p>	<p>With the exception of a small portion of land along the western boundary of Mississauga, the City is within the delineated built-up area.</p>	<p>The development applications are supportive of the Growth Plan intent to direct development within the built-up area. However, the manner in which growth is accommodated on the site is subject to further review.</p>
2.2.4 Transit Corridors and Station Areas		
<p>Statement of Intent: Given Provincial investment in higher order transit municipalities are to plan for "major transit station areas on priority transit</p>	<p>Dundas Street is not identified in the Growth Plan as a transit priority corridor, and therefore MOP policies do not have to address this issue.</p>	<p>The development applications are supportive of policies that direct development to intensification areas that are transit supportive.</p>

Growth Plan for the Greater Golden Horseshoe	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
corridors" as identified on Schedule 5 of the Growth Plan (2.2.4.1)	<p>However, MOP does identify Dundas as an intensification / higher order transit corridor and PDC endorsed the Dundas Connects master Plan.</p> <p>MOP policies support intensification that is appropriate for the location. Intensification Areas (e.g. corridors and station areas) will be planned to reflect their role in the City Structure hierarchy (5.5.4).</p>	
2.2.6 Housing		
<p>General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be accessed at: http://www7.mississauga.ca/documents/pb/planreports/2017/Affordable_Housing_Strategy_Appendix1&2-Web.pdf</p>	<p>The development applications propose 61 retirement units and 77 seniors independent units. The existing long-term care beds will be relocated.</p>
<p>Relevant Policies:</p> <ul style="list-style-type: none"> a. The Region is responsible for preparing a housing strategy (2.2.6.1) b. Municipalities will support complete communities by accommodating growth forecasts, achieve minimum intensification targets, consider a range of housing options, and planning to diversify the housing stock. (2.2.6.2) 	<p>MOP policies provide opportunities for a range of housing choices, a variety of affordable dwellings, and production of housing for those with special needs such as the elderly (7.2.2).</p>	<p>The Region of Peel and the City of Mississauga are working together to address affordable housing issues.</p> <p>The proposed applications support this initiative by providing retirement and seniors independent apartment units to supplement the existing housing stock in the City.</p>

<i>Growth Plan for the Greater Golden Horseshoe</i>	Mississauga Official Plan Policies (MOP)	OZ 17/001 W2 - Conformity
5 Implementation		
<p>Statement of Intent: Comprehensive municipal implementation is required to implement the <i>Growth Plan</i>. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.</p> <p>The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordination of the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.</p>	<p>MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional, and municipal level. In particular provincial policy initiatives provide strong direction for the growth management and development strategies found in MOP.</p>	<p>Not directly applicable, as these policies speak to broader planning matters including: interpretation, implementation and how to read the plan. Part 1.0 of the Mississauga Official Plan addresses many of these issues.</p>

Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. 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 *Provincial Policy Statement* and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the *Planning Act* 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 9 of this report.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of these applications, some of which are found below.

	Specific Policies	General Intent
Section 5 – Direct Growth	5.1.4 5.1.7 5.1.9	<p>Most of Mississauga's future growth will be directed to Intensification Areas.</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods.</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.</p>
Section 5.3.3 Neighbourhoods	5.3.5.1 5.3.5.2 5.3.5.3 5.3.5.5 5.3.5.6 Schedule 1b	<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.</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.</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.</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.</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.</p> <p>Identifies subject lands as being within the Neighbourhood Element of the Urban System – City Structure</p>

	Specific Policies	General Intent
5.4 Corridors & 5.5 Intensification Areas	5.4	Some Corridors have been identified as appropriate locations for intensification. Additional policies have been developed for Intensification Corridors to recognize their development potential.
	5.4.4	
	5.4.5	Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood
	5.4.7	
	5.4.8	Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.
	5.4.11	
	5.4.12	Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.
	5.5.4	
	5.5.7	Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element.
	5.5.8	
	5.5.9	Dundas Street has been identified as an intensification corridor.
	Schedule 1c and 2	
		Not all segments of Intensification Corridors are appropriate for intensification. Planning studies for Intensification Corridors will identify appropriate locations for intensification and the appropriate densities, land uses and building heights
		Intensification Areas will be planned to reflect their role in the City Structure hierarchy.
		A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas.
		Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.
		Intensification Areas will be planned to maximize the use of existing and planned infrastructure.
		Identifies subject site a being within an Intensification Corridor

	Specific Policies	General Intent
Section 7 Complete Communities	7.1.1 7.2.1 7.2.2 7.2.8	<p>Mississauga will encourage the provision of services, facilities and housing that support the population living and working in Mississauga.</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 residents.</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 c. The production of housing for those with special needs, such as housing for the elderly <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p>
Section 9 Desirable Urban Form General	9.1 9.1.1 9.1.2 9.1.3 9.1.5 9.1.9 9.1.15	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character.</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>Urban form will support the creation of an efficient multi-modal transportation system that encourages a greater utilization of transit and active transportation modes.</p> <p>New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize adverse impacts on and from the corridor and transportation facilities</p>

	Specific Policies	General Intent
Section 9 Desirable Urban Form - Intensification Area (includes Intensification Corridors)	9.2.1.9 9.2.1.10 9.2.1.28 9.2.1.29	<p>Where the right-of-way width exceeds 20 m, a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width.</p> <p>Appropriate height and built form transitions will be required between sites and their surrounding areas.</p> <p>Built form will relate to and be integrated with the streetline, with minimal building setbacks where spatial enclosure and street related activity is desired.</p> <p>Development will have a compatible bulk, massing and scale of built form to provide an integrated streetscape.</p>
Section 9 Desirable Urban Form Non-Intensification Area (includes Neighbourhood)	9.2.2.3 9.2.2.6	<p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> • respect the scale and character of the surrounding area; • minimize overshadowing and overlook on adjacent neighbours; • incorporate stormwater best management practices; and • be designed to respect the existing scale, massing, character and grades of the surrounding area. <p>Development on Corridors will be encouraged to</p> <ul style="list-style-type: none"> • not locate parking between the building and the street; • site buildings to frame the street and where nonresidential uses are proposed to create a continuous street wall; • provide entrances and transparent windows facing the street for non-residential uses; • support transit and active transportation modes; • g. consolidate access points and encourage shared parking, service areas and driveway entrances;

	Specific Policies	General Intent
Section 9 Desirable Urban Form Various Policies That Address <ul style="list-style-type: none"> - Public Realm - Movement - Site Development - Buildings 	9.3.1.3 9.3.1.8 9.5.1.1 9.5.1.2 9.5.1.3 9.5.1.5 9.5.1.9 9.5.2 9.5.3 9.5.4 9.5.5 9.5.6	<p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character area. Appropriate transition should be provided and have regard for various elements including sunlight, wind, privacy, overlook, skyviews.</p> <p>New development should contribute to creating a comfortable, safe environment for pedestrians with attractive streetscapes, respecting existing grades, and incorporating sustainable measures such as stormwater best management practices.</p>
Section 11 Land Use	11.2.5.5 11.2.5.6 Schedule 10	<p>Lands designated Residential Medium Density will permit the following uses:</p> <ul style="list-style-type: none"> a. Townhouse dwelling, and b. All forms of horizontal multiple dwelling <p>It should be noted that MOPA 84 deleted reference to horizontal multiple dwelling and revised Townhouse Dwelling to all forms of townhouse dwellings. MOPA 84 is currently under appeal.</p> <p>Lands designated Residential High Density will permit the following uses:</p> <ul style="list-style-type: none"> a. Apartment dwelling <p>The subject lands as identified as being designated Residential Medium Density</p>

	Specific Policies	General Intent
Section 16 Neighbourhoods	16.1.1.1 16.1.1.2 16.22 (Sheridan)	<p>For lands within a Neighbourhood, a maximum building height of four storeys will apply.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>The subject lands are identified on Map 16-22 Sheridan Neighbourhood Character Area as having an FSI range of 0.5 - 0.75</p>
Section 19 Implementation	19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <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; • 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.

Existing and Proposed Zoning

Existing Zone - RM4-23 (Townhouse Dwelling – Exemption) which permits only the following uses:

- 1) Long-Term Care Building
- 2) Retirement Building

Proposed Zoning Regulations

Zone Regulations	RA1 Zone Regulations (current RM4-23 Zoning requires that buildings comply with most RA1 Regulations)	Proposed RM4-23 Exception Zone Regulations (see variances 'A' 24/17 and 'A' 245/17 for further modifications to RA1 zoning)
Permitted Uses	<ul style="list-style-type: none"> • Apartment • Long-Term Care Building • Retirement Building 	Shall only be used for the following: <ol style="list-style-type: none"> 1) Long-Term Care Dwelling 2) Retirement Dwelling 3) Independent Seniors Apartments
Maximum Floor Space Index (FSI)	0.9	1.59
Maximum height (base zone information from RM4-23)	10.7 m (35.1 ft.) and 3 storeys	18.3 m (60 ft.) and 5 storeys
Off-street Parking <ul style="list-style-type: none"> - Long-Term Care Existing beds to be relocated from site - Retirement Dwelling: 61 units - Apartment Dwelling: 1 bachelor unit 64 one bedroom units 12 two bedroom units 	Retirement Units: .50 spaces/unit Apartment Units <ul style="list-style-type: none"> - Bachelor 1.00 spaces/unit - One Bedroom 1.18 spaces/unit - Two Bedroom 1.36 spaces/unit Apartment Visitor .20 spaces/unit	Retirement & Apartments: .46 spaces/unit (63 spaces) Visitor: .10 spaces/unit (8 spaces)
Minimum Setback from surface parking space or aisles to a lot line	3.0 m (9.8 ft.)	1.9 m (6.3 ft.)
Minimum Landscape Area	40 percent	36 percent
Minimum depth of a landscape buffer along any other lot line	3.0 m (9.8 ft.)	1.93 m (6.3 ft.)
Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined		

7. 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.

8. School Accommodation

The proposed retirement and seniors independent living units will not generate additional demand for school enrolment.

9. Development Issues

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

Agency / Comment Date	Comment
Region of Peel (November 8, 2018)	<p>We can advise that in its current state, Regional File OZ-17-001 meets the requirements for exemption from Regional approval.</p> <p>There is an existing 400 mm (15.7 in.) watermain on Dundas Street West and an existing 250 mm (9.8 in.) watermain on Fifth Line West. There is an existing 250 mm (9.8 in.) sanitary sewer on Fifth Line West.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services.</p> <p>The proposal contributes to complete communities and the site provides opportunity to further promote compact mixed-use built environment. As such increased height and a narrower driveway along Dundas Street is recommended.</p> <p>The Region will provide front-end collection of garbage and recycling materials subject to conditions outlined in Waste Collection Design Standards. Deep well containers accepted by the Region include Earth Bins and Ecoloxia Bins.</p>
City Community Services - Fire and Emergency Services Division (April 25, 2017)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable
City Community Services Department – Parks and Forestry Division (March 20, 2017)	Tree removal permission will be required to injure or remove trees on private property depending on the size and number of trees. The tree removal application will be reviewed in conjunction with the site plan application.
City Community Services Department – Park Planning Section (November 14, 2018)	<p>The subject development site is approximately 530 m (1,739 ft.) from Don Gould Park (P - 386) which contains a play site. Further, Brookmede Park (P-078) is approximately 500 m (1,640 ft.) from the proposed development containing a play site, a mini soccer field and a toboggan hill.</p> <p>Prior to the issuance of building permits cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>

Agency / Comment Date	Comment
City Transportation and Works Department (November 21, 2018)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted application and the owner has been requested to provide additional technical details and revisions in support of the application, as follows:</p> <p><u>Noise Study</u> Upon review of the latest drawings the Noise Report is to be updated to provide analysis to determine the feasibility of any required noise barrier mitigation for any amenity areas. It is also to be revised to include original AADT data and an analysis of any stationary noise emanating from existing adjacent properties.</p> <p><u>Traffic</u> The Traffic Impact Study is to identify the garage entrance location in the ultimate plan to support the assumed site trip distribution and confirm with the Planning Department whether the loading space proposed on the drive aisle is acceptable. Clearance for fire route access from the Fire department is required.</p> <p><u>Environmental</u> The Phase I ESA indicated the presence of an aboveground storage tank (AST) on the property. Additional information is required to confirm how potential environmental constraints identified in the report will be managed.</p> <p>All the above aspects are to be addressed prior to the Recommendation Meeting.</p>
City Transportation and Works Department - Transit (August 23, 2018)	There is an existing transit stop located along Dundas Street at Fifth Line. The function of this bus stop is to be maintained and will remain in its current location. Convenient and accessible pedestrian linkages are to be provided between the site, the existing sidewalk network, and MiWay Transit service.
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> <p>Canada Post Enbridge Rogers Cable Enersource Hydro</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Alectra Utilities Bell Trillium Health</p>

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?
- Is the proposal compatible with the character of the area given the project's land use, massing, density, setbacks and building configuration?
- Are the proposed zoning by-law exception standards appropriate?
- What are the expected parking and traffic impacts?

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.

Other Information

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

- | | |
|--|---|
| • Survey | • Planning Justification Report |
| • Context Map | • Phase 1 Environmental Site Assessment |
| • Concept Plan | • Acoustical Feasibility Study |
| • Site Plan | • Traffic Impact Study |
| • Elevations | • Turning Movement Diagrams |
| • Phasing Plan for Phase 2 Demolition and Construction | • Parking Justification |
| • Green Site and Building Initiatives | • Arborists Report |
| • Sun/Shadow Study | • Stormwater Management Report Brief |
| • Landscape Plans and Details | • Functional Servicing Report |
| • Tree Preservation and Inventory Plan | • Draft Official Plan Amendment |
| • Engineering Plans | • Draft Zoning By-law |
| | • Draft R-Plan |

Recommendation Report Detailed Planning Analysis

Owner: Devonshire Erin Mills Inc.

2132 Dundas Street West and 2630 Fifth Line West

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1. Community Comments

Comments from the public at the community and public meetings were generally directed towards the proposed land use, built form and parking. Below is a summary and responses to the specific comments heard.

Comment

Concern was raised that the Sheridan neighbourhood is not an appropriate area for intensification and that the proposed development is out of character with the Sheridan neighbourhood.

Response

While Mississauga Official Plan (MOP) states that Neighbourhood Character Areas are not appropriate areas for significant intensification, intensification in neighbourhoods may occur where it is sensitive to the existing and planned character. Higher density uses, such as apartment buildings, may also be considered when located along right-of-ways identified as Intensification Corridors such as Dundas Street West.

Further, new development is not required to imitate previous development patterns or mirror existing development, but is required to respect and be compatible with the surrounding area. The proposal is for sensitive intensification along Dundas Street West, which already has a different character than the interior of the Sheridan neighbourhood.

Based on the criteria for compatible development set forth in MOP, the proposed development at the northern periphery of the Sheridan neighbourhood is considered to be appropriate.

Comment

The proposed development will result in the loss of privacy and inappropriate overlook on to adjacent properties.

Response

The existing retirement building is set back a minimum of 8.9 m (29.2 ft.) from the south property line with an additional step-back provided to the top storey of the retirement building. The proposed seniors apartment building is located 70.6 m (231.6 ft.) from the south property line, which is considered an appropriate separation distance to address any privacy and overlook concerns.

The existing setback and step-back of the retirement building, significant separation distance to the seniors apartment building, existing mature trees and the 2.0 m (6.6 ft.) privacy fence will minimize privacy and overlook impacts on the adjacent detached dwellings.

Comment

The proposed development will result in additional traffic along Dundas Street West and Fifth Line West.

Response

Vehicular access to the site is proposed by driveway connections to Dundas Street West and Fifth Line West.

A traffic impact study and an addendum prepared by Paradigm Transportation Solutions Limited were reviewed by the City's Transportation and Works Department. It has been determined that the additional trips generated by the development will not impact the operations of the existing road network and intersections.

Comment

The proposed development should provide sufficient parking to accommodate the residents, visitors and staff of the retirement building and seniors apartment building.

Response

A total of 69 parking spaces, including 65 unobstructed parking spaces and 4 obstructed parking spaces, will be provided to accommodate the residents, visitors and staff of the retirement building and seniors apartment building. Specifically, 9 parking spaces will be provided for residents of the retirement building, 41 parking spaces will be provided for residents of the seniors apartment building and 19 parking spaces will be provided for visitors and staff. 4 of the 19 parking spaces will be obstructed at certain times in order to allow loading services.

A parking justification study and addendums prepared by Paradigm Transportation Solutions Limited were reviewed by the City's Planning and Building Department. It has been determined that the proposed parking supply is sufficient to meet the required parking demand.

2. Updated Agency and City Department Comments

The applications were circulated to all City departments and commenting agencies on February 24, 2017. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works Department

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 proposed development is feasible from an acoustical perspective. The development is predominantly impacted by road traffic from Fifth Line West and Dundas Street West. The details of mitigation measures will be confirmed through the site plan and building permit process.

Traffic

Two traffic impact study (TIS) submissions were provided by Paradigm Transportation Solutions Limited in support of the proposed development. The second submission, dated May 2019, complied with the City's TIS guidelines and was deemed satisfactory. The study concluded that the proposed

development is anticipated to generate 28 (10 in, 18 out) and 36 (20 in, 16 out) two-way site trips for the weekday AM and PM peak hours.

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

Storm Drainage

The stormwater management report indicates 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 municipal drainage system, on-site stormwater management controls for the post development discharge are required. Various methods of water reuse on site are being pursued, and low impact design features are also being proposed within landscaped areas and amenity spaces. The applicant has demonstrated a satisfactory stormwater servicing concept, and that there will be no impact on the City's existing storm sewer system.

Environmental

Based on the Phase I Environmental Site Assessment by Chung & Vander Doelen Engineering LTD and associated correspondence, no further action is required at this time.

The information reviewed is satisfactory and meets City requirements. No new municipal infrastructure (roads or services) are required as a result of the development. Any

outstanding items required to facilitate the implementation of the zoning by-law can be addressed through the Site Plan review process.

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 Information Report dated December 11, 2018 (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 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

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.

Section 1.4.3 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable

housing needs of current and future resident by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements and needs arising from demographic changes and employment opportunities.

The proposal represents an opportunity to provide important housing for the City's aging population through sensitive intensification within an existing neighbourhood in close proximity to transit infrastructure. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. 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.

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 2.2.6.1 directs municipalities to support housing choices by identifying a diverse range and mix of housing options and densities to meet projected needs of current and future residents.

The proposed development conforms to the Growth Plan as the development will provide an important range of housing choices through sensitive intensification within a future major transit station area. Further, the proposed development will result in a compact built form that is transit supportive and pedestrian friendly.

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

6. Region of Peel Official Plan

As summarized in the Information Report dated December 11, 2018 (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 and General Policies in Section 5.3.1 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 Region of Peel Official Plan as it is an appropriate development that efficiently uses land to contribute to important housing choices in an established neighbourhood.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to MOP for the Sheridan Neighbourhood Character Area to recognize the existing three storey retirement building and to permit the four storey seniors apartment building. 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 Sheridan Neighbourhood Character Area and along the Dundas Street Intensification Corridor. The Sheridan neighbourhood is characterized as a predominantly low-rise neighbourhood comprised mainly of detached dwellings with non-residential development on Dundas Street West. The subject site is designated **Residential Medium Density**, which permits all forms of townhouse dwellings. The applications propose to change the designation to **Residential High Density** to recognize the existing retirement building and permit the seniors apartment building.

Under MOP, intensification in Neighbourhood Character Areas and along Intensification Corridors is subject to specific criteria as set forth in the following policies:

- 5.3.5.3 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
- 5.3.5.5 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
- 5.3.5.6 Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale
- 5.4.5 Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.
- 5.4.11 Hurontario Street and Dundas Street have been identified as Intensification Corridors.
- 5.4.13 Low density residential development will be discouraged from locating within Intensification Corridors.

The proposed development's location along the northern periphery of the Sheridan neighbourhood ensures that the character of the neighbourhood remains unchanged. The character of the subject lands and Dundas Street West already

differ from the core area of the neighbourhood in terms of built form and land use.

Specifically, the original three storey building on the subject lands provided similar uses to the existing retirement building and proposed seniors apartment building. Further, the portion of Dundas Street West between Erin Mills Parkway and Winston Churchill Boulevard is also comprised of non-residential uses within buildings on lots of varying sizes. In terms of built form, the taller building, being the seniors apartment building, is located at the front of the subject site along Dundas Street West with a downward transition provided towards the south to ensure compatibility with the adjacent detached dwellings.

Under MOP, intensification will be directed primarily to Intensification Areas, which includes Intensification Corridors such as Dundas Street West, to support the use of existing and planned infrastructure including frequent transit service. The following policies provide direction regarding the location of and rationale for intensification:

- 5.5.1 The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas, as shown on Schedule 2: Intensification Areas.
- 5.5.8 Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.
- 5.5.9 Intensification Areas will be planned to maximize the use of existing and planned infrastructure.

The proposed development intensifies and improves a property along Dundas Street West which is planned to accommodate future Bus Rapid Transit (BRT) service. This development will add new residents and jobs along Dundas Street West that will support the future frequent transit service while continuing to meet the housing needs of the City's aging population.

When evaluating the proposal in the context of the applicable policies above, it is staff's opinion that the proposal meets the directive of MOP regarding intensification within established Neighbourhood Character Areas. The proposed development is sensitive to and compatible with the surrounding neighbourhood as it is located along Dundas Street West. It has been designed to ensure appropriate transitions to the adjacent land uses and is compatible with the land uses already present on the subject lands. The ultimate development of the subject lands will therefore not adversely impact or destabilize the intent, goals and objective of MOP.

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 surrounding lands in proximity to the subject site are designated **Residential Low Density II, Residential Medium Density and Motor Vehicle Commercial** which permit detached dwellings, all forms of townhome dwellings and motor vehicle commercial uses. The proposed amendment to **Residential High Density** would permit the existing retirement building and the proposed seniors apartment building.

MOP defines “compatibility” as, “development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area.” While the proposed development is not the same as existing development, the proposed built form and scale will ably coexist with the surrounding development.

The existing lot remains unchanged with the exception of the conveyance of a portion of the frontage along Dundas Street West for the required road widening. The proposed front yard (Dundas Street West), exterior side yard (Fifth Line West), interior side yard (Christ Our King Lutheran Church) and existing rear yard (detached dwellings) setbacks are in keeping with the applicable zoning requirements. The provision of adequate setbacks and step-backs protects neighbouring properties from adverse impacts, while providing for visual continuity and landscaping along the Dundas Street West and Fifth Line West streetscapes.

The proposed built form and scale of the development respects the scale and character of the surrounding area. Although the proposed height (14.2 m (46.6 ft.) / four storeys) is higher than the existing zoning (10.7 m (35.1 ft.) / three storeys), the four storey portion of the development is primarily deployed along Dundas Street West. This street has a designated right-of-way width of 40 m (131.2 ft.), where higher density uses are encouraged. In terms of transition, a reduction in building height is provided towards the rear of the subject property to ensure a

compatible built form and appropriate transition to the adjacent detached dwellings to the south.

Overshadowing and overlook on adjacent properties are minimized through the appropriate deployment of building heights and the provision of adequate setbacks and step-backs. An 8.9 m (29.2 ft.) rear yard setback is provided from the south property line to the existing retirement building. An additional step-back is provided to the top storey of the retirement building, which ensures the majority of the retirement building is contained within a 45 degree angular plane from the rear property line. The rear yard setback and step-back, in combination with an appropriate separation distance, existing mature trees and the 2.0 m (6.6 ft) privacy fence will minimize overlook impacts onto the adjacent detached dwellings.

A sun shadow study was submitted in support of the proposed development and concluded that there was no undue negative impact on adjacent properties or the public realm. Although the eastern sidewalk of Fifth Line West experiences a minor increase in shadowing, the majority of the sidewalk remains in full sun. Due to sufficient separation distance from the seniors apartment building, the adjacent detached dwellings will not be subject to adverse shadowing as a result of the seniors apartment building.

Seven trees, including two City trees, are required to be removed to accommodate the construction of the seniors apartment building. Tree replacement locations have either been identified or, where not possible, payment of cash-in-lieu of tree removal will be pursued.

The proposed development has been designed to respect the existing scale, massing, character and grades of the surrounding area. The proposed grading will improve the existing drainage patterns and conditions where feasible, and the grades along the property lines will be maintained to the extent possible.

The proposed seniors apartment building and the existing retirement building can be successfully integrated into the periphery of the Sheridan neighbourhood. Therefore, it is staff's opinion that the proposed redevelopment meets the directives of MOP regarding compatibility with the Sheridan Neighbourhood Character Area and that the subject lands are suitable for the proposed uses.

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 1 (Local) on Dundas Street West having direct access along Dundas Street and connecting to the Kipling GO Station and Kipling TTC Station

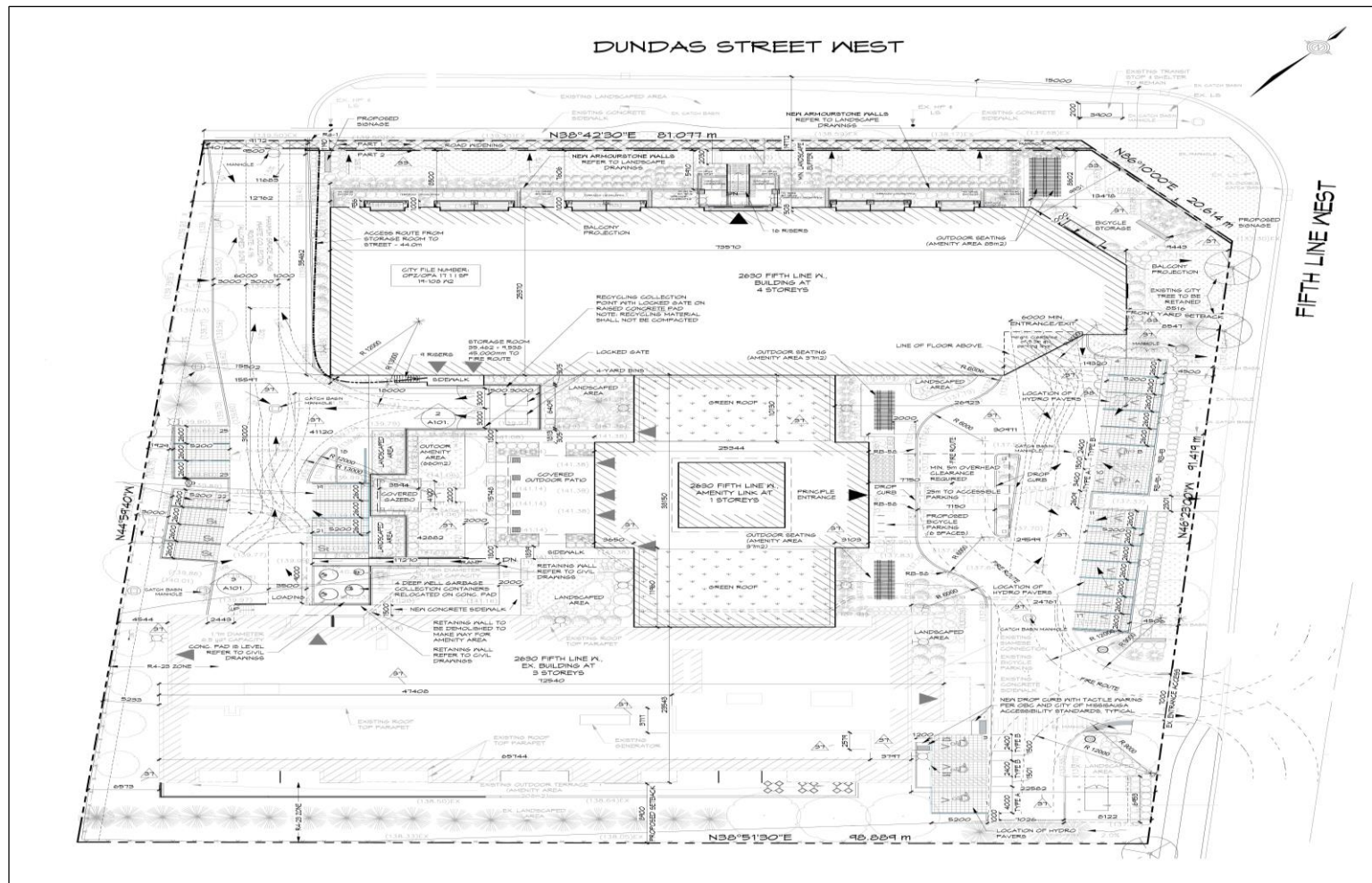
- Number 101/101A (Express) on Dundas Street West having direct access along Dundas Street and connecting to the Kipling GO Station and Kipling TTC Station
- Number 13 (Local) is within 350 m (1,148.3 ft.) on Erin Mills Parkway and provides access along Glen Erin Drive and Erin Mills Parkway and connecting to Meadowvale Town Centre, Erin Mills Town Centre and the Clarkson GO Station

As previously noted, Dundas Street West will accommodate a future BRT service. The location of the future BRT stops have not been confirmed at this time.

Non-residential uses surrounding the subject property include motor vehicle service uses, Christ Our King Lutheran Church and a variety of commercial uses. Don Gould Park is located within 500 m (1,640.4 ft.) and Brookmeade Park is located within 800 m (2,624.7 ft.) of the subject site.

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.

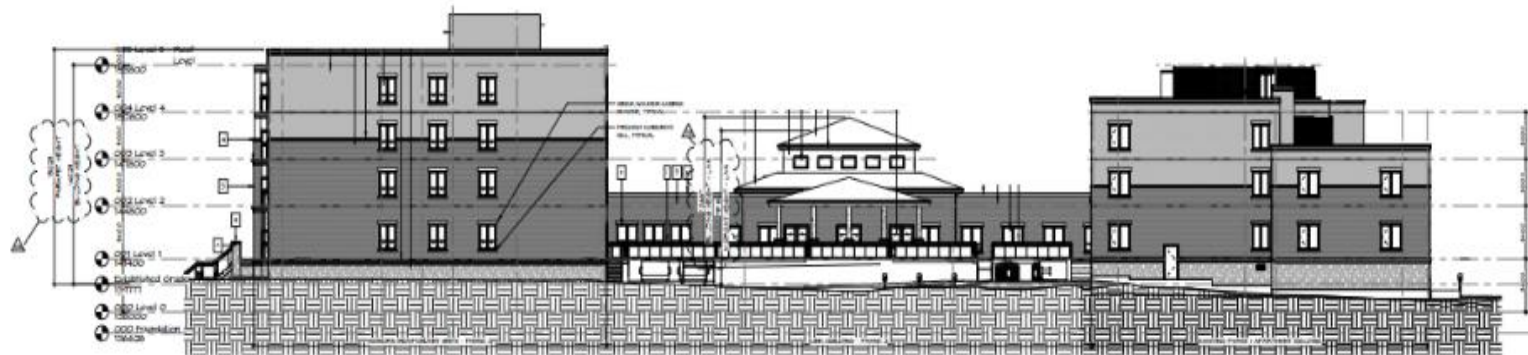
The applicant has provided a revised site plan and elevations as follows:







East Elevation



West Elevation

9. Zoning

The proposed **RA2-Exception** (Apartments - Exception) is appropriate to accommodate the completed retirement building and proposed seniors apartment building.

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

Proposed Zoning Regulations

Zone Regulations	RA2 Zone Regulations	Proposed RA2-Exception Zone Regulations (Includes Approved Variances)
Maximum Floor Space Index (FSI)	1.0 FSI	1.6 FSI
Maximum Height	26.0 m (85.3 ft.) and 8 storeys	14.2 m (46.6 ft.) and 4 storeys – Seniors apartment building 10.0 m (32.8 ft.) and 1 storey – Link building 12.3 m (40.4 ft.) and 3 storeys – Retirement building
Minimum Front and Exterior Side Yard	7.5 m (24.6 ft.) for height up to 13.0 m (42.7 ft.) and 8.5 m (27.9 ft.) for height between 13.0 m (42.7	7.6 m (24.9 ft.) to 8.5 m (27.9 ft.)

Zone Regulations	RA2 Zone Regulations	Proposed RA2-Exception Zone Regulations (Includes Approved Variances)
	ft.) and 20.0 m (65.6 ft.)	
Minimum Interior Side Yard	4.5 m (14.8 ft.) for height up to 13.0 m (42.7 ft.) and 6.0 m (19.7 ft.) for height between 13.0 m (42.7 ft.) and 20.0 m (65.6 ft.)	4.5 m (14.8 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.) for height up to 13.0 m (42.7 ft.) and 10.0 m (32.8 ft.) for height between 13.0 m (42.7 ft.) and 20.0 m (65.6 ft.)	8.9 m (29.2 ft.)
Minimum landscaped area	40% of the lot area	36% of the lot area
Minimum amenity area	The greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area – 1,014.9 m ² (10,914.6 ft. ²)	1,060 m ² (11,409.8 ft. ²) of exterior amenity and 775 m ² (8,342.0 ft. ²) of interior amenity
Minimum number of parking spaces	Minimum number of parking spaces per retirement dwelling unit: 0.5	Minimum number of parking spaces per retirement dwelling unit: 0.15

Zone Regulations	RA2 Zone Regulations	Proposed RA2-Exception Zone Regulations (Includes Approved Variances)
		<p>Minimum number of parking spaces per apartment dwelling unit: 0.55</p> <p>Minimum number of visitor parking spaces per dwelling unit: 0.11</p>
<p>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.</p> <p>The RA2 zone regulations listed do not include variances previously approved by the Committee of Adjustment.</p>		

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. A Section 37 contribution will not be requested given the proposed development is providing important housing options for the City's aging population.

Bill 197, an amendment to the *Planning Act*, has replaced the Section 37 Bonus provisions with a new Community Benefit Charge (CBC), which will be applied to certain high density developments whether or not there is an increase in permitted height or density. The City will be implementing a new CBC by-law to meet the provincial implementation timeline of September 2022.

11. Site Plan

Prior to the complete development of the subject lands, the applicant will be required to obtain site plan approval for the second phase (seniors apartment building). The site plan application has been submitted and is currently under review.

12. Conclusions

In conclusion, City staff have evaluated the applications to recognize the existing retirement building (Phase 1) and permit the seniors apartment building with a link building (Phase 2) against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The applications have been found to be acceptable and align with the goals and objectives of the *Provincial Policy Statement* and *Growth Plan*, as well as the Mississauga Official Plan based upon the following:

- The proposed development makes efficient use of the subject property and represents sensitive intensification that is compatible with the Sheridan neighbourhood and the Dundas Street intensification corridor
- The proposal provides appropriate transition to the surrounding land uses and important housing options for seniors in the Sheridan neighbourhood while respecting the character of the area
- The existing municipal infrastructure, public transit and community facilities are adequate to support the proposed development