



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

<b>DATE OF NOTICE</b>	May 28, 2020	
<b>OPA NUMBER</b>	OPA 107 (By-law 0115-2020)	
<b>ZONING BY-LAW NUMBER</b>	0116-2020	
<b>DATE PASSED BY COUNCIL</b>	May 20, 2020	
<b>LAST DATE TO FILE APPEAL</b>	<b>June 17, 2020</b>	
<b>FILE NUMBER</b>	OZ 17/010	Ward # 9
<b>APPLICANT</b>	BCIMC Realty Corporation	
<b>PROPERTY LOCATION</b>	Southwest corner of Battleford Road and Glen Erin Drive, in the City of Mississauga	

**TAKE NOTICE** that on May 20, 2020 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA #107 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended. This notice is issued in accordance with Ontario Regulation 149/20 under the Planning Act.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to add a Special Site to the Meadowvale Neighbourhood Character Area to permit apartment buildings with a maximum height of 15 storeys.

The purpose of the Zoning By-law is to permit a 12 storey, 174 unit rental apartment building, in addition to the existing 15 storey apartment building. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA4-1" (Apartments – Exception) to "H-RA4-49" (Apartments – Exception with a Holding Provision). "RA4-1" permits an apartment building with a minimum floor space index of 0.5 and a maximum floor space index of 1.0. Upon removal of the "H" provision, "RA4-49" will permit an increased floor space index to 2.12 and a reduction in maximum height and standard parking rates.

**The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 107 is in full force and effect.**

**The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.**

**IF YOU WISH TO APPEAL** to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at [elto.gov.on.ca](http://elto.gov.on.ca). An appeal must be filed by mail or courier service addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **June 17, 2020**.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal 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 Local Planning Appeal 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 in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$300.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Lorie Sterritt** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X **5403**.

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

**Amendment No. 107**

**to**

**Mississauga Official Plan**

By-law No. 0115-2020

A by-law to Adopt Mississauga Official Plan Amendment No. 107

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

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to add a Special Site to the Meadowvale Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 107 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 20<sup>th</sup> day of May, 2020.

Signed Bonnie Crombie  
MAYOR

Signed [Signature]  
CLERK

**Amendment No. 107**  
**to**  
**Mississauga Official Plan**

The following text attached constitutes Amendment No. 107.

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 31, 2019, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to add a Special Site to the Meadowvale Neighbourhood Character Area to permit apartment buildings with a maximum height of 15 storeys.

## **LOCATION**

The lands affected by this Amendment are located at the southwest corner of Battleford Road and Glen Erin Drive. The subject lands are located in the Meadowvale Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

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

The subject lands are designated Residential High Density which permits apartments.

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

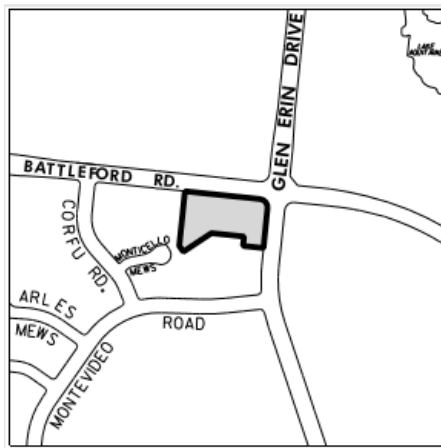
The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

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

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 16.16, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 3 on Map 16-16: Meadowvale Neighbourhood Character Area in accordance with the Special Site Policies, and by removing the **floor space index (FSI)** range from the subject site.
2. Section 16.16.3, Special Site Policies, Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

### 16.16.3.3 Site 3



16.16.3.3.1 The lands identified as Special Site 3 are located at the southwest corner of Battleford Road and Glen Erin Drive.

16.16.3.3.2 Notwithstanding the policies of this Plan, two apartment dwellings, with maximum heights of 12 and 15 storeys, will be permitted.

## **IMPLEMENTATION**

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

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan November 22, 2019.

## **INTERPRETATION**

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

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

## **APPENDIX I**

### **PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on February 5, 2018 in connection with this proposed Amendment.

No residents spoke at the Public Meeting.



City of Mississauga  
**Corporate Report**



<p>Date: 2018/05/31</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 17/010 W9</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building</p>	<p>Meeting date: 2019/06/24</p>

## Subject

### PUBLIC MEETING RECOMMENDATION REPORT (WARD 9)

Official Plan amendment and rezoning applications to permit a 12 storey residential apartment building with 174 apartment dwelling units

6550 Glen Erin Drive, southwest corner of Glen Erin Drive and Battleford Road

Owner: BCIMC Realty Corporation

File: OZ 17/010 W9

Pre-Bill 139

## Recommendation

1. That the applications under File OZ 17/010 W9, BCIMC Realty Corporation, 6550 Glen Erin Drive to amend Mississauga Official Plan to add a **High Density Residential – Special Site** and remove the existing floor space index range; to change the zoning to **RA4-Exception** (Apartments) to permit a 12 storey residential apartment building with 174 apartment dwelling units and a two storey component that links to the existing 15 storey residential apartment building with a maximum floor space index (FSI) of 2.12, be approved subject to the conditions reference in the staff report dated May 30, 2019, from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

## Report Highlights

- The applications are seeking to amend the policies of the official plan and zoning by-law to allow a 12 storey apartment building with 174 dwelling units attached by a two storey component to an existing 15 storey apartment building with an overall FSI of 2.12
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

## Background

A public meeting was held by the Planning and Development Committee on February 5, 2018, at which time an Information Report ([Information Report Link](#)) was received for information. Recommendation PDC-0008-2018 was then adopted by Council on February 21, 2018.

That the report dated January 16, 2018, from the Commissioner of Planning and Building regarding the applications by BCIMC Realty Corporation to permit a 12 storey apartment building containing 208 rental apartments with a two storey component that links the new building with the existing 15 storey, 113 unit apartment building under File OZ 17/010 W9, 6550 Glen Erin Drive, be received for information.

There were some technical matters, including review of the functional servicing report, wind study and urban design study that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- Amending the number of dwelling units from 208 to 174
- Reducing the overall height from 12 storeys to include 9, 10, and 12 storey components
- Providing a 5 metre (16.4 ft.) buffer between the proposal and the abutting City owned Greenlands
- Reducing the amount of paved area by approximately 418 m<sup>2</sup> (4,500 sq.ft.)
- Relocating the vehicular access on Battleford Road in order to move the amenity areas closer to the abutting the Greenlands

## **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 September 22, 2017. A community meeting was held on November 21, 2017. Approximately 50 people attended the meeting. Two written submissions were received regarding a potential increase in traffic and the capacity of the existing municipal infrastructure, reducing the amount of existing green space; concerns regarding the amount of parking spaces proposed and site access.

The public meeting was held on February 5, 2018. No members of the public made deputations regarding the applications.

## **UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

The applications were circulated to all City departments and commenting agencies on September 17, 2017. A summary of the comments is contained in the Information Report attached as Appendix 1. Below are updated comments.

### **Region of Peel**

Comments updated on April 12, 2019, indicate that upon review of the Functional Servicing Report and the Demand Use Table, there is sufficient water and sewer capacity to support this development.

### **Transportation and Works Department**

Comments updated on April 5, 2019, state that the Transportation and Works Department is satisfied with the traffic, grading and servicing for the site and will require the owner to enter into a Development Agreement in a form satisfactory to the City of Mississauga.

### **Community Services Department**

Comments updated on May 5, 2018, state that Plowman's Park (P-150) and Settler's Green (P-149) are approximately 200 metres (656.16 ft.) from the proposed development and will provide parkland services to the future residents of this development. Plowman's Park includes a play site and soccer fields and Settler's Green contains a play site, tennis courts and soccer fields. Both the parks include a network of walkways providing connection to Meadowvale Trail and Lake Aquitaine Trail. The Meadowvale Neighbourhood Character Area meets the parkland provision level of 1.2 ha (2.96 ac.)/1000 people based on current populations. It also meets the provision level using anticipated 2041 populations.

### **School Accommodation**

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

Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding

the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.

### **PLANNING ANALYSIS SUMMARY**

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.

The subject lands are located within the Meadowvale Neighbourhood Character Area. An official plan amendment is required to add a **Residential High Density – Special Site**. The Residential High Density designation permits residential apartment buildings with a maximum FSI range between 0.5 and 1.0 times the lot area. An amendment is required to limit the maximum height to 15 storeys and to remove the maximum FSI range.

The proposed rezoning would amend the site from **RA4-1** (Apartments) to **RA4 – Exception** (Apartments) to permit a maximum FSI of 2.12, allow a reduced parking rate and permit other minor regulation changes including setbacks and projections (Section 9 of Appendix 2).

A detailed Planning Analysis is found in the Appendix 2.

### **Strategic Plan**

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

### **Financial Impact**

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

### **Conclusion**

In summary, the proposed development is for a 12 storey residential apartment building with 174 apartment dwelling units and a two storey component that links to the existing 15 storey residential apartment building with an overall FSI of 2.12. The development is sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to the abutting City trail, the townhouses to the south and to the linked homes further west of the subject site.

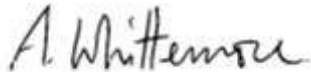
The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

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

## **Attachments**

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

City of Mississauga  
**Corporate Report**



<p>Date: January 16, 2018</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 17/010 W9</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2018/02/05</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 9)**

**Applications to permit a 12 storey apartment building containing 208 rental apartments  
 6550 Glen Erin Drive, southwest corner of Glen Erin Drive and Battleford Road**

**Owner: BCIMC Realty Corporation**

**File: OZ 17/010 W9**

## Recommendation

That the report dated February 5, 2018, from the Commissioner of Planning and Building regarding the applications by BCIMC Realty Corporation to permit a 12 storey apartment building containing 208 rental apartments with a 2 storey component that links the new building with the existing 15 storey, 113 unit apartment building under File OZ 17/010 W9, 6550 Glen Erin Drive, be received for information.

## Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the official plan and zoning by-law
- Community concerns identified to date relate to parking, affordable housing, noise/dust during construction, rental vacancies, increased traffic and property values. There was support of the proposed apartment building as it provides for a mix of housing types
- Prior to the next report, matters to be addressed include: height and density, traffic, noise, wind, shadow, amenity areas and the satisfactory resolution of other technical requirements and studies related to the project

## Background

The applications were deemed completed on September 7, 2017. The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

## Comments

### THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	Glen Erin Drive 61 m (200 ft.) Battleford Road 135 m (442.9 ft.)
Depth:	148.5 m (487.2 ft.)
Gross Lot Area:	1.2 ha (2.9 ac.)
Existing Uses:	There is an existing 15 storey, 113 unit rental apartment building on the site.

The property is located at the southwest corner of Battleford Road and Glen Erin Drive within the Meadowvale Neighbourhood Character Area. There is a 15 storey, 113 unit rental apartment building located on the eastern portion of the property with parking and amenity area on the western portion.

The immediate neighbourhood contains a mixture of low, medium and high density residential buildings with detached homes located to the west. A City owned trail abuts the subject property. The lands on the north side of Battleford Road, including the Meadowvale Town Centre shopping centre, form part of the Meadowvale Community Node.

Both Battleford Road and Glen Erin Drive are identified as major collector roads. An existing bus stop is located along Glen Erin Drive close to the intersection, and the Meadowvale Town Centre Bus Terminal is within walking distance. The trail to the west of the property provides a link to the Settler's Green Park to the south and the Meadowvale Town Centre to the north.



Aerial photo of subject lands

- North: A 12 storey apartment building and 3 storey townhomes are located directly across Battleford Road
- East: A 10 storey apartment building is located on the southeast corner of Glen Erin Drive and Battleford Road
- South: A townhouse condominium is located directly south of the property
- West: A Region of Peel pumping station building, public pathway, townhouses and detached homes

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

### DETAILS OF THE PROJECT

The applications are to permit a 12 storey apartment building with 208 rental apartments. The existing and proposed apartment buildings are connected by a two storey building which includes residential units and a corridor.

Development Proposal	
Applications submitted:	Received: July 21, 2017 Deemed complete: Sept. 7, 2017
Owner/Applicant:	BCIMC Realty Corporation
Apartment Units Existing:	113 rental units



<b>Development Proposal</b>	
Apartment Units Proposed:	208 rental units
Total:	321 rental units
Gross Floor Area Existing:	10 700 m <sup>2</sup> (115,174 ft. <sup>2</sup> )
Proposed:	17 315 m <sup>2</sup> (186,383 ft. <sup>2</sup> )
Total:	28 015 m <sup>2</sup> (301,560 ft. <sup>2</sup> )
Proposed Height:	12 storeys/35.4 m (116.4 ft.)
Proposed Floor Space Index (FSI):	2.33
Net Density:	267 units/ha (108 units/ac.)
Landscape Area:	41%
Anticipated Population:	520* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking:	Required                      Proposed
Resident spaces	413 spaces                      327 spaces
Visitor spaces	64 spaces                      47 spaces
Total for 321 units	477 spaces                      374 spaces

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



Applicant's rendering of the proposed apartment building from Battleford Road

## LAND USE CONTROLS

The subject lands are located within the Meadowvale Neighbourhood Character Area and are designated Residential High Density which permits apartment uses at a FSI range of 0.5 to 1.0 (Appendix 5). A Mississauga Official Plan amendment will be required to increase the FSI on the subject property to 2.33 and to allow a building exceeding four stories in height.

The lands are currently zoned RA4-1 (Apartment Dwelling) (Appendix 6) which permits apartment dwellings, long-term care dwellings and retirement dwellings with an FSI range between 0.5 and 1.0. A rezoning is proposed to RA4-Exception (Apartment Dwelling) to permit an increase in the FSI to 2.33.

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

## Bonus Zoning

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

## WHAT DID THE COMMUNITY SAY

A community meeting was held by Ward 9 Councillor, Pat Saito on November 21, 2017.

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

- The proposed number of resident and visitor parking spaces may be insufficient
- Will this development have any affordable housing units
- Concerns were raised regarding dust and noise that will occur during construction
- Concern was raised regarding the overall number of rental units proposed in the area and the potential of high rental vacancies
- The proposed development will add to the existing traffic congestion in the area
- Concern that a decrease in property values may occur
- Desire to have the option to stay in the community and live in a smaller unit with less maintenance costs

## DEVELOPMENT ISSUES

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

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

## OTHER INFORMATION

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

- Survey
- Site Plan
- Floor Plans
- Building Elevations
- Erosion & Sediment Control Plan
- Site Servicing and Grading Plans
- Sections
- Pre and Post Development Land Comparison
- Landscape Concept Plan and Roof Terrace Concept
- Draft Official Plan Amendment and Zoning By-law
- Environmental Site Assessment (Phase I)
- Functional Servicing & Stormwater Management Report
- Noise Impact Study
- Parking Utilization Study
- Planning & Urban Design Rationale
- Public Consultation Strategy
- Shadow Study
- Traffic Impact Study
- Tree Inventory and Preservation Plan Report
- Wind Assessment (Pedestrian)

## Development Requirements

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

## Financial Impact

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

## Conclusion

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



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Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Development North

BCIMC Realty Corporation

File: OZ 17/010 W9

### Site History

- September 24, 1975 – By-law 463-75 was approved to rezone the lands from **Agricultural (A)** to **RM7D3-728 (Apartments)**
- January 27, 1983 – Land Division Committee severance under file “B” 19/83 was approved to create two parcels, one for the apartment building and one for the townhouse block to the south
- May 17, 1983 – Site Plan approved under file SP 81-267 for the existing 15 storey, 113 unit apartment building
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Meadowvale District which designated the subject lands **Residential High Density 1**
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands **RA4-1 (Apartment Dwellings – Exception)**
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of Mississauga Official Plan apply. The subject lands are designated **Residential High Density** in the Meadowvale Neighbourhood Character Area



LEGEND:



SUBJECT LANDS



DATE OF AERIAL IMAGERY: SPRING 2017

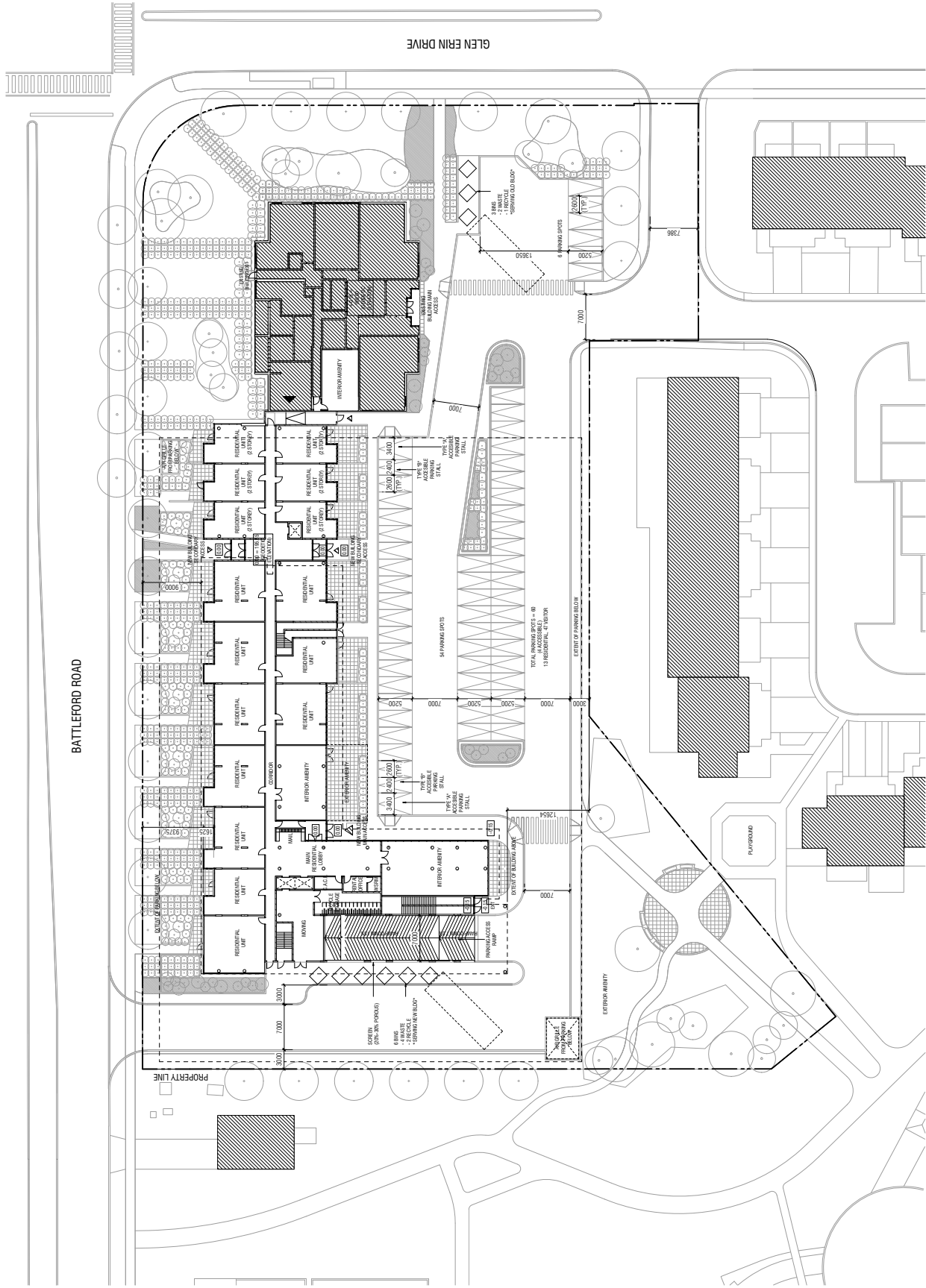
TITLE: BCIMC Realty Corporation

FILE NO: OZ 17/ 010 W9

MISSISSAUGA Produced by T&W, Geomatics

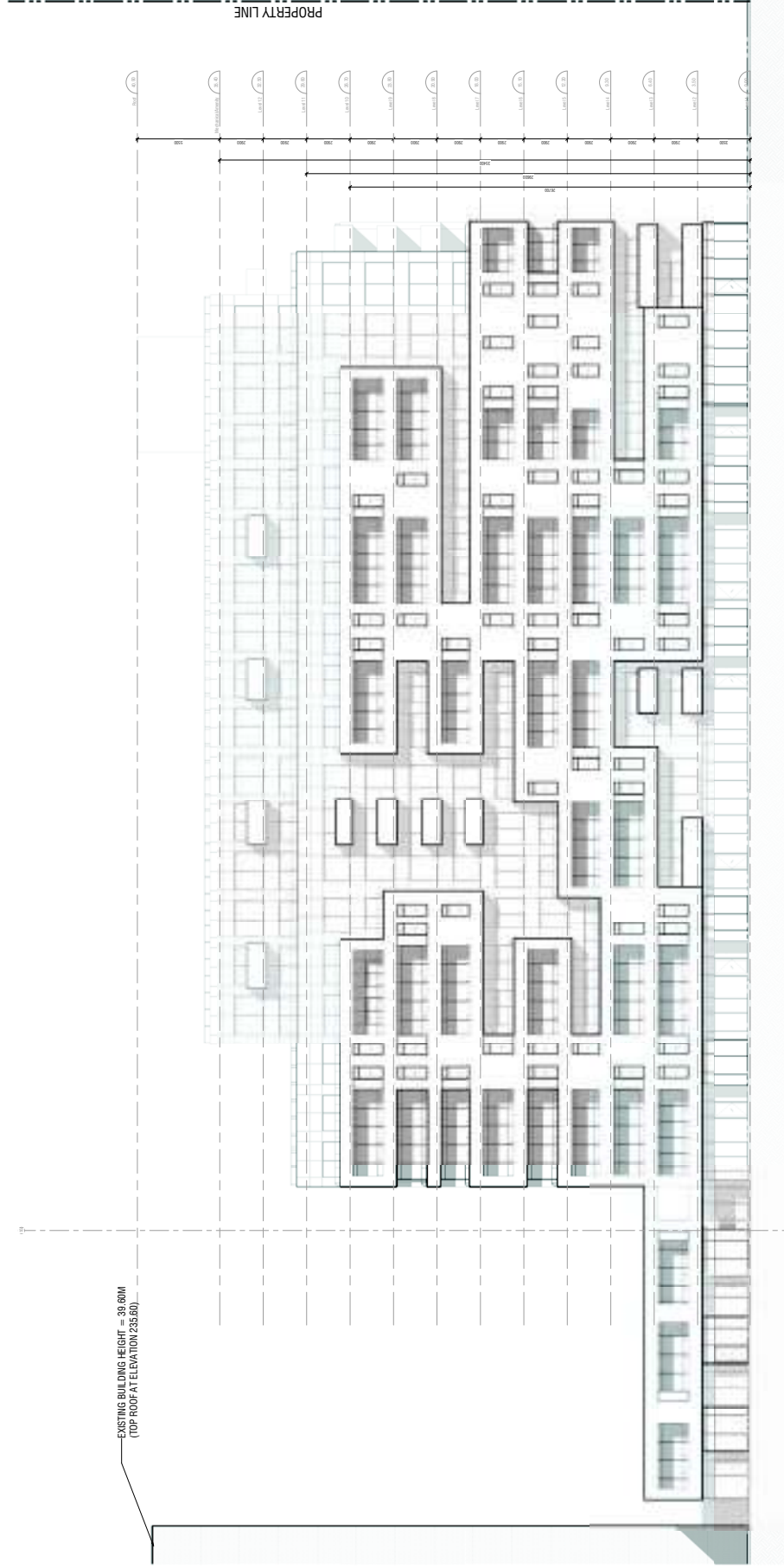


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Proposed Concept Plan

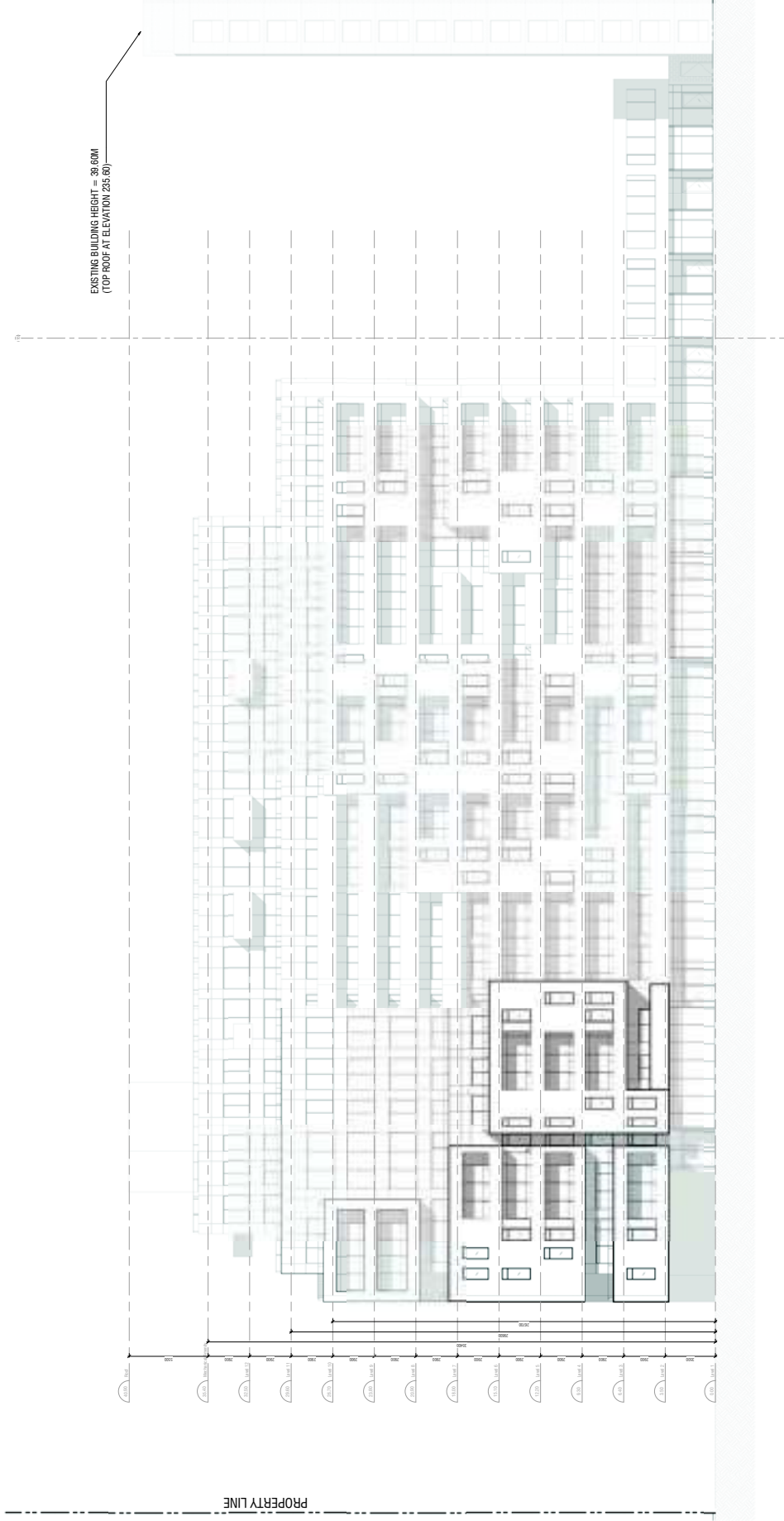
Proposed Elevations



North Elevation



Proposed Elevations

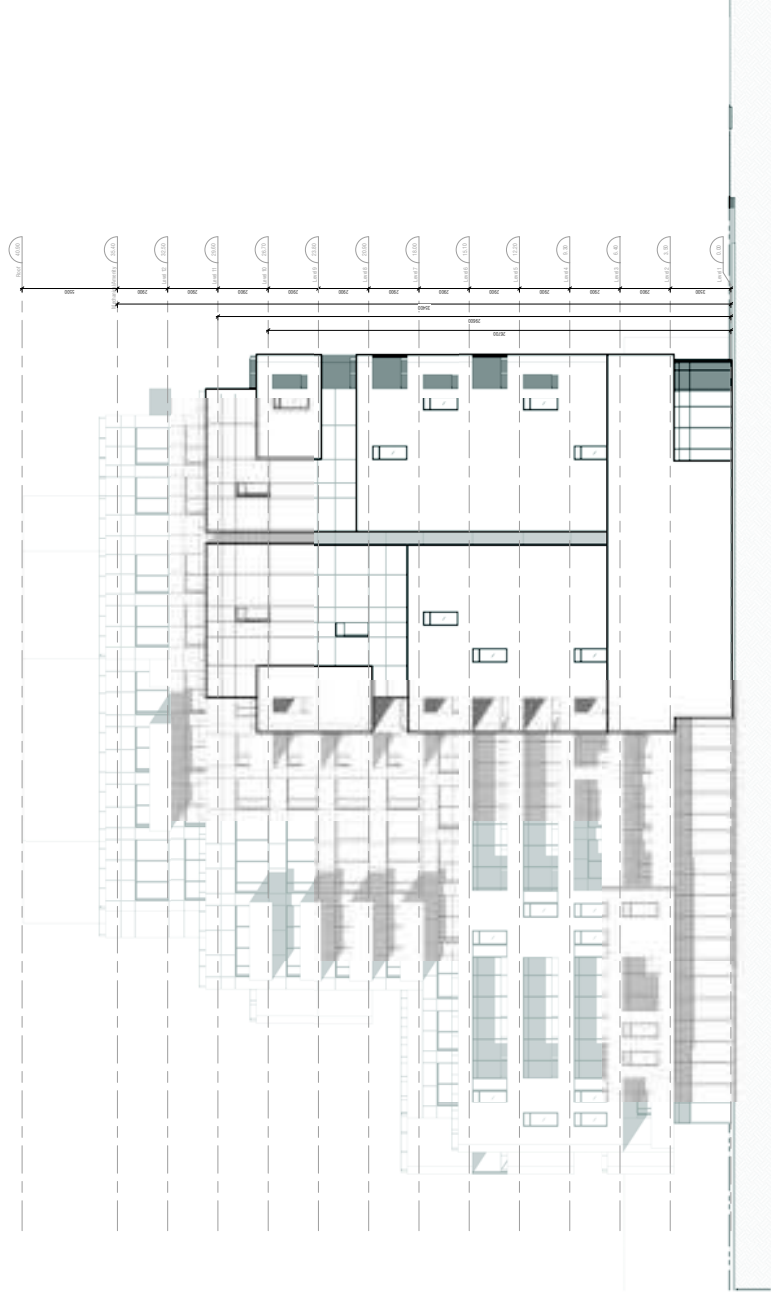


South Elevation

Proposed Elevations



West Elevation



East Elevation

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

**LAND USE DESIGNATIONS**

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

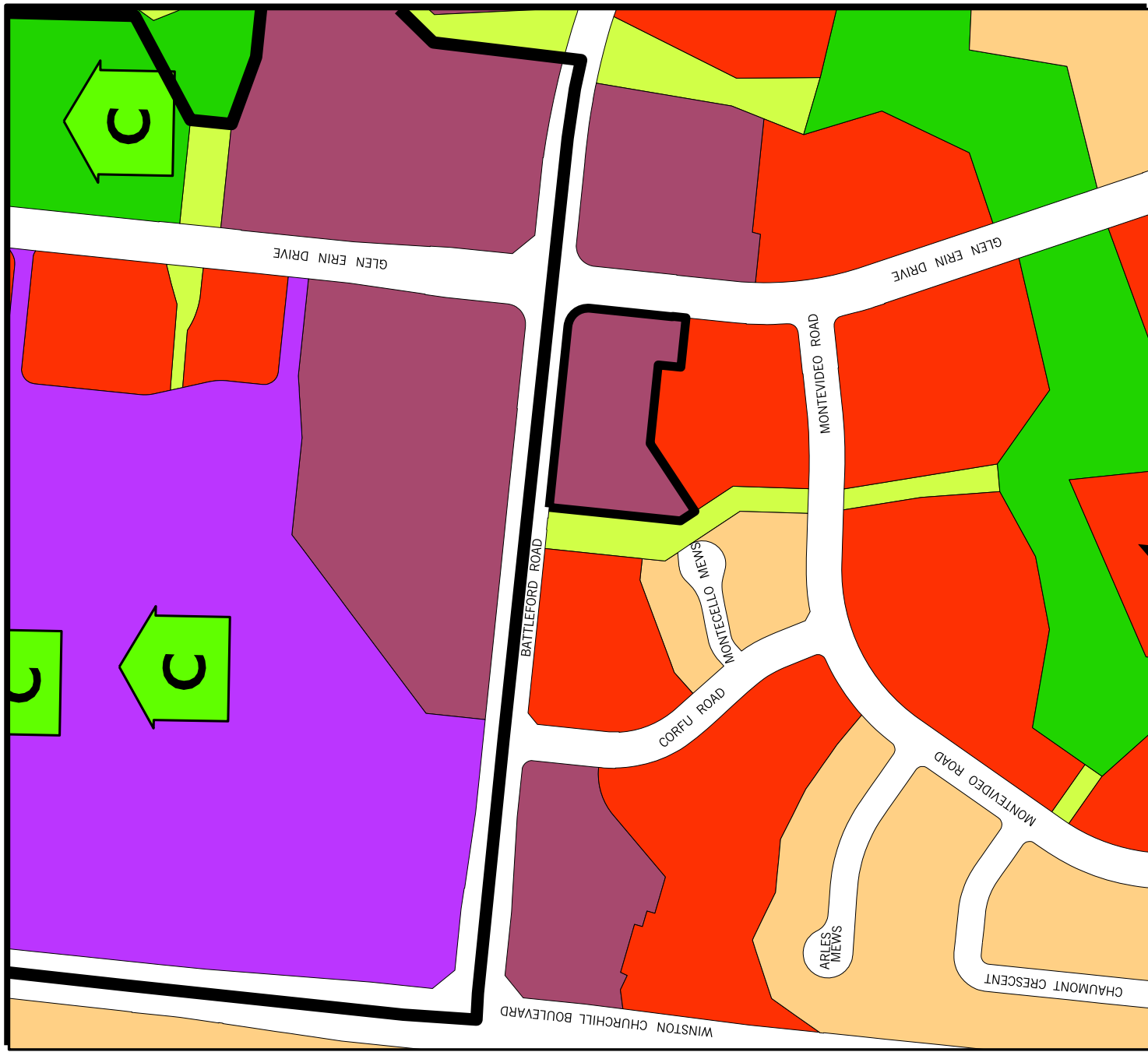
**BASE MAP INFORMATION**

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

**City Structure**

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

**SUBJECT LANDS**



**TITLE:**

**BCIMC Realty Corporation**

**FILE NO.:**

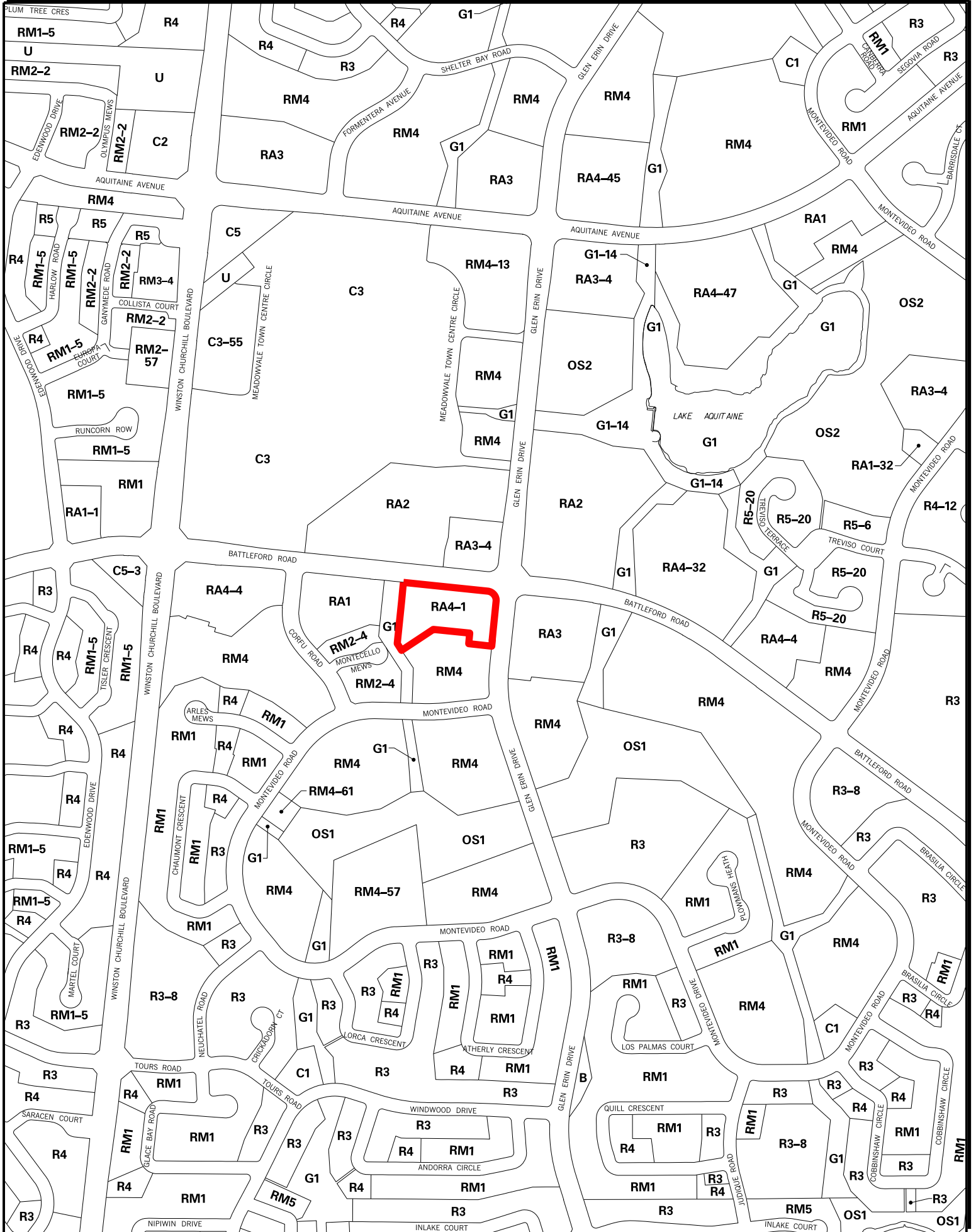
**OZ 17/ 010 W9**



**MISSISSAUGA**

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BCIMC Realty Corporation

File: OZ 17/010 W9

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

#### Current Mississauga Official Plan Designation

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

#### Proposed Mississauga Official Plan Amendment

To amend the floor space index to permit the construct a new 12 storey apartment building with 208 rental apartment units with a two storey podium. The existing building will remain.

#### Relevant Mississauga Official Plan Policies

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

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 5 – Direct Growth</b>	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5	Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that compliments the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification.
<b>Section 7 – Complete Communities</b>	Section 7.2.2 Section 7.2.4 Section 7.2.7	MOP will ensure housing choices in terms of tenure, type, quality and quantity.

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File: OZ 17/010 W9

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 9 – Build a Desirable Urban Form</b>	Section 9.1.3 Section 9.2.1.9 Section 9.2.1.10 Section 9.2.1.11 Section 9.2.1.12 Section 9.2.1.13 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.2.1.17	MOP will ensure that tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.
<b>Section 9.2 – Non-Intensification Areas</b>	Section 9.2.2 Section 9.2.2.1 Section 9.2.2.2 Section 9.2.2.3	MOP will ensure that non-intensification areas (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and not allow for tall buildings. New development in Neighbourhoods will respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the buildings to respect the existing scale, massing, character and grades of the surround area.
<b>Section 14 – Community Nodes</b>	Section 14.1.1.2 Section 14.1.1.3	MOP will ensure that lands within a Community Node are required to have a maximum building height of four storeys. Proposed heights greater than 4 storeys must demonstrate appropriate transition, enhance the existing or planned development, ensure that the City structure is maintained and demonstrate that the proposal is consistent with the policies of this Plan.





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File: OZ 17/010 W9

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

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File: OZ 17/010 W9

**Summary of Existing and Proposed Zoning Provisions****Existing Zoning By-law Provisions**

RA4-1 (Apartment Dwellings), which permits apartment dwellings, long-term care dwellings and retirement dwellings with an exception for minimum and maximum floor spaces index.

**Proposed Zoning Standards**

<b>Zone Standards</b>	<b>Required RA4-1 Zoning By-law Standards</b>	<b>Proposed RA4 Exception Zoning By-law Standards (based on Concept Plan dated October 26, 2016) *</b>
Maximum Floor Space Index – Apartment Dwelling Zone	1.0	2.33
Minimum exterior side yards	10.5 m (34.4 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	8.8 m (28.8 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)
Minimum rear yard	15.0 m (49.2 ft.) for that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	14.6 m (47.9 ft.) for that portion of the dwelling with a height of greater than 26.0 m (85.3 ft.)
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony project	1.0 m (3.2 ft.)	2.0 m (9.8 ft.)
Minimum setback from a waste enclosure/loading area to a street line	10.0 m (32.8 ft.)	7.3 m (23.9 ft.)
Required number of parking spaces for a rental apartment dwelling	1.00 resident space per bachelor unit 1.18 resident spaces per one-bedroom unit 1.36 resident spaces per two-bedroom unit 1.50 resident spaces per three-bedroom unit	1.04 resident space for all types of apartment units
Required number of visitor parking spaces for a rental apartment dwelling	0.20 visitor spaces per unit	0.15 visitor spaces per unit

BCIMC Realty Corporation

File: OZ 17/010 W9

<b>Zone Standards</b>	<b>Required RA4-1 Zoning By-law Standards</b>	<b>Proposed RA4 Exception Zoning By-law Standards (based on Concept Plan dated October 26, 2016) *</b>
Minimum depth of a landscaped buffer abutting a lot line that abuts a Greenlands zone	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)

\*The provisions listed are based on the preliminary concept plan and are subject to minor revisions as the plan is further refined.

BCIMC Realty Corporation

File: OZ 17/010 W9

**Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (October 10, 2017)	<p>The site does not have frontage on an existing sanitary sewer. Servicing of this site may require municipal and/or private easements.</p> <p>Weather protected resident bike parking and dedicated car share spots are recommended to be incorporated into the design of the site.</p> <p>The applicant is to update the Functional Servicing Report and submit a single-use demand table.</p> <p>It should be noted that waste collection will be front-end collection. Additional information on turning radii and turning movements and details of internal waste storage areas is required.</p>
Peel District School Board (September 19,2017)  Dufferin-Peel Catholic District School Board (September 13, 2017)	<p>The Peel Board of Education and the Dufferin-Peel Catholic District School Board are satisfied with the current provision of educational facilities for the catchment area in which the subject application is located.</p> <p>In addition, if approved, the Peel District School Board and Dufferin-Peel Catholic District School Board will require certain conditions to be added to applicable Servicing and Development Agreements and to any purpose and sale agreements.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (December 5, 2017)	<p>In the event that these applications are approved, the Community Services Department - Park Planning note the following conditions.</p> <p>In comments dated December 5, 2017, this Department notes that the subject site is adjacent to City owned lands identified as Meadowvale Trail (P-120). To support and protect the health of the abutting greenbelt, as per the Zoning By-law requirements, the greater of 5 metres or the required setback from proposed underground parking areas shall be maintained.</p> <p>Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p>

BCIMC Realty Corporation

File: OZ 17/010 W9

Agency / Comment Date	Comment
	Securities for hoarding, fencing, and clean up works for the adjacent Greenbelt lands will be required and secured through the review of the site plan application.
City Community Services Department – Culture Division/Public Art (September 15, 2017)	<p>The City of Mississauga strongly encourages the inclusion of public art in developments with greater than 10 000 m<sup>2</sup> (107,642 sq.ft) in gross floor area, with the exception of non-profit organizations and social housing. Public art helps create vibrant public spaces and streetscapes, making the city a place people want to live in, work in and visit. Public art refers to artwork which is permanent or temporary, in any medium, material, media or combination thereof that is planned and executed with the specific intention of being sited or staged in the public realm and accessible to the public, in general. Such works are created, or managed, by a professional artist, environmentally integrated or installed, and can be acquired by the City through purchase, commission, or donation.</p> <p>The applicant is encouraged to include public art near major pedestrian walkway connections and/or to make a cash contribution to the City's Public Art Reserve Fund for the inclusion of public art near the subject site. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p>
City Community Services Department – Fire and Emergency Services Division (November 8, 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 Transportation and Works Department (October 30, 2017)	<p>The applicant has been requested to provide additional technical details. Development matters currently under review and consideration by this department include:</p> <ul style="list-style-type: none"> <li>• Revisions to the Site Plan, Grading Plan, Servicing Plan, Sections Plan and Garage Floor Plans;</li> <li>• Revisions to the Noise Impact Study, Functional Servicing Report and Traffic Impact Study;</li> <li>• Provision of a detailed turning movement diagram;</li> <li>• Provision of a letter of reliance for the Phase I ESA.</li> </ul> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

BCIMC Realty Corporation

File: OZ 17/010 W9

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- Canada Post</li> <li>- Endbridge Gas</li> <li>- Rogers Cable</li> <li>- Enersource Hydro Mississauga</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- City Realty Services</li> <li>- French School Board</li> <li>- GTAA</li> <li>- Trillium Health</li> </ul>

**BCIMC Realty Corporation**

**File: OZ 17/10 W9**

**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>• Student Yield:                             <ul style="list-style-type: none"> <li>18 Kindergarten to Grade 6</li> <li>5 Grade 7 to Grade 8</li> <li>10 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation:                             <ul style="list-style-type: none"> <li>Settler's Green P.S.                                     <ul style="list-style-type: none"> <li>Enrolment: 470</li> <li>Capacity: 501</li> <li>Portables: 1</li> </ul> </li> <li>Edenwood Middle P.S.                                     <ul style="list-style-type: none"> <li>Enrolment: 482</li> <li>Capacity: 504</li> <li>Portables: 1</li> </ul> </li> <li>Meadowvale S.S.                                     <ul style="list-style-type: none"> <li>Enrolment: 1,152</li> <li>Capacity: 1,497</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education related capacity, not the Board related capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>• Student Yield:                             <ul style="list-style-type: none"> <li>4 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation:                             <ul style="list-style-type: none"> <li>St. Teresa of Avila                                     <ul style="list-style-type: none"> <li>Enrolment: 388</li> <li>Capacity: 527</li> <li>Portables: 0</li> </ul> </li> <li>Our Lady of Mount Carmel                                     <ul style="list-style-type: none"> <li>Enrolment: 1,551</li> <li>Capacity: 1,320</li> <li>Portables: 16</li> </ul> </li> </ul> </li> </ul>

## Recommendation Report Detailed Planning Analysis

### Owner: BCIMC Realty Corporation (Bristol Court)

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## 1. Community Comments

The issues below were raised at the February 5, 2018, Planning and Development Committee meeting and the November 21, 2017 Community Meeting held by Ward 9 Councillor Pat Saito.

### Comment

Will there be affordable housing units? Will any units be assisted housing under the Region of Peel?

### Response

The proposal is for market rental units.

### Comment

Is there a development proposal for the northeast corner of Glen Erin Drive and Battleford Road?

### Response

No applications have been received to date for that property. Other developments approved in the area include the addition of 93 townhomes at 6719 Glen Erin Drive and three apartment buildings (7, 9, 12 storeys in height) at 2700 Aquitaine Avenue.

### Comment

Concerns were raised with respect to the reduced parking rates being requested.

### Response

The parking utilization study reviewed by staff was found to be satisfactory and supports the reduced parking rates.

### Comment

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

### Response

Typically timelines are 12-18 months for official plan amendment and rezoning applications review and Council consideration. Construction would be approximately 18-20 months.

### Comment

Concerns were raised regarding the noise and dust during the construction period.

### Response

Construction plans would be in place to minimize dust and to define hours of operation.

### Comment

Schools in the area are utilizing portables and concern was expressed with the capacity of schools.

### Response

The applications were circulated to the school boards where they advised that there is sufficient capacity for the students that could be generated by this proposal.

**Comment**

Concern was raised that rental vacancies in the area are currently high and that the owners are pension plans that want rental units in their portfolios but do not provide a community benefit.

**Response**

If the application is approved, Section 37 community benefits will be requested, similar to other developments in the area. Although not completed, the developments at 6719 Glen Erin Drive will be providing improvements to an area park and 2700 Aquitaine Avenue will be providing funding for subsidized housing.

**Comment**

Residents expressed concerns with increased traffic in the area, as well as concern with current difficulty turning north.

**Response**

Comments received by Transportation and Works Department indicate that the level of service of the surrounding road network, including turning movements, will not be significantly impacted by the traffic generated by the development.

**Comment**

General concern was raised over the continued intensification of rental sites, in comparison to condominium sites which experience minimum changes.

**Response**

Intensification generally occurs on rental sites due to the fact that redeveloping a condominium requires approval by all owners, unless all the condominium units are owned by one owner and are rented.

**Comment**

General concern was raised with growth in the Meadowvale area.

**Response**

The *Provincial Policy Statement* and Growth Plan promotes opportunities for intensification, redevelopment and compact forms of development while ensuring appropriate levels of public health and safety. There are ongoing studies, specifically the Meadowvale Neighbourhood Character Study and Reimagining the Mall, which will make recommendations to direct growth in the Meadowvale area.

**Comment**

Concern with potential decrease in property values as a result of this development.

**Response**

The Meadowvale Neighbourhood Character Area is very diverse. Property values have continued to rise over time.

**Comment**

Rental units provide residents with an opportunity to downsize and remain in the area.

**Response**

Staff agree with this statement.

**Comment**

How many residents would the new development accommodate?

**Response**

The estimated population generated from the proposed 174 units would be approximately 381 persons.

**Comment**

Concern was raised with respect to the capacity of existing municipal infrastructure.

**Response**

The Region of Peel, upon review of the Functional Servicing Report and the Demand Use Table, confirm there is sufficient water and sewer capacity to support this development and other recently approved developments within the area.

## **2. Provincial Policy Statement, 2014 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2017**

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.

### **Summary of Applicable Policies**

The policy and regulatory documents that affect this application have been reviewed and summarized in the table below. In the sub-sections that follow, a preliminary assessment is provided regarding:

- consistency with the Provincial Policy Statement;
- conformity with the Growth Plan;
- conformity with the Region of Peel Official Plan; and
- identification of relevant Mississauga Official Plan policies.

The Provincial Policy Statement and the Growth Plan evaluations assess both MOP policies (to reaffirm their appropriateness) as well as the proposed development (to ensure it is supportive of the Provincial policy direction). An overview of the Region of Peel Official Plan has also been provided as the Region approved the City's official plan which is the primary instrument used to evaluate applications.

Finally, relevant Mississauga Official Plan policies have been identified that will inform the subsequent recommendation report.

Policy	Mississauga Official Plan (MOP) Policies	File OZ 17/010 W9
<i>Provincial Policy Statement (PPS)</i>	The existing policies of MOP are consistent with the PPS.	The proposed development is generally consistent with the PPS.
<i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i>	The existing policies of the MOP conform with the Growth Plan.	The proposed development is generally in conformity with the Growth Plan.
<i>Greenbelt Plan</i>	n/a	n/a
<i>Parkway Belt Plan</i>	n/a	n/a
<i>Region of Peel Official Plan</i>	The existing policies of MOP are consistent with the ROP.	The proposed application is exempt from Regional approval.
<i>Mississauga Official Plan</i>	The lands are located within the Meadowvale Neighbourhood Character Area and are designated <b>Residential High Density</b> which permits residential apartment dwellings. Neighbourhoods are not intended for significant intensification but new development should be sensitive to the Neighbourhood's existing and planned character. Residential intensification within Neighbourhoods will generally occur through the infilling and development of existing sites.	The applicant is proposing to add a <b>Residential – Special Site</b> to permit an apartment building with a maximum height of 15 storeys. This designation is consistent with the intent of the official plan as there is an existing 15 storey apartment building on the site and the proposed height of the new building (12 storeys) exceeds the four storey height limit.  This designation is consistent with the intent of the official plan and adequately addresses transitions, the City Structure hierarchy, as well as servicing and built form policies.
<i>Zoning By-law 225-2007</i>	The lands are currently zoned <b>RA4-1</b> (Apartments).	A rezoning is proposed from <b>RA4-1</b> (Apartments) to <b>RA4-Exception</b> (Apartments) to permit apartment buildings with a maximum height of 15 storeys and a floor space index (FSI) of 2.12.

### 3. Consistency with PPS

use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The *Provincial Policy Statement 2014 (PPS)* is issued under Section 3 of the *Planning Act* and all decisions affecting land

The following table has been prepared to demonstrate how MOP policies are consistent with the 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 17/010 W9 Consistency" column). Only key policies relevant to the application 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 with the PPS Analysis**

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>File OZ 17/010 W9 Consistency</b>
<p><b>1.0 Building Strong Healthy Communities</b></p> <p><b>General Statement of Intent:</b> 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.</p>	<p>The development of neighbourhoods in Mississauga through infilling supports the general intent of the PPS with respect to maintaining the character of existing neighbourhoods.</p>	<p>The applications propose a form of housing that is generally consistent with the policy of providing a mix of uses and housing choices.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) Densities and a mix of land uses which:</p> <ol style="list-style-type: none"> <li>1. efficiently use land and resources</li> <li>2. are appropriate for and efficiently use infrastructure and public service facilities</li> <li>3. minimize negative impacts to air quality and climate change and promote energy efficiency</li> <li>4. support active transportation</li> <li>5. are transit supportive</li> </ol> <p>b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3</p>	<p>The Meadowvale Neighbourhood Character Area is identified in the City's urban structure. Intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development.</p>	<p>The area contains a mix of apartments, townhomes and commercial uses. New rental apartment buildings would contribute to the range of housing types available to residents. The proposed built form is similar to and compatible with the existing neighbourhood.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where</p>	<p>The Meadowvale Neighbourhood Character Area is not an intensification</p>	<p>Although the Meadowvale Neighbourhood is not an intensification area, it is adjacent to the Meadowvale</p>

<p><b>Provincial Policy Statement (PPS)</b></p>	<p><b>Mississauga Official Plan Policies (MOP)</b></p>	<p><b>File OZ 17/010 W9 Consistency</b></p>
<p>it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.</p>	<p>area. MOP policy 5.3.5.1 states that 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>Community Node and the development proposal is consistent with the character of the existing neighbourhood area.</p> <p>Community Services Department notes that Plowman's Park (P-150) and Settler's Green (P-149), which are approximately 200 metres (656.16 ft.) from the proposed development, will provide parkland services to the future residents of this development. Plowman's Park includes a play site and soccer fields and Settler's Green contains a play site, tennis courts and soccer fields. Both of the parks include a network of walkways providing connection to Meadowvale Trail and Lake Aquitaine Trail. The Meadowvale Neighbourhood Character Area meets the parkland provision level of 1.2 ha (2.96 ac.) / 1000 people based on current populations and will also meet the provision level using anticipated 2041 populations.</p> <p>Review by the Region of Peel of the Functional Servicing Report and the Demand Use Table indicate that there is sufficient capacity for both water and sewer for this development, taking into consideration recently approved and proposed developments.</p>
<p>1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.</p>	<p>The built form policies of MOP (section 9) provide direction on appropriate standards to facilitate intensification with respect to transition, sun/shadow impacts, compact urban form and public realm. 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>The proposed development has been reviewed for consistency with the MOP built form transition and compatibility policies and has been found to be appropriate.</p>

<b>Provincial Policy Statement (PPS)</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>File OZ 17/010 W9 Consistency</b>
<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>Neighbourhoods are not intended to be the focus of intensification and should be regarded as stable residential areas where the existing character is to be preserved.</p>	<p>The applications propose rental apartment units that help to meet a range and mix of housing that is affordable.</p>
<p><b>4.0 Implementation and Interpretation</b></p>		
<p><b>General Statement of Intent:</b></p> <p>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 relevant policies of the <i>Provincial Policy Statement</i>.</p>	<p>The applications have been evaluated under MOP policies with respect to development limits and built form and found to be appropriate.</p>

#### 4. Conformity with Growth Plan

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 Growth Plan and MOP policies (i.e. "OZ 17/010 Conformity" column). Only key policies relevant to the application(s) 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 application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.



**Conformity with the Growth Plan Analysis**

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>File OZ 17/010 W9 Conformity</b>
<p><b>1.1 The Greater Golden Horseshoe</b></p> <p><b>General Statement of Intent:</b> 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.</p>	<p>People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. They not only want to raise their families in the community, but they also want to spend their senior years in communities that offer appealing amenities and healthy urban lifestyle options (section 4.3).</p>	<p>The proposed development would contribute to the neighbourhood fabric by infilling on an existing residential site. Although it is located in a Neighbourhood, it is adjacent to a Community Node and provides a compatible built form and scale to the existing neighbourhood area.</p>
<p><b>1.2 The Growth Plan for the Greater Golden Horseshoe</b></p> <p><b>General Statement of Intent:</b> 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.</p>	<p>The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP section 4).  The City is planning for a strong economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure improvements (MOP section 4.5).</p>	<p>The development proposal provides residents with a housing type that is more affordable than lower density forms. The site is located adjacent to the Meadowvale Community Node which is well served by public transit and is close to community and commercial amenities.</p>
<p><b>1.2.1 Guiding Principles</b></p> <p><b>General Statement of Intent for this Section:</b> The policies of this Plan are based on the following principles: a. Complete communities b. Prioritize intensification c. Provide flexibility to capitalize on new</p>	<p>Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p>	<p>The proposed development represents intensification that adds to the range and mix of housing options. The proposal is compatible with the character of the Meadowvale Neighbourhood Character Area and the urban design policies of MOP.</p>



<p><b>Growth Plan for the Greater Golden Horseshoe</b></p> <ul style="list-style-type: none"> <li>d. Support a range and mix of housing options</li> <li>e. Integrate land use planning and investment in infrastructure</li> <li>f. Provide different approaches to manage growth that recognize diversity of communities</li> <li>g. Protect natural heritage, hydrologic, landforms</li> <li>h. Conserve and promote cultural heritage</li> <li>i. Integrate climate change considerations</li> </ul>	<p><b>Mississauga Official Plan Policies (MOP)</b></p> <p>Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood (Chapter 5).</p>	<p><b>File OZ 17/010 W9 Conformity</b></p>
<p>1.2.2 Legislative Authority</p>		
<p><b>General Statement of Intent:</b> All decisions made on or after July 1, 2017 will conform with this Plan.</p>	<p>Neighbourhoods are not appropriate areas for significant intensification, however, they will not remain static and redevelopment should be sensitive to the existing neighbourhood's character.</p>	<p>As the decision on the application will occur after July 1, 2017, the application must conform to the Growth Plan 2017.</p> <p>The proposed development represents intensification that adds to the range and mix of housing options. The proposal is compatible with the character of the Meadowvale Neighbourhood Character Area and the urban design policies of MOP.</p>
<p>1.2.3 How to Read this Plan</p>		
<p><b>General Statement of Intent for this Section:</b> Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan.</p>	<p>MOP has been reviewed in respect to the Growth Plan and other applicable Provincial planning documents.</p>	<p>The applications have been reviewed with respect to the Growth Plan and in the context of other planning documents.</p>
<p><b>2. Where and How to Grow</b></p>		
<p><b>2.1 Context</b></p>		
<p><b>General Statement of Intent:</b> 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.</p>	<p>Complete communities should meet the day-to-day needs of people throughout all stages of their life. Intensification may be considered where the proposed development is compatible in built form, density and scale to the surrounding neighbourhood (Chapter 5).</p>	<p>The applications propose an infill development with a form of housing that is compatible with the existing neighbourhood.</p>

<p><b>Growth Plan for the Greater Golden Horseshoe</b> <b>2.2 Policies For Where and How To Grow</b> <b>2.2.1 Managing Growth</b></p>	<p><b>Mississauga Official Plan Policies (MOP)</b></p>	<p><b>File OZ 17/010 W9 Conformity</b></p>
<p><b>General Statement of Intent for this Section:</b> Growth will be primarily directed to appropriate locations that support complete communities and infrastructure, as directed by the upper tier municipality.</p>	<p>Neighbourhoods are non-intensification areas which will have lower densities and lower building heights. Neighbourhoods are stable areas where limited growth is anticipated (Chapter 9).  Mississauga will provide a wide assortment of housing choices, employment opportunities and numerous commercial, social and institutional venues allowing its inhabitants to experience the benefits of city living (Chapter 7).</p>	<p>The development proposal has a similar density and compatible housing form as the surrounding neighbourhood. The applications generally seek to intensify in an appropriate location.</p>
<p><b>Relevant Policies:</b></p> <ul style="list-style-type: none"> <li>a. Growth should be primarily directed to settlement areas that:                             <ul style="list-style-type: none"> <li>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)</li> <li>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), that is generally away from hazardous lands (2.2.1.2. e)</li> </ul> </li> <li>b. Integrated planning to manage forecasted growth will:                             <ul style="list-style-type: none"> <li>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)</li> <li>ii. Provide direction for an urban form that</li> </ul> </li> </ul>	<p>The Meadowvale Neighbourhood Character Area is an existing stable neighbourhood, which is suitable for infill development given its existing and planned character.  Neighbourhoods will provide for an assortment of house types to meet the needs of a complete community.</p>	<p>The applications have been evaluated against the applicable official plan policies and found to be appropriate.</p>

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>File OZ 17/010 W9 Conformity</b>
<p>will optimize infrastructure (2.2.1.3.c)</p> <p>iii. Support the environment (2.2.1.3.d)</p> <p>iv. Be implemented through a municipal comprehensive review (2.2.1.3.e)</p> <p>c. The Growth Plan will support the achievement of complete communities that</p> <ul style="list-style-type: none"> <li>i. Features a diverse mix of land uses</li> <li>ii. Improves social equity</li> <li>iii. Provides mix of housing options</li> <li>iv. Expands convenient access to transportation, public service facilities, open space, healthy food options</li> <li>v. Ensures high quality compact built form, attractive public realm, including open spaces, through site design and urban design</li> <li>vi. Mitigates climate change</li> <li>vii. Integrates green infrastructure</li> </ul>		
<b>2.2.2 Delineated Built-up Areas</b>		
<p><b>Statement of Intent:</b></p> <p>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>MOP provides the framework for the City to achieve a sustainable urban form which includes intensification and non-intensification areas.</p> <p>Neighbourhoods are physically stable and new development should be sensitive to the existing and planned character of the neighbourhood.</p> <p>Development should be compatible with built form and scale.</p>	<p>The applications represent an infill development on an existing residential high density site. The proposed built form and site layout has been evaluated against the MOP policies and determined to be appropriate.</p>
<b>2.2.6 Housing</b>		
<p><b>General Statement of Intent:</b></p> <p>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</p>	<p>Mississauga Council has recently approved a citywide affordable housing strategy that is currently being implemented. The strategy can be</p>	<p>The proposal adds rental apartment dwelling. The applications have been evaluated against the policies of MOP and are deemed to comply.</p>

<b>Growth Plan for the Greater Golden Horseshoe</b>	<b>Mississauga Official Plan Policies (MOP)</b>	<b>File OZ 17/010 W9 Conformity</b>
<p>can be used.</p>	<p>accessed at: <a href="http://www7.mississauga.ca/documents/jpb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf">http://www7.mississauga.ca/documents/jpb/planreports/2017/Affordable_Housing_Strategy_Appendix1&amp;2-Web.pdf</a></p>	
<p>Relevant Policies: 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>	<p>The Region of Peel and the City of Mississauga are working together to address housing issues.  A diverse range of housing options is encouraged by MOP (section 7.2.2).</p>	<p>The proposal adds rental apartment dwellings to the housing mix for the neighbourhood. The applications comply with MOP by providing a choice of housing options.</p>
<p><b>3.2.2 Transportation - General</b> 1. The transportation system within the GGH will be planned and managed to: a. provide connectivity among transportation modes for moving people and for moving goods; b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation; c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles; d. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services; e. accommodate agricultural vehicles and equipment, as appropriate; and provide for the safety of system users.</p>	<p>MOP contains policies that encourage the development of a multi-modal transportation system that includes all modes of travel.</p>	<p>The applicant has submitted a Traffic Impact Study in support of the proposed development. The site is also within easy walking distance to the Meadowvale Transit Hub and Community Centre.</p>
<p><b>5 Implementation</b></p>		
<p><b>Statement of Intent:</b> Comprehensive municipal implementation is required to implement the Growth Plan. Where a municipality must decide on planning matters</p>	<p>MOP must conform with a hierarchy of policy and legislation at the federal, provincial, regional and municipal levels. In particular, provincial policy</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>

<p><b>Growth Plan for the Greater Golden Horseshoe</b></p> <p>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><b>Mississauga Official Plan Policies (MOP)</b></p> <p>initiatives provide strong direction for the growth management and development strategies (MOP Policy Section 2.0).</p>	<p><b>File OZ 17/010 W9 Conformity</b></p>
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## 5. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives and General Policies in Section 5 direct development and redevelopment to the Urban System in order to achieve complete communities that represent a more efficient use of land that is compact in built form and contributes to a mix of uses.

Section 2.2.3.3.7 of the Region of Peel Official Plan states: the Region will support the development of area municipal official plan policies including, but not limited to, setbacks for residential developments, transportation corridors and the separation of sensitive land uses from both planned and existing sources of harmful emissions.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and

design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that if growth is to occur in Neighbourhood Character Areas, development should contain appropriate transition in built form, design and land use.

Chapter 7 of MOP (Complete Communities) contains policies that encourage the introduction of mixed use development to contribute to creating compact communities and providing services to neighbourhood residents.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan. This application is exempt from Regional approval.

## 6. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Meadowvale Neighbourhood Character Area to permit an increase in height from four storeys to 15 storeys and to increase the FSI to 2.12. This will permit a 12 storey apartment building and recognize the height of the existing 15 storey 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 criteria against this proposed development application.

### Directing Growth

The subject site is located in the Meadowvale Neighbourhood Character Area and is designated Residential High Density which permits apartment uses with a maximum FSI range between 0.5 to 1.0 and a maximum height of four storeys. There is currently a 15 storey, 113 unit rental apartment building located on the eastern portion of the property with surface parking and an amenity area on the western portion. Although the proposed FSI of 2.12 is higher than the range in the context of the larger area, the increase is acceptable.

The subject lands were originally part of a larger parcel which also included the lands to the south which were developed for townhomes. When the Meadowvale plan was adopted in 1970, the entire property was assigned 98.8 units per hectare (40 upa). Based on unit sizes of 92.9 m<sup>2</sup> to 111.48 m<sup>2</sup> (1,000 to 1,200 sq.ft.), the comparable FSI would be 1.0 – 1.3. At a density of 98.8 units per hectare (40 upa) both sites could accommodate a total of approximately 248 units.

There are 43 townhouses and 113 existing apartment units. With the additional proposed 174 apartment units there would be a total of 330 units, a 33% increase since 1970. The new density and proposed FSI for both the northern and southern sites together would be 132 units per hectare (53.4 upa) and 1.3 respectively.

Based on the 2016 census, the existing population of this character area is 36,865 with a median age of 41 (compared to the City's median age of 40). 70% of the neighbourhood

population are of working age (15 to 64 years of age), 17% children (0-14 years) and 13% seniors (65 years and over). By 2031 and 2041, the population for this character area is forecasted to be 38,800 and 39,100 respectively. The average household size is three persons with 41 % of people living in detached homes. The mix of housing tenure for the node is 10,080 units (80%) owned and 2,580 units (20%) rented with a vacancy rate of approximately 0.7%\*. In addition, the number of jobs within this Character Area is 1,180. Total employment combined with the population results in a persons plus jobs (PPJ) for the Meadowvale Neighbourhood of 50 persons plus job per ha.

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

Although, the polices in Section 5.3.5 of MOP state that neighbourhoods are not appropriate areas for significant intensification, it further states that intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development. This proposal is for 174 units, housing an additional 381 persons. Although the site is located outside the node, the scale and size of the development on an under-utilized High Density designated site is in keeping with those policies. Despite the addition of the proposed building, the FSI remains consistent with that that exists for the original parcel which included the 15 storey apartment and townhouse development. The FSI range of 0.5 to 1.0 reflects the existing

building and makes no provision for future intensification. The overall goals and objectives of the Official Plan, including the Residential High Density sites are not adversely impacted or destabilized as a result of the increase in FSI of this site.

However, it should be noted that this character area is not intended for significant growth outside the node and therefore the evaluation for this site should not be viewed as a new standard for the character area. Any further applications are to be evaluated on their own merits after a detailed review of the goals, objectives and policies of the Official Plan.

#### *Compatibility with the Neighbourhood*

The proposed building would be located on the western portion of the subject property. The proposal includes varying heights of 7, 9, 12 storeys with a two storey component attached to the existing 15 storey apartment building. A City trail is located west of the site. The Sun Shadow Study that the applicant provided demonstrates that they are no unacceptable shadow impacts on the adjacent Greenlands.

Lands to the north of the site are occupied by a 12 storey apartment building, three storey townhomes and the Meadowvale Town Centre Mall. Lands at the north east corner of the Battleford Road and Glen Erin Drive have a seven storey apartment building while lands on the south east corner have a ten storey apartment building.

Lands to the south of the property are designated Residential Medium Density and are occupied by three storey townhomes.



The proposed building is positioned along the Battleford Road frontage. The setback between the proposed building and the existing townhomes is in excess of 20 metres (65.5 ft.) and the setback to the proposed tower portion and the existing townhomes is in excess of 30 metres (98.4 ft.).

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Meadowvale Neighbourhood Character Area and is located across the road from the Meadowvale Community Node. A range of uses are permitted in the neighbourhood, including residential and commercial. The surrounding lands in the Battleford Road and Glen Erin Drive area are designated **Residential High** and **Medium Density** and **Mixed Use** which permits apartments, townhomes and commercial uses. A number of residential apartment buildings are located in the immediate vicinity that range in height from seven to 18 storeys. The proposed development would be compatible with the surrounding land uses and built form of the character of the area.

#### *Services and Infrastructure*

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

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

The sites are currently serviced by the following MiWay Transit routes:

- Number 13 on Glen Erin Drive, which has direct access to the Meadowvale Community Centre and Library
- Transit Hub at Meadowvale Town Centre is located directly across from the site.

There is also a transit stop at the corner of Glen Erin Drive and Battleford Road on the east side of the subject site.

The Meadowvale Town Centre is located on the opposite side of Battleford Road and contains commercial uses including banks, grocery store, Canadian Tire, Shoppers Drug Mart and several restaurants.

Adjacent to the subject property is a trail which connects to Settler's Glen Park to the south and to Lake Aquitaine Park to the north.

A review in 2015 of the cumulative effects of development in the Meadowvale area was completed as a reference document in support of a previous rezoning application for 6719 Glen Erin Drive (OZ 14/02 W9). The review is referred to as Meadowvale Capacity Study which was included as an appendix of the recommendation report. The review included almost all of the development sites outside of the Meadowvale Community Node that were rental properties and/or contained townhouses which are traditionally more likely to redevelop. The study assumed a redevelopment FSI density of 1.43 on



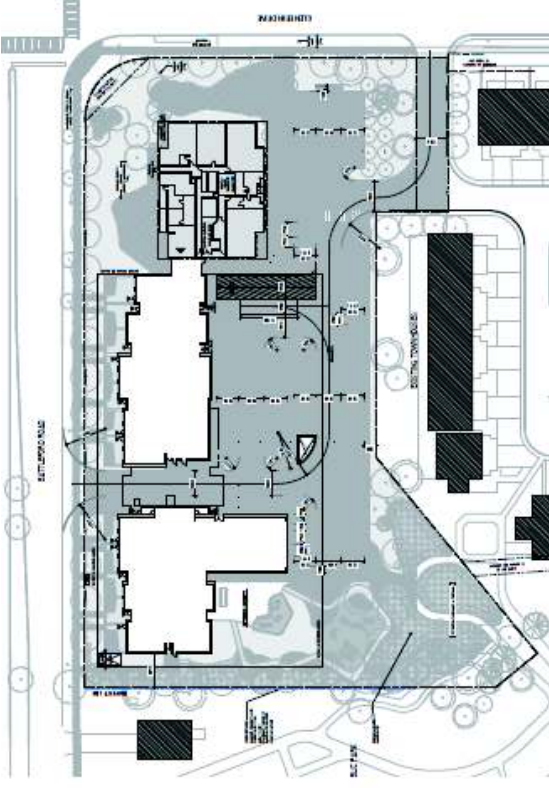
each property, as that was the proposed density for the application at 6719 Glen Erin Drive. Comments from the Region of Peel, the City's Community Services and Transportation & Works Department confirmed there would be sufficient capacity even if all the sites redeveloped at that level. The study did not test alternative development scenarios to determine a formal cap for development, although some sites have expressed an interest to redevelopment, many have not.

The Region of Peel and City's Community Services and Transportation and Works Department have reviewed the development proposal at 6550 Glen Erin Drive and have concluded that traffic operations, parkland and servicing requirements for this site can be accommodated.

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.

## 7. Revised Site Plan and Elevations

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



Site Plan



Rendering (view of northeast corner from Battleford Road)

## 8. Zoning

The proposed **RA4-Exception** (Apartments) is appropriate to accommodate the proposed 174 dwelling unit apartment building with an FSI of 2.12.

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

### Proposed Zoning Regulations

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
Maximum Floor Space Index (FSI)	1.0	2.12
Maximum Height	18 storeys and 56 metres (183.7 ft.)	15 storeys and 47 metres (154.2 ft.)
Minimum Exterior Side Yard	10.5 metres (34.5 ft.)	7.5 m (25.0 ft.)
Minimum Interior Side Yard	9 metres (29.5 ft.)	20 metres (65.6 ft.)
Minimum Rear Yard	15 metres (49.2 ft.)	8.0 metres (26.2 ft.)
Maximum projection of a balcony location above the <b>first storey</b> measured from the outermost face or faces of the building from which the balcony projects	1.0 metres (3.3 ft.)	2.0 metres (6.6 ft.)

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 metres (25.7 ft.)	5.0 metres (16.4 ft.)
Minimum depth of a <b>landscaped buffer</b> abutting the rear property line within 20.0 metres (65.5 ft.) of the <b>exterior side lot line</b>	4.5 metres (14.7 ft.)	3.5 metres (11.5 ft.)
Minimum depth of a <b>landscaped buffer</b> abutting lands with a Residential Zone with the exception of an <b>Apartment Zone</b>	4.5 metres (14.7 ft.)	3.0 metres (9.8 ft.)
Minimum number of <b>resident parking spaces</b> for one and two bedroom apartment dwelling units	1.18	1.02
Minimum number of <b>resident parking spaces</b> for three bedroom apartment	1.50	1.30

Zone Regulations	RA4 Zone Regulations	Proposed RA4-Exception Zone Regulations
dwelling units		
Minimum number of visitor parking spaces per apartment dwelling unit	0.20	0.15

## 10. Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. A site plan application was submitted for the proposed development on ePlans on April 24, 2018 and is currently being reviewed by staff.

## 11. Green Development Initiatives

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

### 9. Bonus Zoning

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

The subject lands are currently zoned **RA4-1** (Apartments) which permits an apartment building. The **RA4-1** zone allows a maximum FSI range between 0.5 and 1.0. The applicant is seeking to permit a 12 storey apartment building containing 174 units with a two storey component that links the new building with the existing 15 storey apartment building with an overall maximum FSI of 2.12. As the project's FSI is greater than 1.0, it meets the minimum threshold for a Section 37 contribution.

- Low impact design and stormwater retention
- Native and drought tolerant species for landscaping materials
- Indoor bicycle storage
- Electric vehicle charging stations
- Bird friendly glazing for the first 33-40 metres above grade
- Double-glazed, low glazing in thermally broken frames
- Exterior lighting will be shield to reduce up-lighting, glare and light trespass where feasible
- Ground-level intake/exhaust grilles will have a porosity of 2 cm x 2 cm
- High efficient HVAC including condensing boilers, chillers, variable-speed pumps and fans
- Heat recovery ventilation
- LED fixtures and Energy Star appliances and Low flow indoor fixtures
- Conductivity means to reduce cooling tower water

- Low VOC material were feasible
- Selection of local and low environmental impact materials will be selected
- Construction waste will be diverted from landfill as feasible

## 12. Conclusions

In conclusion, City staff has evaluated the application to permit a 12 storey residential apartment building with 174 apartment dwelling units and a maximum overall FSI of 2.12 against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposal is consistent with the PPS, Growth Plan and MOP as the site is designated Residential high Density allowing for intensification of residential uses on under-utilized sites. The site is located directly across the road from the Meadowvale Community Node. Battleford Road and Glen Erin Drive are both identified as major collector roads. In addition, the Meadowvale Town Centre shopping centre, Meadowvale Town Centre Bus Terminal and Meadowvale Community Centre is within easy walking distance. The development proposal is consistent with the immediately surrounding neighbourhood area which includes a mixture of medium and high density residential uses, including an existing ten storey apartment building east of the subject site.

There are a number of sites within neighbourhood areas of the City which have seen or are seeing intensification applications

similar to the one proposed at 6550 Glen Erin Drive. The heights and densities of these High Density sites range from 8 - 20 storeys with FSI ranges between 1.0 and 3.4. These applications were reviewed to ensure the character of the existing neighbourhood would be maintained and that appropriate transitions to neighbouring properties have been provided.

The proposed development will form a consistent street frontage along Battleford Road. The proposed building has been situated along Battleford Road and maintains a setback of 20 m (65.6 ft.) to the property line from the existing townhomes to the south to ensure an appropriate transition is maintained. City and Region staff have concluded that sufficient servicing is available, the parkland system can accommodate the proposal and the road network can adequately handle the anticipated increase in traffic.

As the applicants have addressed the relevant provincial and city policies and the technical requirements of the City, staff recommends approval of the amendments subject to the conditions contained in the staff report dated May 31, 2019.