



# MISSISSAUGA

## DECLARATION

Section 17 of the Planning Act

**Applicant:** Blackrock Aquitaine Limited

**Municipality:** City of Mississauga

**Our File:** OPA 35

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on June 21, 2017 when By-law Number 0106-2017 was enacted and that notice as required by Section 17 of the Planning Act was given on June 29, 2017.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 19th day of July, 2017.

Commissioner of Oaths

Declarant

Brian Alex Bonner, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires March 10, 2019.



MISSISSAUGA

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

DATE OF NOTICE	June 29, 2017	
OPA NUMBER	OPA 35 (By-law 0106-2017)	
ZONING BY-LAW NUMBER	0107-2017	
DATE PASSED BY COUNCIL	June 21, 2017	
LAST DATE TO FILE APPEAL	July 18, 2017	
FILE NUMBER	OZ 14/002	Ward 9
APPLICANT	Blackrock Aquitaine Limited	
PROPERTY LOCATION	Northeast corner of Glen Erin Drive and Aquitaine Avenue in the City of Mississauga	

TAKE NOTICE that on June 21, 2017 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 or 21 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to change the land use designation of the subject lands from Residential High Density to Residential High Density – Special Site to allow a floor space index higher than what is permitted in the existing designation. The purpose of the Zoning By-law is to amend the zoning of the property outlined on the attached Schedule "A" from "RA4-1" (Apartment Dwellings – Exception) to "RA4-45" (Apartment Dwellings – Exception).

A key map showing the location of the lands to which it applies is attached.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 35 is in full force and effect.

IF YOU WISH TO APPEAL to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) An appeal must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **July 18, 2017**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, 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 \$150.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

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 **Michael Hynes of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5525**, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Diana Rusnov, Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 5421

**Amendment No. 35**

**to**

**Mississauga Official Plan**

By-law No. 0106 - 2017

A by-law to Adopt Mississauga Official Plan Amendment No. 35

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*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 ("MMAH") authorized the Regional Municipality of Peel (the "Region") 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 of Peel has advised that, with regard to Amendment No. 35 in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;


AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding changes to the Meadowvale Neighbourhood Character Area to permit a floor space index of 1.4 to facilitate an infill project;

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

1. The document attached hereto, constituting Amendment No. 35 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 21<sup>ST</sup> day of JUNE, 2017.

Signed   
**ACTING** MAYOR

Signed   
CLERK

**Amendment No. 35**  
**to**  
**Mississauga Official Plan**

The following text constitutes Amendment No. 35.

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 August 18, 2015, pertaining to this Amendment.

## PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential High Density to Residential High Density - Special Site to allow a floor space index higher than what is permitted in the existing designation.

## LOCATION

The lands affected by this Amendment are located at the northeast corner of Glen Erin Drive and Aquitaine Avenue. 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 those policies and land use designations which have been appealed to the Ontario Municipal Board.

The subject property is designated Residential High Density which permits apartment dwellings. The proposal for the site is to add 83 condominium townhouses and horizontal multiple dwellings, with an internal courtyard and driveway and an underground parking garage. The existing 13 storey apartment and two storey parking structure will be retained.

The residential policies of Mississauga Official Plan permit apartment dwellings within the Residential High Density designation. Development on existing apartment sites that are designated Residential High Density is restricted to uses permitted in the Residential Medium Density designation.

The Meadowvale Neighbourhood Character Area policies identify a density range on the subject site of 0.5 to 1.0 times the lot area. This Amendment is required to increase the permitted **floor space index (FSI)** to 1.4 on the subject site.

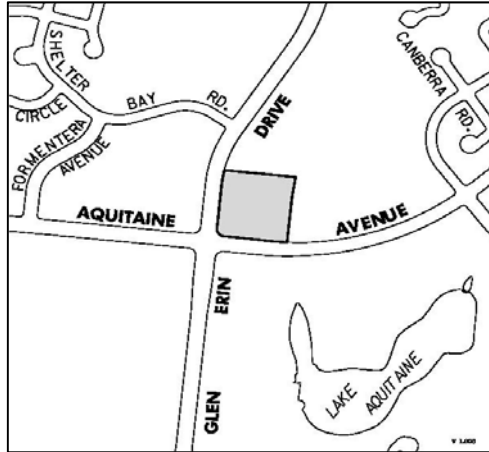
The Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The site is designated and zoned for residential purposes. The proposed development would result in an improvement to, and revitalization of, the residential neighbourhood.
2. The site is underutilized, therefore increased density will make efficient use of existing infrastructure and is supported by policies encouraging residential intensification at the Provincial, Regional and City levels; and,
3. The proposed townhouses and horizontal multiple dwellings are compatible with the medium density areas to the north and east and provide an appropriate transition.

## DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Map 16-16: Meadowvale Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 2.
2. Section 16.16.3, Meadowvale Neighbourhood Special Site Policies, of Mississauga Official Plan, is hereby amended by adding the following:

### 16.16.3.2 Site 2



16.16.3.2.1 The lands identified as Special Site 2 are located at the northeast corner of Glen Erin Drive and Aquitaine Avenue.

16.16.3.2.2 Notwithstanding the policies of this Plan, a maximum **floor space index (FSI)** of 1.4 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 dated March 13, 2017.

## 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 2, 2015 in connection with this proposed Amendment.

A number of area residents were in attendance and raised issues concerning maintenance of the existing building and traffic impact on abutting streets that have been addressed in the Planning and Building Department Report dated August 18, 2015 attached to this Amendment as Appendix II.



City of Mississauga  
**Corporate Report**



<p>Date: 2015/08/18</p>	<p>Originator's fles:  OZ 14/002 W9</p>
<p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date:  2015/09/08</p>

## Subject

Applications to permit 83 condominium townhouse and stacked townhouse dwellings in addition to the existing 13 storey rental apartment building.

6719 Glen Erin Drive

Northeast corner of Glen Erin Drive and Aquitaine Avenue

Blackrock Aquitaine Limited

Recommendation Report Ward 9

## Recommendation

That the Report dated August 18, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/002 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from Residential High Density to Residential High Density – Special Site to permit townhouse and stacked townhouse dwellings in addition to the existing apartment building and a maximum FSI of 1.4 be approved.
3. That the application to change the Zoning from **RA4-1 (Apartment Dwellings)** to **RA5-Exception (Apartment Dwellings)** to permit 83 condominium townhouse and stacked townhouse dwellings in addition to the existing 13 storey rental apartment building and a maximum FSI of 1.4 be approved.
4. That the Official Plan and Zoning By-law Amendments be subject to satisfying all the requirements of the City and any other official agency concerned with the development.
5. In the event these applications are approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act*

and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

6. 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.

## Report Highlights

- Since the Public Meeting revisions have been made to the development including the reduction of units, built form particularly along Glen Erin Drive, landscaping and internal site improvements;
- Staff are satisfied with the revisions and recommend approval of the development.

## Background

A public meeting was held by the Planning and Development Committee on February 2, 2015, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0005-2015 which was adopted by Council and is attached as Appendix 2.

The revised site plan (Appendix 3) and elevation plans (Appendix 4) are attached.

## Comments

See Appendix 1 - Information Report prepared by the Planning and Building Department.

### REVISED DEVELOPMENT PROPOSAL

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

- The number of units was reduced from 93 to 83
- The density has been reduced from 151 units per hectare to 145 units per hectare (61 units per acre to 59 units acre)
- The FSI has been reduced from 1.45 to 1.4
- Increasing the setback for townhouse dwelling units along Glen Erin Drive to allow additional outdoor amenity area
- Redesign of townhouse dwelling units along Glen Erin Drive in an "L" shaped design to allow for additional light and amenity area
- Central courtyard is now a green area instead of asphalt pavers
- The setback to the greenbelt zone increased from 2.5 metres to 4.0 metres (8.2 ft. to 13.1 ft.)

### COMMUNITY ISSUES

Issues were identified by residents through written correspondence to the City and through verbal comments made at both the February 2, 2015 public meeting, and the September 18, 2014 community meeting held by Ward Councillor Pat Saito. The following is a summary of issues raised by the community:

#### Comment

Concerns were raised regarding the amount of traffic, on-street parking and road safety in the area.

**Response**

An additional 83 townhouses is not expected to create a significant impact on the current traffic pattern in the area. On-street parking is currently permitted for 15 hours on Glen Erin Drive for all residents; however, residents may petition Council to add additional time to the on-street parking. With respect to safety, the existing driveway location has been reviewed and is considered to be operating in a satisfactory manner.

**Comment**

Concerns were raised regarding the maintenance of the existing apartment building.

**Response**

The existing apartment building is required to meet building code and property standards requirements. Staff have met with the owner regarding improvements to the existing apartment building and will be implemented through site plan control. The proposal also seeks to improve the outdoor spaces of the existing apartment site through landscaping and additional plantings.

**Comment**

Concern was raised regarding the proposed location of the townhouses along the Greenbelt zone and the proximity of the proposed buildings to the park.

**Response**

The applicant has provided a 4.0 metre (13.1 ft.) buffer (setback) from the proposed stacked townhouses to the greenbelt zone which is consistent with other buildings in the area.

**Comment**

Ward 9 Councillor Saito requested that the City undertake a capacity review to address servicing impacts from future development applications in and around the Meadowvale Community Node including the potential impact on existing community centres, traffic on abutting streets and infrastructure.

**Response**

The capacity review is ongoing. Preliminary findings have determined that there is sufficient capacity available for this project to proceed.

**UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

Updated comments from City Departments and Agencies are contained in Appendix 5.

## PLANNING COMMENTS

### Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The Provincial Policy Statement (PPS), contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. The PPS gives direction for supporting healthy active communities, strong economies and the responsible management of resources in a clean and healthy environment. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan. The subject property is currently designated for High Density Residential development in the Mississauga Official Plan and the heights and form of the proposed townhouses are considered to be an appropriate form of intensification on the site. The proposed development adequately takes into account the existing context and provides an appropriate transition of built form to adjacent areas. The application conforms to the PPS and Growth Plan.

### Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Meadowvale Neighbourhood Character Area. The following amendments to the Mississauga Official Plan are required to redesignate the lands from **Residential High Density to Residential High Density – Special Site** to permit:

- Townhouses and stacked townhouses
- FSI of 1.4

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. The proposal is consistent with the overall intent, goals and objectives of Mississauga Official Plan. The proposal will not adversely impact or destabilize the development or functioning of neighbouring residential lands as multiple unit housing in the form of townhouses already surround the site on the west and north sides.

Adequate infrastructure including access to public transit is available to service this site and the applicant has provided additional planning rationale to justify the change in designation.

#### Zoning

The proposed **RA5-Exception (Apartment Dwellings)** zone is appropriate to accommodate the 83 condominium townhouse and stacked townhouse dwellings. Appendix 6 contains the general site specific zoning provisions for the development. An exception schedule containing more detailed illustrated provisions may be provided with the implementing Zoning By-law.

#### 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.

Should these applications be approved by Council, staff will report back to Council with a Section 37 report outlining the recommended community benefits as a condition of approval.

#### Site Plan

Prior to development occurring on the lands the applicant will be required to obtain Site Plan approval. A site plan application has not been submitted for the proposed development to date.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters related to architectural elements, site improvements, tree preservation and landscaping.

### 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 commenting agency review must be met.

### Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the request by the applicant is to in keeping with the original submission it is recommended that no further public notice be required.

The proposed Official Plan Amendment and Rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to add condominium townhouse/stacked townhouse dwellings to the site is compatible with the surrounding land uses as it provides for a completion of the built form along Glen Erin Drive.

2. The proposed Residential High Density – Special Site Official Plan designation and RA5-Exception (Apartment Dwellings) zoning standards are appropriate to accommodate the requested uses.

## Attachments

- Appendix 1: Information Report
- Appendix 2: Recommendation PDC
- Appendix 3: Site Plan
- Appendix 4: Elevations
- Appendix 5: Agency Comments
- Appendix 6: Zoning Standards



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Edward R. Sajecki,  
Commissioner of Planning and Building

Prepared by: Michael Hynes



# Corporate Report

Clerk's Files

 Originator's  
Files OZ 14/002 W9

(P)(1)(C) FEB 02, 2015

**DATE:** January 13, 2015

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 2, 2015

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** Information Report  
Official Plan Amendment and Rezoning Applications  
To permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building  
6719 Glen Erin Drive  
Northeast corner of Glen Erin Drive and Aquitaine Avenue  
Owner: Blackrock Aquitaine Limited  
Applicant: Dentons Canada LLP  
Bill 51

Public Meeting Ward 9

**RECOMMENDATION:** That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "RA4-1" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings) to permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building under File OZ 14/002 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive, be received for information.

**REPORT**

**HIGHLIGHTS:**

- The project is to build 41 condominium townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building.
- Community concerns to date include replacing the existing berm along Glen Erin Drive with townhouse units; the size and number of townhouse units; the ability of neighbourhood schools and community facilities to serve new residents; proposed setbacks to existing residential buildings; on-site parking for the proposed townhouses and increased traffic on area streets.
- Prior to the Recommendation Report, matters to be addressed include appropriateness of the proposed development; compatibility with the existing parking garage; increased traffic; amount of on-site resident and visitor parking spaces; tree preservation; stormwater management; privacy and the reduction of outdoor and indoor amenity space; and proposed setbacks.

**BACKGROUND:**

The applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

The project is to build 41 condominium townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Received: June 4, 2014 Deemed complete: June 4, 2014
Existing Gross Floor Area:	16 305 m <sup>2</sup> (175,511 sq. ft.)
Height:	41 townhouses - three storeys 52 stacked townhouses – four storeys
Lot Coverage:	38.8%



Development Proposal			
Floor Space Index:	1.45		
Landscaped Area:	44%		
Net Density:	151 units/ha 61 units/acre		
Gross Floor Area:	26 066 m <sup>2</sup> (280,581 sq. ft.)		
Number of units proposed:	41 townhouse dwellings <ul style="list-style-type: none"> <li>• 21 - 2 bedroom units</li> <li>• 20 - 3 bedroom units</li> </ul> 52 stacked townhouse dwellings <ul style="list-style-type: none"> <li>• 52 - 2 bedroom units</li> </ul>		
Anticipated Population:	288* *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.		
Existing Parking:	230 spaces for residents 36 spaces for visitors 1 accessible space		
Parking		Required	Proposed
Apartments	resident spaces	230	140
	visitor spaces	36	36
	accessible spaces	1	0
Townhouses	resident spaces	186	140
	visitor spaces	23	23
Total	resident spaces	416	280
	visitor spaces	59	59
	accessible space	1	1

<b>Development Proposal</b>	
Supporting Documents:	Building Elevations Landscape Plan Grading and Servicing Plans Construction Management Plan Planning Rationale Report Arborist Report Acoustics and Vibration Study Shadow Study Traffic Impact Study Functional Servicing and Stormwater Management Implementation Report Green Development Standards Easement Documents

<b>Site Characteristics</b>	
Frontage:	134.32 m (440.68 ft.)
Depth:	134.25 m (440.45 ft.)
Existing Use:	One 13 storey rental apartment building with a total of 267 parking spaces. The subject property has an existing FSI of 1.0 and a density of 99 units per hectare (40.1 units per acre)

Additional information is provided in Appendices I-1 to I-13.

### **Green Development Initiatives**

The applicant has identified the following green development initiatives that will be included into the development: internal pedestrian walkways; bicycle racks throughout the complex; turning an asphalt parking lot into a recreational area including children's playground, benches and landscaping.

### **Neighbourhood Context**

The property is located within the Meadowvale community, a mature, stable, mixed use community. The Meadowvale Town Centre, located to the west of the subject property provides a range of services for the community. The housing stock in the area is

varied and includes detached, semi-detached, townhouse, three storey apartments and high rise apartment buildings. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: 2 storey townhouses  
East: Lake Aquitaine Trail  
South: 9 storey residential rental apartment building  
West: 11 storey residential rental apartment building

#### **Mississauga Official Plan Designation and Policies for the Meadowvale Neighbourhood Character Area**

The property is located in the Meadowvale Neighbourhood Character Area, across the street from the boundary of the Meadowvale Community Node (See Appendix I-3) and is designated "Residential High Density" (see Appendix I-6).

The permitted Floor Space Index (FSI) for this site is 0.5-1.0 times the lot area (See Appendix I-4).

#### **Residential Policies**

If certain requirements are met, residential intensification may be permitted within Neighbourhoods. These requirements include:

- compatibility with built form and scale with surrounding development
- enhancing the existing or planned community and consistency with the intent of the policies of Mississauga Official Plan

Design issues related to built form, height, massing, transition, coverage, setbacks, privacy, parking and the quantity and quality of open spaces will be priorities in assessing the project.

### **Urban Design Policies**

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions. There is to be an appropriate transition between individual buildings, groups of buildings and open spaces. The project should also address the effects of noise from Glen Erin Drive and relationship of the proposed buildings to the street.

Other relevant policies of the MOP that apply to these applications are found in Appendix I-11.

### **Proposed Official Plan Designation and Policies**

"Residential High Density – Special Site" to permit the existing 13 storey rental apartment building and 41 condominium townhouse dwellings and 52 stacked townhouse dwellings with an FSI of 1.45.

### **Existing Zoning**

"RA4-1" (Apartment Dwellings) which permits apartment dwellings with a FSI of 0.5-1.0 (see Appendix I-5).

### **Proposed Zoning By-law Amendment**

"RA4-Exception" (Apartment Dwellings), to permit 41 townhouse dwellings and 52 stacked townhouse dwellings with a maximum height of 3 and 4 storeys respectively, a reduced parking rate and an overall FSI of 1.45.

A complete list of proposed zoning standards are identified in Appendix I-12 attached to this report.

### **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 allows the City to obtain community benefits

when the height and/or density are increased. These can only be applied after the City has decided if the application represents good planning and approves the project. If this project is approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

### COMMUNITY ISSUES

A community meeting was held by Ward 9 Councillor, Pat Saito, on September 18, 2014.

The following is a summary of issues raised by the community:

- the use of the existing on-site landscape buffer for 22 townhouse dwellings;
- the size and depth of the proposed dwelling units;
- insufficient on-site parking for visitors and increased on-street parking;
- increased density on the site;
- traffic and access to the site;
- fire route access to the units abutting the green space;
- the proposed drop-off area for the existing 13 storey apartment building on Aquitaine Avenue may conflict with the existing access and turning movements for the development across the street;
- the removal of trees;
- the adequacy of schools to serve the new residents; and
- limitations of existing sanitary and water services.

The comments raised by the Community will be considered in the evaluation of the project and will be addressed in the Recommendation Report which will be presented at a future date.

### DEVELOPMENT ISSUES

Agency comments are in Appendix I-9. School accommodation information is in Appendix I-10. Based on the comments received

and the applicable Mississauga Official Plan policies, the following will have to be addressed:

- the loss of the landscaped buffer along Glen Erin Drive;
- the requirement for a 5 metre (16.4 ft.) landscape buffer along the east property line to the "G1" Greenbelt Zone;
- the location of the proposed buildings;
- traffic impact on the neighbourhood and surrounding area;
- cumulative impact of this development on the community;
- urban design including massing and built form; and
- proposed setbacks from the existing parking garage and the abutting greenbelt zone.

**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 official commenting agency review must be met.

**CONCLUSION:** Most agency and City department comments have been received. After the public meeting has been held and all outstanding issues have been resolved, the Planning and Building Department will be in a position to make a recommendation on the project.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Meadowvale Community Node Character Area
- Appendix I-4: Excerpt of Meadowvale Neighbourhood Character Area
- Appendix I-5 Existing Land Use and Proposed Zoning Map
- Appendix I-6: Excerpt of Mississauga Official Plan
- Appendix I-7: Site Plan
- Appendix I-8: Elevations
- Appendix I-9: Agency Comments
- Appendix I-10: School Accommodation
- Appendix I-11: Relevant City of Mississauga Official Plan Policies

Appendix I-12: Proposed Zoning Standards

Appendix I-13: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Michael Hynes, Development Planner*



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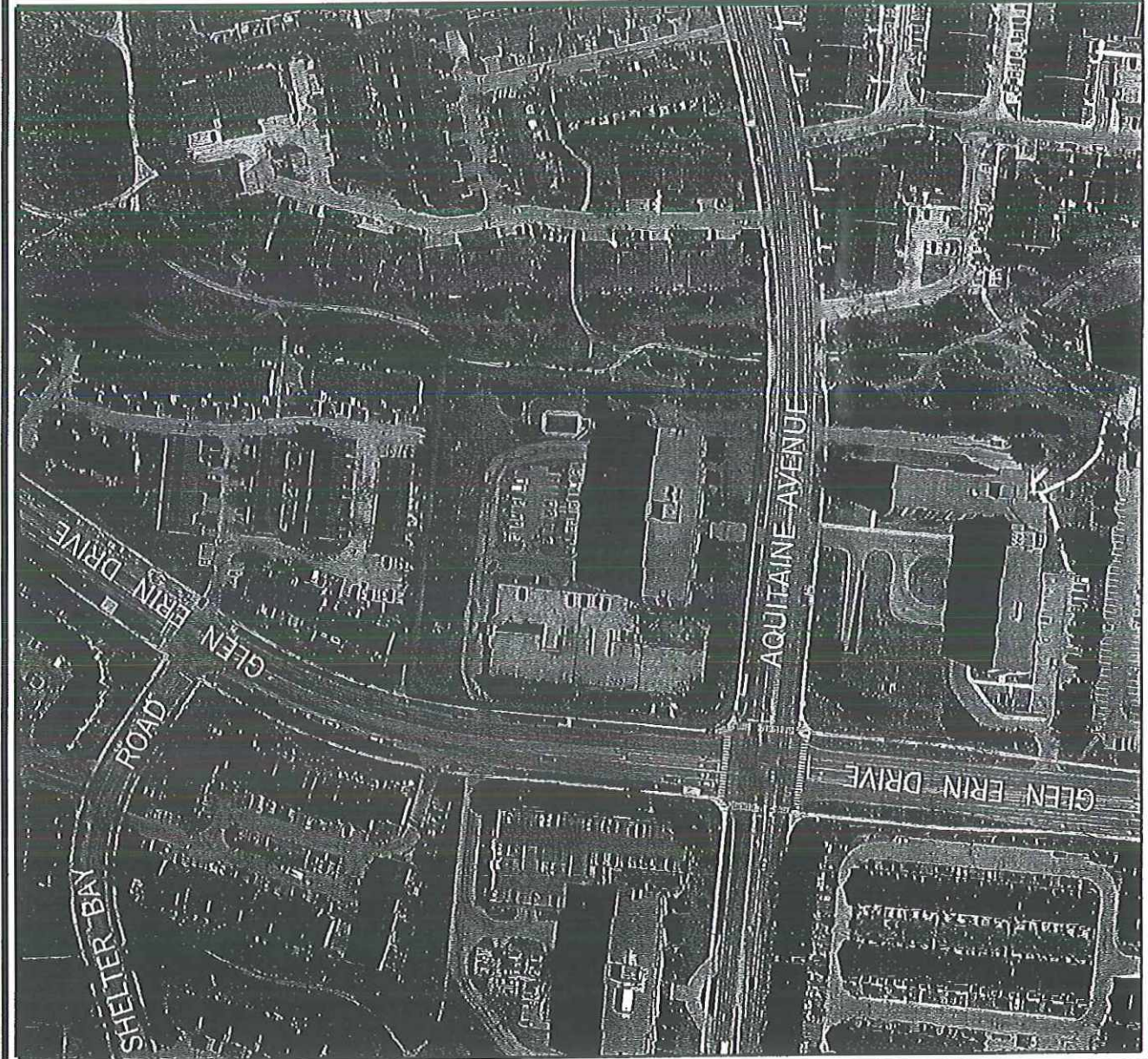
Blackrock Aquitaine Limited

File: OZ 14/002 W9

**Site History**

- April 6, 1978 – The Committee of Adjustment application under File 'A'101/78 was approved by the City to permit the construction of a 13 storey 174 unit rental apartment building.
- January 13, 1983 – The Committee of Adjustment application under File 'A' 10/83 was approved by the City to permit the construction of 5 additional units within the existing 13 storey rental apartment building.
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "RA4-1" (Apartment Dwellings).
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Meadowvale District which designated the subject lands "Residential High Density I".
- 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 the new Mississauga Official Plan will apply. The subject lands are designated "Residential High Density" in the Meadowvale Neighbourhood Character Area.





LEGEND:



SUBJECT LANDS

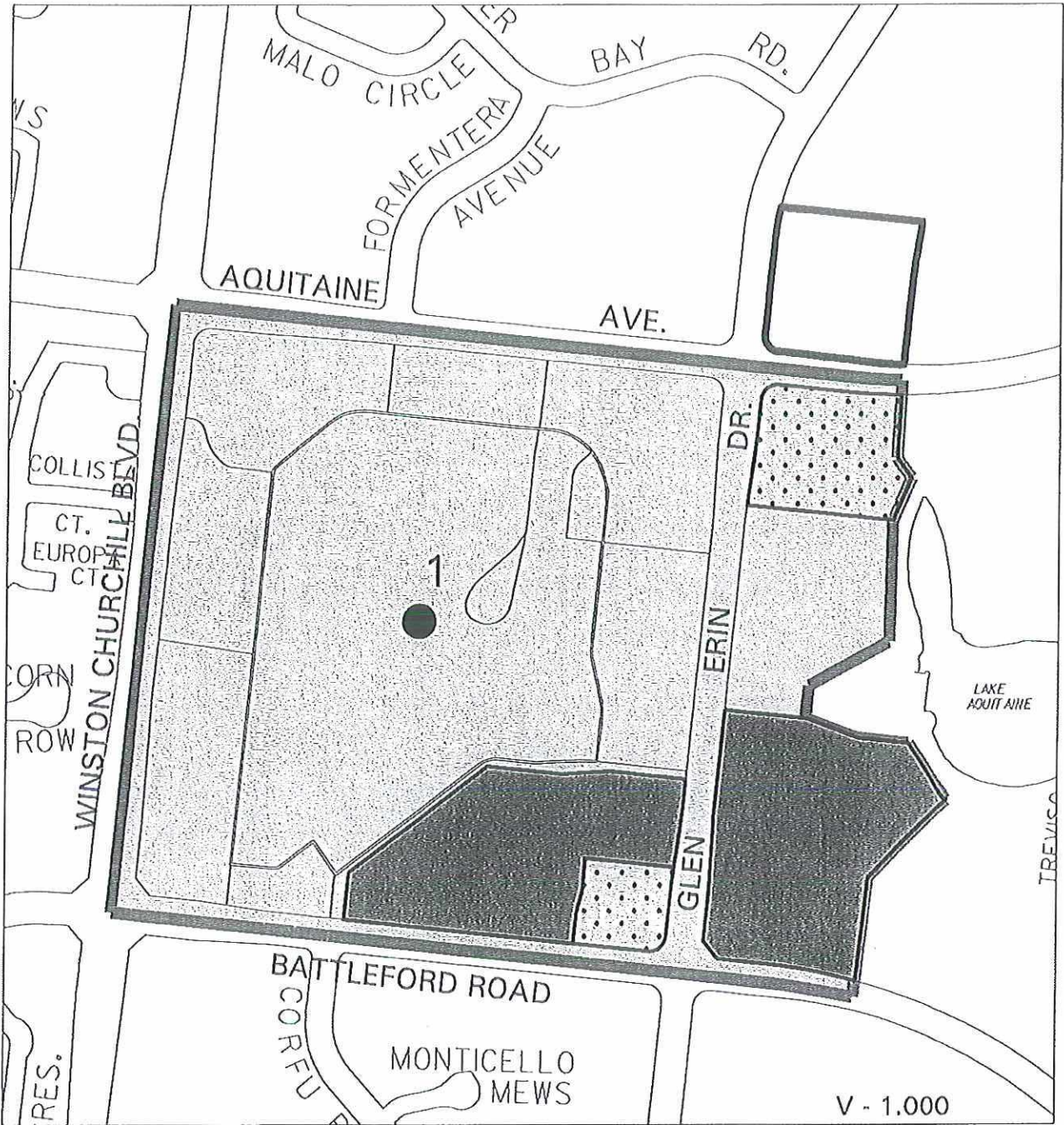


DATE OF IMAGERY: SPRING 2014

SUBJECT: BLACKROCK ACQUITAINE LIMITED

FILE NO: OZ 14/002 W8		APPENDIX I-2	
DWG. NO: 14002A		DATE: 2015/02/02	DRAWN BY: A.SHAH
SCALE: 1:2500			

Produced by  
**MISSISSAUGA**  
 Planning and Building  
 T&W, Geomatics

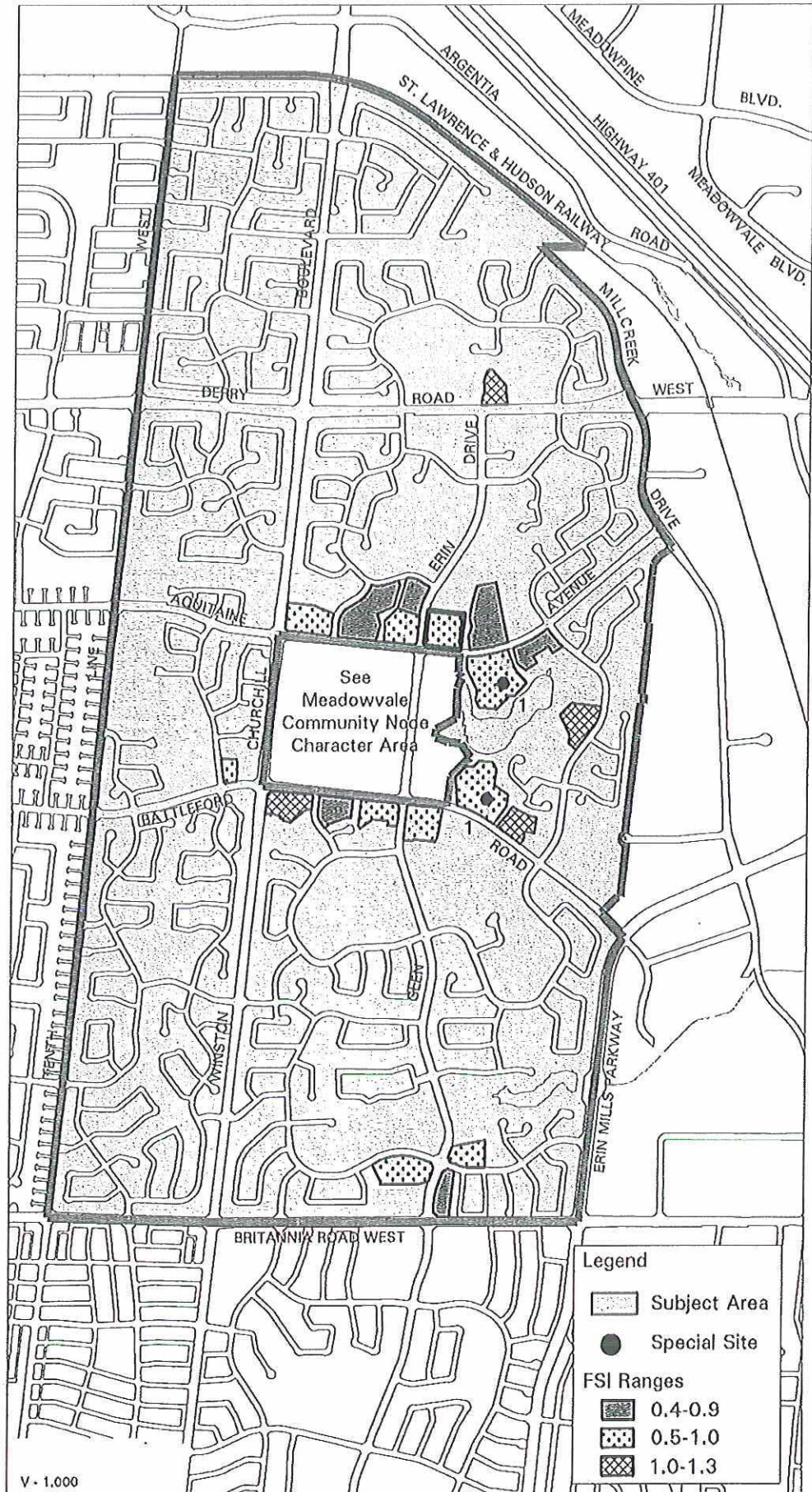


Legend



-  Subject Area
-  Special Site
- FSI Ranges**
-  0.5-1.0
-  1.0-1.3
-  Subject Lands

MEADOWVALE COMMUNITY NODE CHARACTER AREA






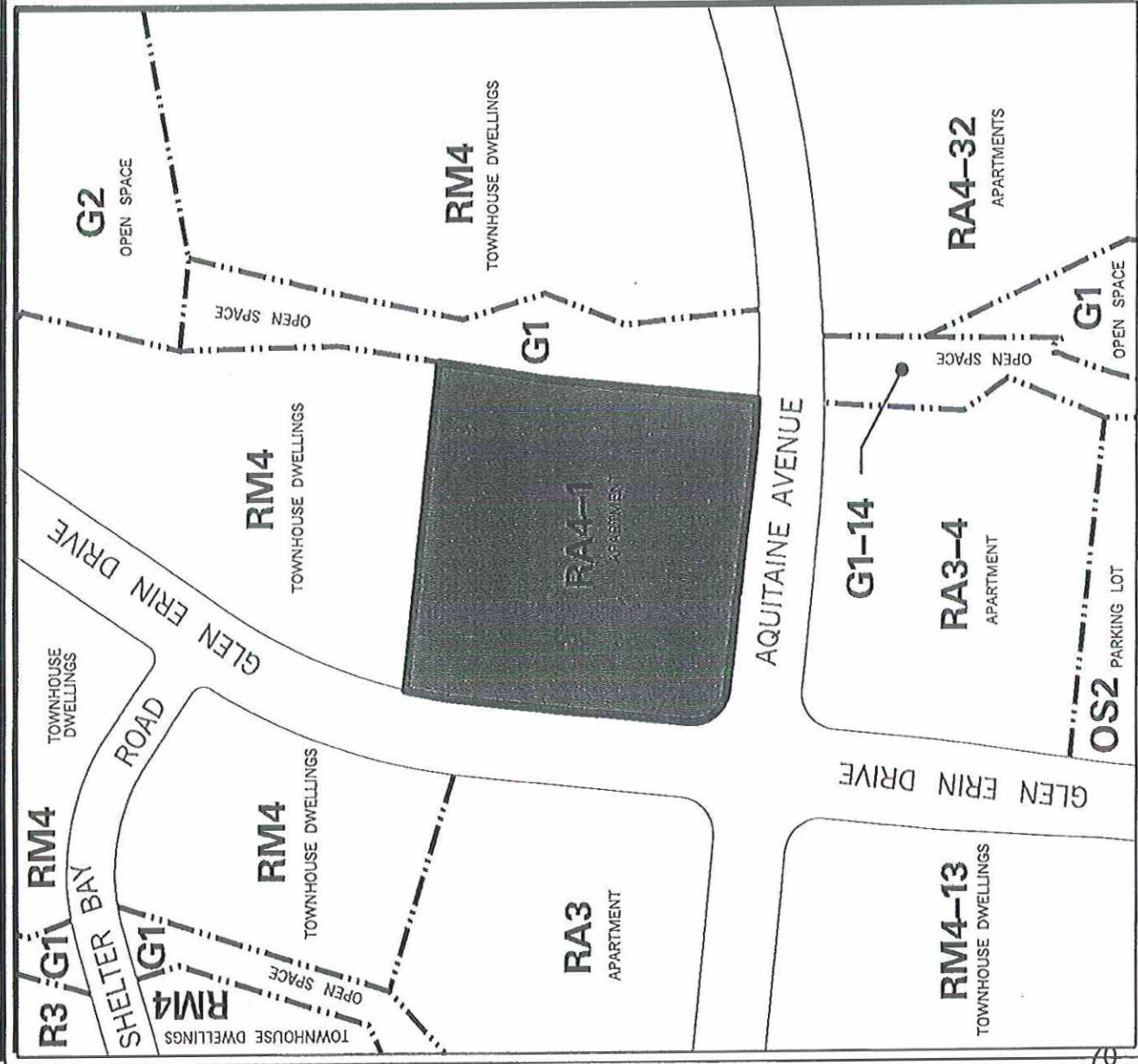


**Legend**

-  Subject Area
-  Special Site

**FSI Ranges**

-  0.4-0.9
-  0.5-1.0
-  1.0-1.3



**LEGEND:**



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL HIGH DENSITY" TO "RESIDENTIAL HIGH DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "RA4-1" (APARTMENT DWELLINGS) TO "RA4-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT 41 TOWNHOUSE DWELLINGS AND 52 STACKED TOWNHOUSE DWELLINGS IN ADDITION TO THE EXISTING 13 STOREY RENTAL APARTMENT BUILDING.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.  
THIS IS NOT A PLAN OF SURVEY.



**SUBJECT:** BLACKROCK ACQUITAINE LIMITED

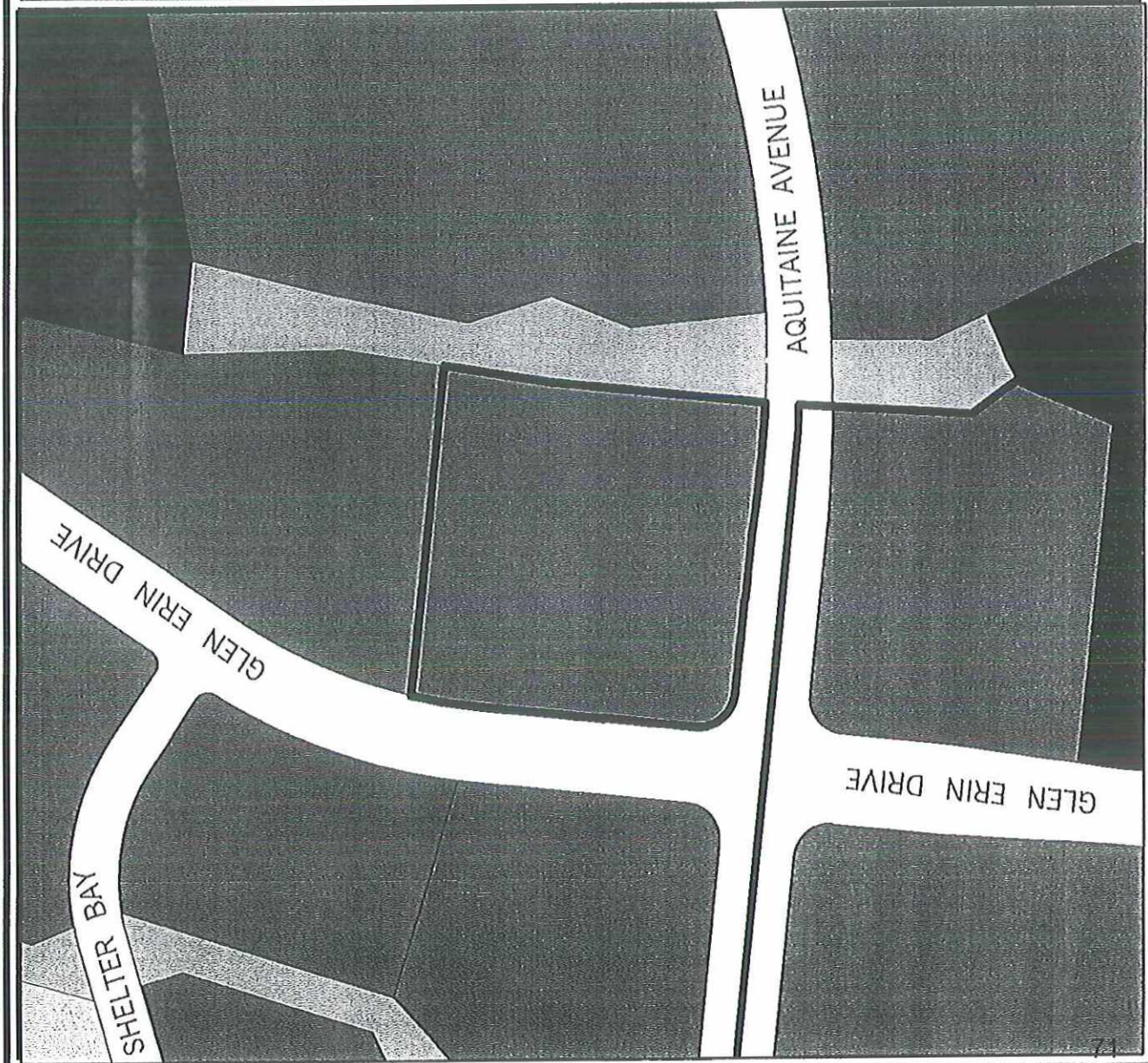


FILE NO:  
OZ 14/002 W9  
DWG. NO:  
14002R  
SCALE:  
1:2500

DATE:  
2015/02/02  
DRAWN BY:  
A.SHAH

**APPENDIX I-5**

**MISSISSAUGA**  
Planning and Building  
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**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
  - Downtown Mixed Use
  - Downtown Core Commercial
  - Mixed Use
  - Community Commercial
  - Major Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenbelt
  - Parkway (alt. West)
  - Utility
  - To be Determined

- LAND USE LEGEND**
- Heritage Conservation District
  - 1964 NCRPSOZ UZF
  - Composite Node Centours
  - LPIA Operating Area Boundary
  - See Airport Noise Policies
  - Area Exempt from LPIA Operating Area
  - Natural Hazards
  - CITY STRUCTURE
  - Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Civic Centre (City Hall)
  - City Centre Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

**SUBJECT LANDS**

**SUBJECT:** BLACKROCK ACQUITAINE LIMITED

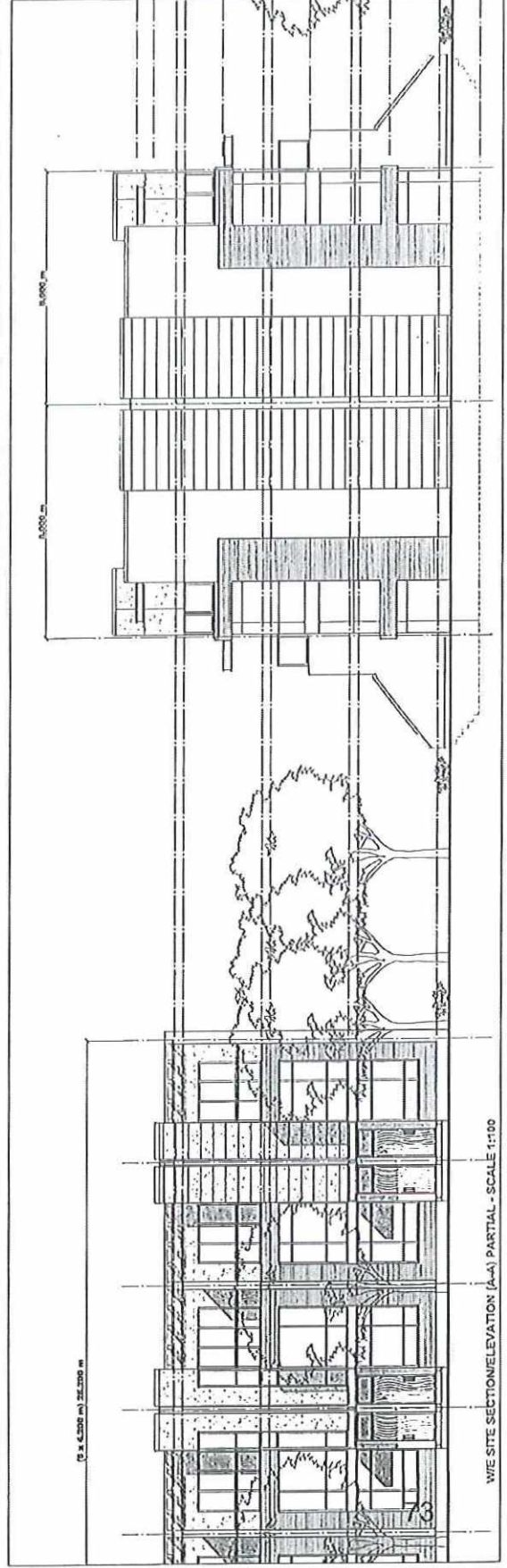
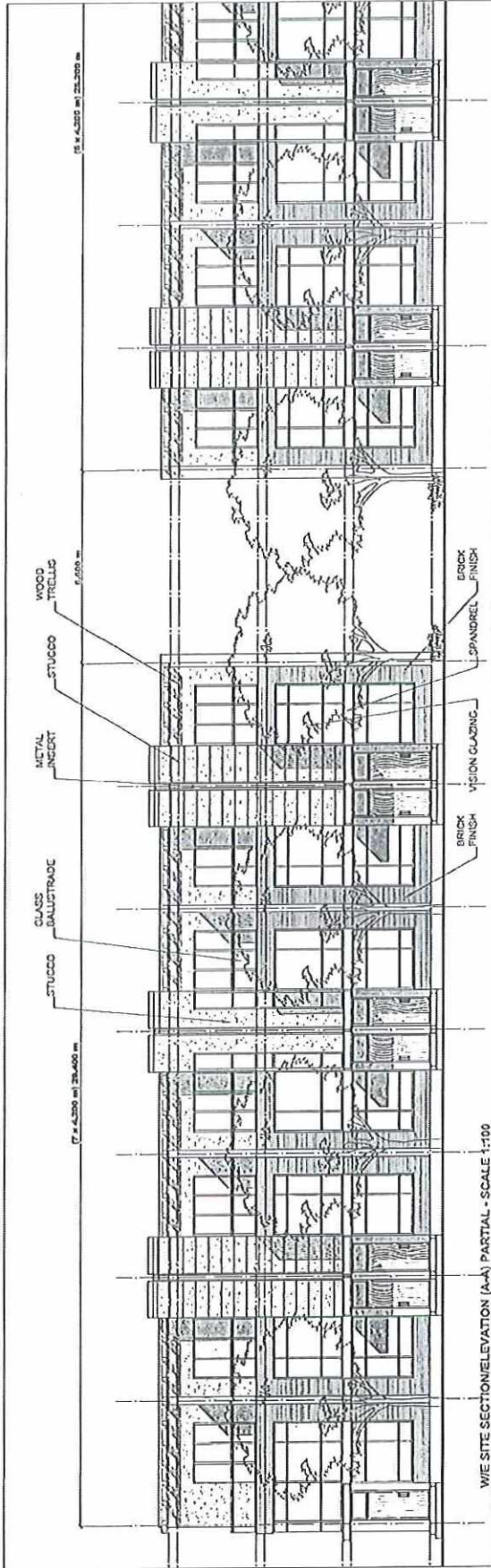
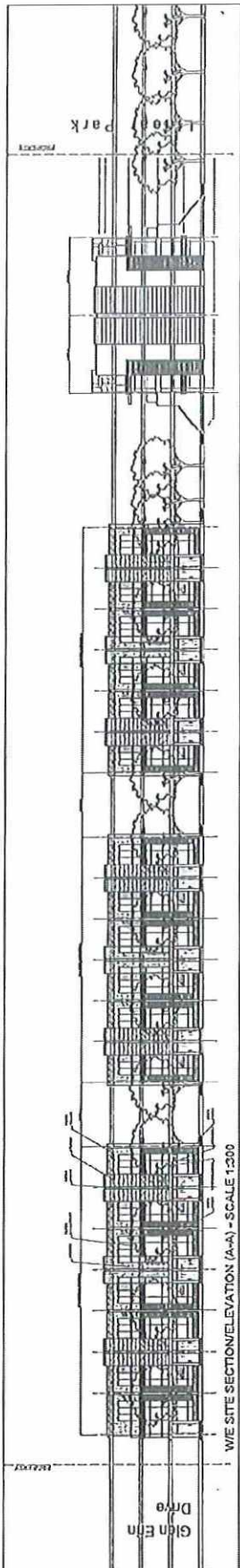
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DWG. NO: 14002L	DATE: 2015/02/02	DRAWN BY: A.SHAH

**MISSISSAUGA**  
Planning and Building

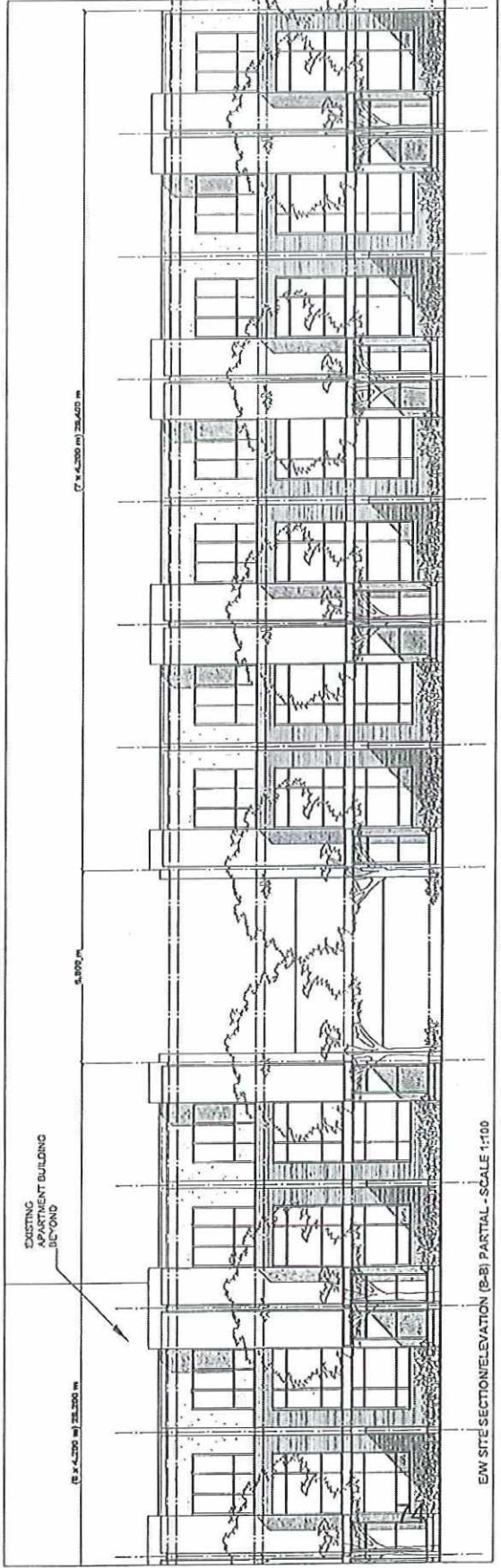
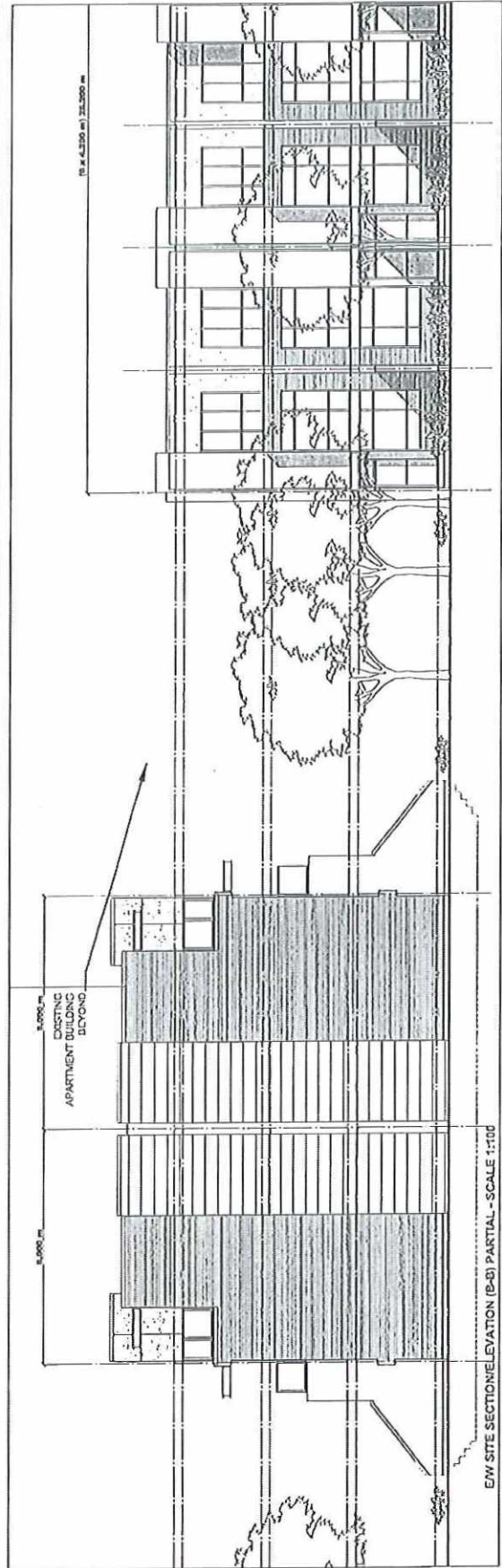
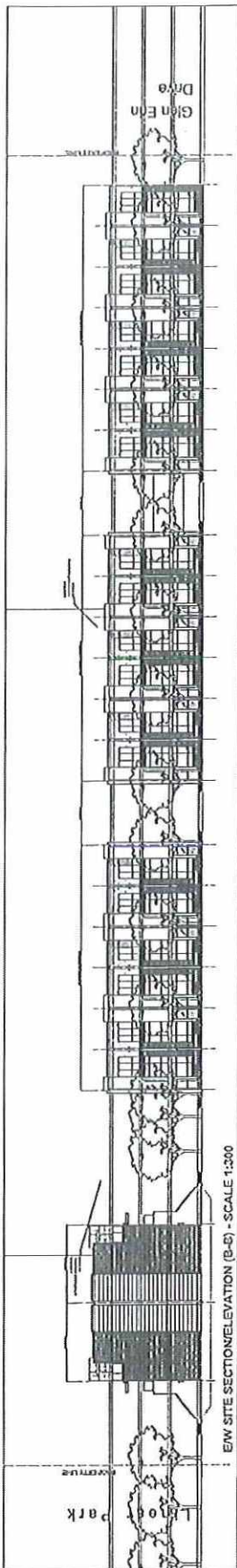
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T&W Geomatics



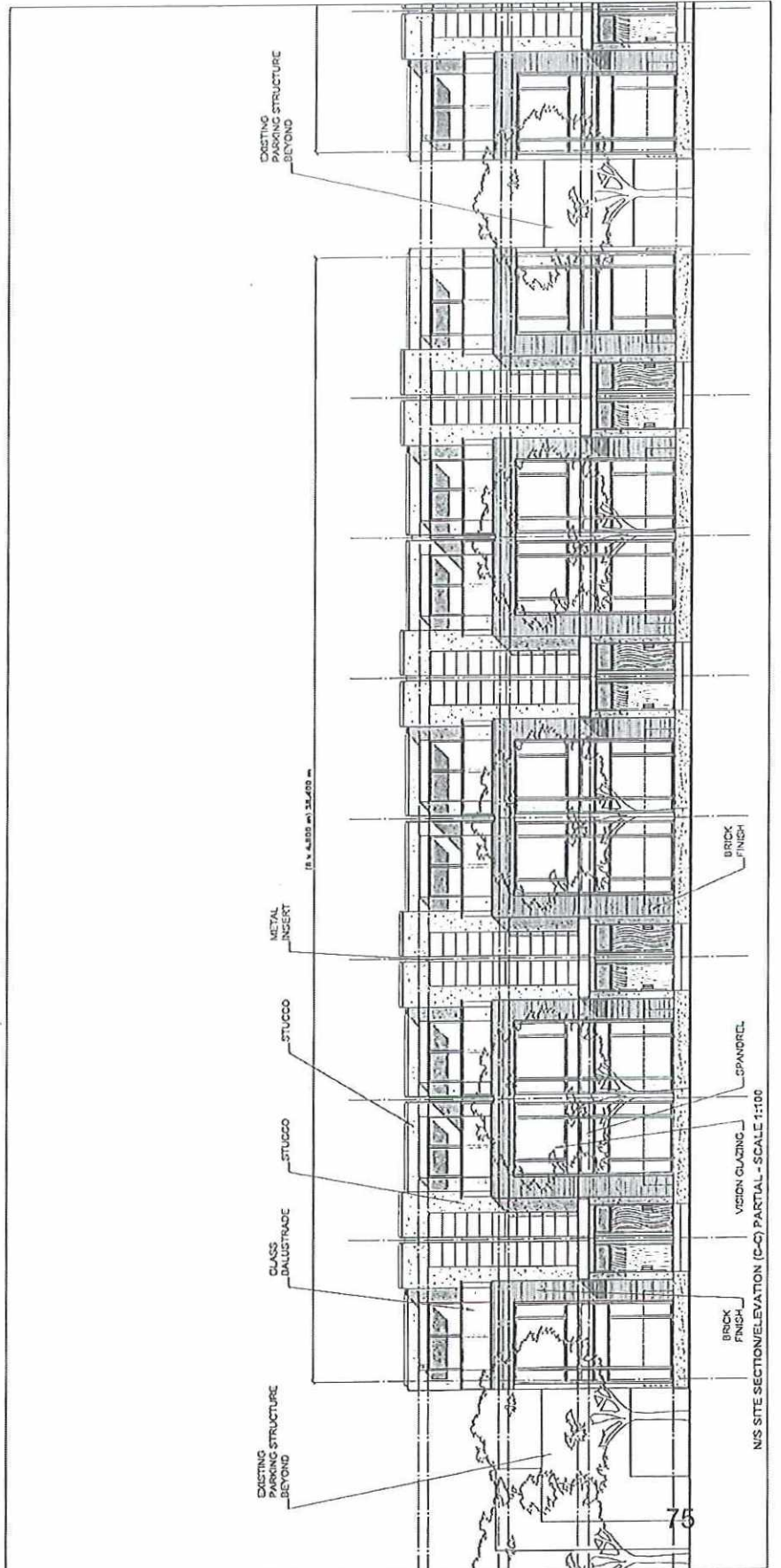
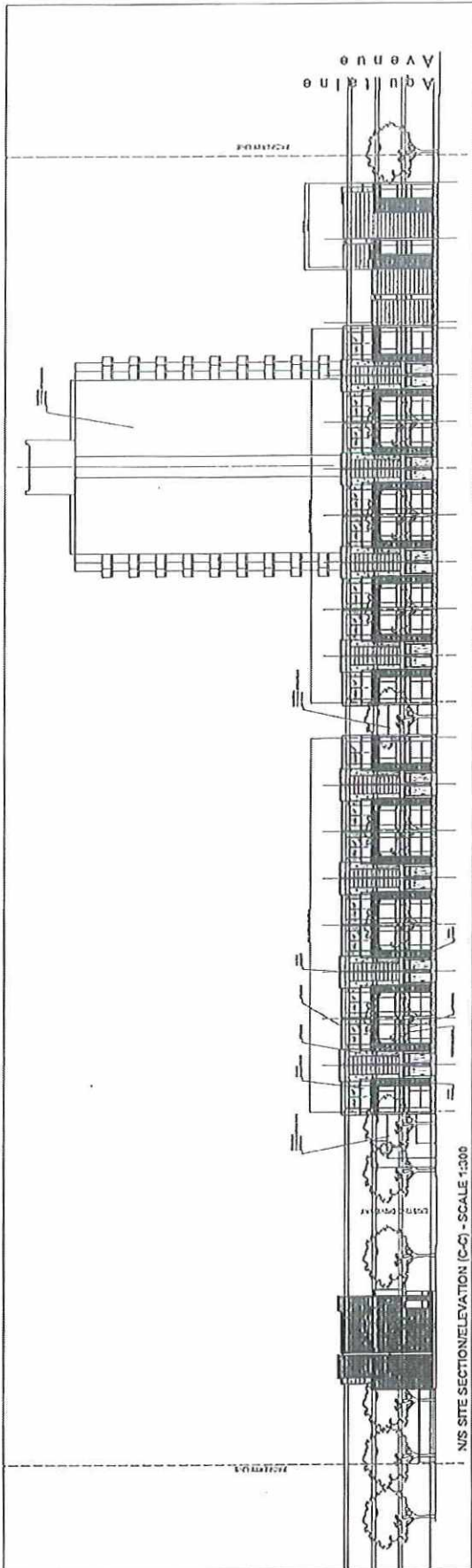
ELEVATIONS

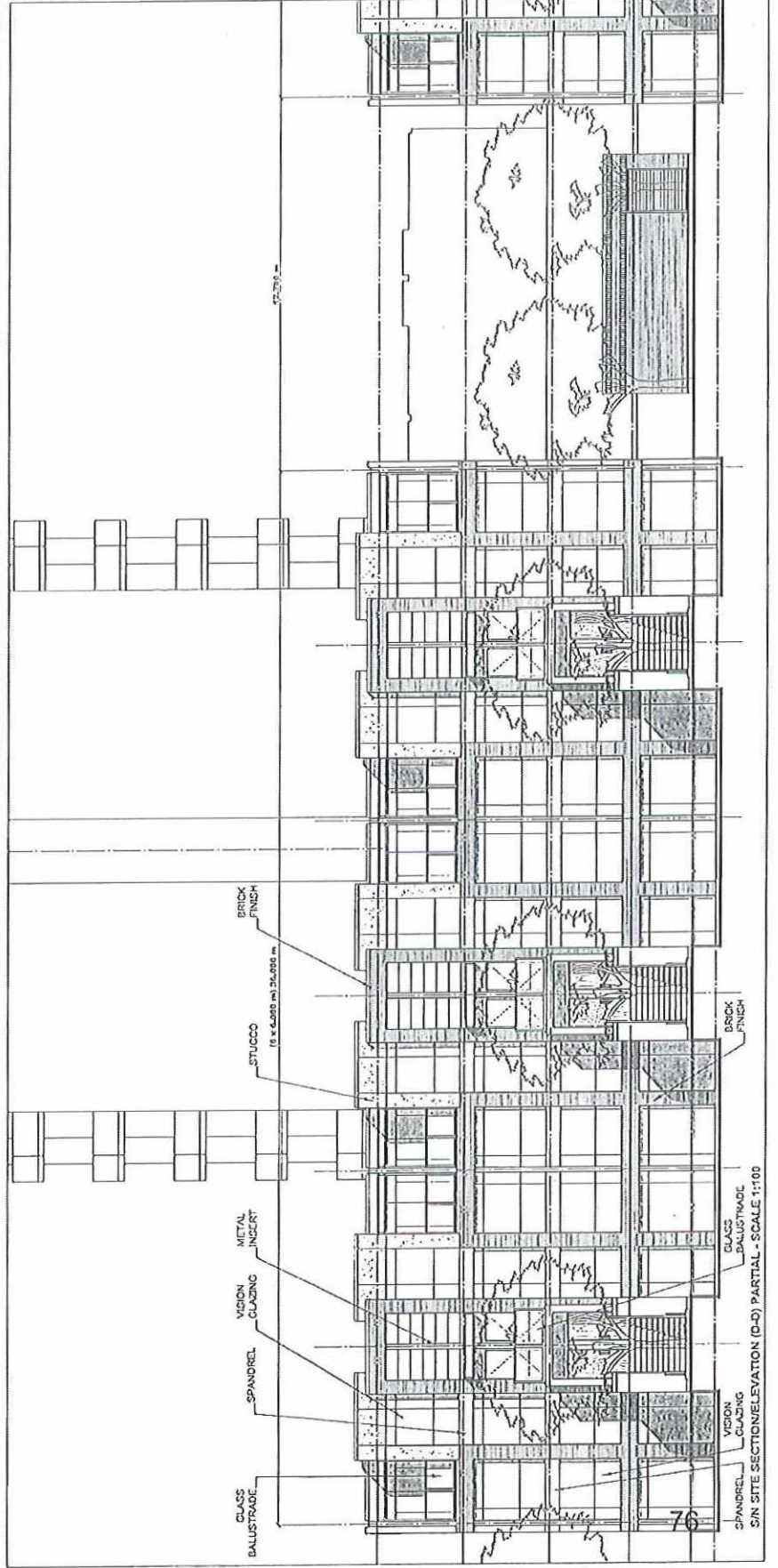
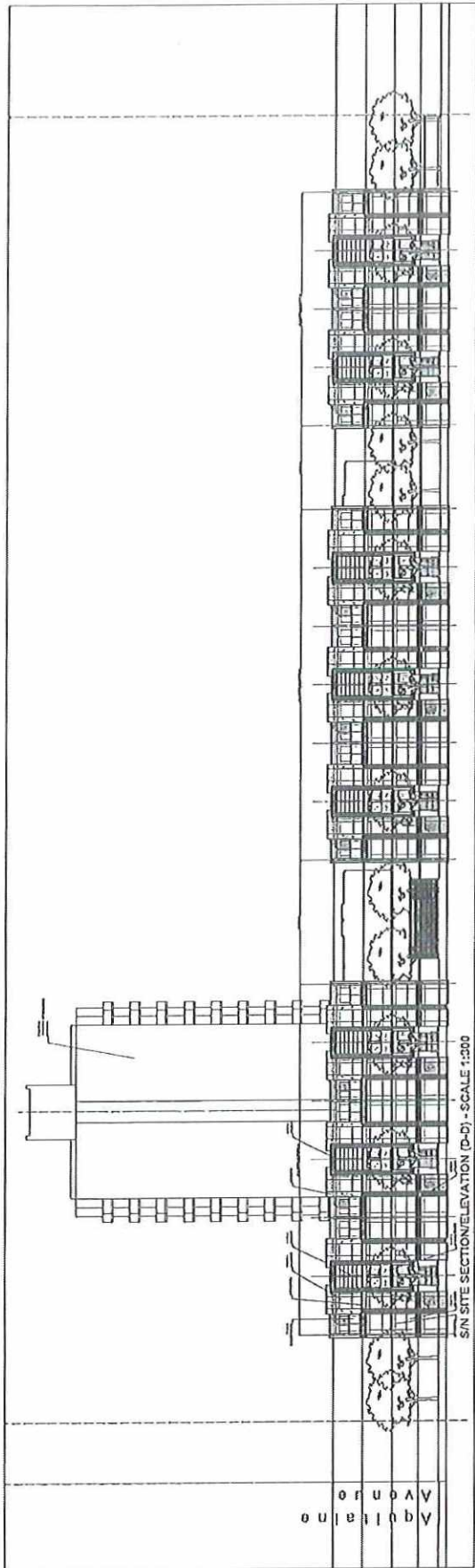


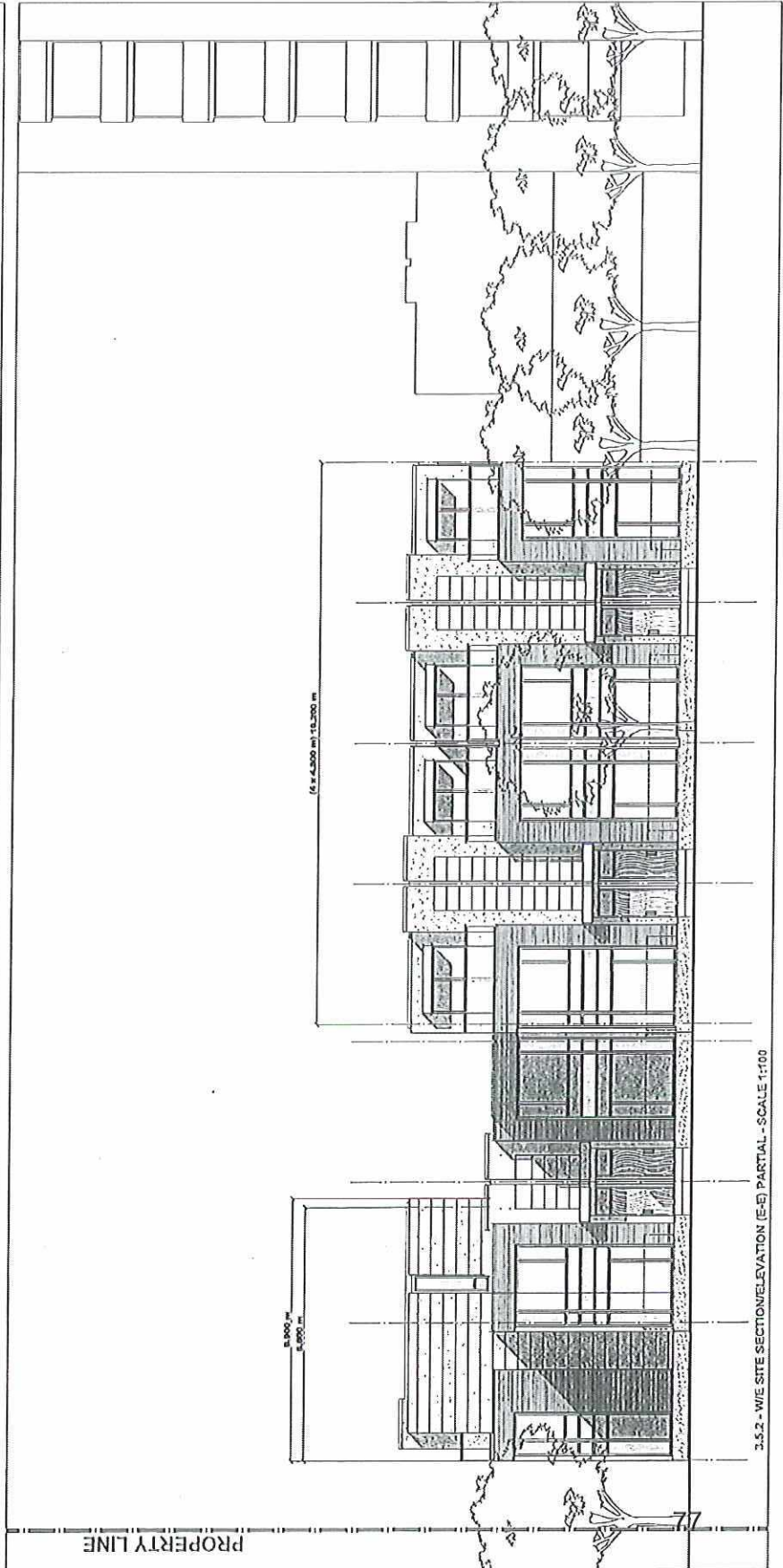
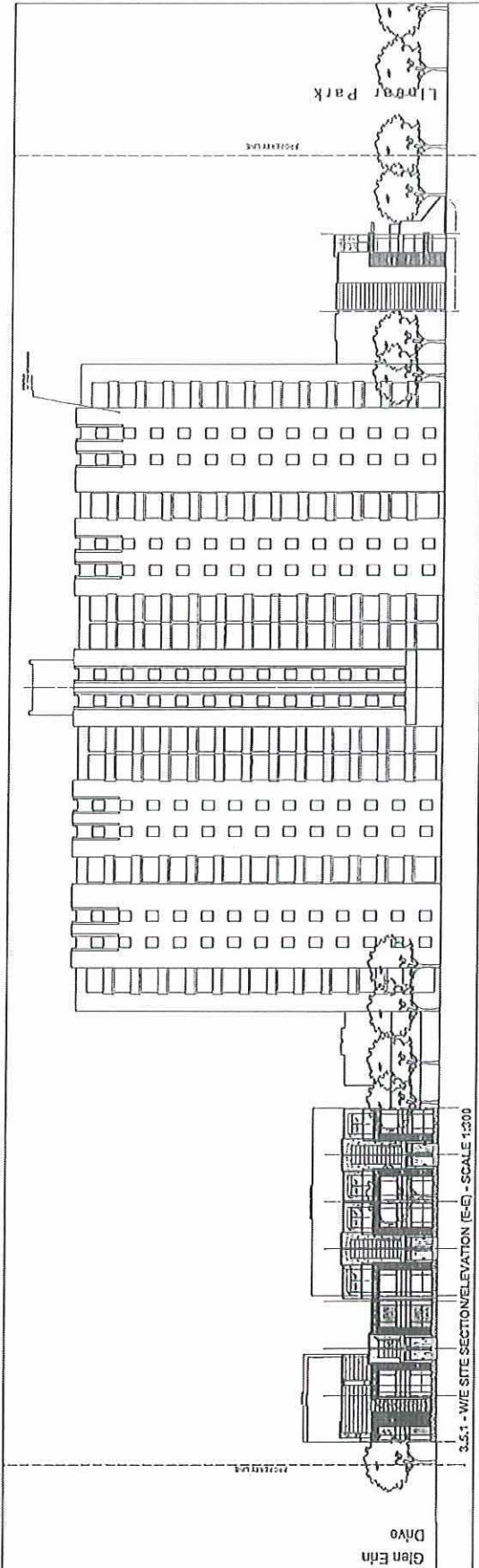
ELEVATIONS



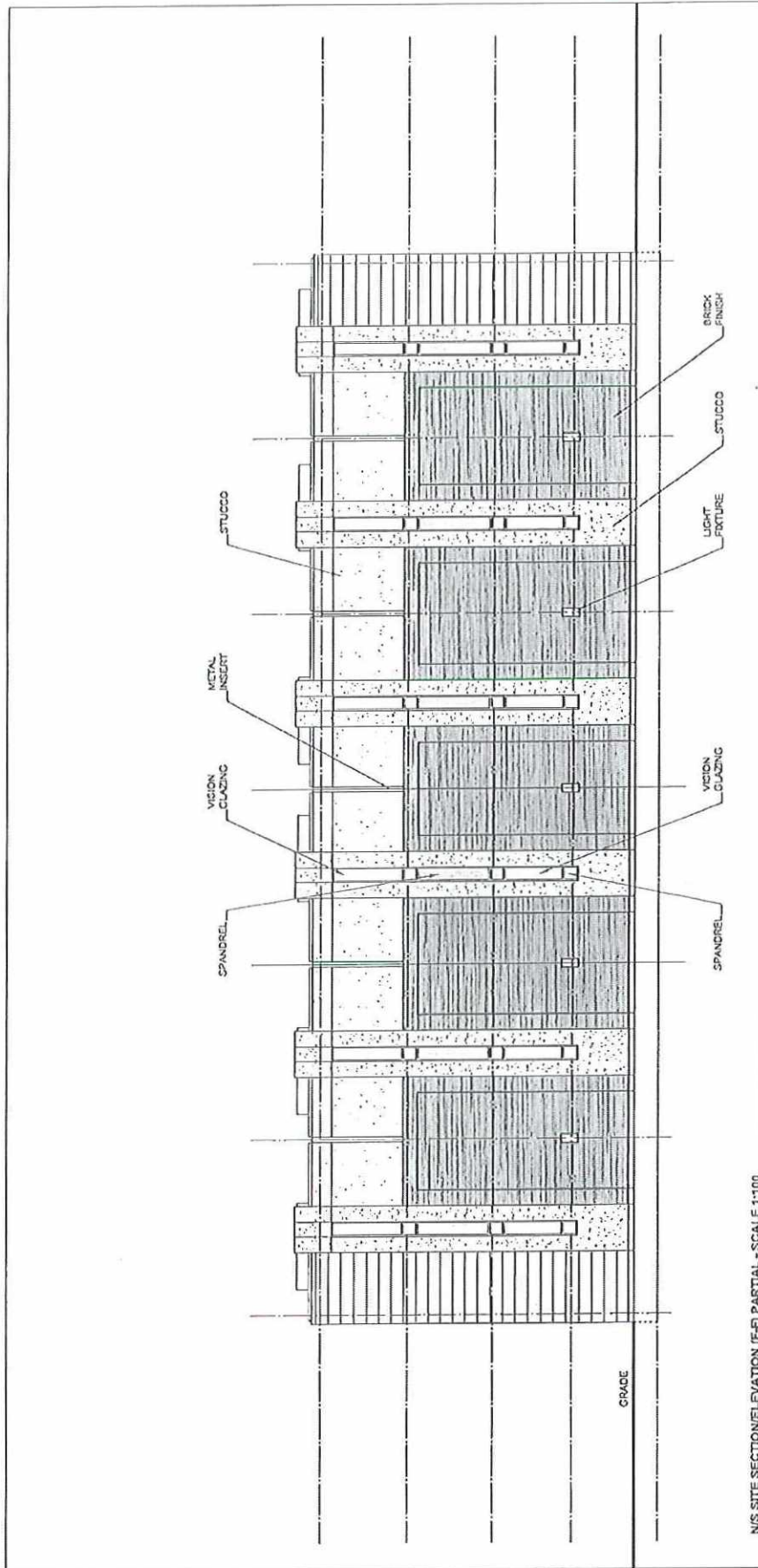








# ELEVATIONS



N/S SITE SECTION/ELEVATION (F-F) PARTIAL - SCALE 1:100

Blackrock Aquitaine Limited

File: OZ 14/002 W9

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (August 11, 2014)	The Functional Servicing Report (FSR) received as part of the initial submission was deemed unsatisfactory and needs to be corrected and revised.
Dufferin-Peel Catholic District School Board (July 7, 2014)  Peel District School Board (August 5, 2014)	Both boards have indicated that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied to this development application.  In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Board also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.
Greater Toronto Airports Authority (June 19, 2014)	Based on the information provided by Page and Steele IBI Group Architects Drawing Numbers A-1.1 and A-4.1 dated August 3, 2012, the proposed townhouse units would be within the allowable height limits associated with the Airport Regulations.
City Community Services Department – Parks and Forestry Division/Park Planning Section (November 20, 2014)	The subject property is located adjacent to Lake Aquitaine Trail (P-130) and is located 110 m (361 ft.) from Lake Aquitaine Park (P-102) which contains a play site, soccer fields, spray pad, multi-pad, basketball courts and outdoor fitness equipment. Meadowvale Community Centre is also located approximately 160 m (525 ft.) from the site and offers a wide range of additional indoor recreational activities and facilities, including a library, pool and gymnasium. Maplewood Park (P-100) is also 115 m (377 ft.) from the site.

Blackrock Aquitaine Limited

File: OZ 14/002 W9

Agency / Comment Date	Comment
	<p>Prior to the application proceeding to Council for Recommendation Report review, the applicant is to provide an updated tree preservation plan, an updated grading plan and a rehabilitation plan for Lake Aquitaine Trail (P-130).</p> <p>Should this application be approved, prior to the enactment of the implementing Zoning By-law, hoarding will be required along Lake Aquitaine Trail (P-130) and a cash contribution will be required for additional street trees along Aquitaine Avenue and Glen Erin Drive.</p> <p>Through the Servicing and/or the Development Agreement, the Community Services Department will require fencing along the property boundary of Lake Aquitaine Trail and securities will be required to ensure the protection and preservation of Lake Aquitaine Trail, including any required restoration works, fencing, and hoarding.</p> <p>Prior to the issuance of building permits for each additional unit above what is existing on site, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42(6) of the Planning Act (R.S.O.1990, c.P. 13, as amended) in accordance with the City's Policies and By-laws. The parkland dedication requirement for the existing apartment rental buildings was satisfied through the registration of M-21. However, payment of cash-in-lieu of parkland dedication will apply to the additional units being constructed as part of the proposed redevelopment for application OZ 14/002 W9.</p>
<p>City Transportation and Works Department (September 11, 2014)</p>	<p>This Department confirmed receipt of Concept Plan, Site Plan, Functional Servicing and Stormwater Management Implementation Report, Site Grading Plan, Construction Management Plan, Noise Feasibility Study and Traffic Impact Study circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings,</p>

Blackrock Aquitaine Limited

File: OZ 14/002 W9

Agency / Comment Date	Comment
	<p>the applicant has been requested to provide additional technical details. Development matters currently under review and consideration by the Department include:</p> <ul style="list-style-type: none"> <li>• Traffic implications,</li> <li>• Access location,</li> <li>• Streetscape design,</li> <li>• Noise impact and mitigation measures,</li> <li>• Grading implications,</li> <li>• Storm sewer and stormwater management design,</li> <li>• Construction management details, and</li> <li>• Phase 1 Environmental Site Assessment.</li> </ul> <p>The above noted issues will be addressed prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada            Canada Post            Enersource            Fire</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Trillium Health Centre            City Heritage</p>

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>19 Kindergarten to Grade 6</li> <li>5 Grade 7 to Grade 8</li> <li>8 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>Shelter Bay Public School                   <ul style="list-style-type: none"> <li>Enrolment: 461</li> <li>Capacity: 484</li> <li>Portables: 1</li> </ul> </li> <li>Edenwood Middle School                   <ul style="list-style-type: none"> <li>Enrolment: 515</li> <li>Capacity: 504</li> <li>Portables: 2</li> </ul> </li> <li>Meadowvale Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1593</li> <li>Capacity: 1554</li> <li>Portables: 2</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>6 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: 387</li> <li>Capacity: 503</li> <li>Portables: 0</li> </ul> </li> <li>Our Lady of Mount Carmel                   <ul style="list-style-type: none"> <li>Enrolment: 1756</li> <li>Capacity: 1320</li> <li>Portables: 16</li> </ul> </li> </ul> </li> </ul>



Blackrock Aquitaine Limited

File: OZ 14/002 W9

## Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5	The Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that complements 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.
Section 7 – Complete Communities	Section 7.2.2 Section 7.2.4 Section 7.2.7	The MOP will ensure housing choices in terms of tenure, type, quality and quantity.
Section 9 – Build a Desirable Urban Form	Section 9.1.3 Section 9.1.6 Section 9.1.10 Section 9.1.11 Section 9.2.1.11 Section 9.2.1.20 Section 9.2.1.22 Section 9.2.1.29 Section 9.2.1.30 Section 9.2.1.32	The MOP will ensure that infill and redevelopment within Neighbourhoods will respect the existing and planned character. The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment. The built form will be supported by site development that demonstrated context sensitivity, including the public realm.
Section 9.2 – Non-Intensification Area	Section 9.2.2.4	The MOP will ensure that non-intensification areas (Neighbourhoods) will experience limited growth and change. New development in Neighbourhoods respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the building to respect the existing scale, massing, character and grades of the surrounding area.

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 14 – Community Nodes</b>	Section 14.1.1.2 Section 14.1.1.3	The 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.
<b>Section 16 – Neighbourhoods</b>	Section 16.1.2.5	Proposals for additional development on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential development in this Plan: <ul style="list-style-type: none"> <li>a. on lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation; and</li> <li>b. as a condition of development, the site in its entirety must meet current site plan and landscaping requirements, and existing buildings must meet current building code, fire code and property standards.</li> </ul>
<b>Other related policies</b>	<i>Green System</i> Section 9.2.3.1 <i>Public Realm</i> Sections 9.3.1.4, 9.3.1.7 <i>Site Development and Building</i> Sections 9.5.1, 9.5.1.2, 9.5.1.3, 9.5.1.4, 9.5.1.11, 9.5.1.12	Built form policies with respect to the Public Realm, Site Development and Building provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.  Proposed development will be sensitive to the site and ensure that Natural Areas Systems are protected, enhanced and restored.

**Blackrock Aquitaine Limited**

**File: OZ 14/002 W9**

<p>Other related policies (continued)</p>	<p><i>Site Development</i> Sections 9.5.2.1, 9.5.2.2, 9.5.2.5, 9.5.2.11 <i>Buildings</i> Sections 9.5.3.9 <i>Relationship to Public Realm</i> Section 9.5.4.1</p>	<p>Site development will be required to:</p> <ul style="list-style-type: none"> <li>a) provide enhanced streetscape;</li> <li>b) provide landscaping that complements the public realm;</li> <li>c) preserve significant trees on public and private lands;</li> <li>d) incorporate techniques to minimize urban heat island effects such as providing planting and appropriate surface treatment; and</li> <li>e) provide landscaping that beautifies the site and complements the building form.</li> </ul>
<p>Section 19 Implementation</p>	<p>Section 19.5.1</p>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li> </ul>

Blackrock Aquitaine Limited

File: OZ 14/002 W9

## Proposed Zoning Regulations

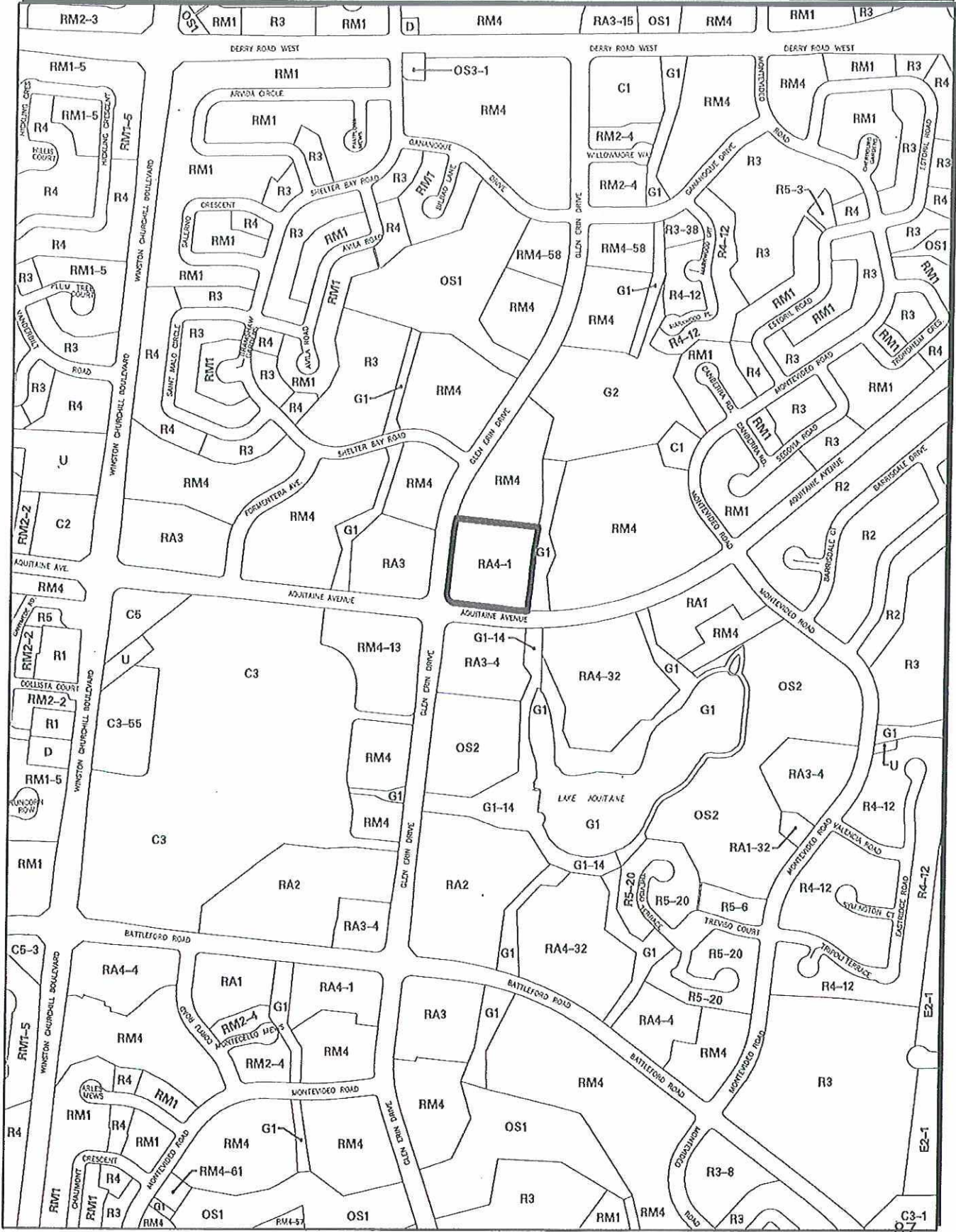
Insert applicable Zone Regulations	Existing "RA4-1" Zoning By-law Regulations	Proposed "RA4-Exception" Zoning By-law Regulations
Maximum FSI (apartment dwelling)	1.0	1.45
Minimum Number of Parking Spaces	1.0 spaces per bachelor unit 1.18 spaces per one bedroom unit 1.36 spaces per two bedroom unit 1.5 spaces per three bedroom unit 0.20 visitor parking spaces per unit	1.50 spaces per townhouse unit 0.78 spaces per existing apartment unit 0.25 visitor spaces per townhouse unit 0.20 visitor spaces per existing apartment unit
Minimum setback from building to "G1" Zone	5.0 m (16.4 ft.)	3.0 m (9.8 ft.)
Maximum Height	18 storeys *	4 storeys (stacked townhouse)
Townhouses	Not permitted	93 dwelling units

\*for an apartment, long-term or retirement dwelling

# GENERAL CONTEXT MAP

OZ 14/002 W9

APPENDIX I-13



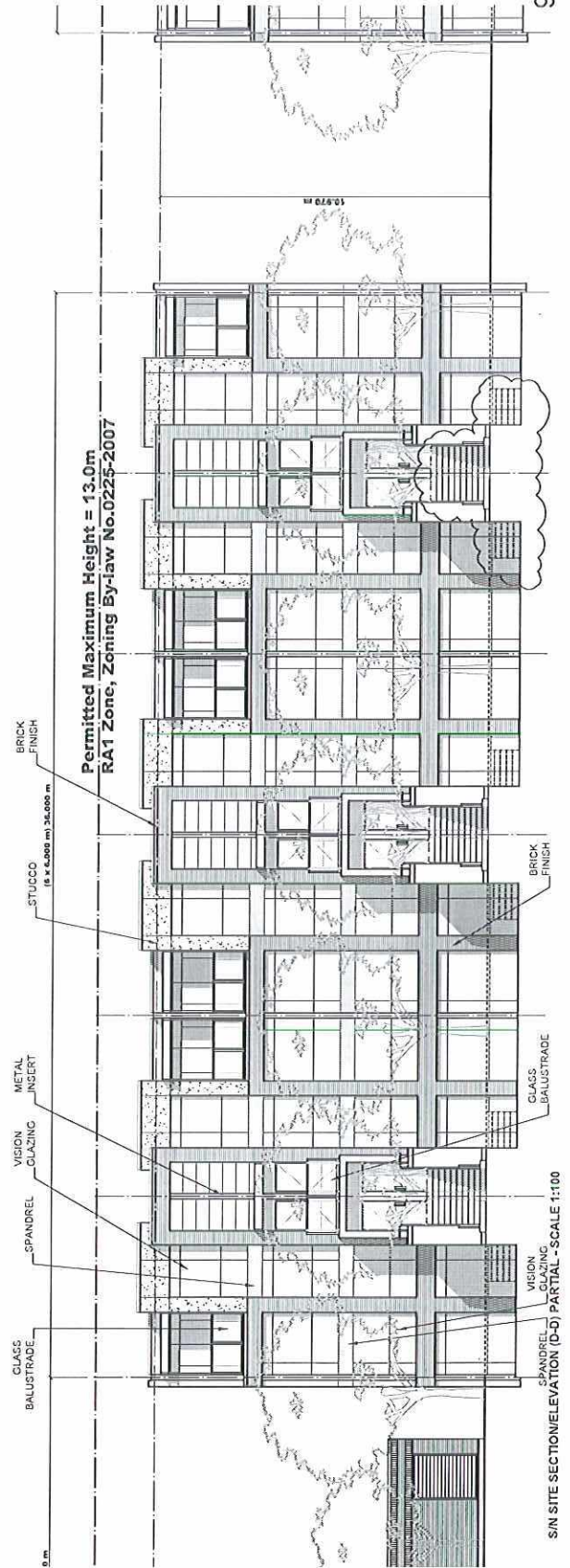
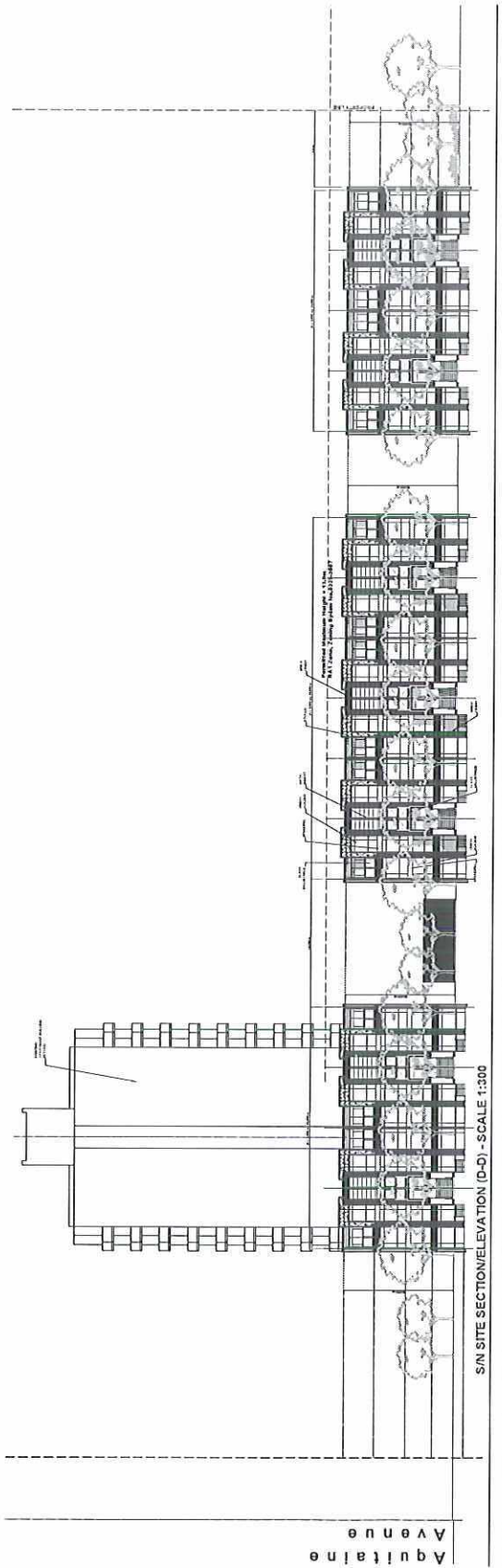
Blackrock Aquitaine Limited

File: OZ 14/002 W9

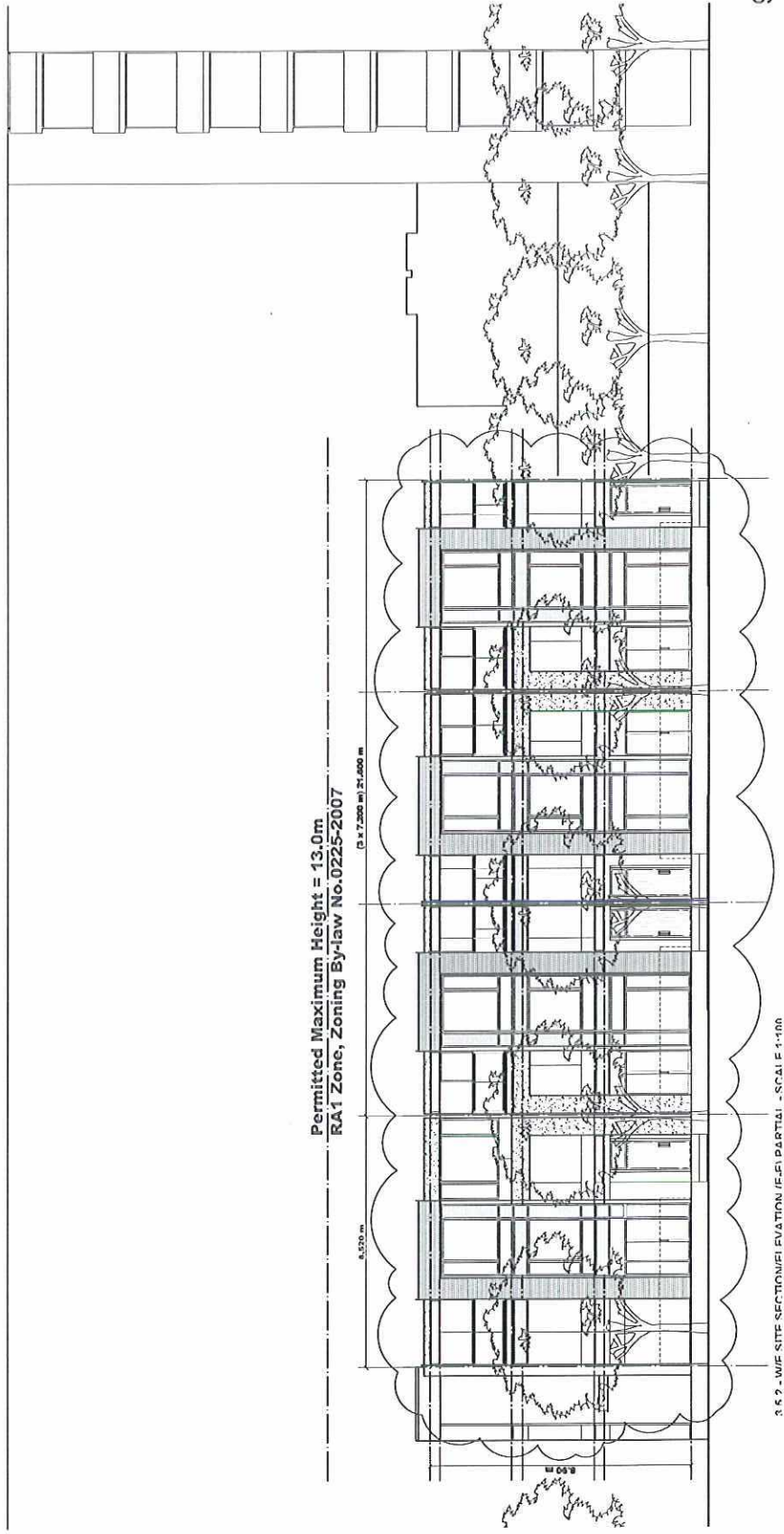
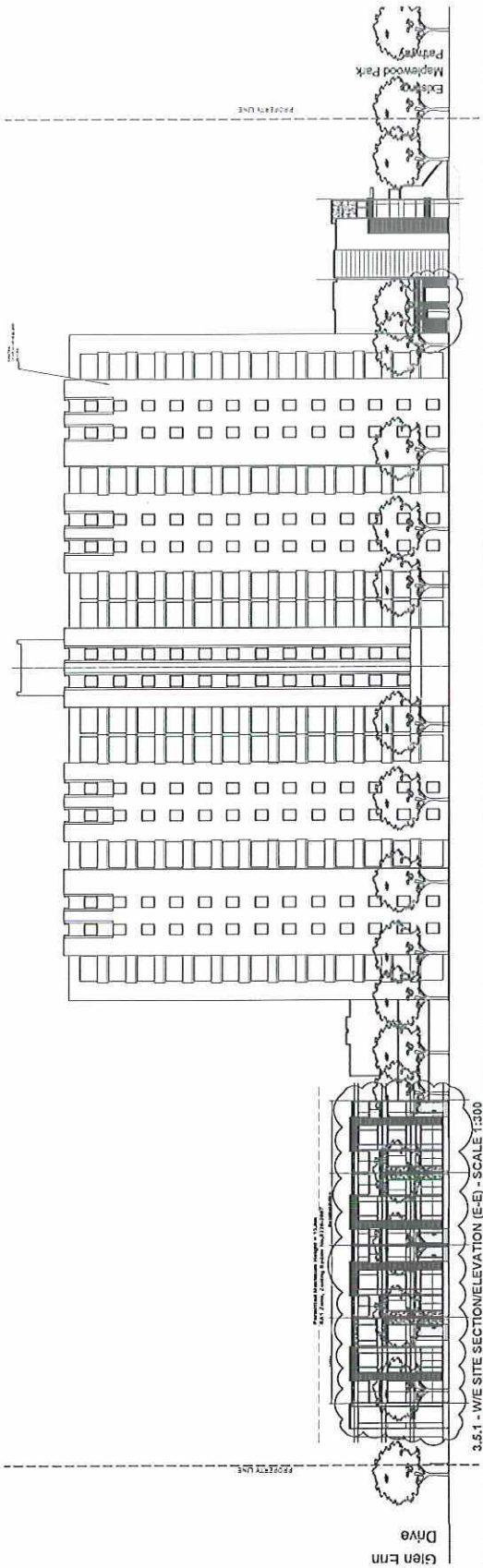
**Recommendation PDC-005-2015**

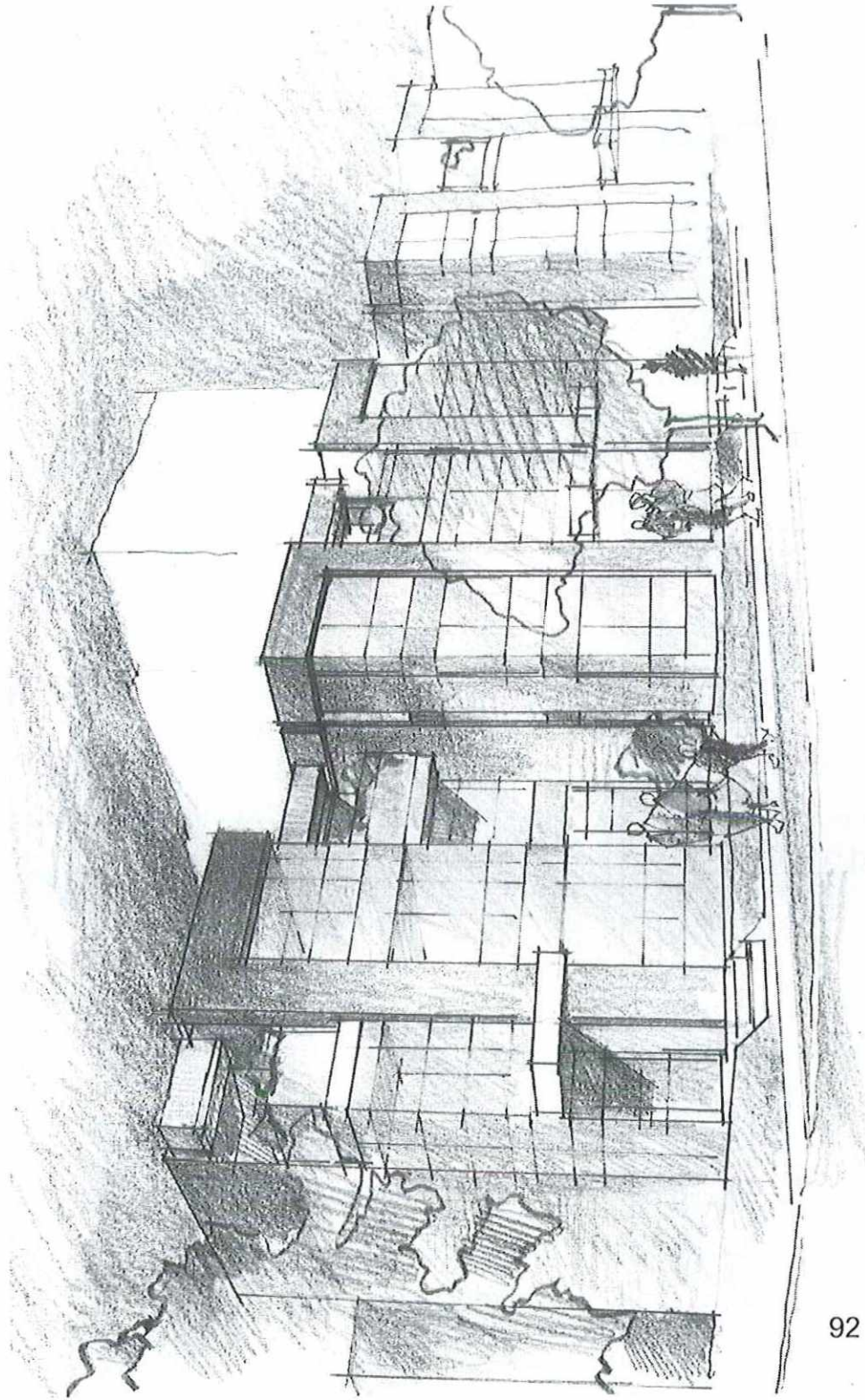
1. That the Report dated January 13, 2015, from the Commissioner of Planning and Building regarding the applications to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density" to "Residential High Density-Special Site" and to change the Zoning from "RA4-1" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings) to permit 41 townhouse dwellings and 52 stacked townhouse dwellings in addition to the existing 13 storey rental apartment building under File OZ 14/002 W9, Blackrock Aquitaine Limited, 6719 Glen Erin Drive, be received for information.
2. That the Addendum Information Report from the Commissioner of Planning and Building dated January 29, 2015, be received for information.



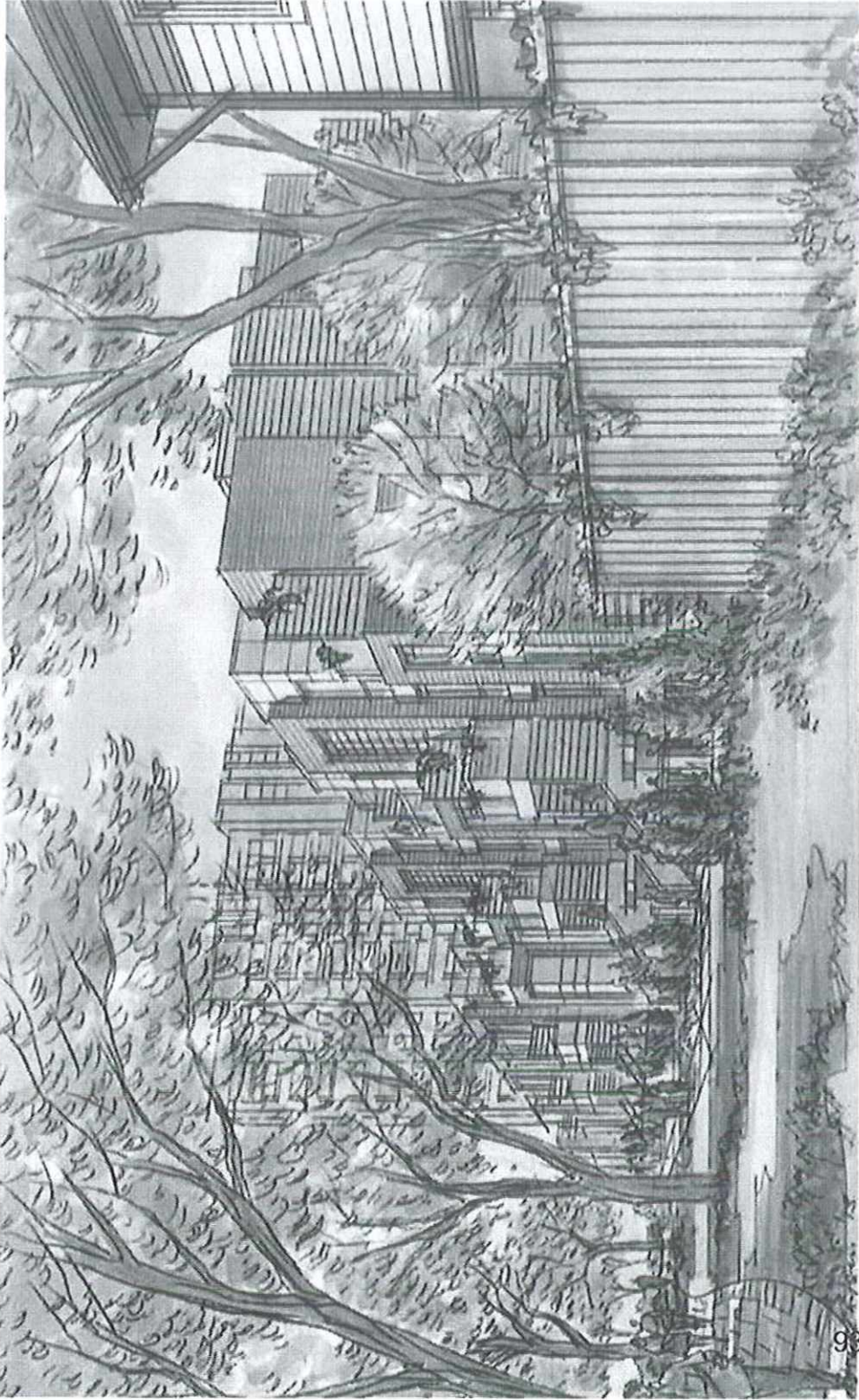








VIEW ALONG GLEN ERIN DRIVE - LOOKING SOUTH

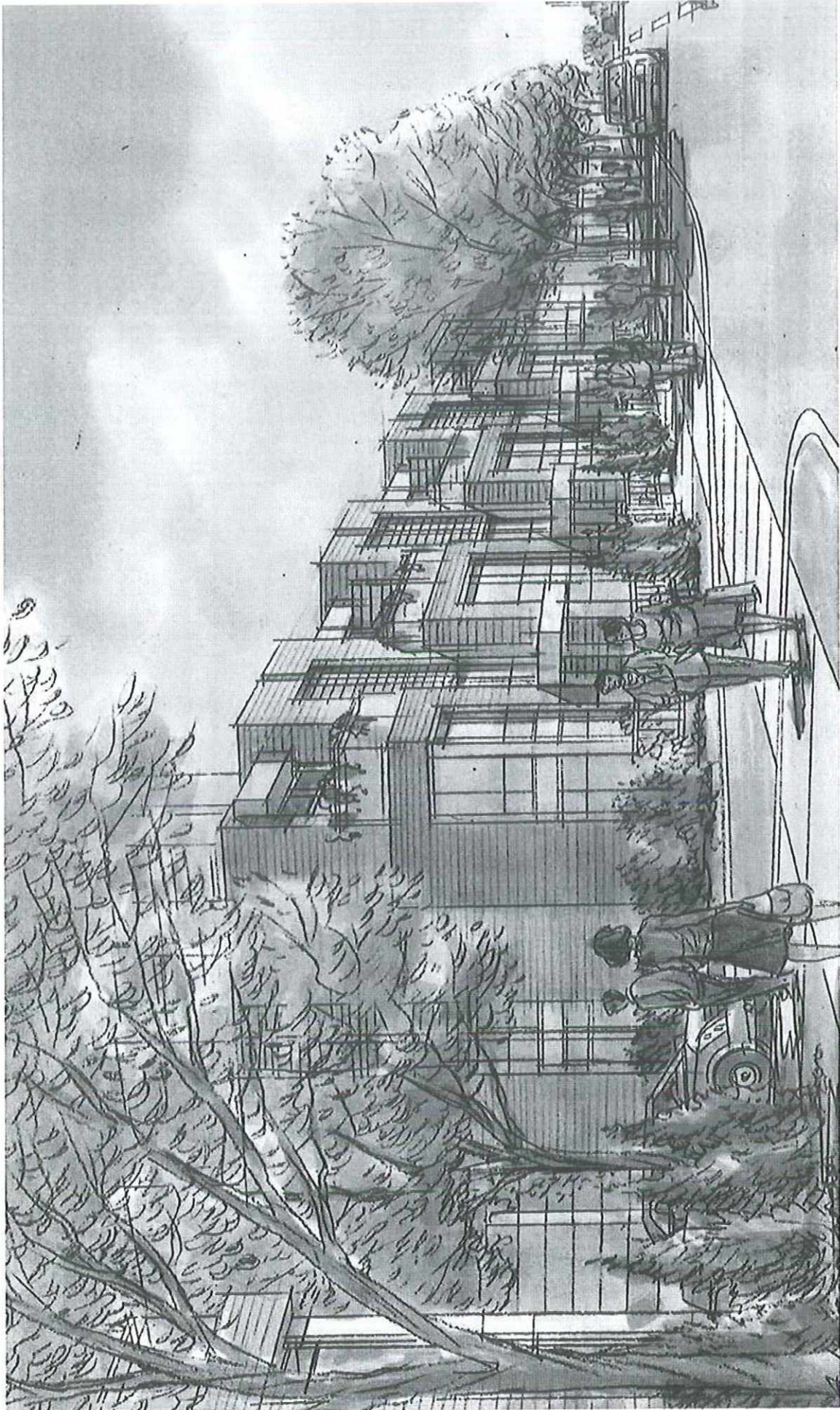


VIEW ALONG MAPLEWOOD PARK - LOOKING SOUTH

6719 Glen Erin Drive Mississauga, Ontario

ELEVATION PLAN

APPENDIX 4



Blackrock Aquitaine Limited

File: OZ 14/002 W9

## Agency Comments

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division/Park Planning Section (August 10, 2015)	<p>In comments updated on August 10, 2015, there are no outstanding or new issues to be addressed for this application.</p> <p>An updated Arborist Report was received on June 15th, 2015 and previous concerns with regard to the proposed condition adjacent to Lake Aquitaine Trail (P-130) has been sufficiently addressed for rezoning purposes.</p>
City Transportation and Works Department (August 7, 2015)	<p>This department confirmed receipt of the updated Context Plan, Site Plan, Functional Servicing and Stormwater Management Implementation Report, Site Grading Plan, Site Servicing Plan, Preliminary Construction Plan, and memorandums to the Noise Feasibility Study and the Traffic Impact Study submitted in support of the subject application.</p> <p>The Traffic Impact Study dated December 2013 and the memorandum dated March 2015 by the Lea Consulting have analysed the traffic impacts as a result of the proposed development and has confirmed that predicted future traffic volumes generated from the subject lands can be accommodated within the existing road network. To ensure safe construction access movements, the applicant has been requested to confirm the details on the Preliminary Construction Plan.</p> <p>The Noise Impact Study, dated March 12, 2015 and a supplementary letter dated August 5, 2015 by J.E. Coulter Associates Limited confirmed that subject to the installation of central air conditioning and acoustical fences, compliance with the City/MOECC Guidelines will be achieved.</p> <p>In the event this application is approved by Council, the applicant will be required to provide an updated Preliminary Construction Plan, a Phase 1 Environmental Site Assessment, securities for the noise attenuation measures, bike lane sign fee, and enter in to a Development Agreement with the City.</p>

## Proposed Zoning Standards

Regulations	"RA4" Zone	Proposed "RA5-Exception Zone"
Minimum floor space index – apartment dwelling zone	1.0	1.4
Permitted Uses	Apartment Dwelling Long-Term Care Dwelling Retirement Dwelling	Add townhouse dwellings
Minimum number of resident parking spaces per unit (apartment)	1.0 resident spaces per unit (apartment dwelling)	0.78 apartment spaces per unit (existing) 1.76 townhouse spaces per unit
Minimum number of resident parking spaces per unit (townhouse)	2.0 spaces per unit	1.5 spaces per unit
Minimum number of visitor parking spaces per unit (apartment)	0.15 spaces per unit	0.2 spaces per unit (existing)
Minimum number of resident parking spaces per unit (townhouse)	0.25 spaces per unit	0.25 spaces per unit
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenbelt and/or Residential Zone with the exception of an Apartment Dwelling Zone	4.5 metres	4.0 metres