



MISSISSAUGA

DECLARATION

Subsection 17 of the Planning Act

Applicant: Daniels HR Corporation

Municipality City of Mississauga

Our File: OPA 45

I, Diana Rusnov, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on September 28, 2016 when By-law Number 0198-2016 was enacted and that notice as required by subsection 17 of the Planning Act was given on October 6, 2016.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under subsection 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 26th day of October, 2016.

Commissioner of Oaths

Declarant

DONNA RAE LEBRETON, a Commissioner, etc.,
Regional Municipality of Peel, for the
Corporation of the City of Mississauga.
Expires May 3, 2019.



MISSISSAUGA

PLANNING ACT NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW BY THE CORPORATION OF THE CITY OF MISSISSAUGA BILL 51

DATE OF NOTICE	October 6, 2016	
OPA NUMBER	OPA 45 (By-law 0198-2016)	
ZONING BY-LAW NUMBER	0199-2016	
DATE PASSED BY COUNCIL	September 28, 2016	
LAST DATE TO FILE APPEAL	October 25, 2016	
FILE NUMBER	OZ 13/005	Ward 8
APPLICANT	Daniels HR Corporation	
PROPERTY LOCATION	Southwest corner of Eglinton Ave. West & Erin Mills Parkway.	

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

The Purpose and Effect of the Official Plan Amendment: The purpose of this Amendment is to amend the Central Erin Mills Node Character Area policies to add permissions for townhouses and a mix of commercial uses to the existing Residential High Density site, and to increase the overall *floor space index (FSI)* to 3.2.

The purpose of the Zoning By-law: The purpose of this By-law is to permit the development of 19 townhouses and 19 storey condominium apartment building with the first 3 storeys being used for commercial uses, in addition to the existing apartment dwellings on this lot.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 45 is in full force and effect.

The Zoning By-law: A description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:
www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

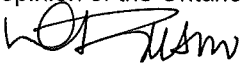
The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

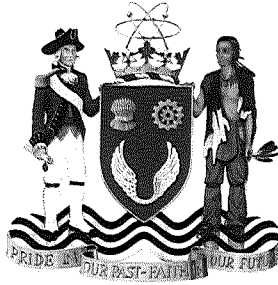
When and How to File an Appeal: Any appeal to the Ontario Municipal Board must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 **no later than the October 25, 2016.** An appeal form is available from the OMB website at www.omb.gov.on.ca.

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 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.


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

Amendment No. 45
to
Mississauga Official Plan



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0198-2016

A by-law to Adopt Mississauga Official Plan Amendment No. 45

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

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

1. The explanatory text constituting Amendment No. 45 to Mississauga Official Plan, specifically the Central Erin Mills Major Node Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, is hereby adopted.

ENACTED and PASSED this 28 day of September, 2016.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	26	9	16

Bonnie Crombie
MAYOR

Crystal Green
CLERK

Amendment No. 45
to
Mississauga Official Plan

The following text constitutes Amendment No. 45.

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 amend the Central Erin Mills Major Node Character Area policies to add permissions for townhouses and a mix of commercial uses to the existing Residential High Density site, and to increase the overall **floor space index (FSI)** to 3.2.

LOCATION

The lands affected by this Amendment are located on the southwest corner of Eglinton Avenue West and Erin Mills Parkway. The subject lands are located in the Central Erin Mills Major Node 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 lands are designated Residential High Density which permits apartment dwellings with a maximum height of 25 storeys and a maximum **floor space index (FSI)** of 2.5.

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

1. The proposed redesignation meets the overall intent, goals, objectives and policies of Mississauga Official Plan.
2. The proposed designation is appropriate for the property and will not adversely impact or destabilize the surrounding land uses.
3. The introduction of the commercial uses will contribute to the meeting the jobs, density target and population to employment ratio in a Major Node.
4. The increased population density is consistent with the objectives of intensifying Major Nodes.

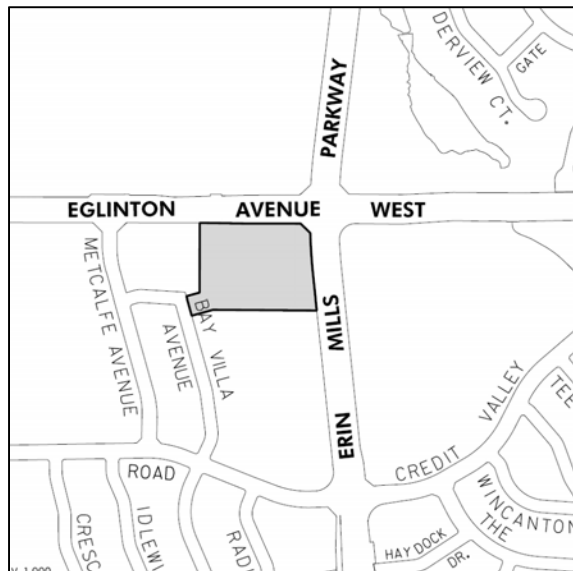
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.2, Central Erin Mills, Major Nodes, of Mississauga Official Plan is hereby amended by adding a site number and a **floor space index (FSI)** range on Map 13.2: Central Erin Mills Major Node Character Area in accordance with the changes to the Special Site Policies and Council approved increase in the **floor space index (FSI)** for this site.
2. Section 13.2, Central Erin Mills Character Area Special Site Policies of Mississauga Official Plan, is hereby amended by adding the following:

13.2.1 Special Site Policies

There are sites within the Character Area that merit special attention and are subject to the following policies.

13.2.1.1 Site 1



13.2.1.1.1 The lands identified as Special Site 1 are located at the southwest corner of Eglinton Avenue West and Erin Mills Parkway.

13.2.1.1.2 Notwithstanding the policies of this Plan, the following additional policies will apply:

- a. a total maximum **floor space index (FSI)** of 3.2 will be permitted;
- b. townhouses will be permitted; and,
- c. a maximum of 4 000 m² of retail commercial and office space 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 July 13, 2016.

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.

http://teamsites.mississauga.ca/sites/18/mopa/mopa_45.db.jmcc.docx

APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on March 23, 2015 in connection with this proposed Amendment.

A number of area residents were in attendance at the meeting and raised issues concerning traffic and density 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 files: OZ 13/005 W8</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 a 19 storey, 346 unit apartment building with retail commercial and office uses on the first 3 storeys

2550 and 2560 Eglinton Avenue West .

Southwest corner of Eglinton Avenue West and Erin Mills Parkway

Daniels HR Corporation

Recommendation Report Ward 8

Recommendation

That the Report dated August 18, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/005 W8, Daniels HR Corporation, 2550 and 2560 Eglinton Avenue West, southwest quadrant of Eglinton Avenue West and Erin Mills Parkway, 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 a mixed use development with apartments, retail uses, offices and townhouses with an overall FSI of 3.15 for the site be approved.
3. That the application to change the Zoning from **RA5-34 (Apartment Dwellings)** to **RA5-Exception (Apartment Dwellings)** to permit a 19 storey apartment building and 19 townhouse dwellings and retail commercial and office uses in accordance with the proposed revised zoning standards described in Appendix 7 of this report, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
 - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the Peel District School Board 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.
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board not apply to the subject lands.
4. 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.
 5. 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

- The applicant has made minor revisions to the proposal including increasing the height by two storeys, while reducing the unit count and reconfiguring the townhouse layout;
- 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

Two twenty-five storey apartment buildings are currently being constructed on the west side of the site. The approval of these buildings only required a Site Plan application as the existing official plan and zoning permissions permit the use. The subject applications incorporate the whole site and the zoning standards requested apply to the development in its entirety.

A public meeting was held by the Planning and Development Committee on March 23, 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-0019-2015 which was adopted by Council and is attached as Appendix 2.

Comments

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

REVISED DEVELOPMENT PROPOSAL

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

- increasing the height from 17 to 19 storeys
- decreasing the number of apartment units from 348 to 346
- replacing the two blocks of 22 townhouse units with one block of 19 units increasing the number of underground parking spaces by 26

Community Issues

Comment

The commercial and office uses proposed for the first three stories of the building are uncharacteristic of the southwest area of Eglinton Avenue West and Erin Mills Parkway and will generate traffic congestion and parking congestion.

Response

The site is located within a "Major Node", an area intended for intensification and to be a prominent centre for a mix of uses. New developments are to contribute to achieving the resident and job density target and the population to employment ratio as identified in Mississauga Official Plan. Comments from the Transportation and Works Department regarding traffic volume are included in the next section of this Report.

Comment

Metcalf Avenue should be closed by way of cul-de-sac near Eglinton Avenue West in order to eliminate cut-through traffic within the existing community.

Response

The closure of a street is generally not a preferred option to alleviate traffic impacts within a community. While a closure would alleviate cut-through traffic on Metcalfe Avenue, vehicular traffic would be displaced to the surrounding streets. It is recognized that increasing connectivity through a finer-grained systems of roads is a more efficient means of vehicular movement and the closure of a Metcalfe Avenue, which is designated a minor collector road, would be contrary to the City's goal of creating a finer grained road pattern in Intensification Areas.

A series of meetings have taken place between staff, the former and current local Councillor and an advisory group of residents concerned about the traffic impacts generated along Metcalfe Avenue. A traffic infiltration study was completed in May 2014. The study monitored the inbound and outbound movements within the study area. It was determined that the majority of traffic travelling through the neighbourhood was through Glen Erin Drive and Credit Valley Road, however, Metcalfe Avenue was identified as having through traffic, particularly in the morning peak period.

Staff in conjunction with the area residents forming the advisory group have agreed that prior to any future consideration of a road closure a Monitoring Program will be implemented to evaluate the traffic generated and investigate any alternative mitigation measures. The Monitoring Program is to commence in the fall once the Region of Peel infrastructure construction is complete and traffic related to schooling commences. The Monitoring Program will include

infiltration studies once the buildings are occupied, on street parking reviews, school drop off management review and speed volume studies. The findings of the studies will be reviewed and mitigation measures will be identified as appropriate.

Comment

The proposal, particularly the commercial component, will result in an increased number of people parking on local streets.

Response

The applicant is providing all required parking for residents, visitors, and commercial uses in three levels of underground parking. They have submitted a parking study which adequately justifies a shared parking arrangement between visitor parking spaces and commercial parking.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Region of Peel

The conditions of the Region of Peel Development Services with regard to the Functional Servicing Report have been met, demonstrating that the servicing capacity is in place for the proposed development, as it relates to water and wastewater services.

Regional staff are supportive of the proposed property access arrangement as it relates to Erin Mills Parkway, where right-out/right and left-in access is proposed at the southeastern portion of the subject property. The Transportation Impact Study (TIS) prepared by BA Consulting Group Ltd., and last updated November 7, 2014 has been reviewed by Regional staff and is satisfactory. Prior to Site Plan Approval, a Development or Access Agreement will be required to be registered on title to ensure the long term transportation capacity and safety of Erin Mills Parkway. Further detailed comments will be provided by Regional staff on the TIS through a forthcoming application for Site Plan Approval.

Region of Peel Waste Management Requirements will continue to be pursued through Site Plan Approval. Region of Peel technical requirements and studies related to this application are acceptable and staff have no objections to the approval the applications.

Transportation and Works

A satisfactory updated Functional Servicing Report and a Phase 1 Environmental Site Assessment have been received. This department is in receipt of a Traffic Impact Study and addendum, prepared by BA Consulting Group Ltd., which has confirmed that the predicted future traffic volumes generated from the subject proposal can be accommodated within the existing surrounding road network.

Notwithstanding the findings of these reports and drawings, in the event this application is approved by Council, and prior to the enactment of the Zoning By-law, the applicant will be required to provide additional details/technical requirements with respect to:

- Traffic Demand Management measures
- Revised Site Plan
- Boulevard/streetscape details
- Soil Quality Investigation Report
- Public pedestrian easement
- Underground Phasing details, and
- Updated Noise Report

Additionally, the applicant will be required to enter into the appropriate Servicing/Development Agreements with the City.

PLANNING COMMENTS

PPS and Growth Plan

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 townhouses, retail commercial and office uses and density are considered to be an appropriate form of development and 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 as referenced in the Official Plan section below. The application conforms to the Growth Plan.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Central Erin Mills Major Node. 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
- Retail commercial and Office uses
- FSI of 3.15

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?

The Central Erin Mills Node constitutes one of only two Major Nodes within the City. Second only to the City's downtown, the Major Nodes are intended to facilitate intensification through tall buildings, higher density and a mix of uses. They are planned to be prominent centers of mixed use activity with a variety of employment opportunities.

The first three storeys of the 19 storey tower are proposed to provide 6,546m² (70,463 sq.ft.) of retail commercial and office area which contributes to the City's goal of making Major Nodes a primary location for mixed use development. Additionally, this space will contribute to achieving the gross density target of between 200 and 300 residents and jobs combined per hectare (81 – 121 per acre) for a Major Node area.

Major Nodes, Intensification Areas and Major Transit Station Area are all areas which are defined and identified within the Plan as being the focus of intensification and each warrants intensification in and of themselves. The site is situated within all three of these classifications. The area has been planned for, and has the capacity to accommodate higher density built forms with a mix of uses.

The inclusion of the townhouse dwellings internal to the site provides an alternative housing choice and does not detract from the form and density provided by the apartment dwellings which support the policies and goals of the Node. The townhouse dwellings will not have any driveways or above ground parking spaces and will share their amenity space with the surrounding apartment building. They are well integrated into the development and contribute to the compact urban environment. The townhouse dwellings, being situated on the south end of the site, provide an ideal transition to the existing neighbourhood to the south which also consists of townhouse dwellings by providing a built form which is similar in scale.

In addition to the review carried out by staff, the applicant has provided planning rationale to justify the change in designation. Based on the comments received from the applicable City departments and agencies, the existing infrastructure is adequate to support the proposed development.

Zoning

The proposed **RA5-Exception (Apartment Dwellings)** zone is appropriate to accommodate the proposed 19 storey apartment building with the first three floors being retail commercial and office uses and the 19 townhouse units. Appendix S-7 contains the general site specific zoning provisions for the development. An exception schedule containing more detailed illustrated standards may be provided with the implementing Zoning By-law. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

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, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

By-law Implementation

Prior to by-law implementation the applicant will be required to enter into the necessary development/servicing agreements and address any remaining technical matters as well as secure payment for any outstanding fees. A quantitative wind analysis will also be required in order to identify any mitigating measure necessary resulting from unfavourable wind conditions.

Site Plan

Prior to development occurring on the lands the applicant will be required to obtain site plan approval in accordance with Section 41 of the *Planning Act*. No site plan application has 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 outstanding matters. These revisions will be related to streetscape design at the northeast corner and along Erin Mills parkway, landscaping throughout the site, particularly along the southerly property line and the west side of the townhouse and the treatment of the interface between the westerly townhouse units and the ramp to the underground garage.

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

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. The proposed revisions to the application which consists an increase of height from 17 to 19 storeys and the reconfiguration and reduction of the townhouse dwellings internal to the site do not constitute a substantive change to the development. Therefore 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 for is in keeping with the intended character and built form of the major node, particularly along the south side of Eglinton Avenue West, and contributes to defining the intersection as the most prominent feature of the node.
2. The proposed uses are compatible with the surrounding land uses and are desirable in fulfilling the vision of the Central Erin Mills Node.
3. The proposed official plan provisions and zoning standards are appropriate to accommodate the requested uses based on the proposed heights, transitions and general site design.

Attachments

Appendix 1: Information Report

Appendix 2: Recommendation PDC 0019-2015

Appendix 3: Excerpt of Land Use Map

Appendix 4: Revised Concept Plan

Appendix 5: Revised Elevations

Appendix 6: Revised Renderings

Appendix 7: Revised Proposed Zoning Standards



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner



Corporate Report

Clerk's Files

 Originator's
Files OZ 13/005 W8

PDC MAR 23 2015

DATE: March 3, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 23, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys
2550 and 2560 Eglinton Avenue West
Owner: Daniels HR Corporation

Public Meeting/Information Report Ward 8

RECOMMENDATION: That the Report dated March 3, 2015, from the Commissioner of Planning and Building regarding the applications by Daniels HR Corporation to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys under File OZ 13/005 W8, at 2550 and 2560 Eglinton Avenue West, be received for information.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for the public meeting of March 23, 2015 to hear from the community;
- The project does not conform to the Residential High Density land use designation and requires a rezoning to accommodate the proposed commercial uses and townhouse component of the project and to allow an increase in the permitted floor space index (FSI);
- Community concerns include the overall height and massing of the project, the amount of density proposed and increased traffic in the area;

- Prior to the next report, staff must evaluate a number of the project's features including whether it is compatible with the character of the area, provides adequate building transition to the surrounding homes and meets all the City's technical requirements.

BACKGROUND:

The applications have been circulated for comments and a community meeting has been held. A second community meeting was scheduled on March 2, 2015. 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:	175 m (574 ft.) – Eglinton Avenue West 137 m (449 ft.) – Erin Mills Parkway 31 m (102 ft.) – Bay Villa Avenue
Gross Lot Area:	2.5 ha (6.18 ac.)
Existing Uses:	Vacant land and two (2) apartment buildings under construction

The site comprises the east half of the block between Metcalfe Avenue and Erin Mills Parkway on the south side of Eglinton Avenue West (see Appendix I-2). In late 2014, construction began on two 25 storey apartment buildings on the westerly half of the site. These buildings are being processed under a separate Site Plan application. These buildings conform to the Official Plan and Zoning By-law.

The property is located in a node containing a mixture of commercial, institutional, office and residential uses.

The surrounding land uses are described as follows:

- North: Erin Mills Town Centre
- East: Credit Valley Hospital and medical offices
- South: Townhouses
- West: Vacant land designated and zoned for apartments

DETAILS OF THE PROJECT

The proposal is for a 17 storey apartment building comprising a maximum of 6 500 m² (69,968 sq. ft.) of office, medical office and retail commercial uses located on the first 3 storeys of the building with the upper floors containing 348 condominium apartment units.

A total of 22 townhouses are also proposed internal to the site with a large outdoor amenity area that is intended to service the proposed apartment building, townhouses and the two 25-storey apartment buildings currently under construction.

Parking for all the uses is proposed to be underground with no surface parking being provided. Access to the site is to be provided by a signalized intersection on Eglinton Avenue West across from the Erin Mills Town Centre entrance beside Panera Bread restaurant; and by a right-out/right and left-in access point on Erin Mills Parkway at the southern end of the site (see Appendix I-5).

Development Proposal	
Applications Submitted	Received: April 2, 2014 Deemed complete: July 29, 2014 Revised: November 10, 2014
Developer/Owner/Applicant	Daniels HR Corporation
Number of units	348 apartment units – proposed apartment building 22 townhouse units 606 units – two 25 storey apartment buildings under construction
Height	17 storeys – apartments 3 storeys – townhouses
Lot Coverage	31%
Floor Space Index	3.25
Landscaped Area	53%
Density	395 units/ha 160 units/acre

Development Proposal		
Gross Floor Area	Phase 1 Residential – 45 700 m ² (491,926 sq. ft.) Phase 2 Residential – 28 810 m ² (310,118 sq. ft.) Non-Residential – 6 497 m ² (69,935 sq. ft.) Phase 2 Total – 35 307 m ² (380,053 sq. ft.)	
Anticipated Population	938 *Average household sizes for all units (by type) for the year 2011 based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking	Required	Proposed
Phase 1 (two 25-storey buildings)	689 *as per minor variance 'A' 351-352/13	689
Phase 2 - Residential	1 space per bachelor unit 1.25 spaces per one-bedroom unit 1.40 spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit	1.05 spaces for all unit types
Office	3.2 spaces per 100 m ² (1,076 sq. ft.)	4.5 spaces per 100 m ²
Medical Office	6.5 spaces per 100 m ² (1,076 sq. ft.)	(1,076 sq. ft.) for all uses
Retail	5.4 spaces per 100 m ² (1,076 sq. ft.) *blended rate can be used as per Section 3.1.2.3 of Zoning By-law	including visitor
Total	Dependent on unit and office/commercial mix	1,378

Development Proposal	
Green Initiatives	<ul style="list-style-type: none"> • gardening plots and urban agriculture • underground bicycle storage • construction of multi-use trail • applicant is exploring storm water retention initiatives • applicant is exploring green roofs

Additional information is provided in Appendices I-1 to I-11.

LAND USE CONTROLS

The lands are located in the Central Erin Mills Major Node and are designated **Residential High Density** in the Mississauga Official Plan. The developer has requested to redesignate the lands to **Residential High Density - Special Site**.

A rezoning is proposed from **RA5-34 (Apartment Dwellings)** to **RA5 – Exception (Apartment Dwellings)**.

Detailed information regarding the Official Plan and Zoning is in Appendices I-9 and I-10.

Bonus Zoning

Section 37 of the *Planning Act* and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back to the 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 the former Ward 8 Councillor, Katie Mahoney, on September 18, 2013 during which the applicant’s original proposal for a 42-storey, 370 unit condominium apartment building with ancillary commercial and

office uses and 28 condominium townhouse units was presented. A second community meeting was scheduled on March 2, 2015 by the Ward 8 Councillor, Matt Mahoney, to allow the applicant to present the revised proposal. Meetings have also taken place with a group of area residents concerned with the traffic impact along Metcalfe Avenue.

Issues raised by the community are summarized below. They will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.

- The proposed height, scale and density of the development does not fit in with the character of the area;
- The traffic along Metcalfe Avenue will significantly increase as people will use it as a cut through to Erin Mills Parkway;
- The City should consider closing Metcalfe Avenue just north of Bay Villa Avenue;
- The traffic in the area is already problematic and the proposed development will significantly worsen it.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, uses, landscaping, building configuration and technical requirements?
- Are the access points adequate and safe for the existing traffic patterns and the projected additional traffic?
- Is the additional traffic generated acceptable given the existing traffic conditions?
- Has an appropriate building transition been provided between the existing surrounding homes to the south and the proposal?

- Is the proposed streetscape design along Eglinton Avenue West and Erin Mills Parkway satisfactory?
- Are the proposed design details and zoning standards appropriate, including the requested reduction in parking rates?
- Have all other technical requirements and studies related to the project been found to be acceptable?

OTHER INFORMATION

A number of studies and reports have been submitted by Daniels HR Corporation in support of the applications. The list is below and the studies are available for review.

- Context Plan, Concept Plan, Survey
- Elevations, Floor/Parking/Roof Plans
- Composite Utility Plan
- Planning Justification Report
- Parking Justification Study
- Pedestrian Wind Assessment
- Functional Servicing Report
- Traffic Impact Study
- Acoustical Feasibility Study
- Sun/Shadow Study
- Green Features List
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

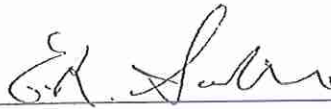
There are certain other engineering matters including storm drainage, noise reduction, sidewalks and utilities which will require the applicant to enter into appropriate agreements with the City.

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 must be met.

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

ATTACHMENTS:

- Appendix I-1: History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Mississauga Official Plan
- Appendix I-4: Existing Land Use and Proposed Zoning Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9 Relevant Mississauga Official Plan policies
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

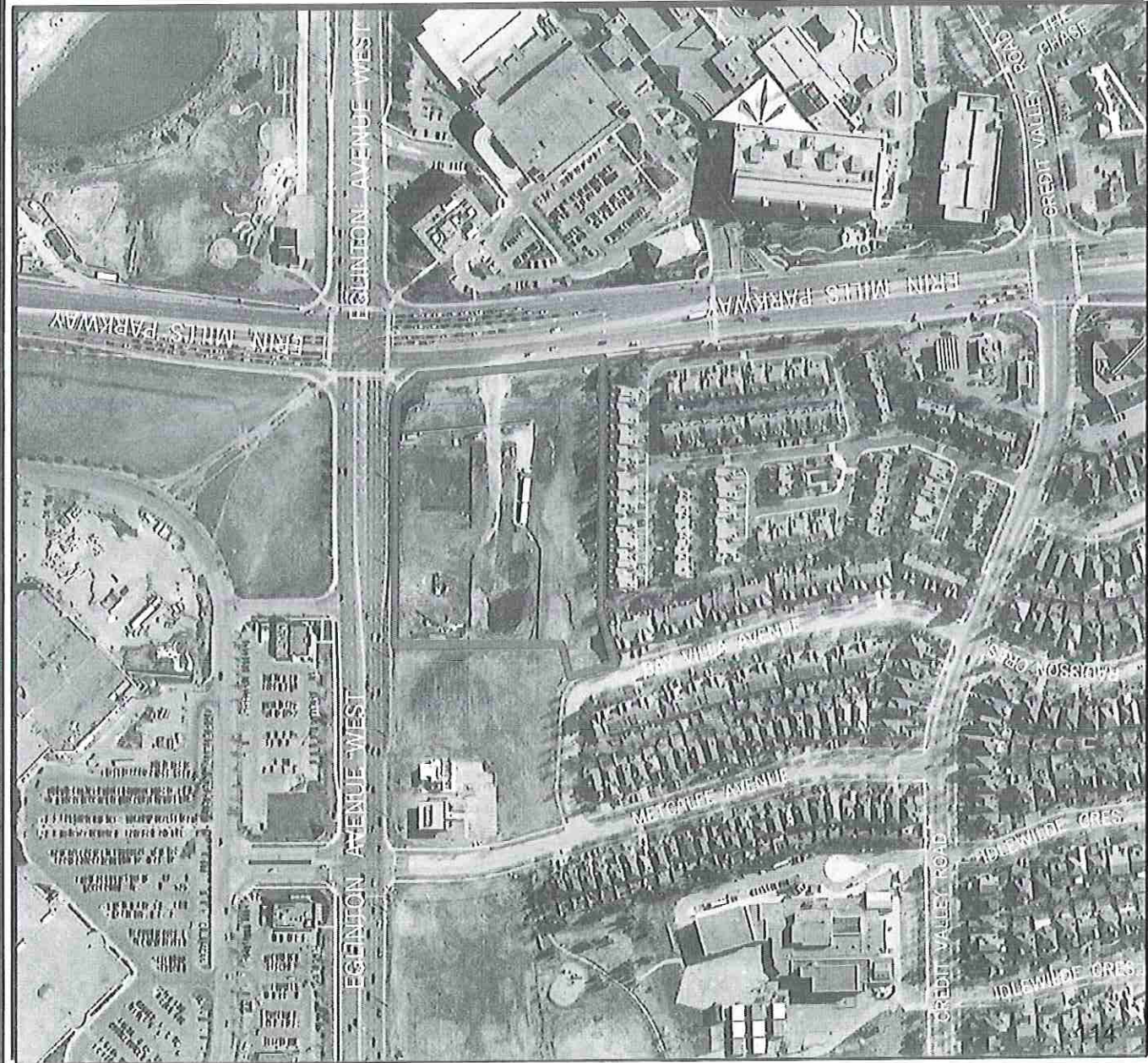
Prepared By: David Breveglieri, Development Planner

Daniels HR Corporation

File: OZ 13/005 W8

Site History

- July 13, 1987 – Official Plan Amendment and Rezoning is approved to permit the development of residential apartment buildings to a maximum height of 25 storeys under file OZ 86/088 W8;
- August, 2008 – Committee of Adjustment approved a severance of the single lot of land on the south side of Eglinton Avenue West between Metcalfe Avenue and Erin Mills Parkway under file 'B' 041/08 W8. The severance created two lots within the block;
- September 19, 2013 – Committee of Adjustment approved a severance under file 'B' 057/13 W8 to create a new lot fronting onto Eglinton Avenue West to accommodate a 25 storey building with ownership separate from the balance of the lands;
- September 19, 2013 – Committee of Adjustment approved minor variances under file 'A' 150-153/13 W8 to permit a residential parking rate of 1.1 spaces per unit, a visitor parking space rate of 0.15 spaces per unit, to allow the interconnected parking area underground;
- April 17, 2014 – Committee of Adjustment approved minor variances under file 'A' 128/14 W8 to permit a contiguous amenity area of 29%, an underground parking structure with a setback of 0.75 m (2.46 ft.) to the interior, exterior and rear lot line, and balcony projections of 1.7 m (5.5 ft.).



LEGEND:



SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO SPRING 2014



SUBJECT: DANIELS HR CORPORATION

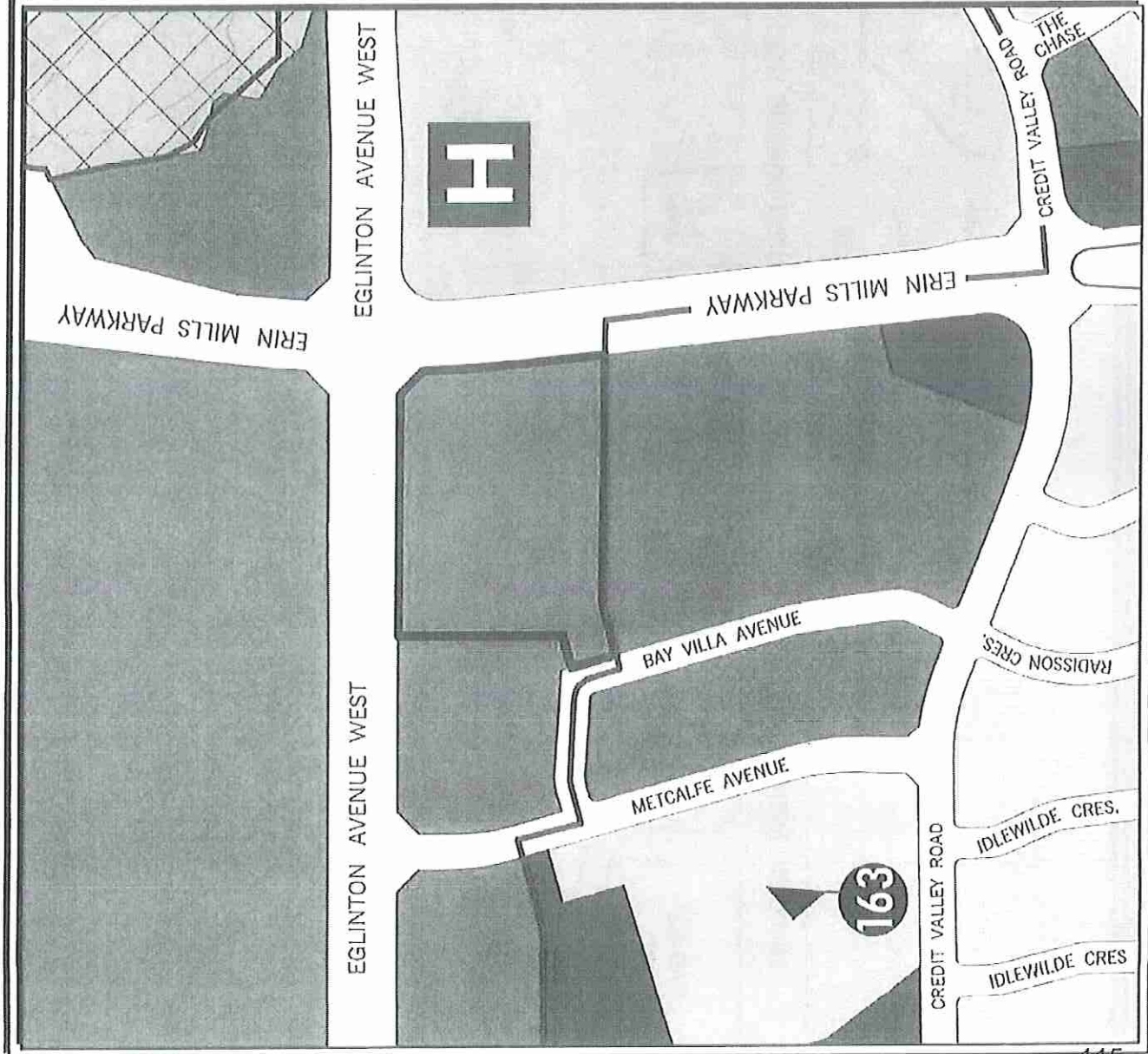
FILE NO:
OZ 13005 WS
DWG. NO:
13005A
SCALE:
1:4000

PDC DATE:
2015 03 23
DRAWN BY:
B. KRUGER

APPENDIX I-2



MISSISSAUGA
Produced by
T&W, Geomatics



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
 - Neighbourhood Use
 - Downtown Core Commercial
 - Urban Use
 - Community Commercial
 - Major Vehicle Commercial
 - Office
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Cemetery
 - Parkway Ball Field
 - Utility
 - To Be Determined

- LAND USE LEGEND**
- 1885 Heritage Conservation District
 - 1886 NPPAS UCC
 - 1887 NPPAS UCC
 - 1888 NPPAS UCC
 - 1889 NPPAS UCC
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 - 1998 NPPAS UCC
 - 1999 NPPAS UCC
 - 2000 NPPAS UCC

- CITY STRUCTURE**
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area



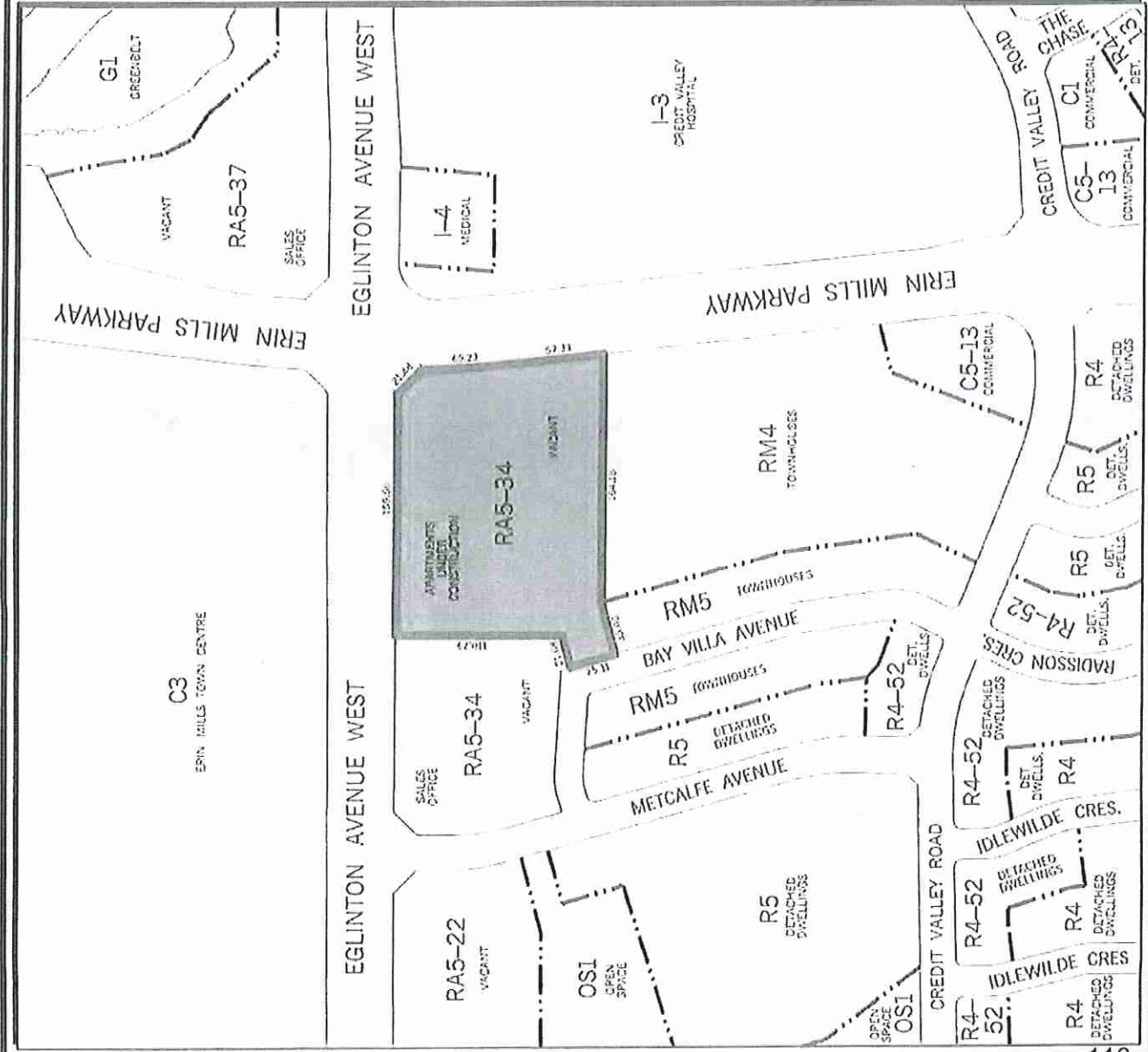
SUBJECT LANDS

SUBJECT: DANIELS HR CORPORATION

APPENDIX I-3

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 PDC DATE: 2015 03 23
 DRAWN BY: B. KRUGER

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MISSISSAUGA
 T&W Geomatics



LEGEND:

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY' TO 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE' AND PROPOSED ZONING FROM 'RA5-34' (APARTMENT DWELLINGS) TO 'RA5-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 17 STOREY, 348 UNIT CONDOMINIUM APARTMENT BUILDING WITH OFFICE, MEDICAL OFFICE AND COMMERCIAL USES IN THE FIRST THREE STORES AND 22 TOWNHOUSES.

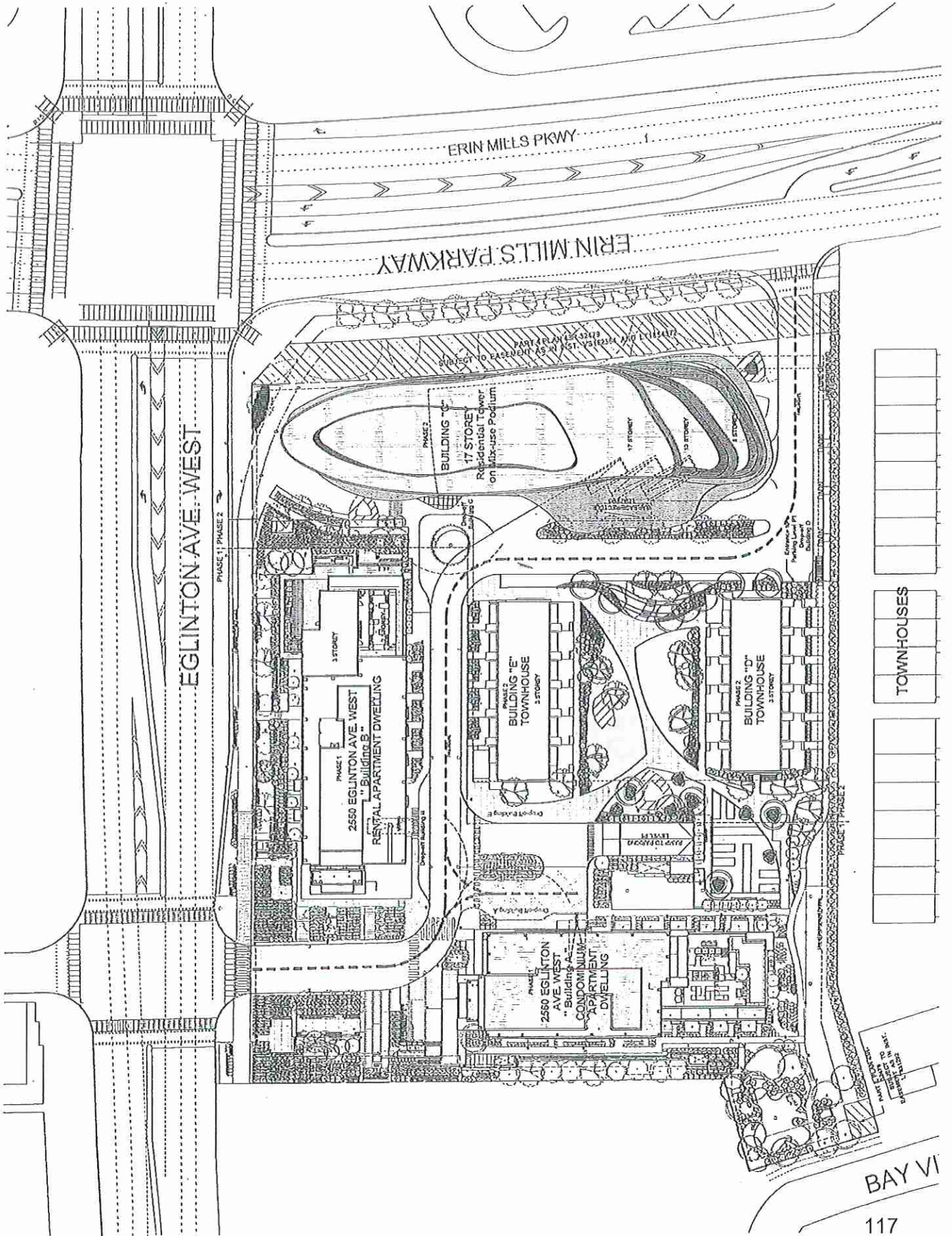
NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.

SUBJECT: DANIELS HR CORPORATION

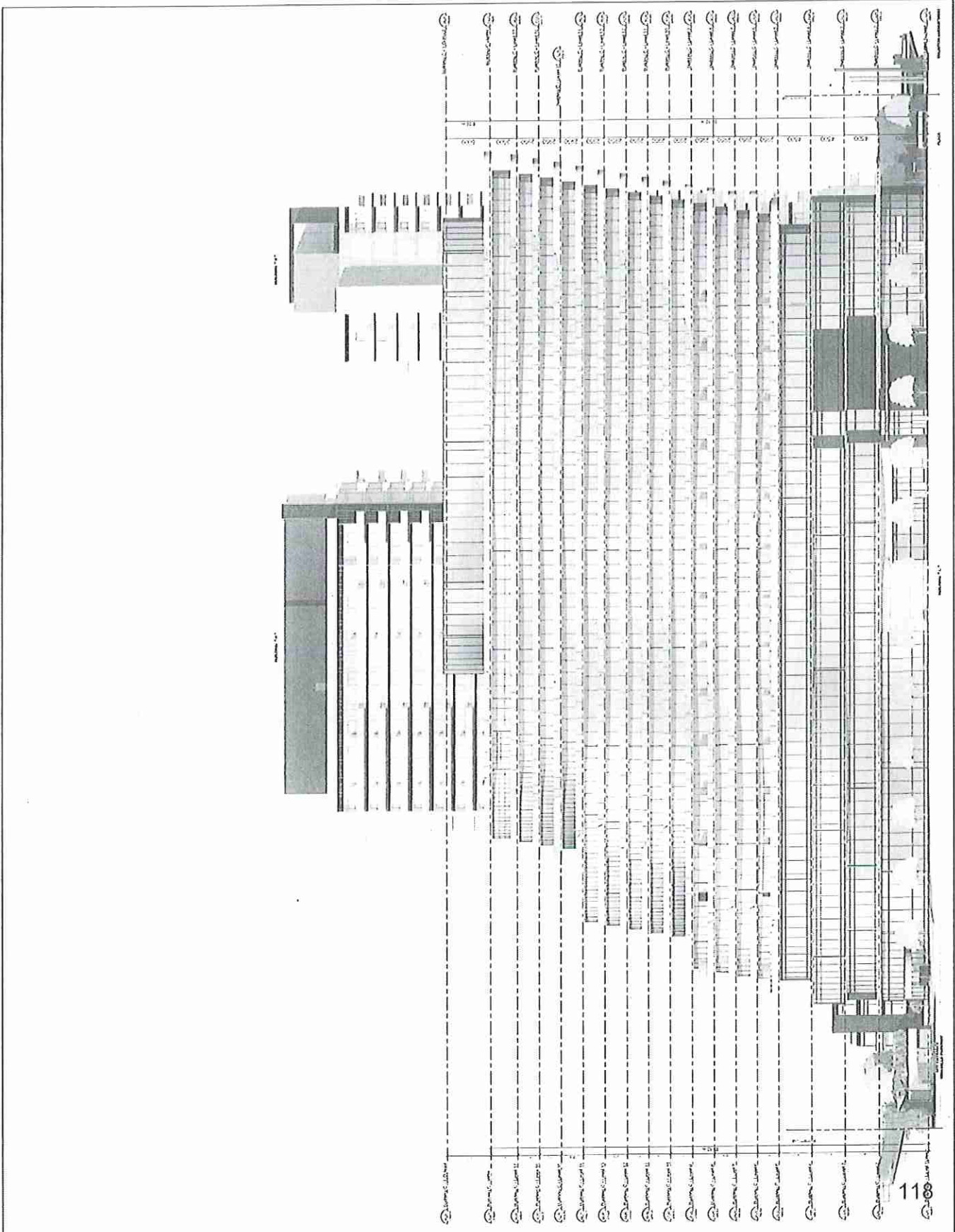
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 DRAWN BY: B. KRUGER

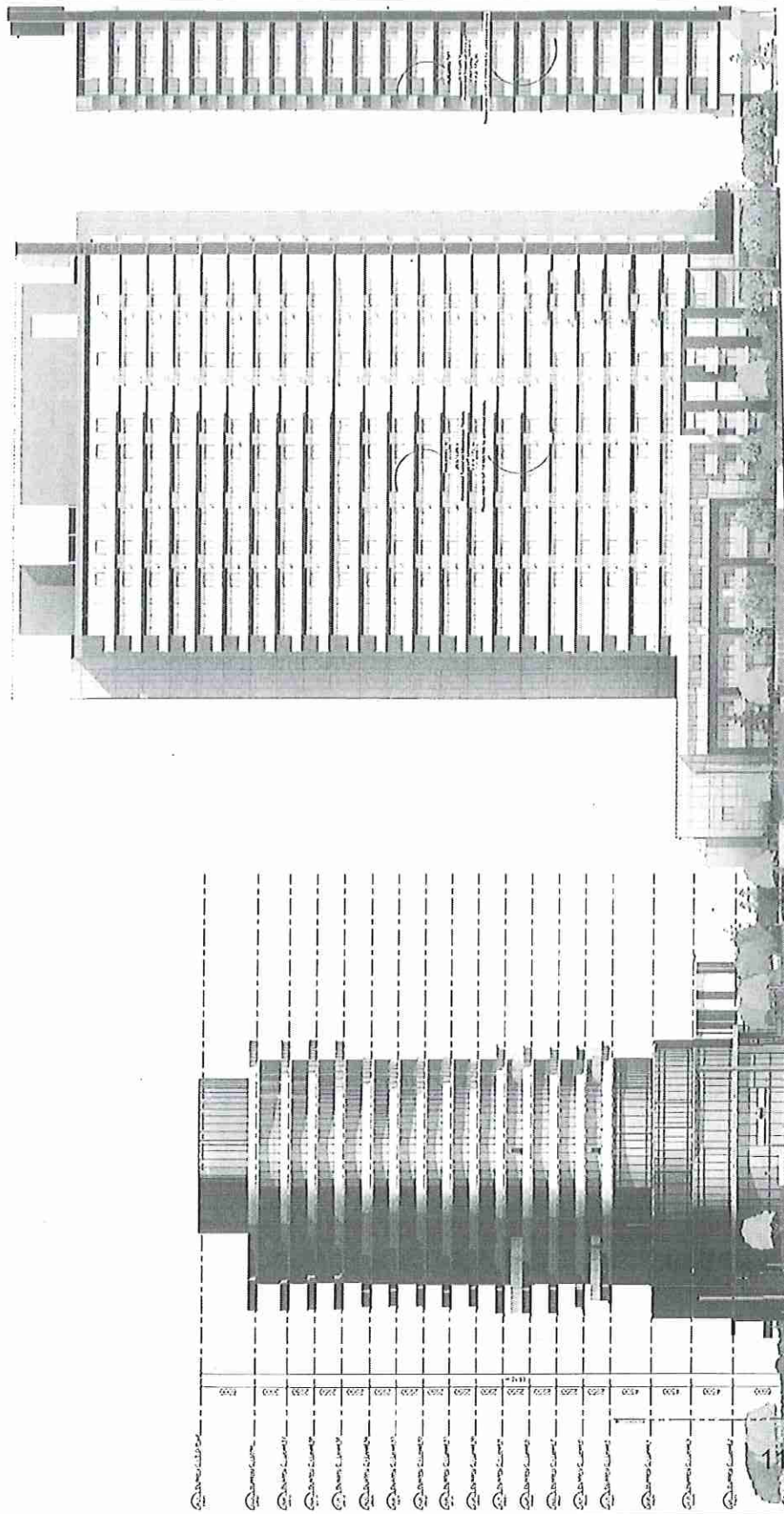
Produced by
MISSISSAUGA
 T&W Geomatics



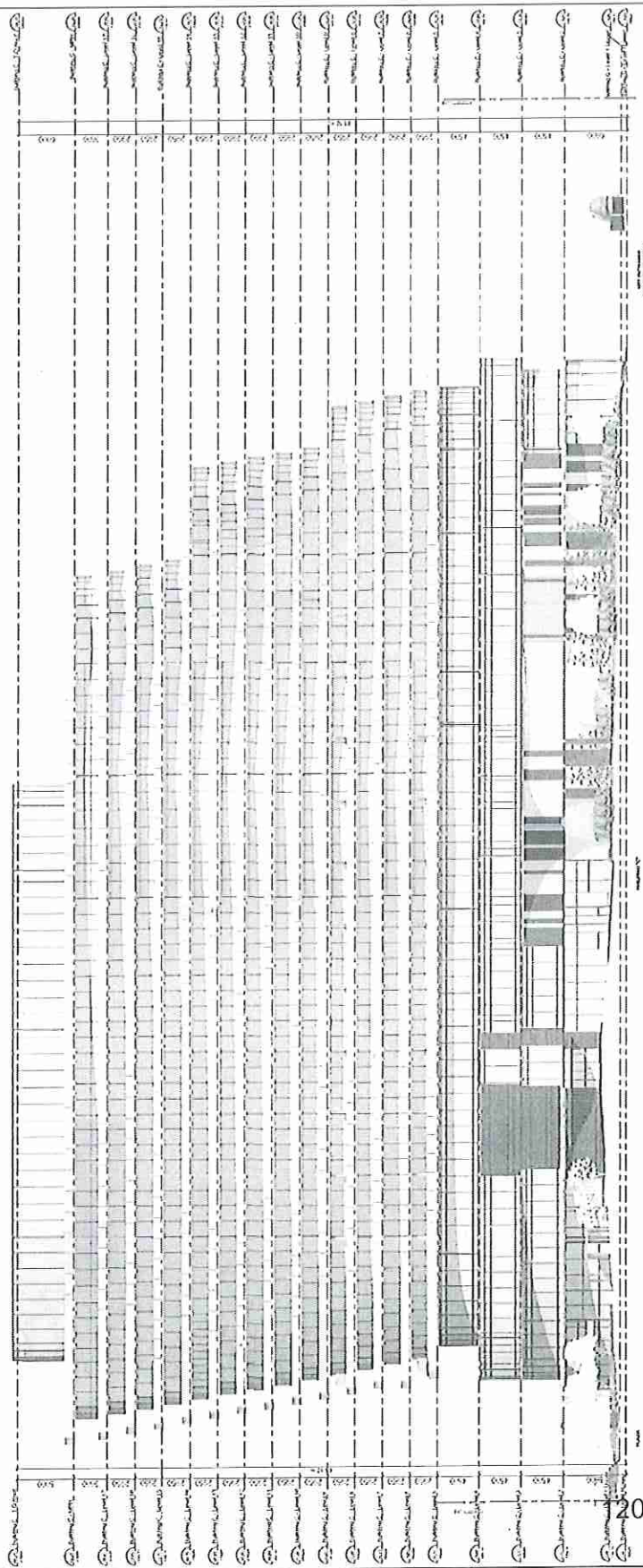
BAY VI



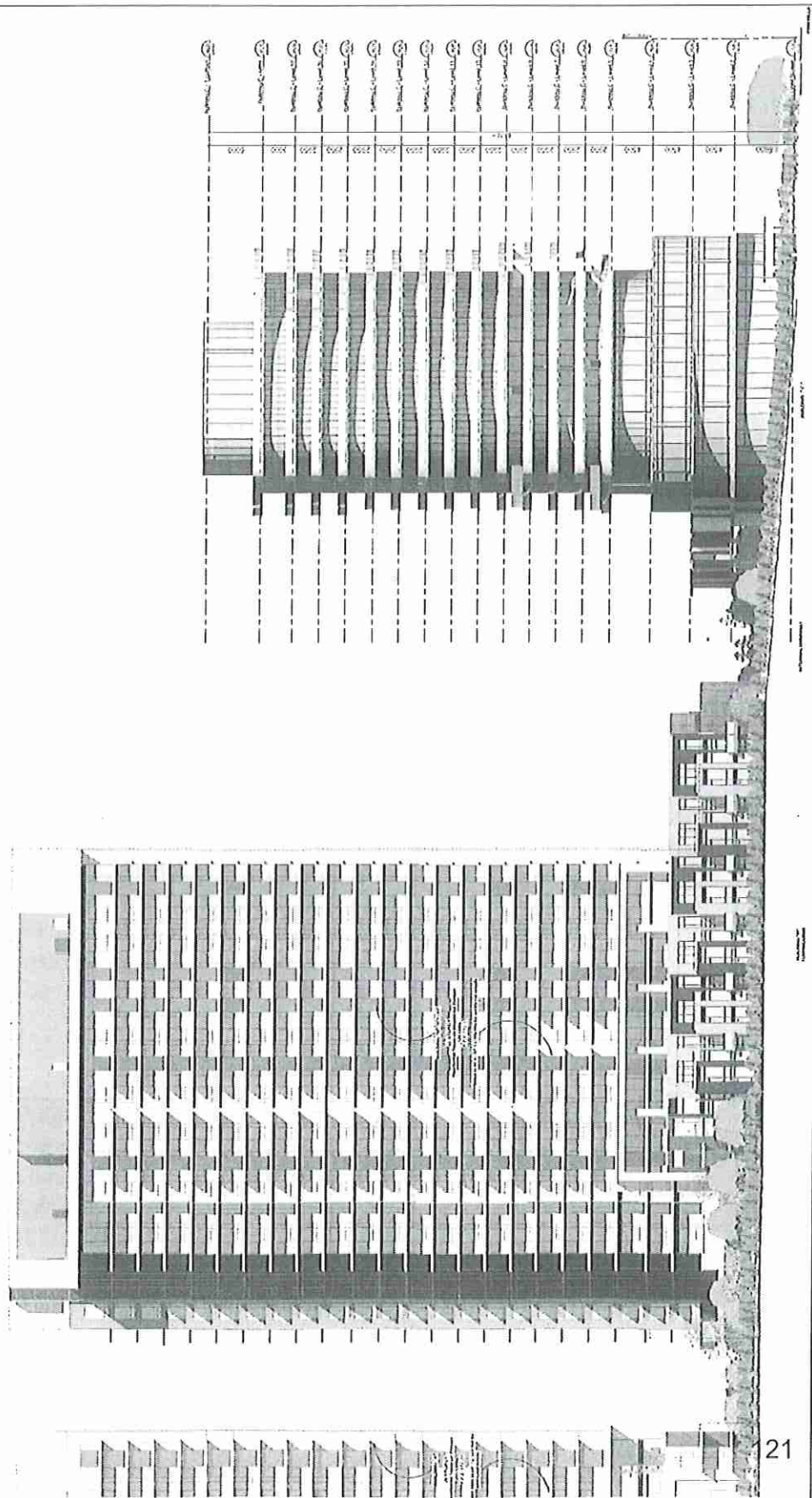
EAST ELEVATION
SCALE: 1" = 10'



NORTH ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION
Sheet 1 of 10



Daniels HR Corporation

File: OZ 13/005 W8

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 26, 2015)	<p>The Region will support in principle a left-in, right-in/right-out access to Erin Mills Parkway at the southerly limits of the subject property. The access shall be equipped with a northbound left turn lane with 30 m (98.4 ft.) of storage and 40 m (131.2 ft.) of taper, as well as a southbound right-turn lane with 30 m (98.4 ft.) of storage and 20 m (65.6 ft.) of reverse taper at the existing bus bay. To facilitate these requirements, the applicant shall also reconstruct the southbound left turn lane at the signalized access on Erin Mills Parkway to Credit Valley Hospital to maintain 40 m (131.2 ft.) of taper and reduce the storage length to 30 m (98.4 ft.). Requirements for accommodation of the existing northbound dual left turn lanes at the intersection of Erin Mills Parkway and Eglinton Avenue West will be dealt with at the transportation impact assessment stage. All costs associated with the road and access works is to be paid 100% by the applicant.</p> <p>A Development Agreement or Access Agreement registered on title on the property will be required reflecting the aforementioned and any future access requirements and restrictions in order to ensure the capacity and safety of Erin Mills Parkway can be monitored and maintained at all times by the Region.</p>
Dufferin-Peel Catholic District School Board (November 27, 2014)	<p>The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by the City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p>

Daniels HR Corporation

File: OZ 13/005 W8

Agency / Comment Date	Comment
	If approved, the Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Service Agreement and Agreements of Purchase and Sale.
Peel District School Board (December 2, 2014)	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"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."</p> <p>In addition, if approved, the Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Service Agreement and Agreements of Purchase and Sale.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 12, 2015)	<p>Prior to issuance of building permits, cash-in-lieu for park or other public recreational purposes is required by the <i>Planning Act</i> and the City's Policies and By-laws for every residential unit constructed after the initial 849 units as per the Amending Agreement of the Parkland Conveyance Agreement between the City of Mississauga and the Erin Mills Development Corporation.</p> <p>The applicant shall submit a cash contribution for street tree planting on Erin Mills Parkway and Eglinton Avenue West.</p>

Daniels HR Corporation

File: OZ 13/005 W8

Agency / Comment Date	Comment
City Community Services Department – Fire and Emergency Services Division (December 1, 2014)	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 (T&W) (Feb 13, 2015)	<p>T&W confirmed receipt of Concept Plan, Proposed Master Plan, Functional Servicing Report Addendum, Site Servicing Plan, Composite Utility Plan, Acoustical Feasibility Study and Traffic Impact Study Addendum. Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details. Development matters currently under review and consideration include:</p> <ul style="list-style-type: none"> • Traffic implications, • Boulevard/streetscape design, • Stormwater servicing design, • Phasing details, and • Compliance with City/Ministry of the Environment and Climate Change (MOECC) acoustic guidelines. <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Enersource Hydro Mississauga Inc. (December 9, 2014)	The existing underground high voltage cables servicing Credit Valley Hospital are in conflict with the proposing turning lane into the subject development. Prior to any approval of the applications, the applicant must contact Enersource to resolve the conflict. A guying easement will also be required.
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"> - Development Services, Planning and Building Department - Canada Post - Bell Canada - Enbridge Gas Distribution Inc. - Greater Toronto Airport Authority - Rogers Cable

Daniels HR Corporation

File: OZ 13/005 W8

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Culture Division, Community Services Department - Realty Services, Corporate Services Department - Conseil Scolaire de Distrique Centre-Sud - Conseil Scolaire Viamonde - Trillium Health Partners

Daniels HR Corporation

File: OZ 13/005 W8

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 61 Kindergarten to Grade 5 27 Grade 6 to Grade 8 59 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Credit Valley Public School <ul style="list-style-type: none"> Enrolment: 687 Capacity: 655 Portables: 4 Thomas Street Middle School <ul style="list-style-type: none"> Enrolment: 785 Capacity: 755 Portables: 3 John Fraser Secondary School <ul style="list-style-type: none"> Enrolment: 1,366 Capacity: 1,236 Portables: 3 <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 8 Junior Kindergarten to Grade 8 6 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Rose of Lima Elementary School <ul style="list-style-type: none"> Enrolment: 405 Capacity: 248 Portables: 4 St. Aloysius Gonzaga Secondary School <ul style="list-style-type: none"> Enrolment: 1,798 Capacity: 1,656 Portables: 0

Daniels HR Corporation

File: OZ 13/005 W8

Existing Official Plan Provisions

"Residential High Density" which permits the following uses: apartment buildings with a maximum height of 25 storeys and a Floor Space Index (FSI) range of 1 – 2.5 within the Central Erin Mills Major Node Character Area.

Proposed Official Plan Amendment Provisions

The applicant is proposing to retain the "Residential High Density" designation while adding the following new Special Site policies for the site:

- a) a maximum of 6 500 m² (69,968 sq. ft.) of non-residential GFA shall be permitted
- b) townhouses shall be permitted
- c) a maximum FSI of 3.25

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 5 – Direct Growth	<p>Section 5.3.2 Section 5.4 Section 5.5</p>	<p>Major Nodes will be planned as prominent centres of mixed use activity with a variety of employment opportunities and will provide a variety of higher density housing for people throughout the different phases of their lifecycle and for a variety of income groups. Major Nodes will develop as city and regional centres and be a primary location for mixed use development. The Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare. Development in Major Nodes will be in a form and density that achieves a high quality urban environment. Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area. Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands.</p> <p>A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas. Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged. Intensification Areas will be planned to maximize the use of existing and planned infrastructure.</p>
Section 7 – Complete Communities	<p>Section 7.2 Section 7.2.1 Section 7.2.2</p>	<p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>

Section 9 – Building a Desirable Urban Form	Section 9.1.2 Section 9.1.5 Section 9.2.1	<p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required. Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas. Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections.</p> <p>Development will utilize streetscape design to provide visual connections to open space, providing enhanced sidewalk and trail connections near open spaces.</p>
Section 13 – Major Nodes	Section 13.1.1	<p>Proponents of development applications within a Major Node may be required to demonstrate how the new development contributes to the achievement of the residents and jobs density target and the population to employment ratio.</p>
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Daniels HR Corporation

File: OZ 13/005 W8

Summary of Existing Zoning By-law Provisions

"RA5-34" (Apartment Dwellings), which permits apartment buildings with a maximum height of 25 storeys, an FSI range of 1- 2.5, minimum number of dwelling units per hectare of 114 and a maximum number of dwelling units per hectare of 247.

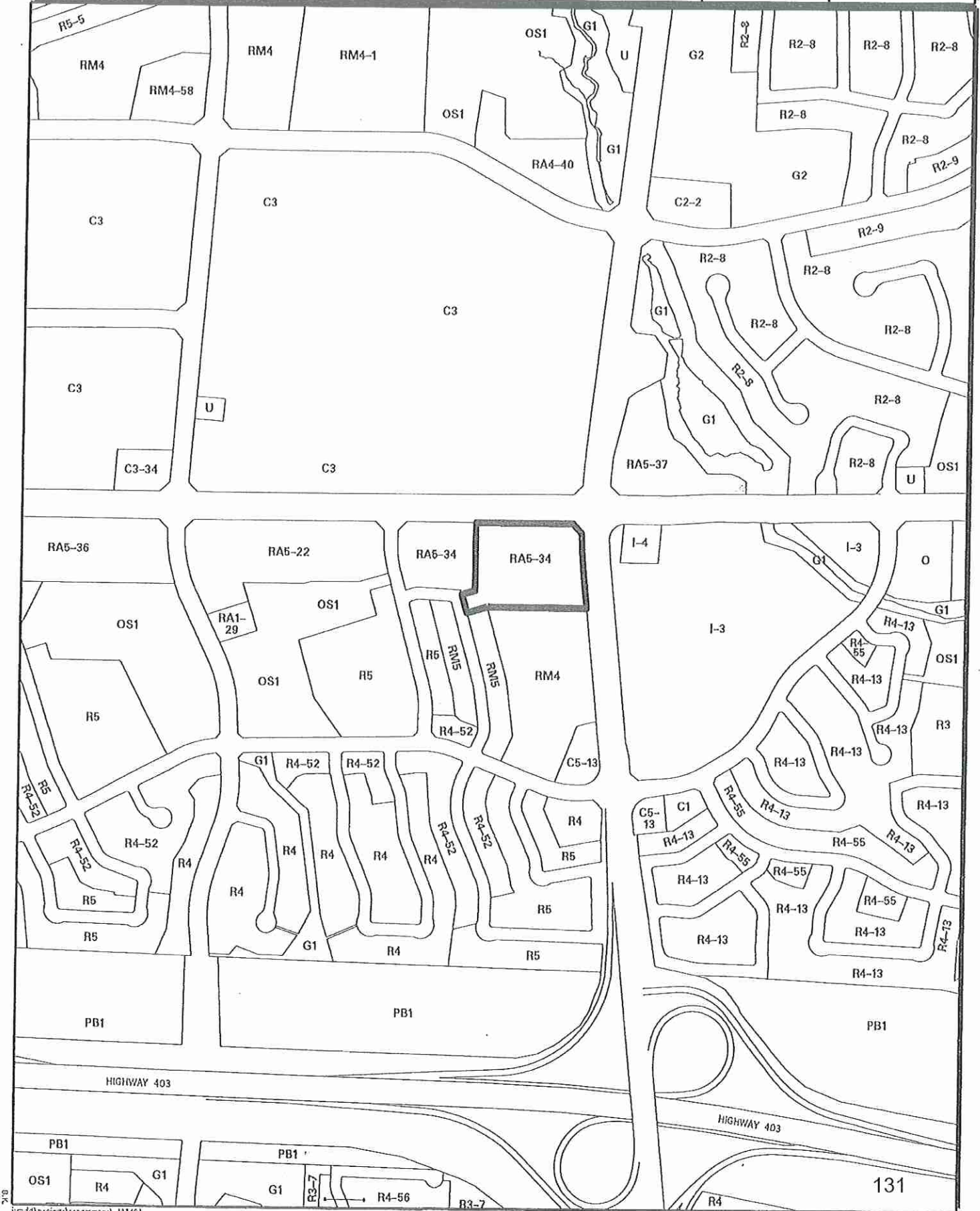
Summary of Proposed Zoning By-law Provisions

Zone Standards	Required "RA5-34" Zoning By-law Standards	Proposed "RA5- Exception" Zoning By-law Standards
Use	Apartment dwelling Long-term care dwelling Retirement dwelling	Apartment dwelling Townhouse dwelling Commercial, Office, and Medical Office uses
Maximum Floor Space Index	2.5	3.25
Maximum gross floor area – non-residential	n/a	6 500 m ² (69,965 sq. ft.)
Maximum number of dwelling units per hectare	247	395
Minimum number of resident parking spaces	1 per bachelor unit 1.25 per one-bedroom unit 1.40 per two-bedroom unit 1.75 resident per three-bedroom unit 0.20 visitor spaces per unit	1.05 per all units
Minimum number of non-residential parking spaces.	3.2 spaces per 100 m ² (1,076 sq. ft.) office 6.5 spaces per 100 m ² (1,076 sq. ft.) medical office 5.4 spaces per 100 m ² (1,076 sq. ft.) retail *blended rate can be used as per Section 3.1.2.3 of Zoning By-law	4.5 spaces per 100 m ² (1,076 sq. ft.) blended rate for all uses including visitor parking

GENERAL CONTEXT MAP

OZ 13/005 W8

APPENDIX I-11



Daniels HR Corporation

File: OZ 13/005 W8

Recommendation PDC-0019-2015


"That the Report dated March 3, 2015, from the Commissioner of Planning and Building regarding the applications by Daniels HR Corporation to permit 22 townhouses and a 17 storey mixed use building with 348 residential units and commercial uses on the first 3 storeys under File OZ 13/005 W8, at 2550 and 2560 Eglinton Avenue West, be received for information."

PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY' TO 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE' AND PROPOSED ZONING FROM 'RA5-34' (APARTMENT DWELLINGS) TO 'RA5-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 19 STOREY, 346 UNIT CONDOMINIUM APARTMENT BUILDING WITH OFFICE AND RETAIL COMMERCIAL USES IN THE FIRST THREE STORES AND 19 TOWNHOUSES.

LEGEND:

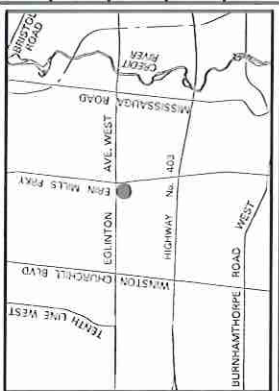


NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.

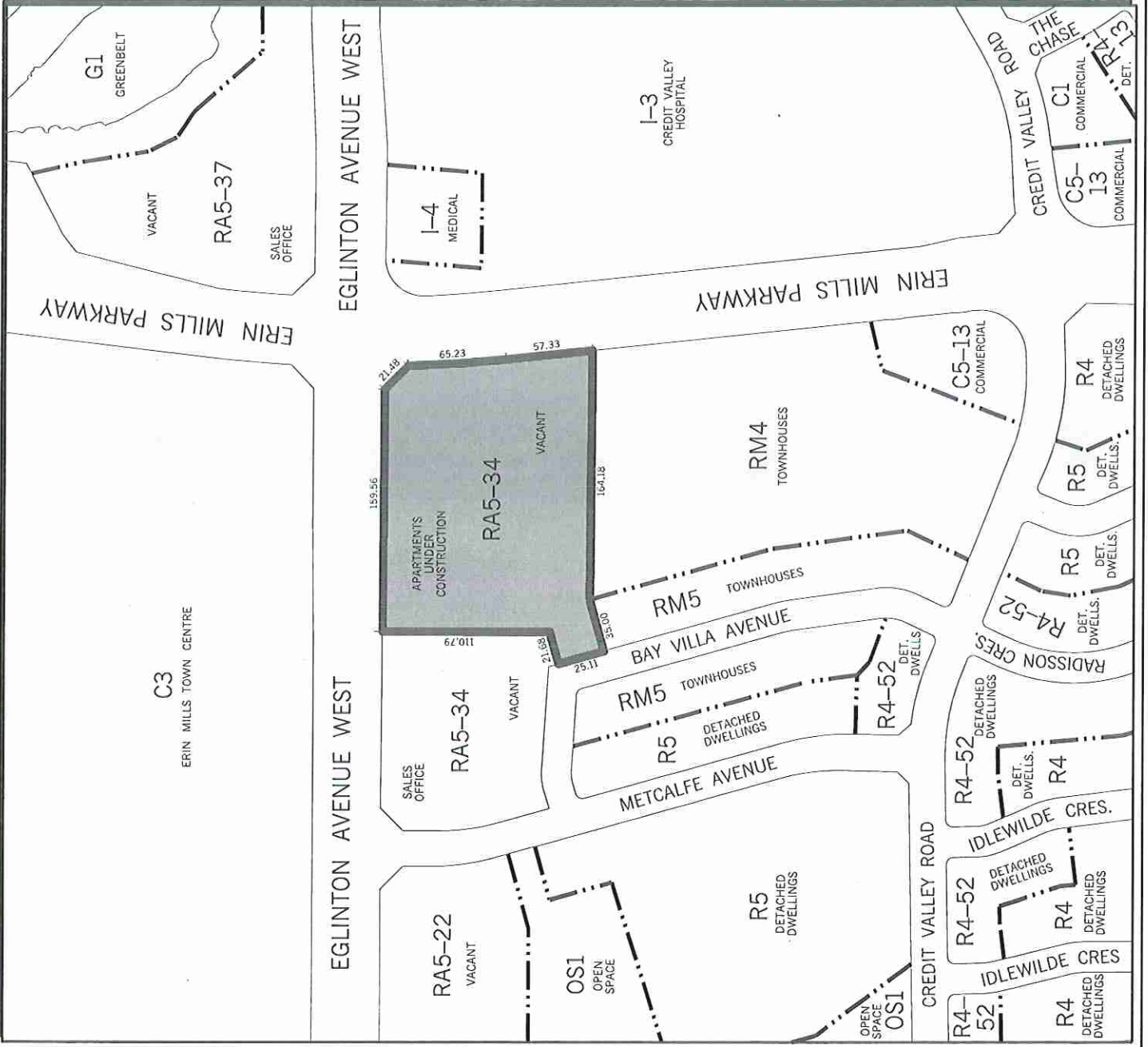


SUBJECT: DANIELS HR CORPORATION

FILE NO:	OZ 13005 W8
DWG. NO:	13005R
SCALE:	1:4000
PDC DATE:	2015 09 08
DRAWN BY:	B. KRUGER
APPENDIX 3	

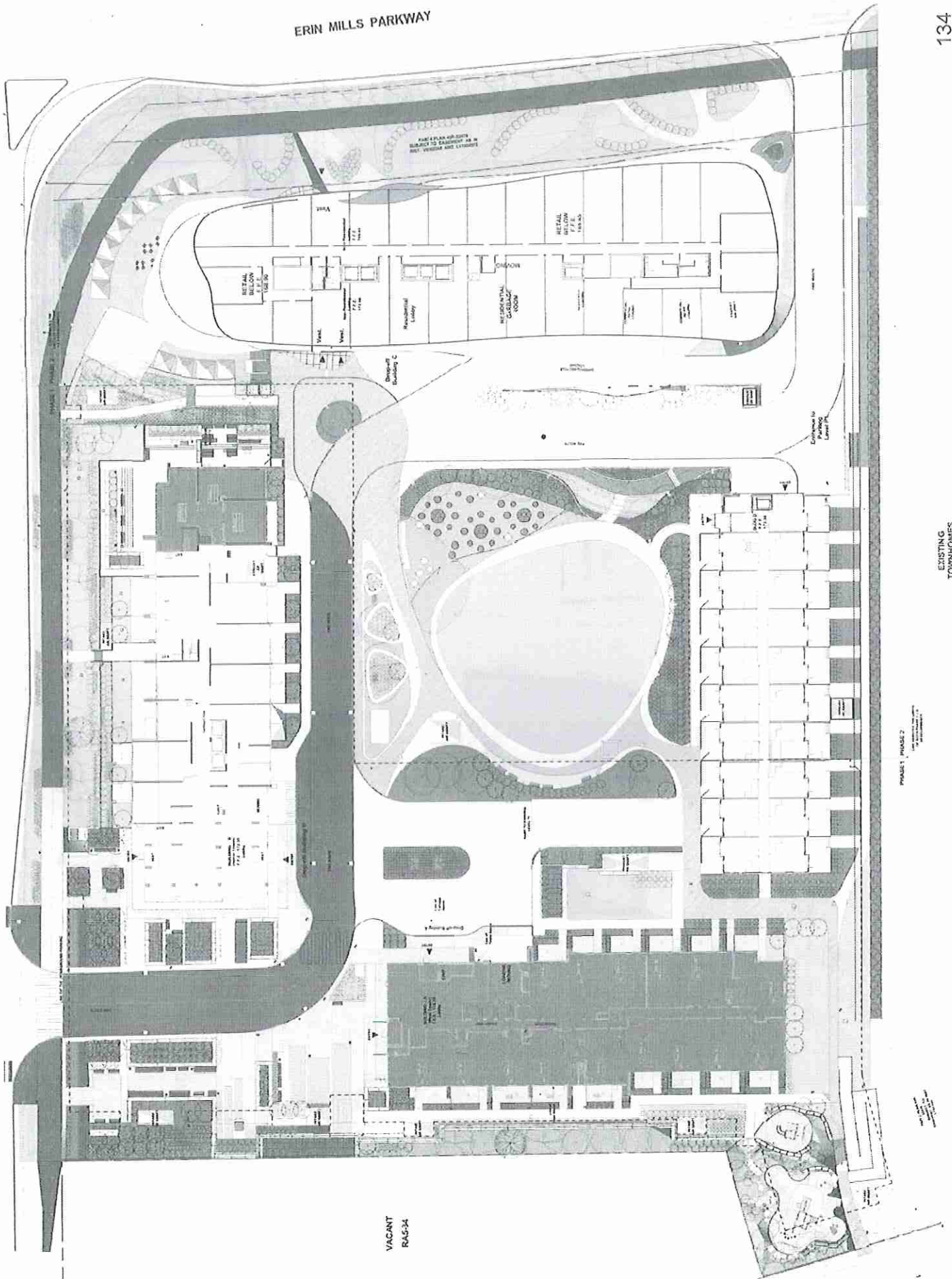


Produced by
MISSISSAUGA T&W, Geomatics



ERIN MILLS PARKWAY

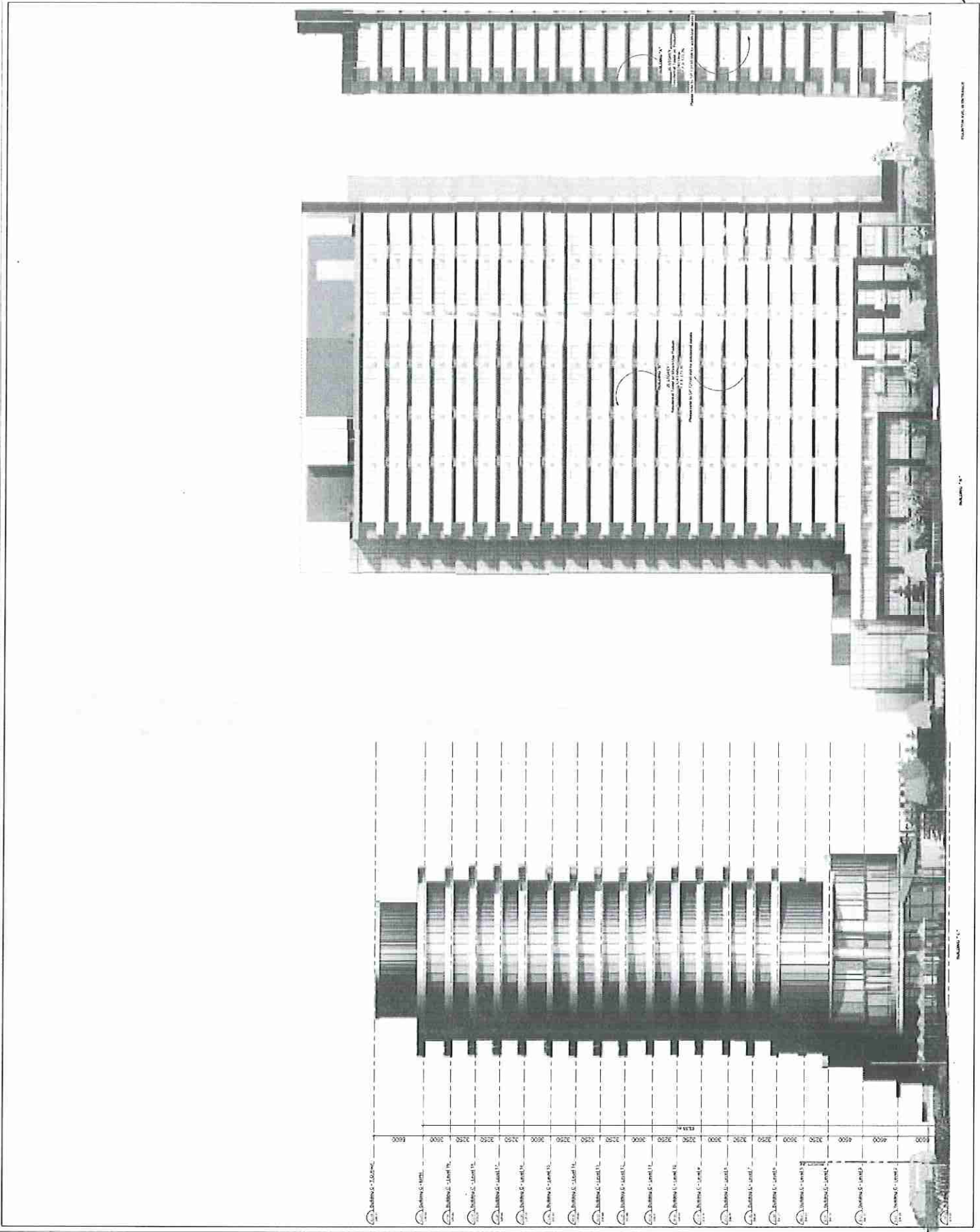
134



EXISTING TOWNHOMES

PHASE 1 PHASE 2

VACANT RAS34



North Elevation

Scale: 1/8" = 1'-0"

North Elevation

Scale: 1/8" = 1'-0"

North Elevation

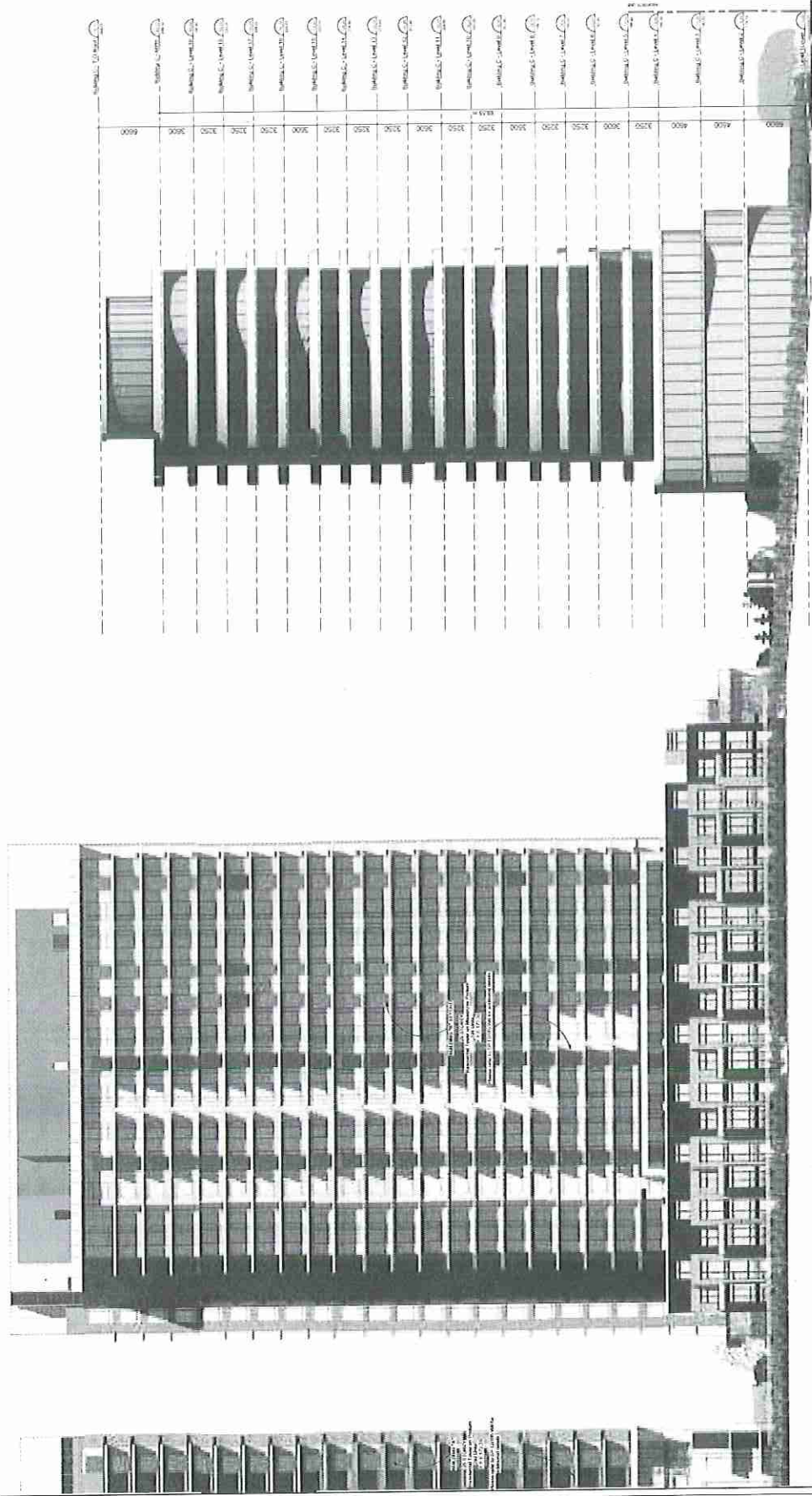
Scale: 1/8" = 1'-0"

North Elevation

Scale: 1/8" = 1'-0"

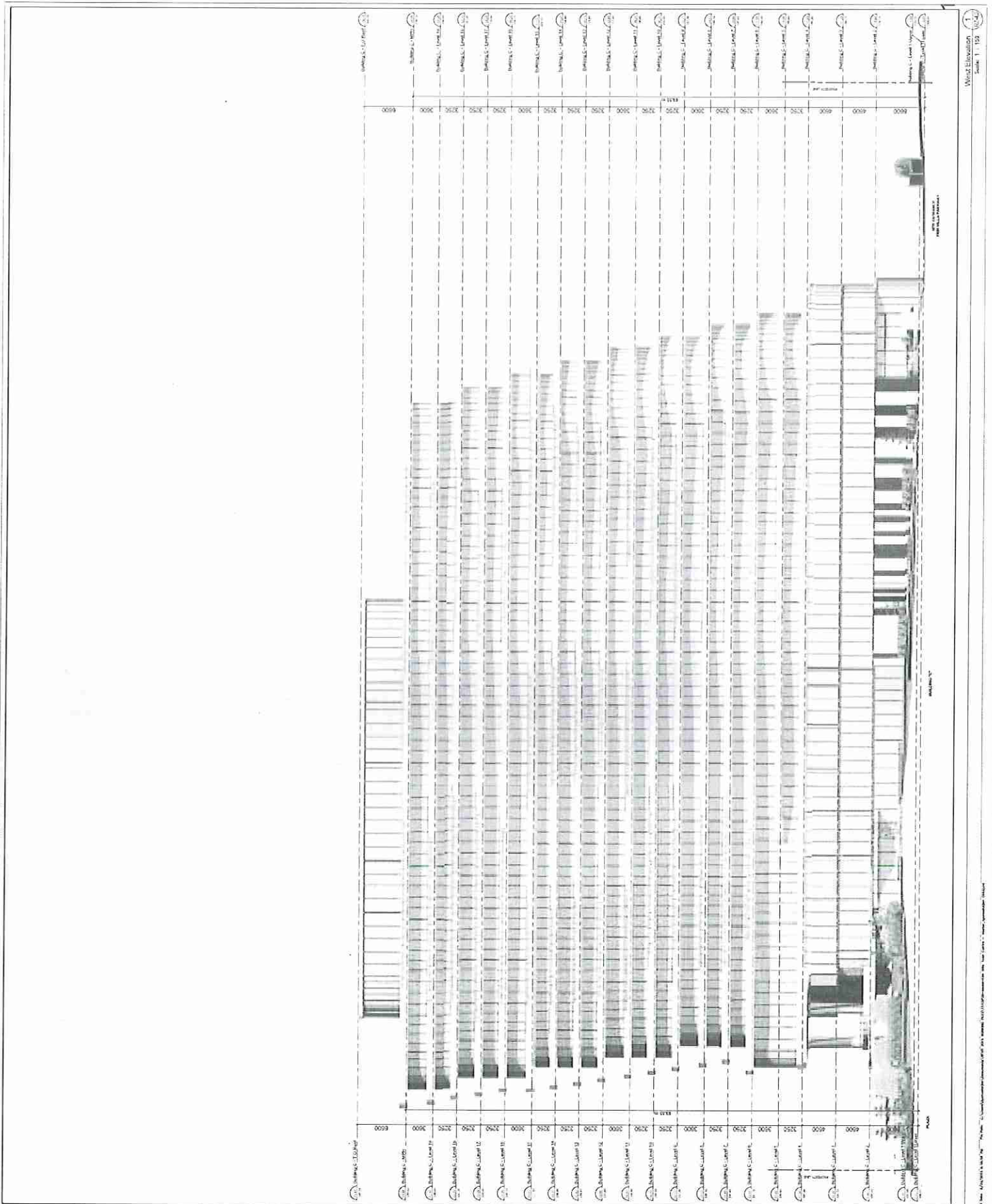
North Elevation

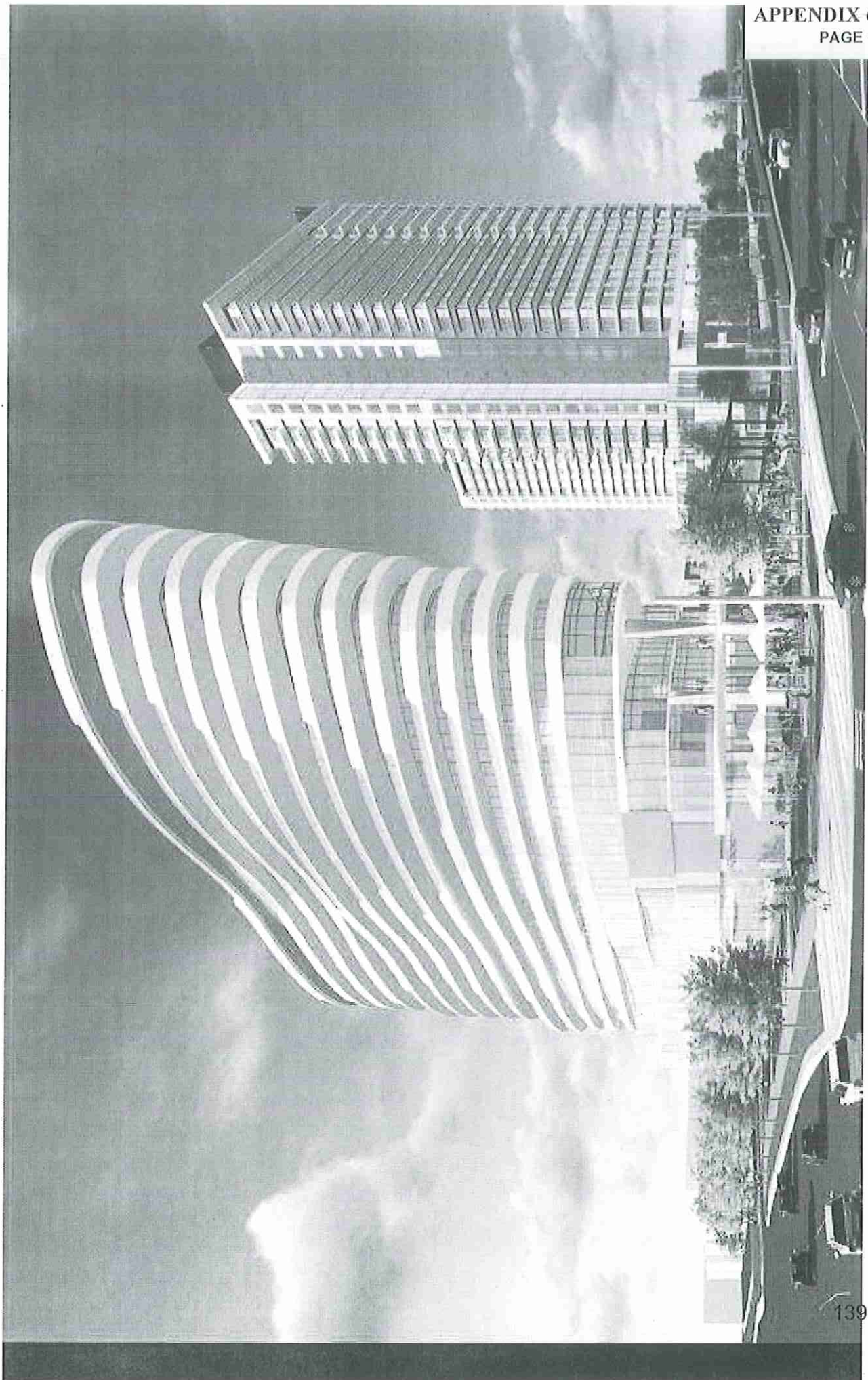
Architectural drawing showing the North Elevation of a building. The drawing includes a vertical scale on the left side with grid lines labeled from 0000 to 6000. The building features a prominent central section with a large glass facade and a smaller section to the right with a more solid facade. The drawing is oriented vertically on the page.

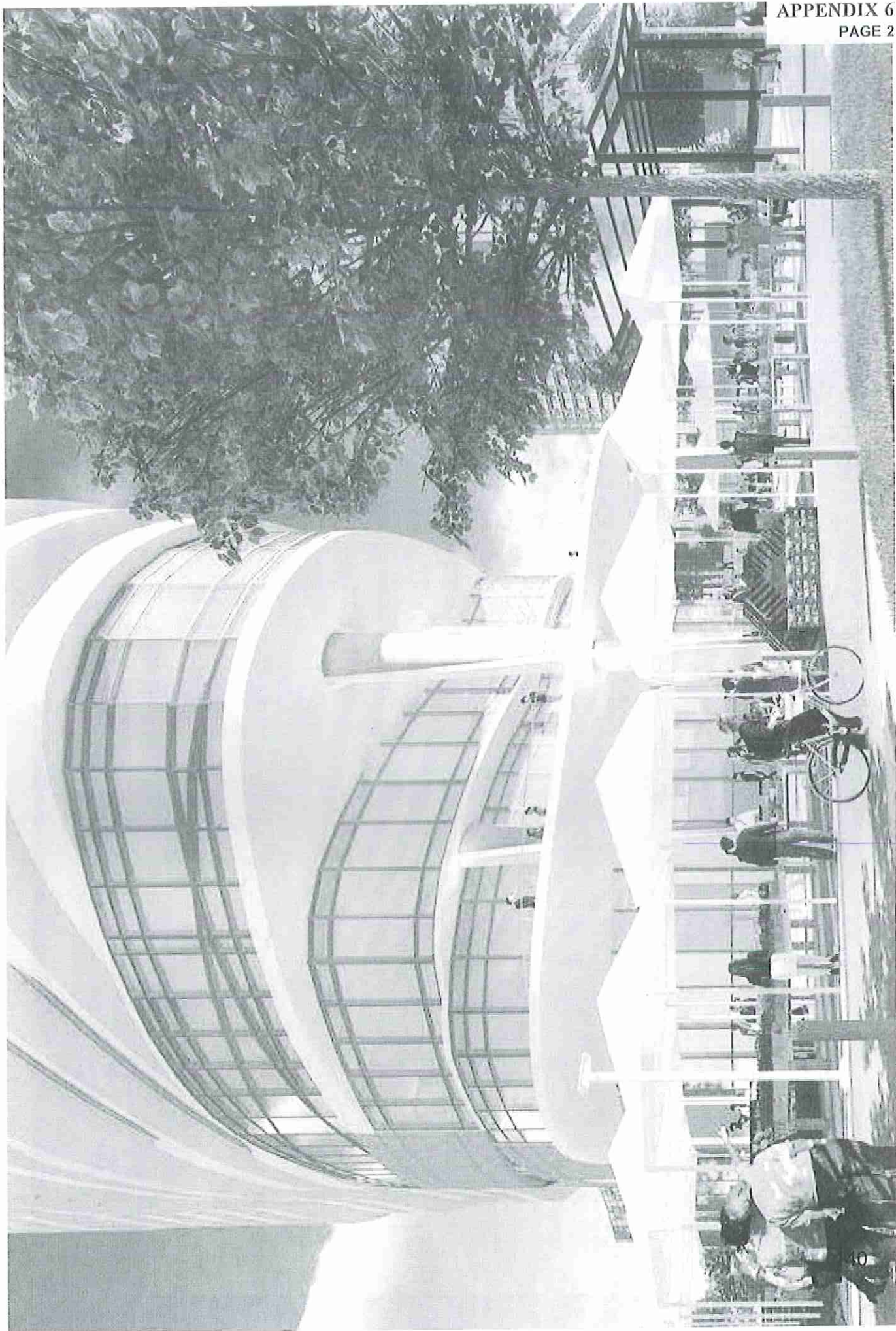


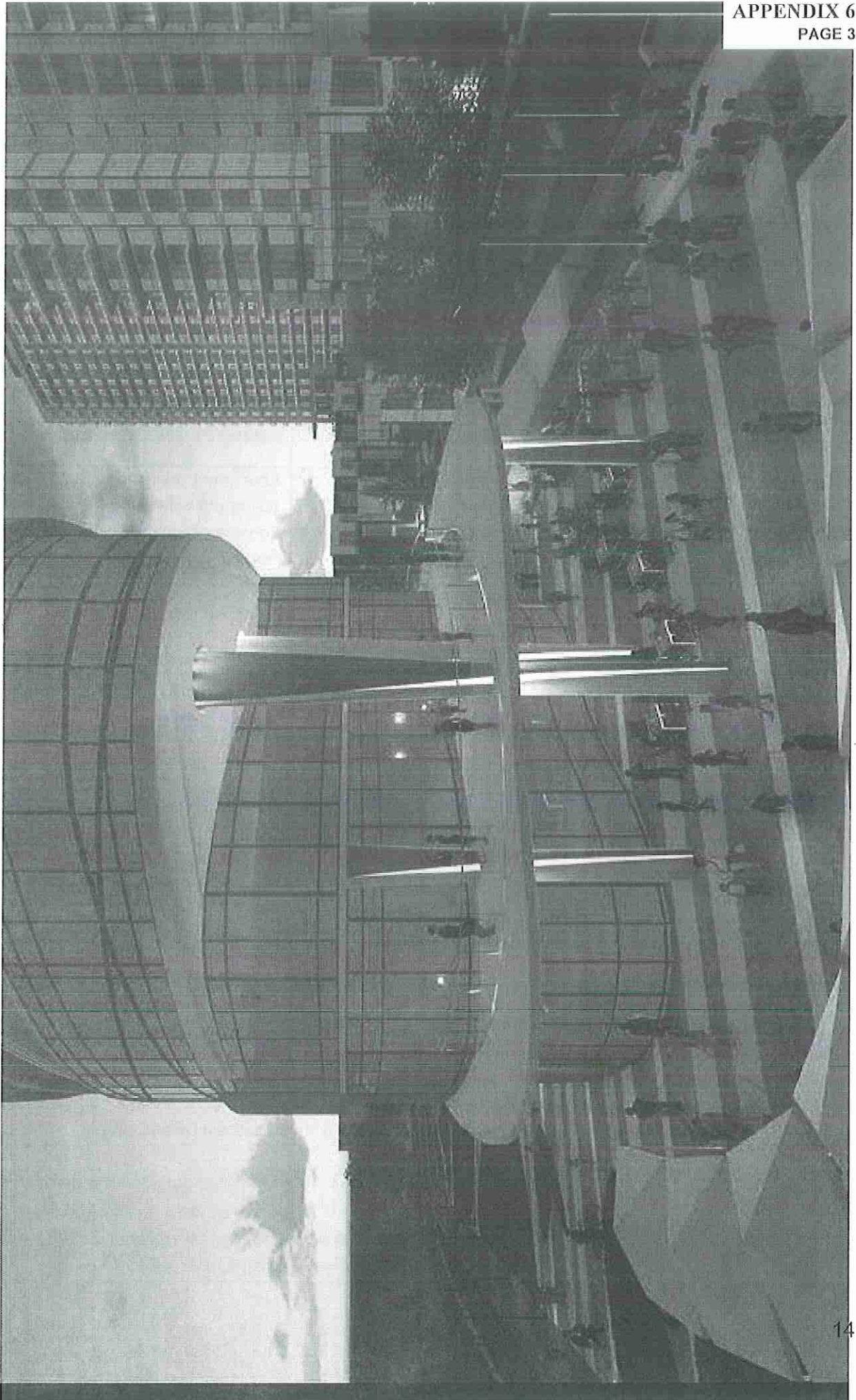
South Elevation
Scale: 1/8" = 1'-0"

For more information, contact the architect at 1234 Main Street, Suite 100, Anytown, CA 90210. Phone: (555) 123-4567. Fax: (555) 987-6543. Email: info@architect.com









Daniels HR Corporation

File: OZ 13/005 W8

Summary of Existing Zoning By-law Provisions

"RA5-34" (Apartment Dwellings), which permits apartment buildings with a maximum height of 25 storeys, an FSI range of 1-2.5, minimum number of dwelling units per hectare of 114 and a maximum number of dwelling units per hectare of 247.

Summary of Proposed Zoning By-law Provisions

Zone Standards	Required "RA5-34" Zoning By-law Standards	Proposed "RA5- Exception" Zoning By-law Standards
Use	Apartment dwelling Long-term care dwelling Retirement dwelling	Apartment dwelling Townhouse dwelling Commercial, Office, and Medical Office uses
Maximum Floor Space Index	2.5	3.15
Maximum gross floor area - non-residential	n/a	6 546 m ² (70,463 sq. ft.)
Maximum number of dwelling units per hectare	247	393
Minimum side and rear lot line setbacks of a below grade parking structure	3.0 m (9.8 ft.)	0.75 m (2.46 ft.)
Maximum projection of balcony above the first storey	1.0 m (3.3 ft.)	1.7 m (5.6 ft.)
Minimum number of resident parking spaces	1 per bachelor unit 1.25 per one-bedroom unit 1.40 per two-bedroom unit 1.75 resident per three-bedroom unit 2 per townhouse unit 0.20 visitor spaces per unit	1.1 per bachelor, one and two bedroom apartment units 1.2 per three bedroom apartment units 1.4 per three bedroom townhouse unit 0.15 visitor spaces per unit
Minimum number of non-residential parking spaces.	3.2 spaces per 100 m ² (1,076 sq. ft.) office 6.5 spaces per 100 m ² (1,076 sq. ft.) medical office 5.4 spaces per 100 m ² (1,076 sq. ft.) retail *blended rate can be used as per Section 3.1.2.3 of Zoning By-law	4.3 spaces per 100 m ² (1,076 sq. ft.) for retail uses Parking standard for all other uses will be unchanged A shared parking arrangement may be used to calculate the residential visitor and non-residential parking