



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: Pinnacle International (Ontario) Limited

Municipality: City of Mississauga

Our File: OPA 74

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on December 13, 2017 when By-law Number 0223-2017 was enacted and that notice as required by Section 17 of the Planning Act was given on December 21, 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.

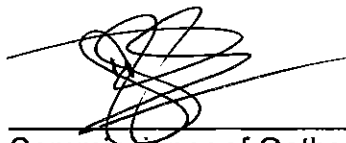
And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

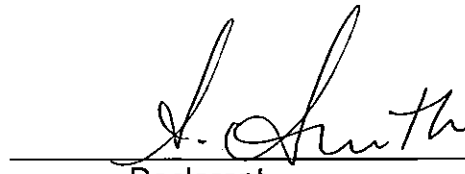
at the City of Mississauga

in the Regional Municipality of Peel

This 10th day of January, 2018.



Commissioner of Oaths



Declarant

Donabelle Simtha Higgs, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
January 24, 2018



MISSISSAUGA

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

DATE OF NOTICE	December 21, 2017	
OPA NUMBER	OPA 74 (By-law 0223-2017)	
ZONING BY-LAW NUMBER	0224-2017	
DATE PASSED BY COUNCIL	December 13, 2017	
LAST DATE TO FILE APPEAL	January 09, 2018	
FILE NUMBER	OZ 16/010 & OPA 74	5
APPLICANT	Pinnacle International (Ontario) Limited	
PROPERTY LOCATION	Northwest quadrant of Hurontario St. & Eglinton Ave. W. in the City of Mississauga	

TAKE NOTICE that on December 13, 2017 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 74 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to amend the Special Site 6, Area 6A, policies of the Uptown Major Node Character Area to permit a 34 storey apartment building and remove the permission for townhomes.

The purpose of the Zoning By-law is to permit 15 and 34 storey apartment buildings in place of the previously approved 10 and 20 storey buildings, and to remove the permission for townhouses in Area 'A1'. The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 74 is in full force and effect.

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

IF YOU WISH TO APPEAL to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. An appeal must be filed with the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than January 09, 2018.

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.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from **Caleigh McInnes** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5598, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

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

Amendment No. 74

to

Mississauga Official Plan

By-law No. 0223 - 2017

A by-law to Adopt Mississauga Official Plan Amendment No. 74

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 74, 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 Special Site 6 in the Uptown Major Node Character Area;

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

1. The document attached hereto, constituting Amendment No. 74 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 13th day of DECEMBER, 2017.

Signed _____
ORIGINAL SIGNED BY
BONNIE CROMBIE
MAYOR

Signed _____
ORIGINAL SIGNED BY
SACHA SMITH
CLERK

Amendment No. 74
to
Mississauga Official Plan

The following text constitutes Amendment No. 74.

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 October 2, 2017, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to amend the Special Site 6, Area 6A, policies of the Uptown Major Node Character Area to permit a 34 storey apartment building and remove the permission for townhomes.

LOCATION

The lands affected by this Amendment are located in the northwest quadrant of Hurontario Street and Eglinton Avenue West. The subject lands are located in the Uptown 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 the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands are designated Residential High Density and are within an area subject to Special Site policies. The policies permit apartment buildings with a maximum height of 25 storeys, and an Official Plan Amendment is required to permit a 34 storey apartment building. The permission for townhomes from the Special Site 6, Area 6A policies is also being removed.

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

1. Major Nodes are intended to facilitate intensification through tall buildings, a higher density, and a mix of land uses.
2. The proposal redistributes the residential permissions and the commercial uses currently permitted, but it does not increase density or number of units.
3. The policies in Section 13.1.1.3 of Mississauga Official Plan for heights more than 25 storeys have been addressed. The use of podiums and the distribution of density on the site provide an appropriate transition to the surrounding neighbourhood.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 13.3.4.6, Special Site 6 Policies, Uptown Major Node Character Area, of Mississauga Official Plan, is hereby amended by deleting Section 13.3.4.6.2 c. and replacing it with the following:

13.3.4.6.2

- c. notwithstanding the provisions of the Residential High Density designation, the lands identified as Area 6A will be permitted to develop to a maximum **floor space index (FSI)** of 5.19 and a height of 34 storeys;
and

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 August 2, 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 June 26, 2017 in connection with this proposed Amendment.

One written submission was received regarding traffic, access and parking concerns. Concerns were addressed in the Recommendation Report dated October 2, 2017, attached to this Amendment as Appendix II.

City of Mississauga
Corporate Report



Date: 2017/10/02

To: Mayor and Members of Council

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
 OZ 16/010 W5

Meeting date:
 2017/10/25

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)

**Applications to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors of both buildings
 0 Four Springs Avenue, northwest quadrant of Hurontario Street and Eglinton Avenue West**

Owner: Pinnacle International (Ontario) Limited

File: OZ 16/010W5

Recommendation

1. That the applications under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue to amend the Mississauga Official Plan **Residential High Density – Special Site 6** policies and to change the **RA5-43 (Apartment Dwellings)** and **H-RA5-43 (Apartment Dwellings)** zoning to permit the proposed 34 storey apartment building with retail and office commercial uses on the first three floors of both buildings, and to remove the permission for townhomes, be approved subject to the conditions referenced in the staff report dated June 2, 2017 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and floor space index (FSI) shall remain the same.

Report Highlights

Council

2017/10/02

2

Originator's file: OZ 16/010 W5

- One written submission was received regarding traffic, access and parking concerns
- No revisions have been made to the proposal since the Public Meeting
- Staff are satisfied with the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on June 26, 2017, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0040-2017, as follows, was then adopted by Council on July 5, 2017:

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Limited to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors, under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to Council.

Comments

No revisions have been made to the proposal since the public meeting.

COMMUNITY COMMENTS

Comment

The one written submission received advised of concerns with increasing the amount of commercial development, providing direct vehicular access to Ceremonial Drive and lack of parking.

Response

The applicant is not proposing to increase the amount of commercial development from what is currently permitted and there will be no access to Ceremonial Drive.

The applicant is proposing to provide a total of 957 parking spaces on Parts 1 and 2 of Phase 4, whereas 949 are required.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Region of Peel

Comments updated September 20, 2017 indicate that the Region has no objection to these applications. A satisfactory water and sanitary sewer demand table has been submitted to the Region.

Additional materials will be required and reviewed through the Site Plan approval process, including the requirement for the release and abandonment of the Regional water easement on the site.

City Transportation and Works Department

Comments updated April 27, 2017 from T&W confirm that an updated Functional Servicing and Stormwater Management Report, and Environmental Site Assessment summary letter have been received, and are satisfactory for the purpose of these applications.

Notwithstanding the above, in the event that these applications are 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:

- Site plan
- Public pedestrian and vehicular access easements
- Warning clause for right-in / right-out only access to Hurontario Street in Agreements of Purchase and Sale

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. All planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and the support of public transit.

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan.

The site is located within the Major Transit Station Area for the Hurontario LRT, which is an intensification area in Mississauga's Official Plan. The applicant is proposing to remove one apartment tower and ten townhomes, redistribute the proposed residential apartments and retail and office commercial uses to the two remaining buildings, shift a condominium road to the northern limit of the site and readjust the Phase 4 and 5 phasing lines. The proposal, including the introduction of a 34 storey apartment building, is an efficient and appropriate development of

the site. It is consistent with the policies of the PPS and Growth Plan, and adequately takes into account the existing context, the surrounding intensification area policies, and provides an appropriate transition of built form to adjacent properties as referenced in the Official Plan section below.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Uptown Major Node Character Area. The Special Site 6 policies need to be revised to permit a 34 storey apartment on this development block and remove the permissions for townhomes. 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?***

Section 13.1.1.3 of Mississauga Official Plan also provides the following criteria for evaluating proposals for heights of more than 25 storeys within a Major Node:

- *an appropriate transition in heights that respects the surrounding context will be achieved*
- *the development proposal enhances the existing or planned development*
- *the City Structure hierarchy is maintained*
- *the development proposal is consistent with the policies of this Plan*

Planning staff have undertaken an evaluation of these criteria against this proposed development application.

The site is located within the Uptown Major Node Character Area, one of two Major Nodes within the City. Major Nodes are intended to facilitate intensification through tall buildings, higher density, and a mix of uses. They are planned to be prominent centres of mixed use activity with a variety of employment opportunities.

The site is also located within a Major Transit Station Area which has the capacity to accommodate higher density built forms with a mix of uses. Furthermore, the applicant has proposed the towers along the southern boundary of the development block, with the 34 storey tower adjacent to the neighbouring ten storey apartment building directly to the north, rather

than the detached homes. The current zoning for this site permits podiums ranging in height from three to four storeys on Phase 4. The current application seeks to change this to one to six storey podiums to ensure appropriate transitions to the surrounding area.

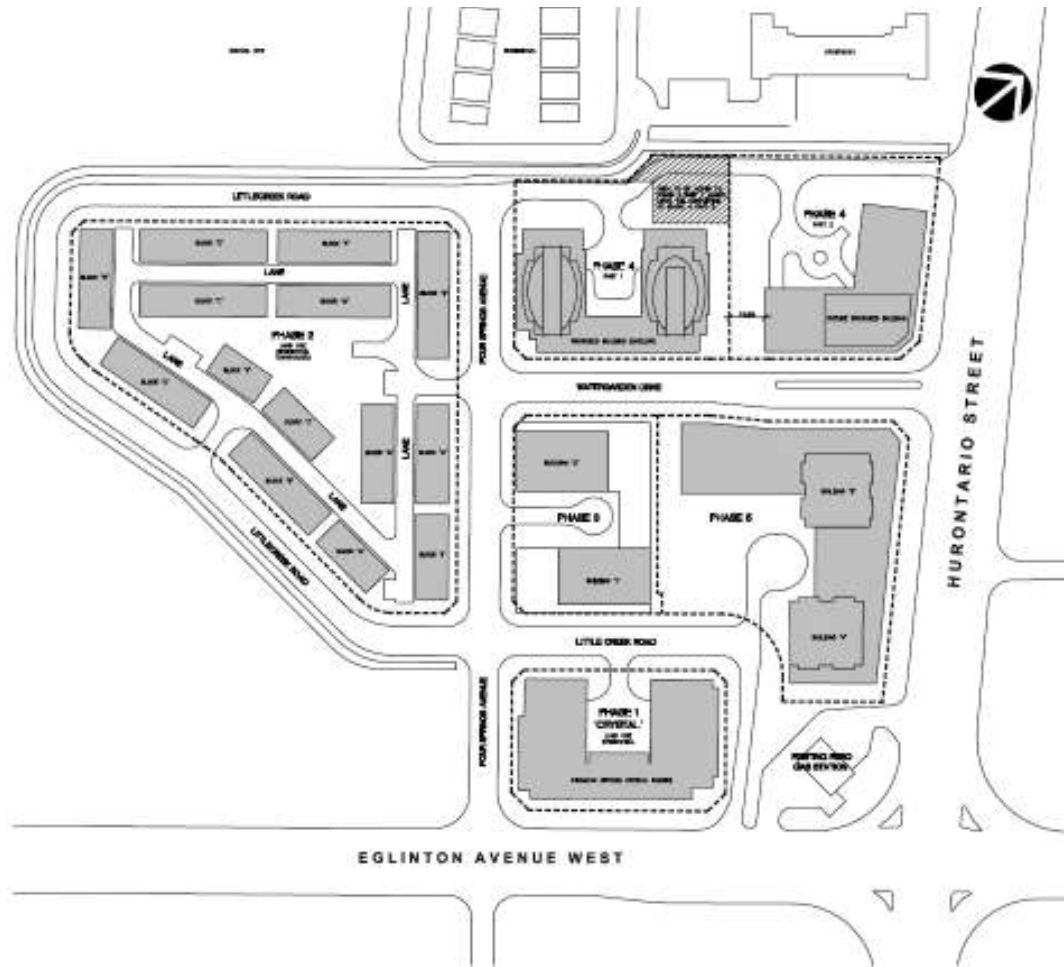
The first three storeys of the residential towers are proposed to include retail and office commercial uses, which will contribute to the City's goal of making Major Nodes a primary location for mixed use development. Additionally, this retail and office commercial space will contribute to achieving the gross density target of between 200 and 300 residents and jobs per hectare (81-121 per acre) in Major Nodes.

Adequate engineering services for the proposed development have been confirmed through the comments received from the applicable City departments and agencies. The existing community infrastructure is adequate to support the proposed development, and multi-modal transportation, including the Hurontario LRT, will support the proposed development application.

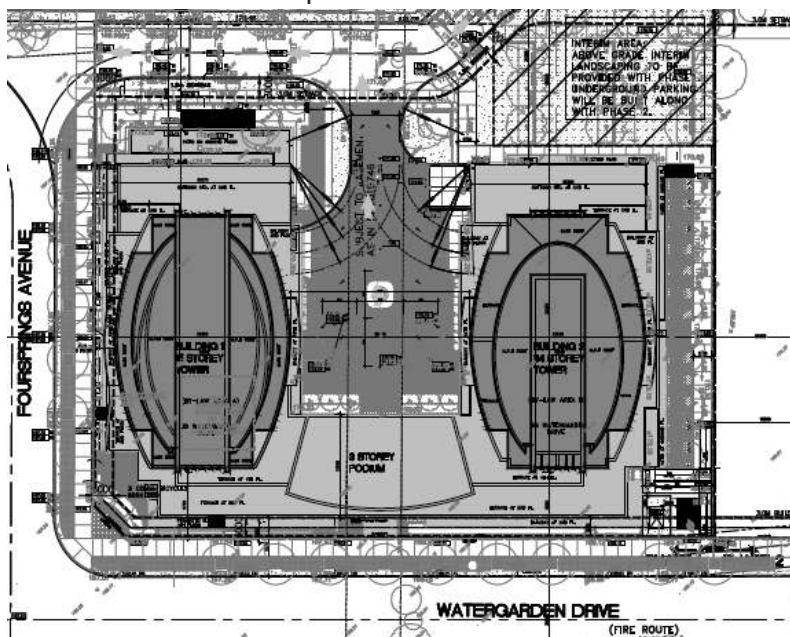
Zoning

The proposed **RA5-43 (Apartment Dwellings)** and **H-RA5-43 (Apartment Dwellings)** zoning is appropriate to accommodate the proposed 15 and 34 storey apartment buildings, and to remove one apartment tower and ten townhomes.

Due to the proposed line adjustment between Phases 4 and 5, and the establishment of a 15 m (49.7 ft) above grade setback between buildings within Phase 4, Part 2 and the phase line in accordance with the revised concept plan between Parts 1 and 2, revisions to the "H" holding provisions for **H-RA5-43(Apartment Dwellings)** are required. The RA5-43 Schedule A will be revised.



Above: Revised Concept Plan



Above: Portion of Revised Concept Plan

Section 19.7 of Mississauga Official Plan (MOP) permits the enactment of an "H" Holding Provision to implement the policies of MOP for staging of development and specific requirements. The applicant has agreed to amend the holding zone provisions on the lands zoned **H-RA5-43** to include the following new provision:

- a satisfactory agreement is in place with the City of Mississauga for a \$375,000 public art contribution to be provided for Phase 4, Part 2 of the development (Updated Pinnacle Master Development Plan)

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding provision would be removed by further amendment to the Zoning By-law.

Appendix 5 contains the general site specific zoning provisions for the development. The proposed zone provisions will ensure this development is compatible with the surrounding lands for the reasons outlined in the Official Plan section of this report.

Site Plan

Prior to development of the lands, the applicant will be required to obtain Site Plan approval. A site plan application has been submitted for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further revisions will be needed to address matters such as fire and waste management requirements, detailed stormwater management issues, landscaping, and streetscape.

Green Development Initiatives

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

- bio-retention system to be installed to store, treat and infiltrate rainwater runoff after a large storm event
- below grade rainwater harvesting system to be installed
- a green roof is proposed on the podium
- bird friendly treatment has been proposed on exterior windows

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

Conclusion

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 two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors is consistent with the overall intent, goals and objectives of the Official Plan as the site is located within the Uptown Major Node, and a Major Transit Station Area and will not destabilize the surrounding residential neighbourhood which consists of residential high density buildings, offices, mixed use, and a transition to medium and low density residential buildings further from the Node.
2. The proposed built form is compatible with the surrounding land uses and has been designed to minimize impacts on adjacent properties. Building heights and setbacks are appropriate and consistent with the existing and planned developments in the immediate area.
3. The proposed official plan provisions and zoning standards, as identified, are appropriate to accommodate the requested uses.

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

Attachments

- Appendix 1: Information Report
- Appendix 2: Revised Concept Plans and Site Plan
- Appendix 3: Elevations
- Appendix 4: Updated Agency Comments
- Appendix 5: Proposed Zoning Standards



Edward R. Sajecki, Commissioner of Planning and Building
Prepared by: Caleigh McInnes, Development Planner

City of Mississauga
Corporate Report



<p>Date: June 2, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 16/010 W5</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/06/26</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors

0 Four Springs Avenue, northwest quadrant of Hurontario Street and Eglinton Avenue West

Owner: Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

Recommendation

That the report dated June 2, 2017, from the Commissioner of Planning and Building regarding the applications by Pinnacle International (Ontario) Limited to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors, under File OZ 16/010 W5, Pinnacle International (Ontario) Limited, 0 Four Springs Avenue, be received for information.

Report Highlights

- The proposal is to permit two apartment buildings with heights of 15 and 34 storeys and retail and office commercial uses on the first three floors, whereas three apartment buildings with heights of 10, 15, and 20 storeys and 10 townhomes were previously permitted. The applicant is not proposing to increase the total number of dwelling units, but they are proposing to revise the phasing lines and the location of the private condominium road within this development block
- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the official plan and zoning by-law
- No community concerns have been received to date

- Prior to the next report, matters to be addressed include confirmation of servicing capacity, grading, servicing, NAV Canada review, and amendments to the existing development agreement

Background

The subject property is part of a Master Plan community within the Uptown Major Node approved in 2012. This development proposal is located on Phase 4 and part of Phase 5 of the Pinnacle Master Development Plan which consists of five development phases as outlined in Appendix 2.

The applications have been circulated for technical comments. A community meeting has not been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

Additional information regarding the history of the site is found in Appendix 1.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	47.8 m (156.8 ft.)
Depth:	177 m (580.7 ft.)
Gross Lot Area:	1.5 ha (3.8 ac.)
Existing Uses:	The property is vacant

The subject site is located within the Uptown Major Node Character Area on the west side of Hurontario, north of Eglinton Avenue West (Appendix 3 and 4). The Uptown Major Node is centred on the Hurontario Street Corridor and Light Rail Transit is planned to be constructed on Hurontario Street. A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Eglinton Avenue West, south of the subject property. Land uses within the node consist of residential high density buildings, offices, and mixed use, with some vacant parcels and a transition to medium and low density residential buildings farther away from the intersection.

The surrounding land uses are:

- North: Cooksville Creek Public School, detached homes, and a ten storey apartment building
- East: Vacant lands zoned for apartment buildings, commercial plaza farther south and across Hurontario Street
- South: Vacant lands zoned for 23 and 26 storey apartment buildings
- West: 100 townhomes, park including Cooksville Creek, and a proposed City fire station on Fairwind Drive

DETAILS OF THE PROJECT

The applications are to permit two residential apartment buildings of 15 and 34 storeys, with retail and office commercial uses on the first three floors of each building in the first part of Phase 4.



Above: Image of existing condition on the subject property, looking northwest (across Hurontario Street)



Above: Rendering of proposed 34 storey and 15 storey apartment buildings, looking southwest across the proposed private condominium road

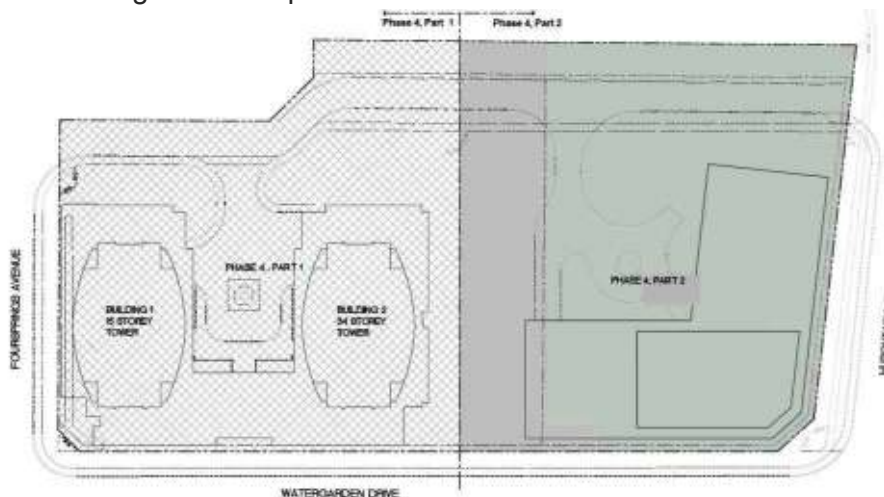
Development Proposal		
Total parking provided for Parts 1 and 2 of Phase 4	Required 949	Proposed 957

The proposal as described above is occurring on lands previously known as Phase 4. The lands fronting on Hurontario were previously part of Phase 5 along with the lands on the south side of Watergarden Drive. To simplify matters, the two towers will now be identified as Phase 4 – Part 1. The lands shown as Phase 4 - Part 2, formerly part of Phase 5 will continue to permit a 25 storey apartment building with a total of 280 apartments.

The original plan is shown in contrast to the new concept plan below.



Above: Original Concept Plan



Above: Proposed Phase 4 (Parts 1 and 2) Pinnacle Concept Plan

The lands are located on the south side of Watergarden Drive with frontage onto Hurontario Street will be Phase 5 of the Master Plan. An aerial photograph of the subject property and surrounding lands is provided in Appendix 5.

Additional information is provided in Appendices 1 to 9.

LAND USE CONTROLS

The subject lands are located in the Uptown Major Node Character Area which permits a maximum height of 25 storeys. The lands are designated **Residential High Density - Special Site 6** which permits a maximum of 1,969 dwelling units, requires a minimum of 11 000 m² (118,406.8 ft²) and a maximum of 25 200 m² (271,259.4 ft²) of commercial and office uses in the first three storeys of each residential building. An amendment to the Official Plan is required to permit the proposed 34 storey apartment building and to remove the permission for townhomes from the Special Site 6 policies in the Uptown Major Node.

The lands are zoned **RA5-43 (Apartment Dwellings)** and **H-RA5-43 (Apartment Dwellings)** to permit four apartment buildings with heights of 10, 15, 20, and 25 storeys, and 10 townhomes. The eastern portion of the site fronting on Hurontario Street is subject to a holding provision to deal with the development of the future LRT. A total of 748 dwelling units as well as retail and office commercial uses are permitted on the first three floors of the towers. The commercial uses permitted are as follows:

- Office
- Medical Office
- Retail Store
- Financial Institution
- Restaurant
- Take-out Restaurant
- Personal Service Establishment

The applicant is proposing to eliminate one apartment tower and the townhomes, and redistribute the residential apartments and commercial uses to the two remaining buildings.

The applicant is not proposing to reduce the gross floor area of commercial uses on-site. No revisions are proposed to these permissions, as outlined in Appendix 7. The lands zoned **H-RA5-43 (Apartment Dwellings)** must be amended to **H-RA5 - Exception (Apartment Dwellings)** to reflect changes as a result of the revised development proposal and phasing line. The lands will also contain a new zone provision requiring a 15 m (49.2 ft.) above grade setback between the building and the phase line between Part 1 and 2 of Phase 4. Otherwise the zoning is remaining the same for the building along Hurontario Street.

Detailed information regarding the official plan and zoning is provided in Appendices 6 and 7.

Bonus Zoning

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

WHAT DID THE COMMUNITY SAY?

No community meetings were held and no written comments have been received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 8 and school accommodation information is contained in Appendix 9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan, specifically the gross density of jobs and residents per hectare required for major nodes maintained by the proposal?
- Is the proposal compatible with the character area given the proposed built form, massing, density, height, scale, site layout, setbacks, grading and landscaped areas?
- Are the proposed revisions to the phasing and lot lines through the registration of condominium appropriate?
- Are the proposed zoning regulations appropriate?
- Is the proposed parking supply adequate?
- Have all other technical requirements and studies, including the demand table, servicing and grading matters related to the proposal been addressed and been found to be acceptable?

OTHER INFORMATION

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

- Aerial Context Map
- Utility Plan
- Green Development Standards Letter
- Draft Official Plan Amendment
- Phase One Environmental Site Assessment
- Site Servicing and Grading Drawings
- Planning Justification Report
- Functional Servicing Report and Storm Water Management Report
- Plan of Survey
- Elevations
- Restrictions on Title
- Draft Zoning By-law Amendment
- Shadow and Wind Study
- Noise Impact Study
- Traffic Impact Study Addendum

Development Requirements

There are engineering matters including revised phasing lines and street trees which will require the applicant to amend the existing Development Agreement with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

Financial Impact

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

Conclusion

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

Attachments

- Appendix 1: Site History
- Appendix 2: Pinnacle Master Development Plan
- Appendix 3: Zoning and General Context Map
- Appendix 4: Land Use Map
- Appendix 5: Aerial Photograph
- Appendix 6: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 7: Summary of Existing and Proposed Zoning Provisions
- Appendix 8: Agency Comments
- Appendix 9: School Accommodation



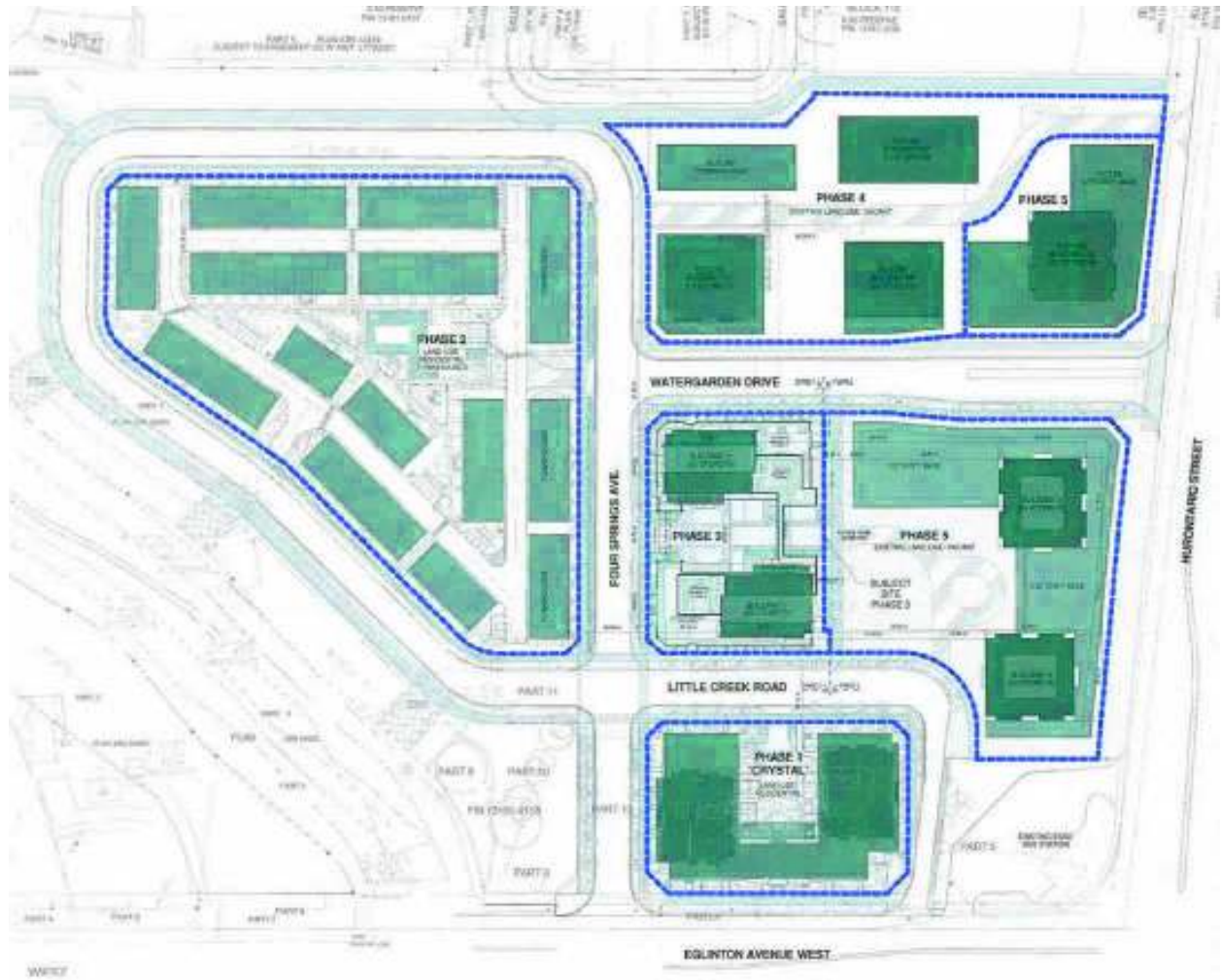
Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Caleigh McInnes, Development Planner

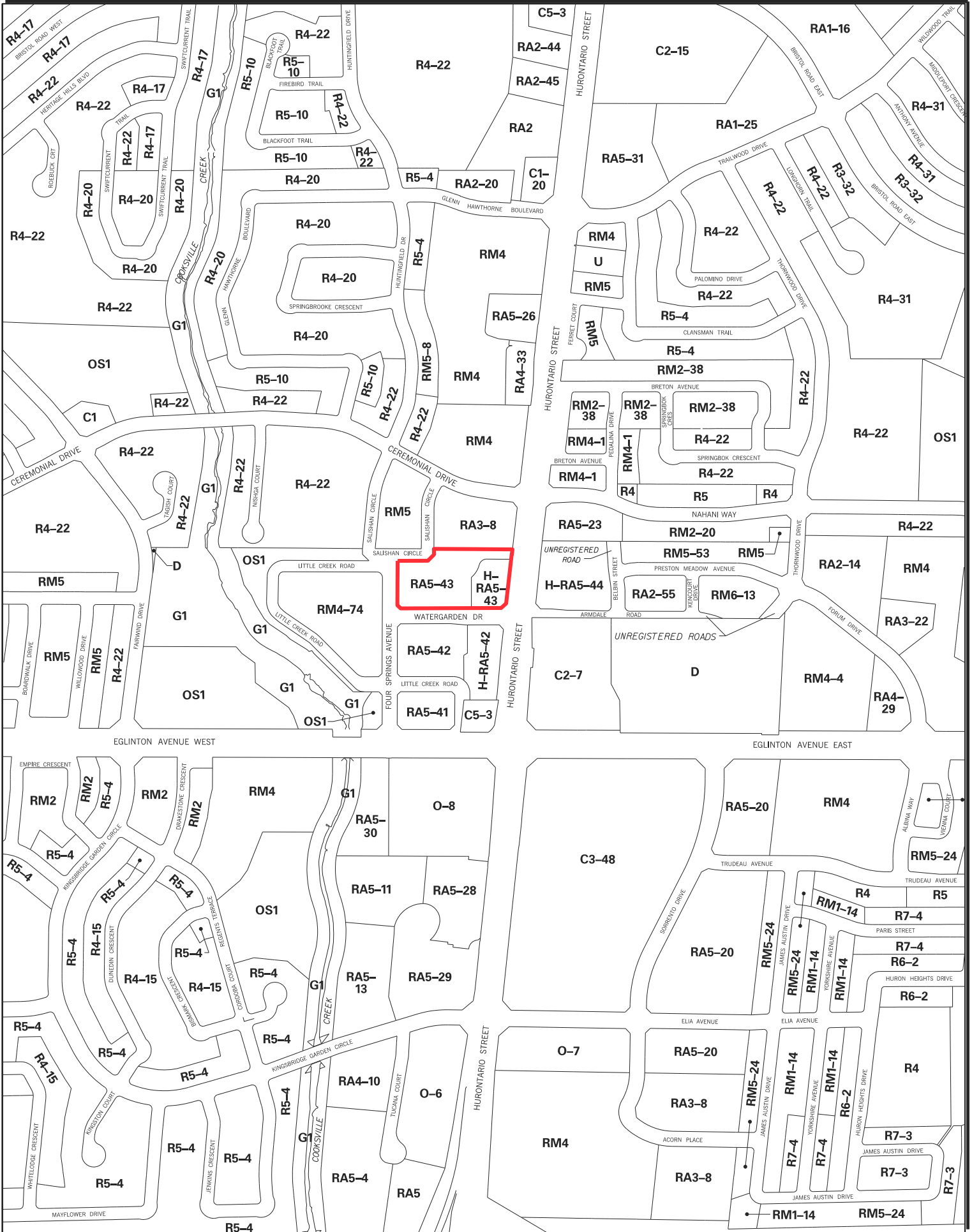
Site History

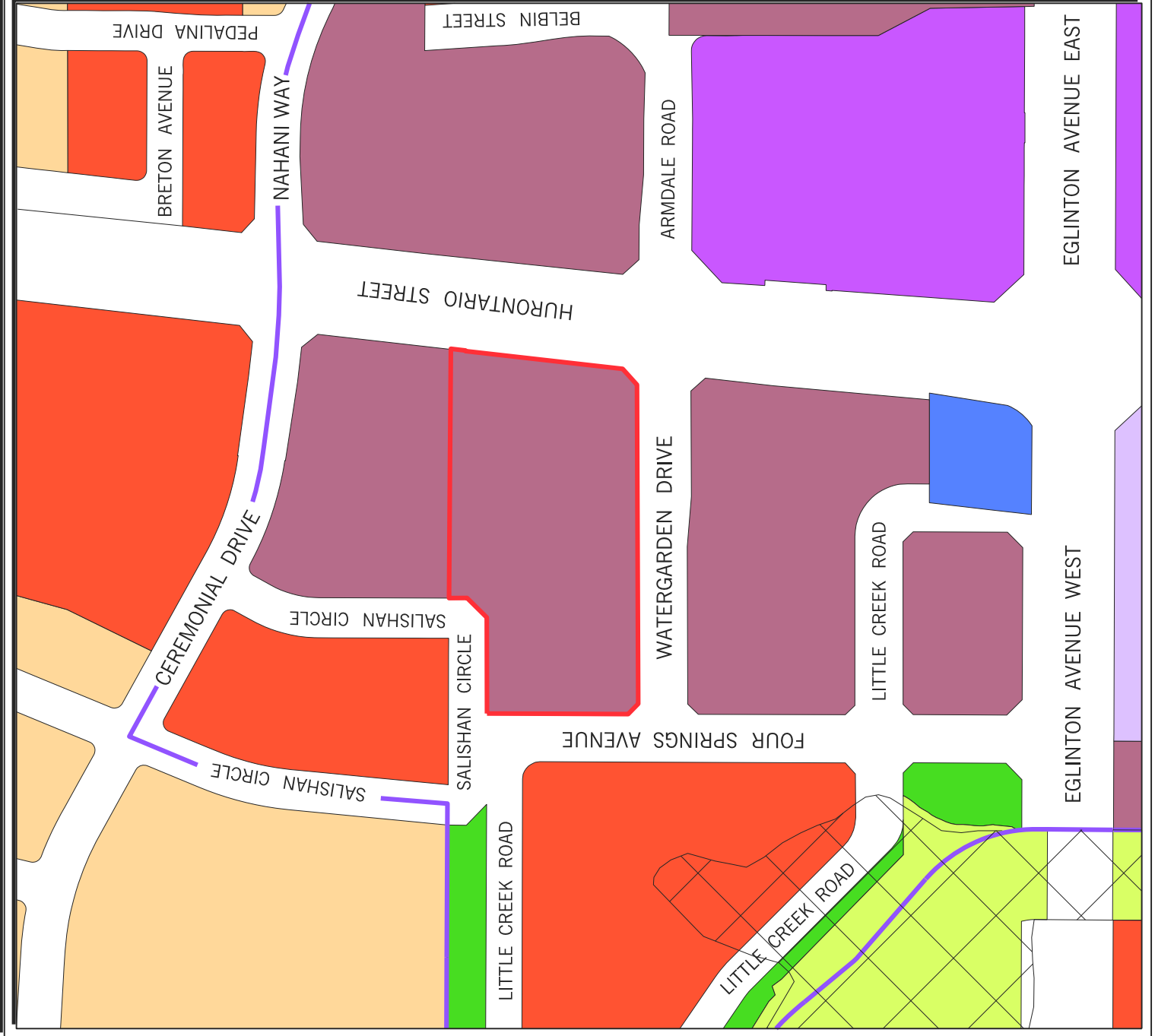
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which were appealed. The matter was originally appealed by the applicant (Appeal No. 18) and was withdrawn in November 2008. The subject lands were initially zoned **D (Development)**
- November 14, 2012 – Mississauga Official 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 apply. The subject lands are designated **Residential High Density- Special Site 6** in the Uptown Major Node Character Area
- December 12, 2012- City Council enacted By-law 0275-2012 which changed the zoning of the entire property from **D (Development)** to **RA5-43 (Apartment Dwellings - Exception)** and **H-RA5-43 (Apartment Dwellings – Exception with Holding Provision)** under file OZ 07/025 W5. A draft plan of subdivision was subsequently approved on March 6, 2013 by the Commissioner of Planning and Building under File T-M07006 W5
- December 12, 2012 - City Council enacted By-law 0276-2012 to amend Mississauga Official Plan (MOPA 3) from **Residential Low Density II, Residential Medium Density I, Residential High Density II** and **Public Open Space** to **Residential Medium Density I** and **Residential High Density: Special Site 6, Public Open Space** and **Greenbelt**
- February 13, 2013 - A Notice of Decision to approve the Draft Plan of Subdivision was issued. The Plan was approved on March 6, 2013
- September 10, 2014 – City Council enacted By-law 0243-2014 to amend Zoning By-law 0225-2007 which changed the zoning of the property (Phase 3) to the south of the subject site from **H-RA5-42 (Apartment Dwellings - Exception with Holding Provision)** to **RA5-42 (Apartment Dwellings - Exception)** under file OZ 13/020 W5. This application reduced the number of proposed apartments from three to two, while increasing the proposed building heights. A site plan minor was subsequently approved on August 19, 2016 by the Director of Planning and Building under file SPM 16/1 W5
- June 7, 2016 - A proposal for two apartment buildings was presented at the Urban Design Advisory Panel

Appendix 2



Pinnacle Master Development Plan





10-1-20

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

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

BASE MAP INFORMATION

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

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

SUBJECT LANDS



SUBJECT: PINNACLE INTERNATIONAL LTD.

FILE NO: OZ 16010 W5		Appendix 4	
DWG. NO: 16010 - LANDUSE		DATE: 2017 06 02	DRAWN BY: B. KRUGER
SCALE: 1:3000			

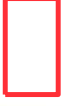


Produced by
T&W, Geomatics



10.1.1-21

LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2016



SUBJECT: PINNACLE INTERNATIONAL LTD.

FILE NO: OZ 16 /010 W5		Appendix 5
DWG. NO: 16010 - AERIAL		DATE: 2017 06 02
SCALE: 1:3000		DRAWN BY: B. KRUGER



MISSISSAUGA

Produced by
T&W, Geomatics

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

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

Current Mississauga Official Plan Designation and Policies for the Uptown Major Node.

Residential High Density-Special Site 6 permits a maximum of 1,969 dwelling units and a minimum of 11 000 m² (118,406.9 ft²) and a maximum of 25 200 m² (271,259.4 ft²) commercial and office uses in the first three storeys of the residential buildings. The maximum height permitted for this portion of the development is 25 storeys and is regulated in the Zoning By-law.

Proposed Official Plan Amendment Provisions

An Official Plan Amendment is required to allow for one of the proposed residential apartment buildings within Area A of Special Site 6 to be 34 storeys in height with retail commercial uses on the first three storeys of each apartment building.

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 2- Policy Context	Section 2.1.2 <i>Provincial Policy Statement</i> , Section 2.1.3 Provincial Growth Plan	<p>The <i>Provincial Policy Statement, 2014</i> (PPS, 2014) contains the Province's policies for land use planning for Ontario. All planning decisions are required to be consistent with these policies. The PPS promotes Ontario's long term prosperity and social well-being by wisely managing change and promoting efficient land use and development patterns.</p> <p>The Growth Plan for the Greater Golden Horseshoe, 2006 is the centerpiece of a regional growth management strategy. It is grounded in the following principles that provide the basis for guiding decisions on how land is developed, resources are managed and public dollars are invested:</p> <ul style="list-style-type: none"> • Build compact, vibrant and complete communities • Plan and manage growth to support a strong and competitive economy • Optimize the use of existing and new infrastructure to support growth in a compact, efficient form

	Specific Policies	General Intent
Section 5- Direct Growth	Section 5.3 City Structure, Section 5.3.2 Major Nodes, Section 5.4 Corridors, Section 5.4.1, Section 5.5 Intensification Areas, Section 5.5.1, Section 5.5.10	<p>The Mississauga Official Plan (MOP) will ensure that Major Nodes will develop as prominent centres with a regional and city focus, and be served by higher order transit. Major Nodes will provide a mix of uses including employment, commercial, residential, educational and open space. Corridors connect the City and link communities. Hurontario Street has been identified as an area where growth will be directed. Intensification Areas will be attractive mixed use areas, developed at densities that are sufficiently high to support frequent transit service and a variety of services and amenities. It is also anticipated that Major Nodes will provide a variety of higher density housing for people in different phases of their lifecycle and for a variety of income groups.</p> <p>Major Nodes will achieve a gross density of between 200 and 300 residents and jobs combined per hectare (81 and 121 residents and jobs combined per acre), and an average population to employment ratio of between 2:1 to 1:2, measured as an average across the entire area of each node.</p> <p>Development applications within a Major Node proposing a change to the designated land use which results in a significant reduction in the number of residents or jobs that could be accommodated on the site will not be permitted unless considered through municipal comprehensive review.</p> <p>Major Nodes will be developed to support and encourage active transportation as a mode of transportation.</p>
Section 8- Creating a Multi Modal City	Section 8.1.6, Section 8.1.7, Section 8.1.16	The MOP will ensure that the transportation system will provide connectivity among transportation modes for the efficient movement of goods and people.

	Specific Policies	General Intent
Section 8.2.2- Road Network	Section 8.2.2.3, Section 8.2.2.4, Section 8.2.2.5, Section 8.2.2.7, Section 8.2.2.10, Section 8.2.4.3	The MOP will ensure that a fine grained system of roads will be established to increase the number of road intersections and overall connectivity throughout the city.
Section 9- Build a Desirable Urban Form	Section 9.2 City Pattern, Section 9.2.1 Intensification Areas, Section 9.2.1.22, Section 9.2.1.26, Section 9.2.1.28, Section 9.2.1.36, Section 9.2.1.37, Section 9.2.1.38, Section 9.2.1.39	The MOP will ensure that tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.
Other related policies	Sections 9.3.1.4,9.3.1.7 Public Realm, Sections 9.5.1,9.5.1.2,9.5.1.5, 9.5.1.8, 9.5.14.9, 9.5.3.9, Site Development and Building	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.
Section 10- Foster a Strong Economy	Section 10.1.8	Transit supportive development with compact built form and minimal surface parking will be encouraged in Corporate Centres, Major Transit Station Areas, and Corridors.

	Specific Policies	General Intent
Section 13.3- Uptown	Section 13.3.1, Urban Design Policies, Section 13.3.2, Land Use, Section 13.3.3, Transportation	In order to enhance a sense of community, a number of major streetscapes should be developed in a manner that will impart a sense of character. Community form along Hurontario Street should be integrated with the overall community design by providing for a graduated transition in development intensity and building scale, as well as the orientation of buildings.
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

Summary of Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

RA5-43 (Apartment Dwellings - Exception), which permits townhome dwellings on Area A, and apartment buildings with commercial uses on the first three storeys on Areas B, C, and D

Proposed Zoning Standards

Zone Standards	RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards		Proposed RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards	
Permission for Townhouse Dwellings	Only permitted in Area A on Schedule RA5-43 Townhouse dwellings		Delete regulation	
Minimum total GFA - non-residential	Area	Minimum GFA - Non-Residential	Area	Minimum GFA- Non-Residential
	A	-	A	230 m ² (2,475.7 ft ²)
	B	1 000 m ² (10,763.9 ft ²)	B	-
	C	1 000 m ² (10,763.9 ft ²)	C	4 770 m ² (51,343.9 ft ²)
	D	1 000 m ² (10,763.9 ft ²)		
Apartment Dwellings on First Storey of Buildings		Apartment dwelling units shall not be permitted on the first storey of buildings located within Areas B, D and E		Apartment dwelling units shall not be permitted on the first storey of buildings located within Area C
Minimum FSI		2.9 within each of Areas B, C, D and E		2.9 within each of Areas A, B and C

Zone Standards	RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards																				
Minimum and Maximum Building Height and Podium	Minimum and maximum building height and height of a podium of all buildings and structures in Areas A to E	Minimum and maximum building height and height of a podium of all buildings and structures in Areas A to C																				
	<table border="1"> <thead> <tr> <th data-bbox="605 489 695 548">Area</th> <th data-bbox="703 489 1019 548">Minimum / Maximum Building Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="605 558 695 583">A</td> <td data-bbox="703 558 1019 583">2 storeys / 12.5 m</td> </tr> <tr> <td data-bbox="605 594 695 619">B</td> <td data-bbox="703 594 1019 619">5 storeys / 15 storeys</td> </tr> <tr> <td data-bbox="605 630 695 655">C</td> <td data-bbox="703 630 1019 655">5 storeys / 10 storeys</td> </tr> <tr> <td data-bbox="605 686 695 711">D</td> <td data-bbox="703 686 1019 711">5 storeys / 20 storeys</td> </tr> <tr> <td data-bbox="605 722 695 747">E</td> <td data-bbox="703 722 1019 747">10 storeys / 25 storeys</td> </tr> </tbody> </table>	Area	Minimum / Maximum Building Height	A	2 storeys / 12.5 m	B	5 storeys / 15 storeys	C	5 storeys / 10 storeys	D	5 storeys / 20 storeys	E	10 storeys / 25 storeys	<table border="1"> <thead> <tr> <th data-bbox="1027 489 1117 548">Area</th> <th data-bbox="1125 489 1435 548">Minimum / Maximum Building Height</th> </tr> </thead> <tbody> <tr> <td data-bbox="1027 558 1117 583">A</td> <td data-bbox="1125 558 1435 583">5 storeys / 15 storeys</td> </tr> <tr> <td data-bbox="1027 594 1117 619">B</td> <td data-bbox="1125 594 1435 619">5 storeys / 34 storeys</td> </tr> <tr> <td data-bbox="1027 630 1117 655">C</td> <td data-bbox="1125 630 1435 655">10 storeys / 25 storeys</td> </tr> </tbody> </table>	Area	Minimum / Maximum Building Height	A	5 storeys / 15 storeys	B	5 storeys / 34 storeys	C	10 storeys / 25 storeys
	Area	Minimum / Maximum Building Height																				
	A	2 storeys / 12.5 m																				
	B	5 storeys / 15 storeys																				
	C	5 storeys / 10 storeys																				
	D	5 storeys / 20 storeys																				
	E	10 storeys / 25 storeys																				
	Area	Minimum / Maximum Building Height																				
	A	5 storeys / 15 storeys																				
	B	5 storeys / 34 storeys																				
	C	10 storeys / 25 storeys																				
	<table border="1"> <thead> <tr> <th data-bbox="605 758 695 816">Area</th> <th data-bbox="703 758 1019 816">Minimum / Maximum Height of a Podium</th> </tr> </thead> <tbody> <tr> <td data-bbox="605 827 695 852">A</td> <td data-bbox="703 827 1019 852">-</td> </tr> <tr> <td data-bbox="605 863 695 888">B</td> <td data-bbox="703 863 1019 888">3 storeys / 4 storeys</td> </tr> <tr> <td data-bbox="605 898 695 924">C</td> <td data-bbox="703 898 1019 924">-</td> </tr> <tr> <td data-bbox="605 934 695 959">D</td> <td data-bbox="703 934 1019 959">3 storeys / 4 storeys</td> </tr> <tr> <td data-bbox="605 970 695 995">E</td> <td data-bbox="703 970 1019 995">3 storeys / 6 storeys</td> </tr> </tbody> </table>	Area	Minimum / Maximum Height of a Podium	A	-	B	3 storeys / 4 storeys	C	-	D	3 storeys / 4 storeys	E	3 storeys / 6 storeys	<table border="1"> <thead> <tr> <th data-bbox="1027 758 1117 816">Area</th> <th data-bbox="1125 758 1435 816">Minimum / Maximum Height of a Podium</th> </tr> </thead> <tbody> <tr> <td data-bbox="1027 827 1117 852">A</td> <td data-bbox="1125 827 1435 852">1 storey / 4 storeys</td> </tr> <tr> <td data-bbox="1027 863 1117 888">B</td> <td data-bbox="1125 863 1435 888">1 storey / 4 storeys</td> </tr> <tr> <td data-bbox="1027 898 1117 924">C</td> <td data-bbox="1125 898 1435 924">3 storeys / 6 storeys</td> </tr> </tbody> </table>	Area	Minimum / Maximum Height of a Podium	A	1 storey / 4 storeys	B	1 storey / 4 storeys	C	3 storeys / 6 storeys
	Area	Minimum / Maximum Height of a Podium																				
A	-																					
B	3 storeys / 4 storeys																					
C	-																					
D	3 storeys / 4 storeys																					
E	3 storeys / 6 storeys																					
Area	Minimum / Maximum Height of a Podium																					
A	1 storey / 4 storeys																					
B	1 storey / 4 storeys																					
C	3 storeys / 6 storeys																					
Build-to-Line Setbacks	Build to Line shown on Exception Schedule	Revised Build to Line shown on Zoning Summary Sketch																				
	20% of the length of a streetwall may be set back beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft.)	25% of the length of a streetwall may be setback beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft.)																				
Minimum Landscape Buffer abutting a lot line	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)																				
Main front entrances of buildings shall face a street	Areas B, D and E	Areas A, B and C																				
Minimum above-grade separation between buildings above 10 storeys	-	Balconies shall be permitted to encroach into the separation distance 26.5 m (86.9 ft.)																				

Zone Standards	RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5 - 43 (Apartment Dwellings – Exception) Zoning By-law Standards
Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	1.0 m (3.28 ft.)	1.8 m (5.91 ft.)
Maximum projection of a balcony located above the first storey of the building	1.0 m (3.28 ft.)	1.8 m (5.91 ft.)
Minimum amenity area	The greater of 5.6 m ² (60.28 ft ²) per dwelling unit or 10% of the site area	Deleted
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	28%
Established Grade	the average elevation of the finished grade of the ground immediately surrounding a building or structure, and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority	Geodetic 172.30 m (565.29 ft.) above sea level

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 15, 2017)	<p>There is an 8 m (26.3 ft.) wide Regional water easement on the subject property that is no longer required and can be released and abandoned. An encroachment review will not be required.</p> <p>Prior to final approval, a Demand Table must be deemed satisfactory by the Region to fulfill modelling requirements and determine the proposal's impact to the existing sanitary sewer and water system.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (November 9, 2016)	<p>The Dufferin-Peel Catholic District School Boards and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board and the Peel District School Board also require that the certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (November 25,2016)	<p>In the comments dated November 25, 2016, the Community Services Department indicated that, should the application be approved, the cash-in-lieu for the proposed residential units has been satisfied through parkland dedication. As stated in the Development Agreement for T-M07006 (43M-1957), prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required beyond 1473 residential units pursuant to Section 42(6) of the <i>Planning Act</i> (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p> <p>The Streetscape Plans as approved and secured for in the Servicing Agreement for 43M-1957 will need to be revised in</p>

Agency / Comment Date	Comment
	light of the changes to the building and the fact that Watergarden Drive and Foursprings Avenue are now built and serviced.
City Community Services Department – Culture Division (January 20, 2017)	<p>The City of Mississauga strongly encourages for the inclusion of public art in developments with greater than 10 000m² (107, 639.1 sq.ft.) in gross floor area, with the exception of non-profit organizations and social housing. Developers are encouraged to include public art as part of their development and/or contribute an agreed upon amount of the construction costs to the City's Public Art Program. The suggested contribution is equal to 0.5% (at a minimum) of the Gross Construction Costs of the Development. The Gross Construction Costs will initially be determined by the Owner/Applicant, to the satisfaction of the Planning and Building Department.</p> <p>In consideration of the above, the applicant is asked to indicate whether a public art contribution for the site will be provided.</p>
City Transportation and Works Department	<p>The applicant has been requested to provide additional technical details. Development matters currently under review and consideration by this Department include:</p> <ul style="list-style-type: none"> • Grading and Servicing <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
GTAA (November 30, 2016)	Due to the proximity of the development to the airport, NAV Canada's review is required for the application. More detailed development information needs to be forwarded for review and for our submission to NAV CANADA. When we receive NAV CANADA's comments, we will provide a consolidated response regarding height limitations and other relevant property impacts.
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"> • Enbridge Gas • Alectra • Canada Post • City Community Services – Fire Prevention • City Community Services – Heritage • City Development Services

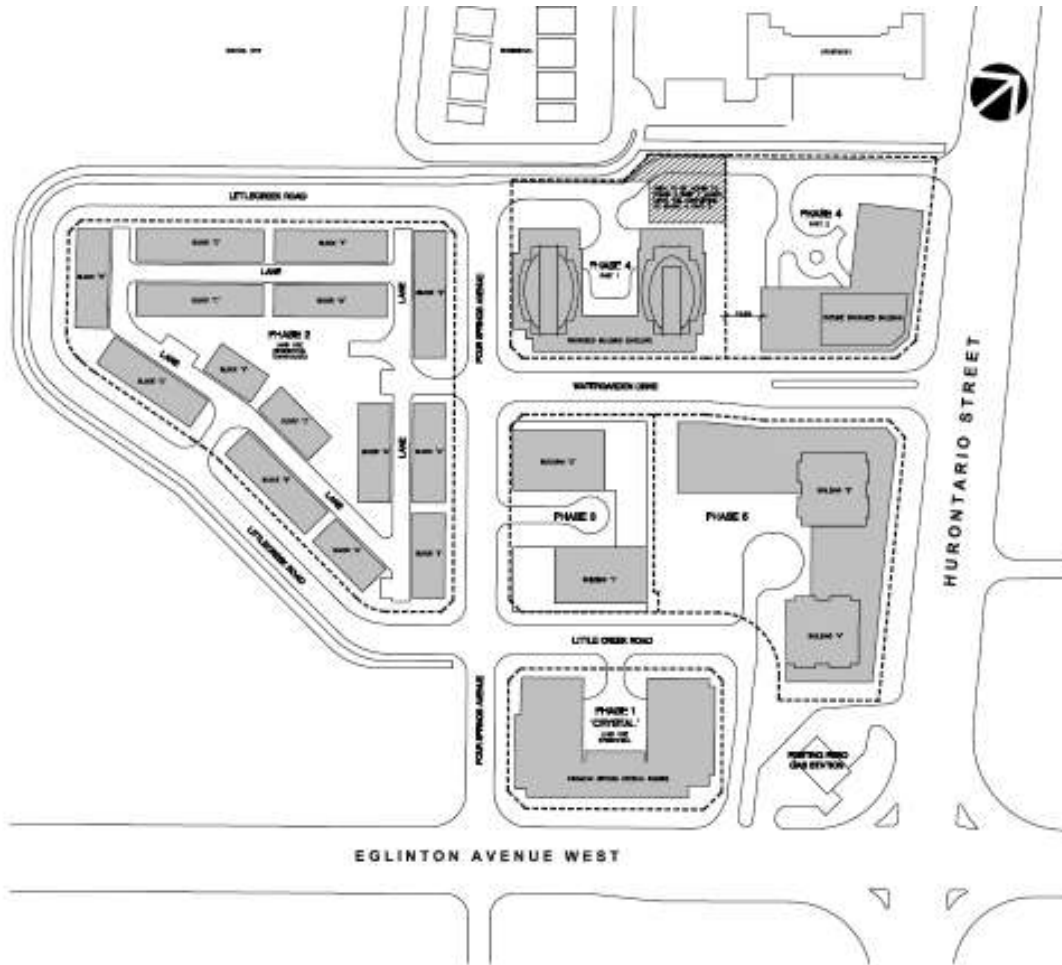
School Accommodation

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"> 49 Kindergarten to Grade 5 15 Grade 6 to Grade 8 10 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> Cooksville P.S. <ul style="list-style-type: none"> Enrolment: 464 Capacity: 566 Portables: 0 Fairwind Sr. P.S. <ul style="list-style-type: none"> Enrolment: 678 Capacity: 685 Portables: 0 Rick Hansen S.S. <ul style="list-style-type: none"> Enrolment: 1,530 Capacity: 1,725 Portables: 0 	<ul style="list-style-type: none"> • Student Yield: <ul style="list-style-type: none"> 8 Junior Kindergarten to Grade 8 7 Grade 9 to Grade 12 • School Accommodation: <ul style="list-style-type: none"> St. Hilary <ul style="list-style-type: none"> Enrolment: 269 Capacity: 533 Portables: 0 St. Francis Xavier <ul style="list-style-type: none"> Enrolment: 1929 Capacity: 1500 Portables: 17

Pinnacle International (Ontario) Limited

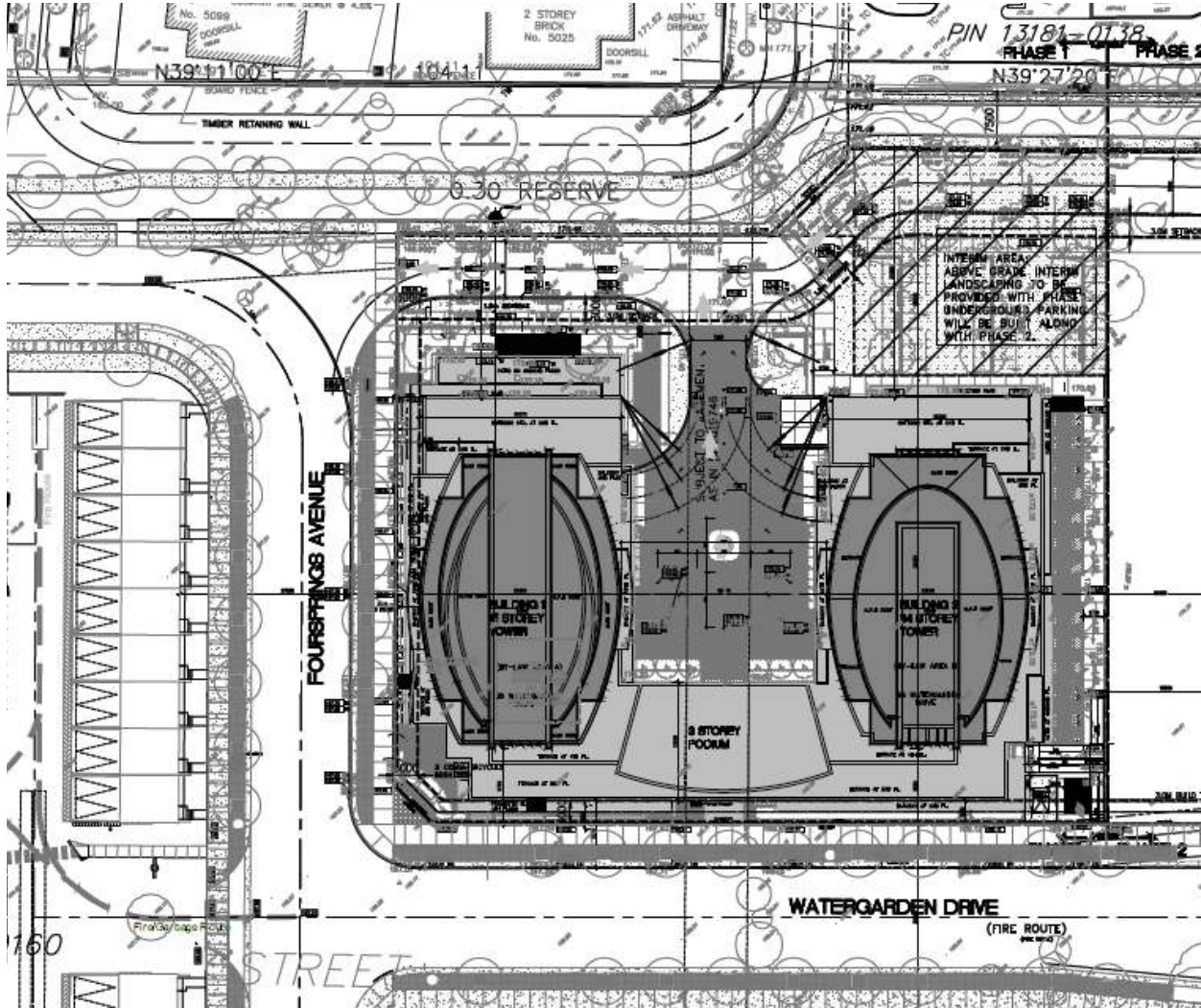
File: OZ 16/010 W5

Revised Concept Plan and Site Plan



Above: Revised Concept Plan

Revised Concept Plan and Site Plan

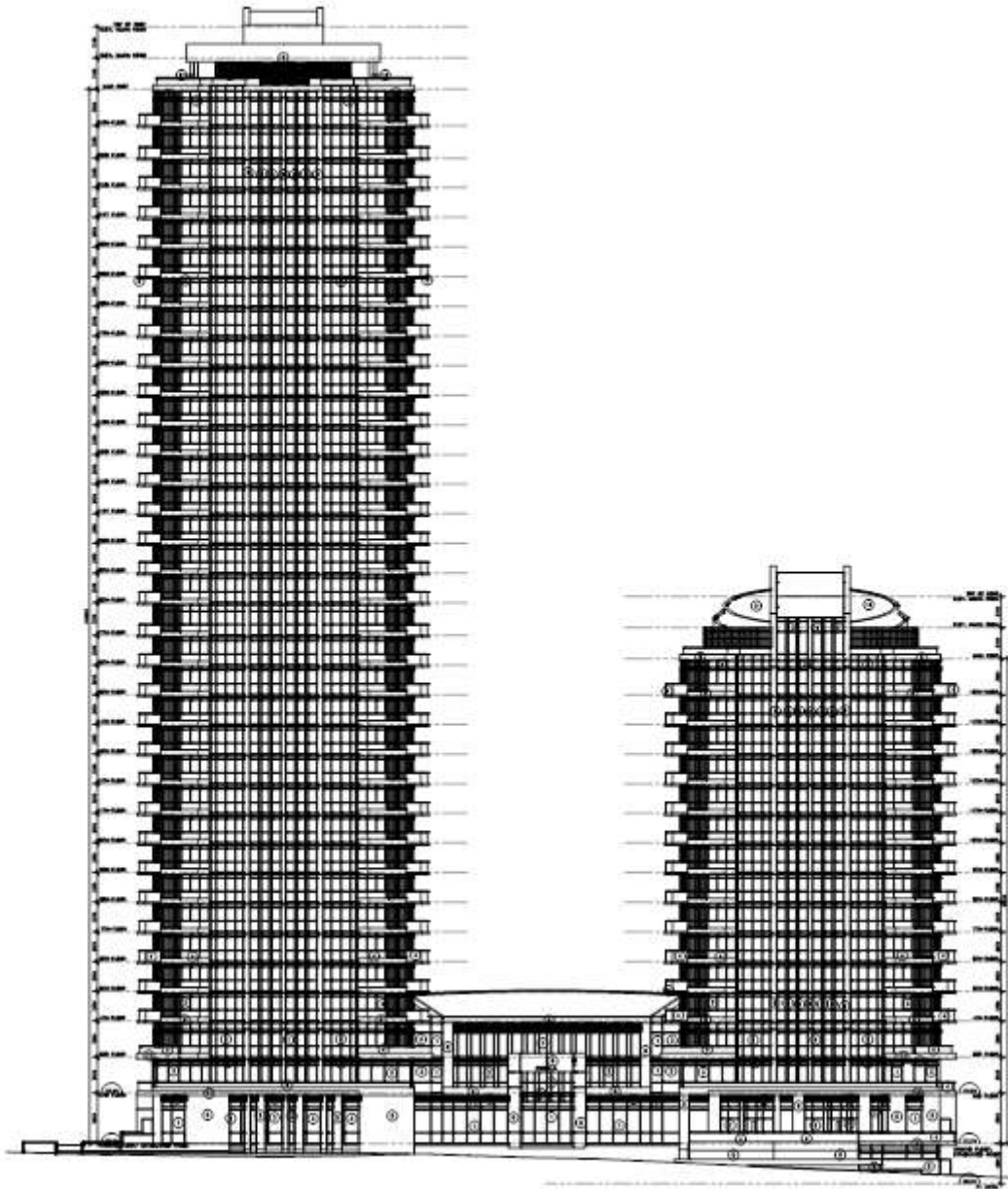


Above: Site Plan

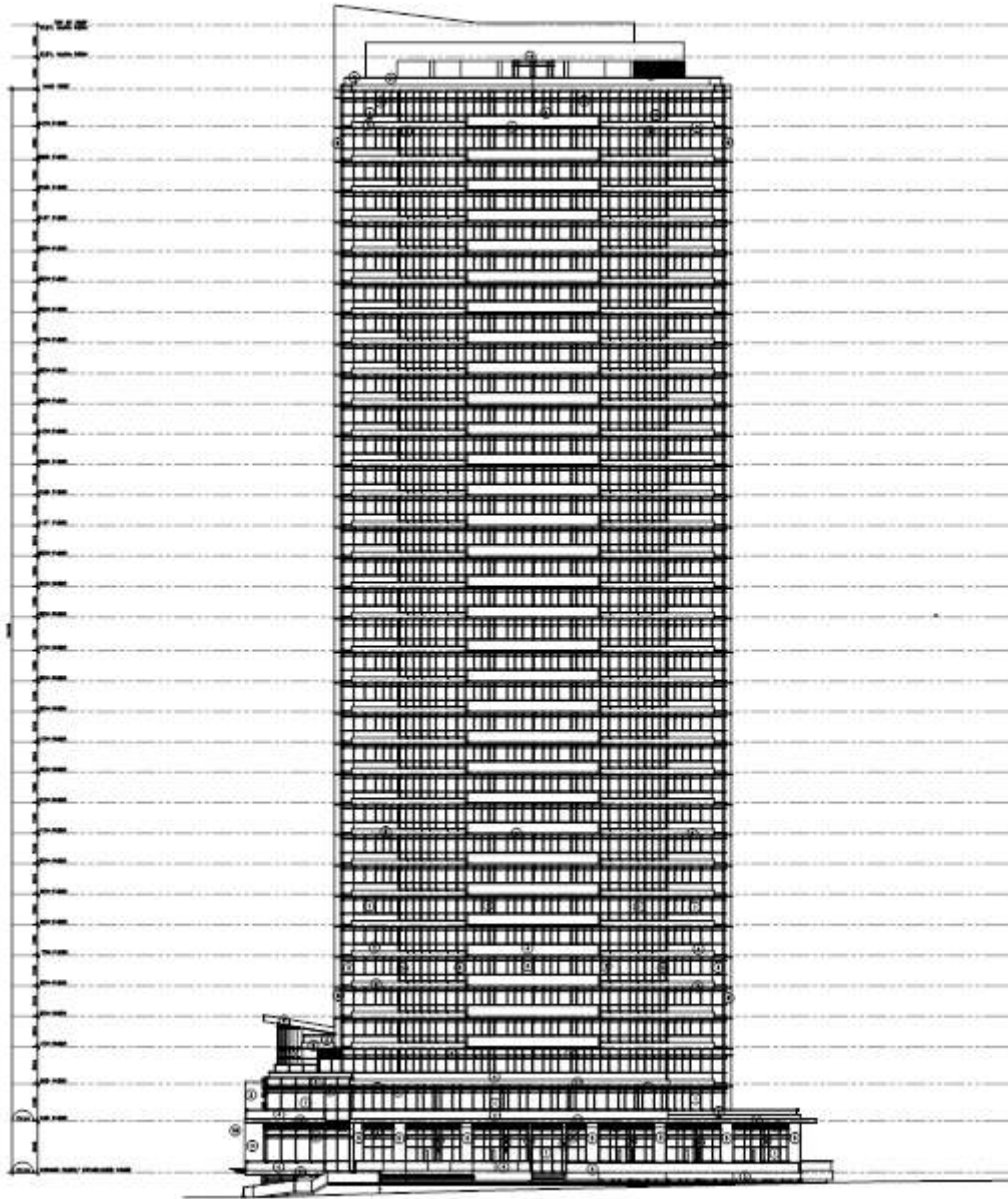
Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

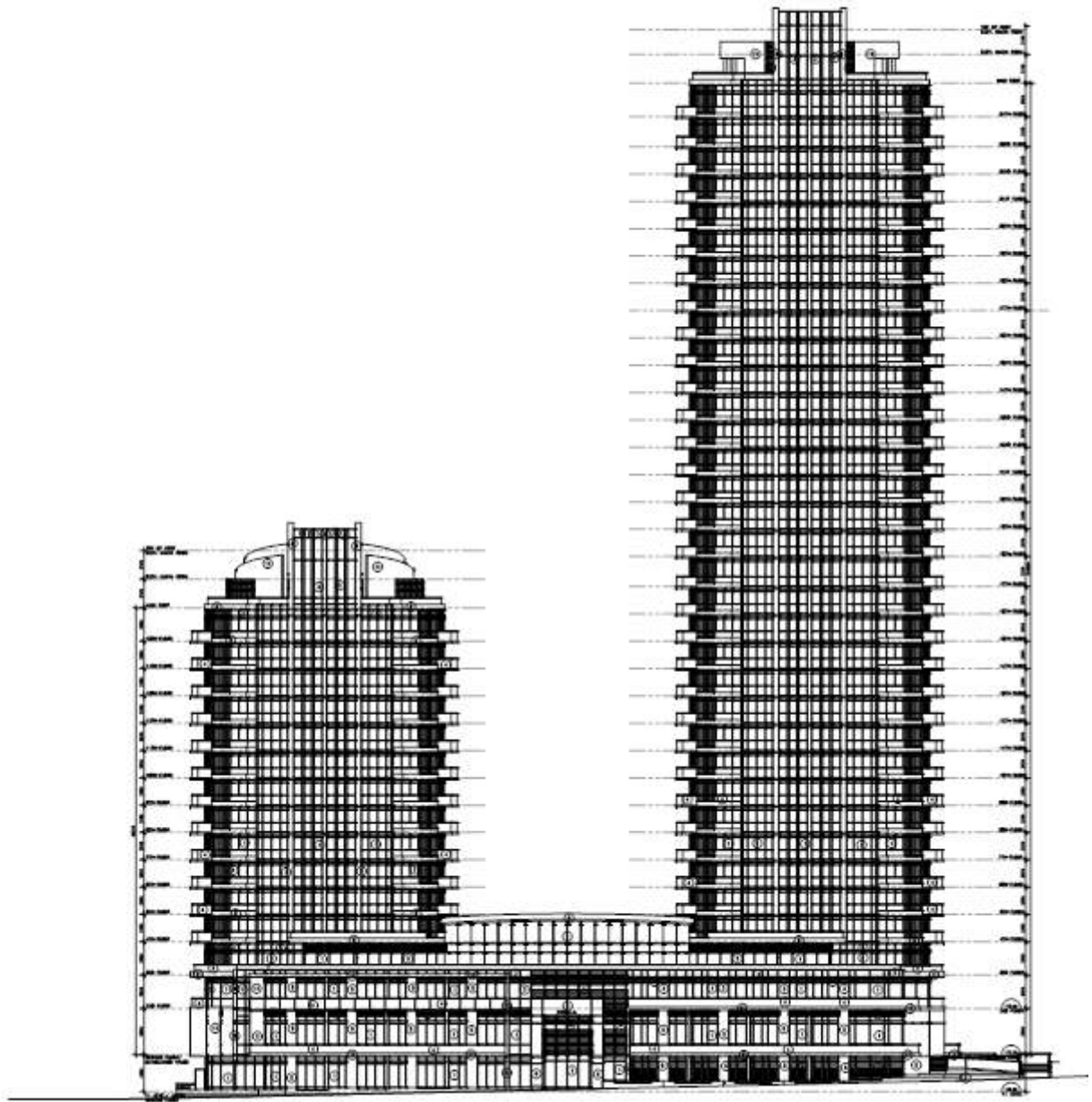
Elevations



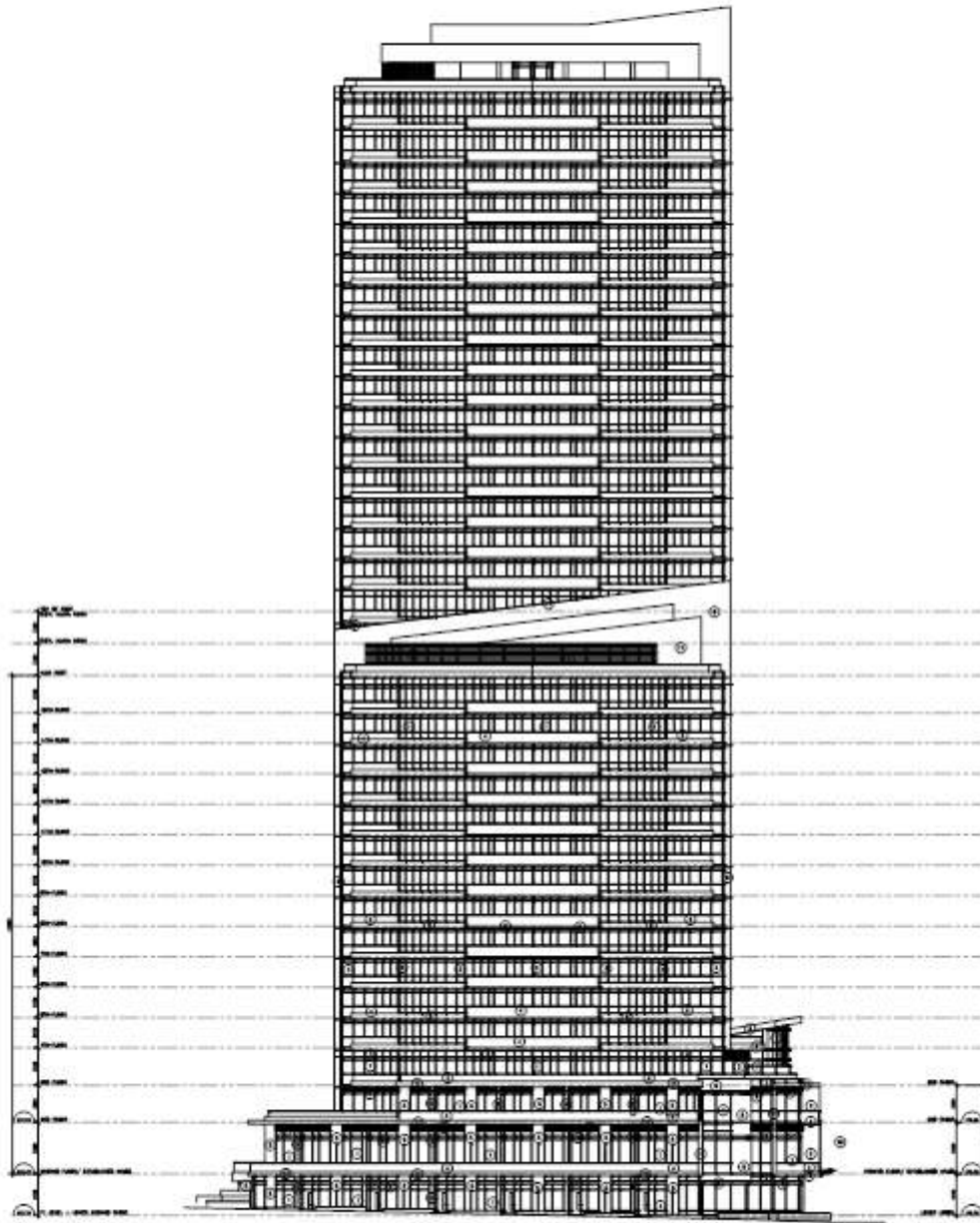
Above: North Elevation



Above: East Elevation



Above: South Elevation



Above: West Elevation

Pinnacle International (Ontario) Limited

File: OZ 16/010 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (September 20, 2017)	<p>The Region has no objection to these applications. A satisfactory demand table has been submitted and accepted by the Region.</p> <p>Additional materials will be required and reviewed through the Site Plan process, including the Region of Peel requirement for the release and abandonment of the Regional water easement on the subject property.</p>
Peel District School Board and Dufferin-Peel Catholic District School Board (September 16, 2016 and September 11, 2016)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, Peel District School Board requires that certain warning clauses regarding transportation, temporary accommodation, and signage be included in Agreements of Purchase and Sale or erected and maintained, respectively.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (September 20, 2017)	<p>Community Services has no objection to these applications. Additional requirements will be pursued through the Site Plan process.</p>
City Community Services Department – Culture Division (September 19, 2017)	<p>The Culture has no objection to these applications. Additional requirements will be pursued through revisions to the “H” Holding Provision for Phase 4, Part 2 of the Pinnacle Development.</p>
City Transportation and Works Department	<p>Comments updated April 27, 2017 from T&W confirm satisfactory servicing and grading. A satisfactory updated Functional Servicing and Stormwater Management Report, and</p>

Agency / Comment Date	Comment
	<p>Environmental Site Assessment summary letter have been received.</p> <p>Notwithstanding the above-noted, in the event that 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:</p> <ul style="list-style-type: none"> • Revised Site Plan • Public pedestrian and vehicular access easement • Bike lane/route sign fee • Warning clause in Agreements of Purchase and Sale <p>Additionally, the applicant will be required to enter into the appropriate Servicing/Development Agreements with the City.</p>
<p>GTAA (June 6, 2017)</p>	<p>GTAA has no objection to these applications.</p>
<p>Other City Departments and External Agencies</p>	<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"> • Enbridge Gas • Alectra • Canada Post • City Community Services – Fire Prevention • City Community Services – Heritage • City Development Services

Summary of Existing and Proposed Zoning Provisions

Summary of Existing Zoning By-law Provisions

RA5-43(Apartment Dwellings - Exception), which permits townhome dwellings on Area A, and apartment buildings with commercial uses on the first three storeys on Areas B, C, and D

Proposed Zoning Standards

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards		Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards		Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	
Permission for Townhouse Dwellings	Only permitted in Area A		Delete permission		Delete permission	
Minimum total GFA - non-residential	Area	Minimum GFA - Non-Residential	Area	Minimum GFA- Non-Residential	Area	Minimum GFA- Non-Residential
	A	-	A	230 m ² (2,475.7 ft ²)	A1	234 m ² (2,520 ft ²)
	B	1 000 m ² (10763.9 ft ²)	B	-		
	C	1 000 m ² (10763.9 ft ²)	C	4 770 m ² (51,343.9 ft ²)	B1	4 776 m ² (51,300ft ²)
	D	1 000 m ² (10763.9 ft ²)				
	E	2 000 m ² (21527.8 ft ²)				
Apartment Dwellings on First Storey of Buildings	Apartment dwelling units shall not be permitted on the first storey of buildings located within Areas B, D and E		Apartment dwelling units shall not be permitted on the first storey of buildings located within Area C		Non-residential uses shall be permitted on the first to third floors only	
Minimum FSI	2.9 within each of Areas B, C, D and E		2.9 within each of Areas A, B and C		2.9 in A1 & B2	
Minimum and	Minimum and		Minimum and		Minimum and	

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards			
Maximum Building Height and Podium	maximum building height and height of a podium of all buildings and structures in Areas A to E	maximum building height and height of a podium of all buildings and structures in Areas A to C	maximum building height and height of a podium of all buildings and structures in A1 & B1			
	Area	Minimum / Maximum Building Height	Area	Minimum / Maximum Building Height	Area	Minimum / Maximum Building Height
	A	2 storeys / 12.5 m	A	5 storeys / 15 storeys	A1	5 storeys / 34 storeys
	B	5 storeys / 15 storeys	B	5 storeys / 34 storeys		
	C	5 storeys / 10 storeys	C	10 storeys / 25 storeys	B1	10 storeys / 25 storeys
	D	5 storeys / 20 storeys				
	E	10 storeys / 25 storeys				
	Area	Minimum / Maximum Height of a Podium	Area	Minimum / Maximum Height of a Podium	Area	Minimum / Maximum Height of a Podium
	A	-	A	1 storey / 4 storeys	A1	1 storey / 4 storeys
	B	3 storeys / 4 storeys	B	1 storey / 4 storeys		
	C	-	C	3 storeys / 6 storeys	B1	3 storeys / 6 storeys
	D	3 storeys / 4 storeys				
	E	3 storeys / 6 storeys				
	Build-to-Line Setbacks	Build to Line shown on Exception Schedule	Revised Build to Line shown on Zoning Summary Sketch	3.0 m Build to Line for Areas A1 & B1		

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards								
	20% of the length of a streetwall may be set back beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft)	25% of the length of a streetwall may be setback beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft)	25% of the length of a streetwall may be set back beyond the build-to-line, up to a maximum of 7.5 m (24.6 ft)								
Minimum Landscape Buffer abutting a lot line	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)								
Main front entrances of buildings shall face a street	Areas B, D and E	Areas A, B and C	Areas A1 & B1								
Minimum above-grade separation between buildings above 10 storeys	30 m (98 ft)	Balconies shall be permitted to encroach into the separation distance 26.5 m (87 ft)	26.5 m (87 ft)								
Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	1.0 m (3.28 ft)	1.8 m (5.91 ft)	1.8 m (5.91 ft)								
Maximum projection of a balcony located above the first storey of the building	1.0 m (3.28 ft)	1.8 m (5.91 ft)	1.8 m (5.91 ft)								
Minimum amenity area	The greater of 5.6 m ² (60.28 ft ²) per dwelling unit or 10% of the site area	Deleted	<table border="1"> <tr> <td colspan="2">Indoor Amenity Space</td> </tr> <tr> <td>A1</td> <td>915 m² (9,850 ft²)</td> </tr> <tr> <td>B1</td> <td>1,755 m² (18,890 ft²)</td> </tr> <tr> <td colspan="2">Outdoor Amenity</td> </tr> </table>	Indoor Amenity Space		A1	915 m ² (9,850 ft ²)	B1	1,755 m ² (18,890 ft ²)	Outdoor Amenity	
Indoor Amenity Space											
A1	915 m ² (9,850 ft ²)										
B1	1,755 m ² (18,890 ft ²)										
Outdoor Amenity											

	RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Proposed RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards	Revised Proposed RA5-43 & H-RA5-43 (Apartment Dwellings – Exception) Zoning By-law Standards						
			<table border="1"> <tr> <td colspan="2">Space</td> </tr> <tr> <td>A1</td> <td>2,500 m² (26,910 ft²)</td> </tr> <tr> <td>B1</td> <td>7,710 m² (82,992 ft²)</td> </tr> </table>	Space		A1	2,500 m ² (26,910 ft ²)	B1	7,710 m ² (82,992 ft ²)
Space									
A1	2,500 m ² (26,910 ft ²)								
B1	7,710 m ² (82,992 ft ²)								
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	28%	Deleted						
Established Grade	the average elevation of the finished grade of the ground immediately surrounding a building or structure, and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority	Geodetic 172.30 m (565.29 ft) above sea level	Deleted						