



MISSISSAUGA

DECLARATION

Section 17 of the Planning Act

Applicant: Glen Schnarr & Associates Inc.

Municipality: City of Mississauga

Our File: OPA 76

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on February 21, 2018 when By-law Number 0030-2018 was enacted and that notice as required by Section 17 of the Planning Act was given on March 1, 2018.
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 21st day of March, 2018.

Commissioner of Oaths

Donabelle Simtha Higgs, a Commissioner, *etc.*,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 24, 2020.

Declarant

Sacha Smith, Manager & Deputy Clerk



MISSISSAUGA

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

DATE OF NOTICE	March 01, 2018	
OPA NUMBER	OPA 76 (By-law 0030-2018)	
ZONING BY-LAW NUMBER	0031-2018	
DATE PASSED BY COUNCIL	February 21, 2018	
LAST DATE TO FILE APPEAL	March 20, 2018	
FILE NUMBER	OZ 16/004 & OPA 76	Ward 8
APPLICANT	Glen Schnarr & Associates Inc.	
PROPERTY LOCATION	2277 South Millway. The subject lands are located in the South Common Community Node Character Area in the City of Mississauga.	

TAKE NOTICE that on February 21, 2018 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 76 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 change the land use designation of a portion of the subject lands from Residential High Density to Greenlands, and to add a special site policy to the South Common Community Node Character Area to permit horizontal multiple dwellings.

The purpose of the Zoning By-law is to permit 144 horizontal multiple dwellings and to rezone the existing woodlot on the property to ensure its long-term conservation.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 76 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 **March 20, 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 **Ashlee Rivet** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5751, 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. 76
to
Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 76

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

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a land use designation change from Residential High Density to Greenlands and the addition of a Special Site within the South Common Community 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. 76 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2018.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 76
to
Mississauga Official Plan

The following text and Maps "A", "B", "C", "D", and "E" attached constitute Amendment No. 76.

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 20, 2017, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of a portion of the subject lands from Residential High Density to Greenlands, and to add a special site policy to the South Common Community Node Character Area to permit horizontal multiple dwellings.

LOCATION

The lands affected by this Amendment are located at 2277 South Millway. The subject lands are located in the South Common Community 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 which permits apartment dwellings within a density range of 0.8 - 1.4.

The proposed Amendment redesignates the existing woodlot on the subject site from Residential High Density to Greenlands, adds a Special Site to permit horizontal multiple dwellings and removes the existing density range of 0.8 - 1.4 on the remaining lands.

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

1. The redesignation of the woodlot at the rear of the subject site will ensure its long-term protection.
2. The proposal is compatible with the surrounding land uses, which are comprised of a mix of medium and high density residential uses.
3. The development has been designed in a manner that provides an appropriate transition in built form. The provided setbacks and layout are compatible with the surrounding land uses.
4. The site is located in the South Common Community Node, a designated Intensification Area in Mississauga Official Plan and is therefore intended to accommodate growth.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 14.10, South Common Community Node Character Area, of Mississauga Official Plan, is hereby amended by adding Special Site 1 on Map 14-10: South Common Community Node Character Area in accordance with the Special Site Policies, and by removing the **floor space index (FSI)** range from the subject site.
2. Section 14.10.1, Special Site Policies, South Common Community Node Character Area, of Mississauga Official Plan, is hereby amended by adding the following:

14.10.1 Special Site Policies

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

14.10.1.1 Site 1



14.10.1.1.1 The lands identified as Special Site 1 are located on the north side of South Millway, west of Erin Mills Parkway.

14.10.1.1.2 Notwithstanding the policies of this Plan, horizontal multiple dwellings will be permitted.

3. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by expanding the Green System, as shown on Map "A" of this Amendment.
4. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by expanding the Green System, as shown on Map "B" of this Amendment.
5. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by expanding the Significant Natural Areas and Natural Green Spaces, as shown on Map "C" of this Amendment.

6. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by expanding the Public and Private Open Spaces, as shown on Map "D" of this Amendment.
7. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the rear portion of the subject lands from Residential High Density to Greenlands, as shown on Map "E" of this Amendment.

IMPLEMENTATION

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

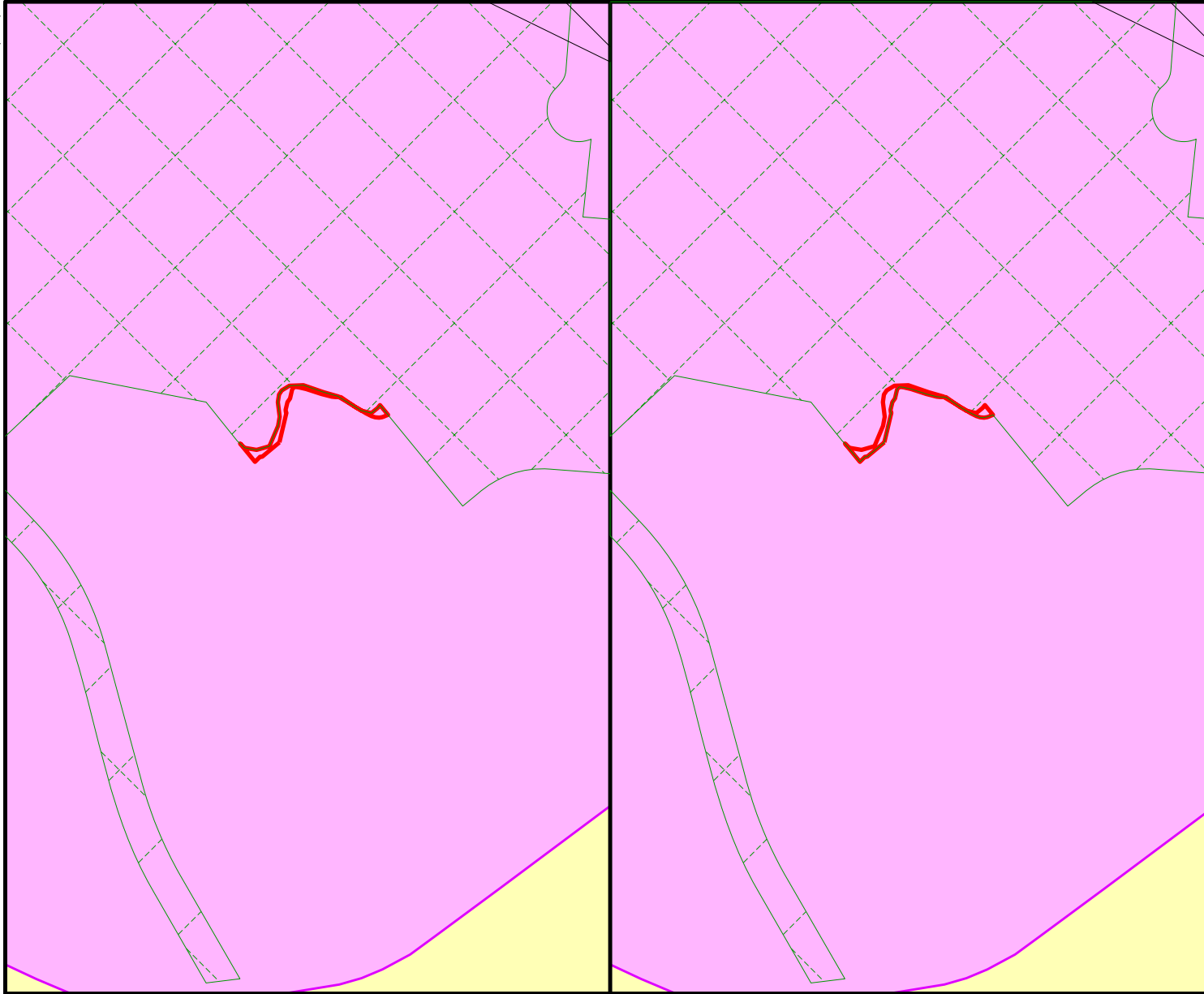
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan January 10, 2018.

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.



EXISTING

AMENDED

LEGEND


GREEN SYSTEM

 Green System

CITY STRUCTURE

 Downtown


 Major Node

 Community Node

 Neighbourhood


 Corporate Centre

 Employment Area

 Special Purpose Area

CORRIDORS

 Corridor

 Intensification Corridor

Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A'
 Part of
 Schedule 1-Urban System
 of Mississauga Official Plan





EXISTING

AMENDED

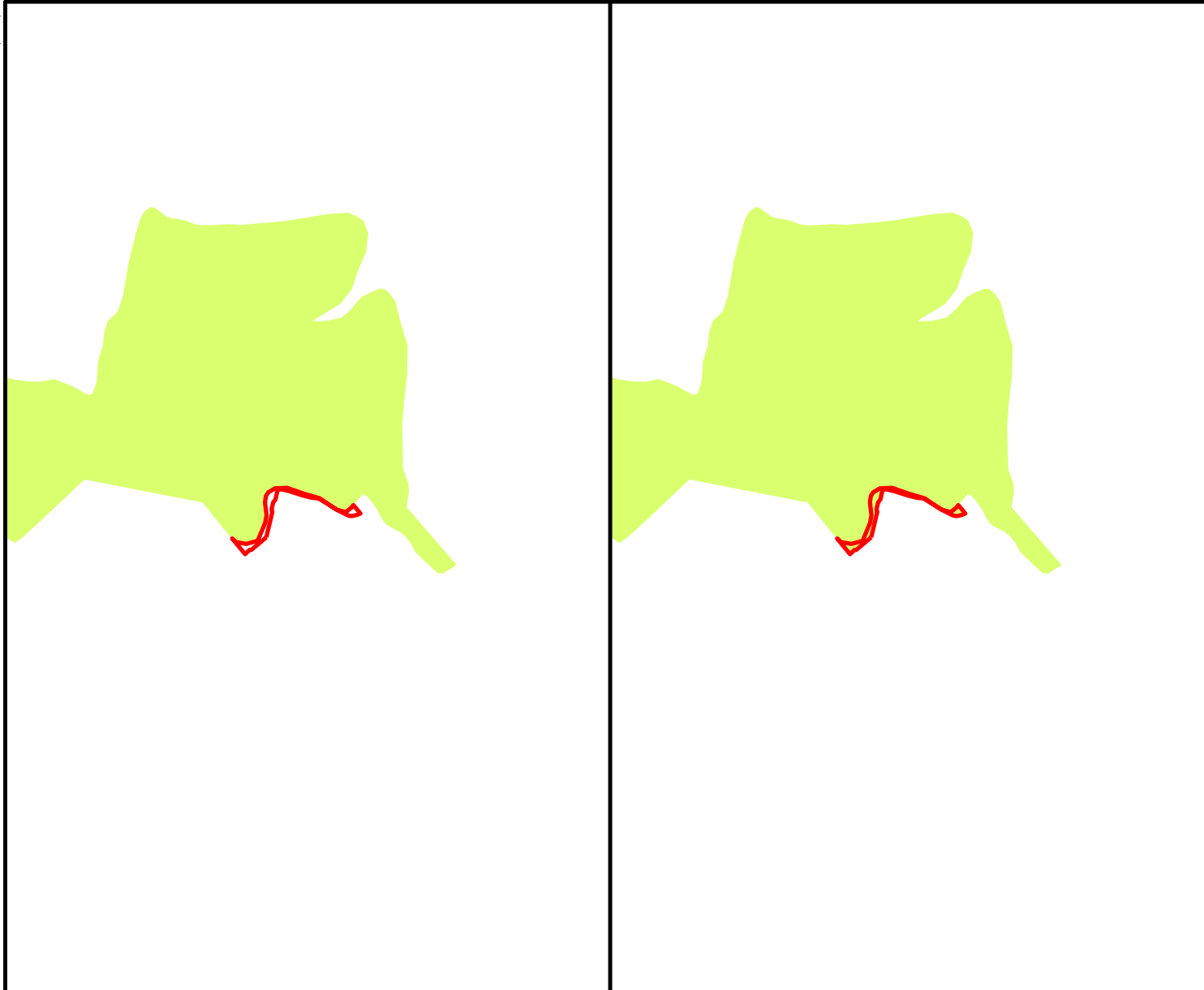
LEGEND:

Note:
 Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B'
 Part of Schedule 1a
 Urban System - Green System
 of Mississauga Official Plan





EXISTING

AMENDED

LEGEND

Natural Heritage System:

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest Provincial Significance
- Areas of Natural and Scientific Interest Regional Significance

Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

Notes:

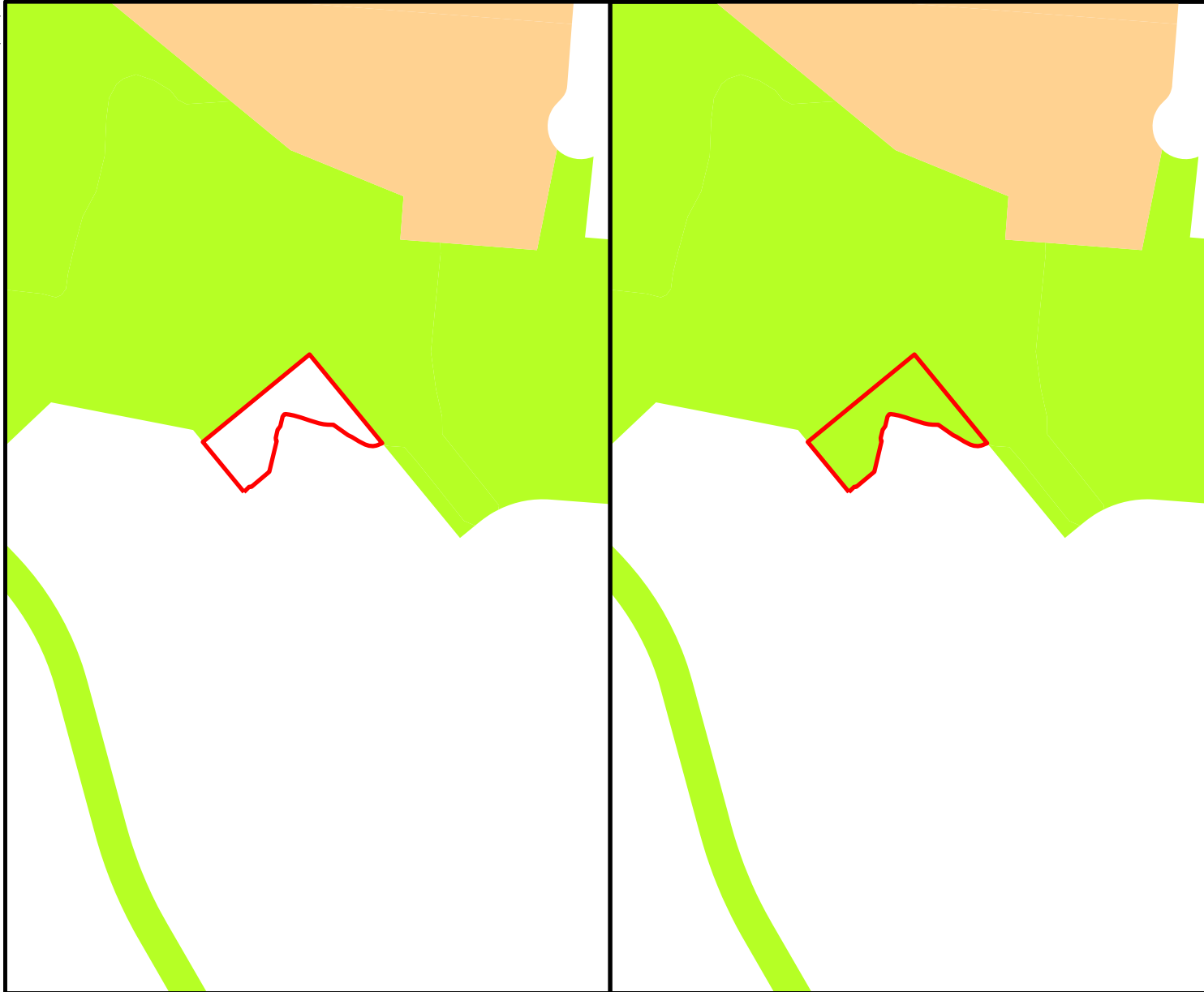
1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.







MAP 'C'

Part of Schedule 3
 Natural System
 of Mississauga Official Plan



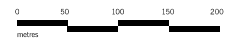


LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

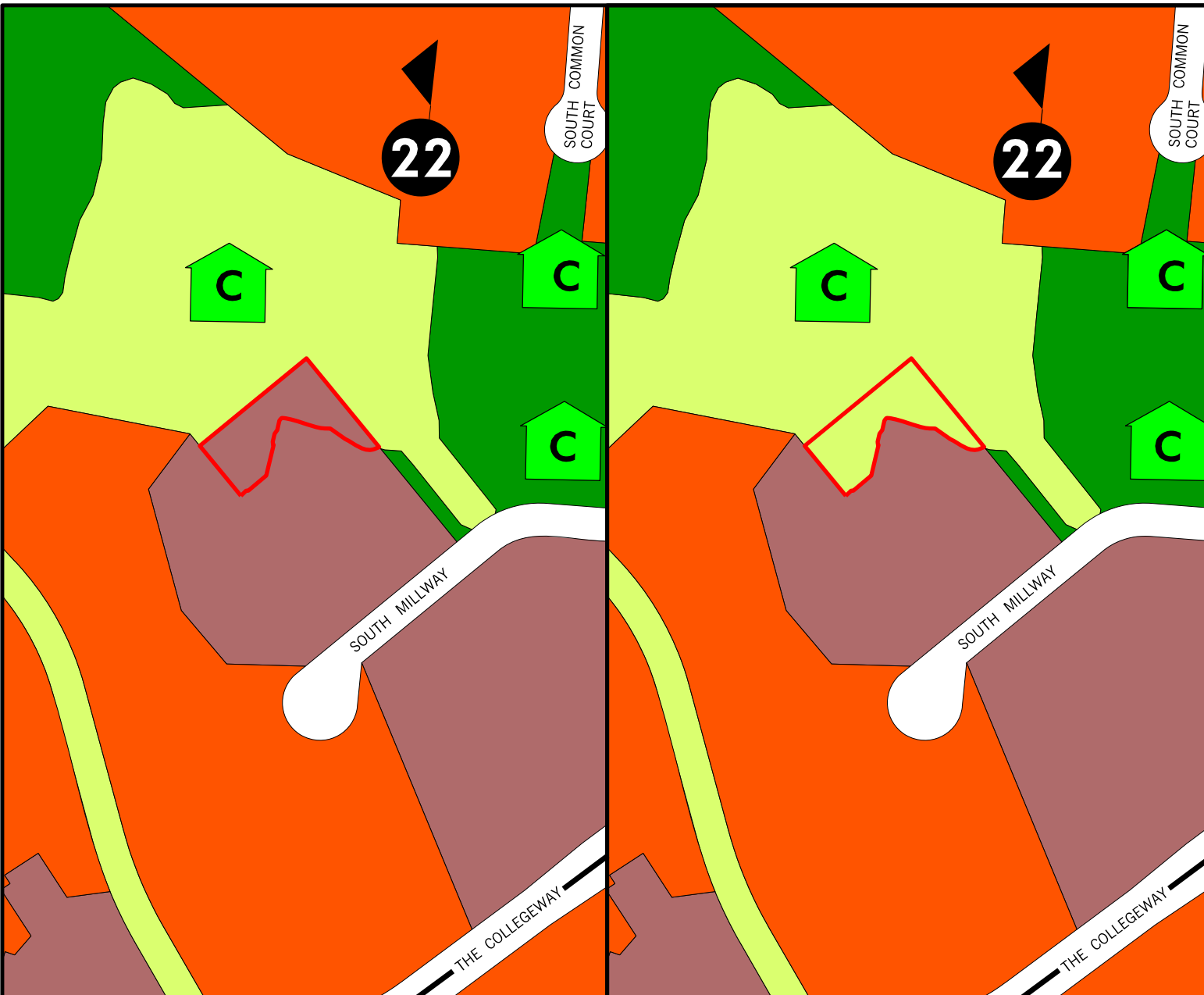


MAP 'D'
 Part of Schedule 4
 Parks and Open Spaces
 of Mississauga Official Plan



EXISTING

AMENDED



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

- AREA OF AMENDMENT
- FROM:
- RESIDENTIAL HIGH DENSITY
- TO:
- GREENLANDS



MAP 'E'

Part of Schedule 10
Land Use Designations
of Mississauga Official Plan



APPENDIX I

PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on June 12, 2017 in connection with this proposed Amendment.

Two area residents were in attendance at the June 12, 2017, Planning and Development Committee Meeting and raised issues regarding tree preservation, proposed building setbacks, shadow impacts, impacts from rooftop amenity areas, and lack of common on-site amenity area. These issues have been resolved as follows:

- The proposed development is located completely outside of the existing woodlot at the rear of the property, allowing for preservation of the entire woodlot.
- The proposed front yard has been increased for Block 1. The setbacks for those blocks having the greatest impact on the adjacent apartment building exceed the minimum by-law requirements.
- A Sun/Shadow Study was submitted and demonstrates that the development has minimal impacts on the adjacent properties.
- Staff are supportive of the proposed rooftop terraces as a means of providing private amenity areas for residents.
- A common on-site amenity space has been provided.

City of Mississauga
Corporate Report



<p>Date: October 20, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 16/004 W8</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/11/13</p>

Subject

RECOMMENDATION REPORT (WARD 8)

Applications to permit 144 horizontal multiple dwelling units (back to back stacked townhouses) on a private condominium road

2277 South Millway, north of The Collegeway, west of Erin Mills Parkway

Owner: 2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Recommendation

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 applications under File OZ 16/004 W8, 2277 South Millway G.P. Inc., 2277 South Millway to amend Mississauga Official Plan to **Residential High Density – Special Site** and **Greenlands** and to change the zoning to **RM9 – Exception (Horizontal Multiple Dwellings with more than 6 dwelling units)** and **OS2 (Open Space – City Park)** to permit 144 horizontal multiple dwellings units (back to back stacked townhouses) on a private condominium road on the portion of the lands outside the existing woodlot, in conformity with the provisions outlined in Appendix 4, be approved.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. 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.

5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

Report Highlights

- Comments were received from the public regarding tree preservation, proposed building setbacks, shadowing and overlook conditions, visitor parking, and availability of amenity space
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including increased setbacks to the woodlot at the rear of the property; an increased front yard setback to Block 1; a redesigned common landscaped area and adjacent fire route stub; and reconfiguration of the garbage staging area
- Staff are satisfied with the changes to the proposal and find them 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 12, 2017, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0031-2017 was then adopted by Council on June 21, 2017.

That the report dated May 19, 2017, from the Commissioner of Planning and Building regarding the applications by 2277 South Millway G.P. Inc. to permit 144 horizontal multiple dwelling units (back to back stacked townhouses) on a private condominium road under file OZ 16/004 W8, 2277 South Millway, be received for information.

Comments

REVISED DEVELOPMENT PROPOSAL

The original development proposal has undergone a number of revisions over the course of the applications. The first significant redesign was presented at the public meeting held by the Planning and Development Committee on June 12, 2017 (see Appendix 1). Since then, the applicant has made some additional minor modifications to the proposed concept plan (see Appendix 2 and 3) including:

- Increased setbacks between the proposed buildings and edge of the underground parking garage to the dripline of the Significant Natural Area/woodlot at the rear of the property
- Modified setbacks between buildings to allow for increased setbacks to the woodlot
- Increased front yard setback to Block 1
- Redesign of the proposed common landscaped area and the adjacent fire route stub
- Reconfiguration of the garbage staging area

COMMUNITY COMMENTS

The issues below were raised by residents at the June 12, 2017 public meeting and the community meeting held on December 6, 2016 by Ward 8 Councillor Matt Mahoney.

Comment

The existing trees and woodlot on the property should be preserved. Any trees proposed to be planted would be small relative to the existing mature trees on the property.

Response

Mississauga Official Plan (MOP) contains policies regarding preservation of the City's Natural Heritage System. Refer to Planning Comments section of this report for an evaluation of these policies.

Comment

Insufficient setbacks are provided to proposed buildings, in particular setbacks to South Millway and the west lot line (abutting the existing apartment building).

Response

The applicant has increased the proposed front yard for Block 1 to provide a consistent 4.5 m (14.8 ft.) setback from South Millway. The proposed interior side yard for Blocks 6 and 7 is 3.0 m (9.8 ft.), whereas the **RM9** zone requires a minimum of 4.5 m (14.8 ft.). The reduced side yard setback is acceptable as it will have a limited impact on the existing apartment building to the west, which is set back a considerable distance from South Millway and will therefore not result in any privacy and overlook issues into the existing apartment units. The placement of Blocks 4 and 5 would have a greater impact on the existing apartment building to the west, however these Blocks are set back 7.0 m (23 ft.) from the west property line, which exceeds the minimum by-law requirement.

Refer to Planning Comments section of this report for additional discussion regarding the compatibility of the proposed development with the surrounding lands.

Comment

The proximity of the proposed buildings to the neighbouring apartment building will result in shadow impacts, overlook issues, and will restrict sky views.

Response

The applicant submitted a sun/shadow study with the applications that shows anticipated shadows cast by the proposed development on June 21, September 21 and December 21, in accordance with the City's Standards for Shadow Studies. The analysis revealed that on June 21, shadows will only cast on the property to the west before 7:07 a.m. and after 6:20 p.m. The evening shadows will impact the front portion of the property to the west and will only touch

the corner of the existing apartment building. There are no shadow impacts from the proposed development on the adjacent apartment property during the months of September or December.

Refer to Planning Comments section and above response for additional comments.

Comment

The proposed rooftop amenity areas are a concern due to possible fire and smoke from rooftop barbeques. This will impact neighbours' enjoyment of their patios and balconies.

Response

Back to back and stacked townhouses are by nature a compact built form and are appropriate for the subject site. The proposed development is even more compact to allow for preservation of the existing woodlot at the rear of the property; therefore, the ability to provide on-site amenity space is limited. An increasingly popular approach to addressing this issue is to provide amenity space on rooftops. Planning staff are supportive of this feature as it provides private amenity space for individual tenants (a newly proposed requirement stemming from the Urban Design Guidelines and Zoning By-law Regulations for back to back and stacked townhouses) while also using the rooftop, a typically underutilized space.

Comment

A community gathering space and/or play area for kids should be provided on-site, so that children do not need to travel off-site to play.

Response

The original concept plan that was presented at the community meeting did not include any on-site amenity space. Since then, the applicant has modified the concept plan (as presented at the June 12, 2017 public meeting) to include a centralized landscape area/gathering space for residents. Additionally, South Common Community Centre and Park are located immediately adjacent to the subject site, which offers further recreational opportunities.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**Region of Peel**

Comments updated October 12, 2017, from the Region of Peel indicate that there is adequate water and wastewater services available for the proposed development. Through the Site Plan application process the Region of Peel will require additional information regarding the connection to the existing watermain and will assess the proposed design for garbage and recycling collection.

City Transportation and Works Department (T&W)

Comments updated October 13, 2017, from T&W confirm receipt of a revised Noise Assessment; Functional Servicing Report (FSR); Grading, Servicing and Site Plans; Transportation Impact Study (TIS) and Letter of Reliance for the Phase I Environmental Site Assessment (ESA).

The Traffic Impact Study has analysed the traffic impacts as a result of the proposed development and confirms that the predicted future traffic volumes can be accommodated within the existing road network.

In the event this application is approved by Council, prior to the enactment of the Zoning By-law, the applicant will be required to submit a final approved version of the FSR, and enter in to a Development Agreement with the City.

It should be noted that final clearances from the Region and Fire/EMS will be required with respect to internal access, travel distance and circulation. Site specific details are to be addressed through the Site Plan review and approval process.

City Community Services Department

In comments dated October 18, 2017, Community Services note that in keeping with City policies, the applicant is requested to dedicate the existing woodlot to the City for conservation purposes. The woodlot should be zoned accordingly to allow for the long term preservation of these lands. The City will take the lands at a rate of 1 ha per 300 units, per the Planning Act, in exchange for credits towards cash-in-lieu of parkland. Based on the size of the woodlot (0.28 ha), a credit will be applied to 84 units. The balance will be paid in cash-in-lieu of parkland at the time of building permit issuance. The dedication the lands is requested prior to by-law enactment.

A fence shall be installed along the common property line, on City property. Gates are prohibited.

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". Intensification and higher densities are to be prioritized in areas that "make efficient use of land and infrastructure and support transit viability." 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.

Both the PPS and Growth Plan include policies which require natural features and areas be protected for the long term. Where development and site alteration is proposed on lands adjacent to natural heritage features it shall be demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The proposed development adequately takes into account the existing context and does provide an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below. The proposal has been designed to be located completely outside of the existing woodlot at the rear of the property and the Environmental Impact Study submitted demonstrates that there will be no negative impacts from the proposed development on this feature and its functions.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan (MOP) Policies for the South Common Community Node Character Area. Amendments to MOP are required to permit 144 horizontal multiple dwellings with a Floor Space Index (FSI) of 1.8. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the criteria against these proposed development applications.

The subject site is located in the South Common Community Node Character Area, an established area with a mix of land uses, including medium and high density residential uses, commercial uses, some offices and community and recreational uses (i.e. schools, places of worship, South Common Community Centre, Library and Park). Community Nodes are identified as Intensification Areas in MOP and are therefore intended to be one of the areas to accommodate future growth within the City. Development in Community Nodes will achieve a high quality urban environment, be in a form and density that is compatible with the existing character of the Node, and will support and encourage active transportation and transit usage.

The subject site is designated **Residential High Density**, which permits apartment buildings within a FSI range of 0.8 to 1.4. Community infrastructure uses are also permitted in this designation and the site has been occupied by an institutional use (ErinoakKids for Treatment and Development) since the current building was constructed in 1978. The current designation and the location of the property are important factors in evaluating the appropriateness of the proposed development. Despite being a medium density form of housing, the proposed horizontal multiple dwellings achieve a density that is consistent with the permissions of the **Residential High Density** designation and will not adversely impact or destabilize the overall goals and objectives of MOP. With the exception of some minor infilling, the immediate area is built out and has limited potential for redevelopment. Therefore, the proposal will have no impact on the continued functioning of the adjacent lands.

The proposed back to back stacked townhouses contribute to the diversity of housing stock within the Community Node, which presently consists of apartments and traditional townhouses. The proposal is a compatible form of development for the subject site. An appropriate transition in height and built form is achieved between the proposed four storey (plus rooftop terrace) development and adjacent properties, especially the existing five storey apartment building to the immediate west. The development has been designed to be compact, which is consistent with the applicable policies for Community Nodes, while also providing adequate setbacks to the property lines to ensure shadow impacts are mitigated on adjacent lands. Additionally, tighter setbacks within the development have allowed for increased setbacks to the woodlot at the rear of the property creating additional space for compensation planting and an enhanced buffer for greater protection of the woodlot.

The back to back configuration of units, fronting onto internal mews, promotes social interaction and encourages comfortable and safe pedestrian circulation between blocks. Pedestrian connectivity is further enhanced through a continuous pedestrian sidewalk throughout the development. All parking is proposed underground and access to the underground garage is located within the site and away from South Millway. Although the proposed parking rates are reduced from what is required under the Zoning By-law, Planning staff are satisfied with the reduction given the availability of transit service in the area and the range of land uses within walking distance of the property.

The woodlot at the rear of the subject site forms part of the larger South Common Park and natural area, which is part of Mississauga's Natural Heritage System. The entirety of the woodlot is a Significant Natural Area in MOP and satisfies the criteria for a significant woodland. Development in or adjacent to the Natural Heritage System is required to protect and maintain natural heritage features and their functions through tree preservation, appropriate building placement, grading, landscaping, and parking and amenity area placement. The limits of the Natural Heritage System are to be determined through an Environmental Impact Study, which will also determine any required buffer between the feature and development. MOP encourages lands that are identified as Significant Natural Areas and their associated buffers be designated Greenlands and zoned to ensure their long term protection. Additionally, Significant Natural

Areas are to be incorporated with public parkland and managed in accordance with the Natural Heritage System policies of MOP. The existing woodlot at the front of the subject site does not form part of the larger South Common natural area.

The development has been redesigned to locate proposed buildings, parking, amenity areas and grading outside of the Significant Natural Area located at the rear of the property. Additionally, the woodlot is being dedicated to the City as part of the required parkland contribution and will be appropriately designated and zoned to ensure its long term protection. The applicant submitted an Environmental Impact Study with the applications, which evaluated the natural heritage feature, its functions and recommended a buffer. Staff are satisfied that the development will have no negative impact on the natural heritage feature or its functions. Through the Site Plan application process the applicant will be required to provide a detailed compensation/restoration plan indicating where additional planting will occur to compensate for the loss of the woodlot at the front of the property. The City's Forestry staff, in consultation with ecologists from Credit Valley Conservation, will review the compensation/restoration plan to ensure that the proposed plantings are of an appropriate species and adequate size.

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

The applicant has provided a Planning Justification Report in support of the applications that has demonstrated that the proposal represents good planning and is consistent with the intent of the MOP policies.

Zoning

The proposed **RM9-Exception (Horizontal Multiple Dwellings with more than 6 dwelling units – Exception Zone)** is appropriate to accommodate the proposed horizontal multiple dwellings on a private condominium road with an FSI of 1.8. The woodlot at the rear of the property will be dedicated to the City as part of the parkland contribution for the development and will be zoned **OS2 (Open Space – City Park)**, which is consistent with the existing zoning for the remainder of the South Common Park.

Appendix 4 contains a summary of the proposed site specific zoning provisions.

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.

In this instance, the minimum thresholds of the Corporate Policy and Procedure are satisfied; however, this is only as a result of the site's net lot area resulting from the land dedication of the woodlot at the rear of the property for parkland purposes. The gross lot area does not result in an increased density that satisfies the minimum thresholds in the Bonus Zoning Corporate Policy and Procedure. As a result, a Section 37 contribution will not be pursued for the proposed development.

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 landscaping, detailed grading, the interface between the woodlot and proposed development and the placement of utilities. Through the Site Plan process further refinements are anticipated for the on-site amenity area, including a design that incorporates the adjacent hardscaped fire route stub.

Additionally, a detailed review of the proposed development from an emergency response perspective will be undertaken through the Site Plan process. This review will confirm whether the proposed fire route complies with the requirements of Fire Route By-law 1036-81. Should major revisions to the proposed development be required to achieve compliance with the Fire Route By-law 1036-81 prior to by-law enactment, an addendum Recommendation Report may be required.

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

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the requested revisions to the applications are not considered major changes to the development, 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 144 horizontal multiple dwellings (back to back stacked townhouses) is consistent with the overall intent, goals and objectives of the Official Plan as the site is located in the South Common Community Node Character Area and will not destabilize the

surrounding mixed use neighbourhood which is intended to accommodate a range of land uses in a compact transit supportive form.

2. The proposed four storey back to back stacked townhouses are compatible with the surrounding land uses and achieve an appropriate transition in height and built form to the adjacent five storey apartment building. Building setbacks are acceptable and will not result in any undesirable impacts on adjacent properties.
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 Plan

Appendix 3: Revised Elevations

Appendix 4: Revised Proposed Zoning Standards



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Ashlee Rivet, Development Planner

City of Mississauga
Corporate Report



<p>Date: May 19, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: OZ 16/004 W8</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/06/12</p>

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 8)

Applications to permit 144 horizontal multiple dwelling units (back to back stacked townhouses) on a private condominium road

2277 South Millway, north of The Collegeway, west of Erin Mills Parkway

Owner: 2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Recommendation

That the report dated May 19, 2017, from the Commissioner of Planning and Building regarding the applications by 2277 South Millway G.P. Inc. to permit 144 horizontal multiple dwelling units (back to back stacked townhouses) on a private condominium road under File OZ 16/004 W8, 2277 South Millway, be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The proposed development requires amendments to the Official Plan and Zoning By-law
- Community concerns identified to date relate to tree preservation, proposed building setbacks, shadowing and overlook conditions, visitor parking, and availability of amenity space
- Prior to the next report, matters to be considered include the appropriateness of the proposed amendments and the satisfactory resolution of other technical requirements and studies related to the project

Background

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

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontage:	84 m (275.6 ft.)
Depth:	144.5 m (474.1 ft.)
Gross Lot Area:	1.2 ha (3.0 ac.)
Net Lot Area:	0.9 ha (2.2 ac.)
Existing Uses:	1 storey institutional building occupied by ErinoakKids Centre for Treatment and Development

The property is located in the South Common Community Node Character Area, north of The Collegeway, west of Erin Mills Parkway. ErinoakKids Centre for Treatment and Development currently occupies the site but will be moving their operation to a new site in Mississauga located at 1230 Central Parkway West, just south of Burnhamthorpe Road West. The immediate vicinity is a well-established mixed use area characterized by residential, office, commercial, institutional and community uses. The residential uses in the area include townhouses and 3 to 7 storey apartment buildings. South Common Mall is located east of the property and contains a range of retail and service commercial uses, including a grocery store, pharmacy and bank. South Common Community Centre and Library are also located east of the property. South Common Park abuts the property to the north and east, and contains athletic fields (soccer and baseball), open space and a playground. The park also contains a 5.6 ha (13.8 ac.) woodland feature that extends onto the subject property. The woodland feature is defined as a **Core Woodland** in the Region of Peel Official Plan and a **Significant Natural Area (NAS)** in Mississauga Official Plan. A trail network traverses the woodland and provides connections to surrounding neighbourhoods and community facilities. There is an existing trail entrance immediately east of the property from South Millway.

Approximately 23% of the property is occupied by the NAS feature. In addition to the NAS, there are a number of mature trees in the front portion of the property, adjacent to South Millway. Site grades fall from northwest to southeast, towards South Millway.



Aerial Image of
2277 South
Millway

The surrounding land uses are:

North: Woodland and South Common Park

East: Woodland, South Common Community Centre and Library, office uses and South Common Mall

South: 6 to 7 storey apartment buildings on the south side of South Millway

West: A 3 to 5 storey apartment building and townhouses

Information regarding the history of the site is found in Appendix 1.

DETAILS OF THE PROJECT

The proposed development as presented in this report represents a revised concept plan from what was originally submitted by the owner. Although the number of units remains the same, modifications have been made to address initial concerns raised by City, Region of Peel and Credit Valley Conservation (CVC) staff. Concerns raised include: preservation of the Significant Natural Area (NAS) at the rear of the property, grade manipulation and retaining walls, lack of on-site amenity space, parking and compliance with the requested **RM9** (Horizontal Multiple Dwellings with more than 6 dwelling units) zone. Staff continue to review the revised concept plan, which is described below.

The applications are to permit 144 back to back stacked townhouses on a private condominium road (see Appendices 5 and 6). The proposed back to back stacked townhouses are 4 storeys and have a roof-top terrace. Site access is proposed from South Millway. A total of 159 resident parking spaces and 14 visitor parking spaces are proposed, all of which will be located underground. It should be noted that there is some on-street parking on South Millway.

Development Proposal		
Applications submitted:	Received: May 13, 2016 Deemed complete: June 1, 2016	
Developer Owner:	2277 South Millway G.P. Inc.	
Applicant:	Jim Levac, Glen Schnarr & Associates	
Number of units:	144 back to back stacked townhouses	
Height:	4 storeys + roof-top terrace	
Lot Coverage:	45.8%	
Floor Space Index:	2.0 (based on net lot area)	
Landscaped Area:	44.2%	
Gross Floor Area:	17 300 m ² (186,215.7 ft ²)	
Road type:	Private condominium road	
Anticipated Population:	446* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking:	Required	Proposed
resident spaces	218	159
visitor spaces	36	14
Total	254	173

Additional information is provided in Appendices 1 to 10.



Image of existing conditions



Applicant's rendering of proposed elevations

LAND USE CONTROLS

The subject lands are located within the South Common Community Node Character Area and are designated **Residential High Density**, which permits apartment buildings within a Floor Space Index (FSI) range of 0.8 to 1.4. The applications are not in conformity with the land use designation.

The proposal requires an amendment to Mississauga Official Plan from **Residential High Density to Residential High Density – Special Site** to permit horizontal multiple dwellings and to permit an increase in the maximum permitted FSI from 1.4 to 2.0. It should be noted that the FSI is calculated based on the net site area (i.e. excluding the woodlot at the rear of the property). If the FSI was calculated using the gross site area, the FSI would be 1.5.

A rezoning is proposed from **RA1-11** (Apartment Dwelling – Exception Zone) to **RM9-Exception** (Horizontal Multiple Dwellings with more than 6 dwelling units - Exception Zone) to permit 144 back to back stacked townhouses in accordance with the proposed zone standards contained within Appendix 10.

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

Bonus Zoning

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

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 8 Councillor, Matt Mahoney on December 6, 2016.

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

- The existing trees and woodland on the property should be preserved. Any trees proposed to be planted would be small relative to the existing mature trees on the property
- Insufficient setbacks are provided to proposed buildings. In particular, setbacks to South Millway and the west lot line (abutting the existing apartment building)
- The proximity of the proposed buildings to the neighbouring apartment building will result in shadow impacts, overlook issues, and restrict sky views
- The proposed roof-top amenity areas are a concern due to possible fire and smoke from roof-top barbecues. This will impact neighbour's enjoyment of their patios and balconies
- A community gathering space and/or play area for kids should be provided on-site, so that children do not need to travel off-site to play

DEVELOPMENT ISSUES

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is sufficient parking proposed to accommodate the proposed use?
- Are the setbacks to the Significant Natural Area (NAS) appropriate?
- Are the proposed zoning regulations acceptable?
- Does the proposed development comply with Fire Route By-law 1036-081?
- Have all other technical requirements and studies, including stormwater management and traffic impacts, been addressed and found to be acceptable?

Development and Design staff are in the process of preparing Urban Design Guidelines and revised Zoning By-law regulations for Horizontal Multiple Dwellings. Although the applications were submitted in advance of the guidelines being endorsed and the Zoning By-law regulations coming into effect, staff are reviewing the applications in the context of good urban design principles, existing guidelines and standards, and the existing **RM9** (Horizontal Multiple Dwellings with more than 6 dwelling units) zoning regulations.

OTHER INFORMATION

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

- Planning Justification Report
- Draft Official Plan Amendment

Planning and Development Committee

2017/05/19

7

Originator's file: OZ 16/004 W8

- Draft Zoning By-law Amendment
- Concept Plan
- Preliminary Elevations
- Building Section
- Landscape Concept Plan
- Functional Servicing Report
- Grading and Servicing Plan
- Environmental Impact Study and Tree Management Report
- Noise Feasibility Study
- Traffic Impact Study
- Phase 1 Environmental Site Assessment
- Sun/Shadow Study
- Parcel Register

Development Requirements

There are engineering matters including: grading, servicing, stormwater management and noise mitigation measures which will require the applicant to enter into agreements with the City.

Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

Financial Impact

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

Conclusion

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

Planning and Development Committee

2017/05/19

8

Originator's file: OZ 16/004 W8

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of South Common Community Node Character Area Land Use Map
- Appendix 4: Zoning and General Context Map
- Appendix 5: Concept Plan
- Appendix 6: Elevation and Sections
- Appendix 7: Agency Comments
- Appendix 8: School Accommodation
- Appendix 9: Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies
- Appendix 10: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Ashlee Rivet, Development Planner

Appendix 1

2277 South Millway G.P. Inc.**File: OZ 16/004 W8****Site History**

- 1978 – Opening of existing building on-site, occupied by Credit Valley Association for Handicapped Children (now known as ErinoakKids Centre for Treatment and Development)
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The zoning of the lands changed from **R3** (Detached Dwellings - 15 m min. lot frontages) to **RA1-11** (Apartment Dwellings – Exception Zone) which permits only a Health Care Facility on the site

4.1 - 10

LEGEND:
SUBJECT LANDS



DATE OF AERIAL IMAGERY: SPRING 2016

TITLE: 2277 SOUTH MILLWAY G.P. INC.

FILE NO: OZ 16/ 004 W8

Produced by
T&W, Geomatics

MISSISSAUGA



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

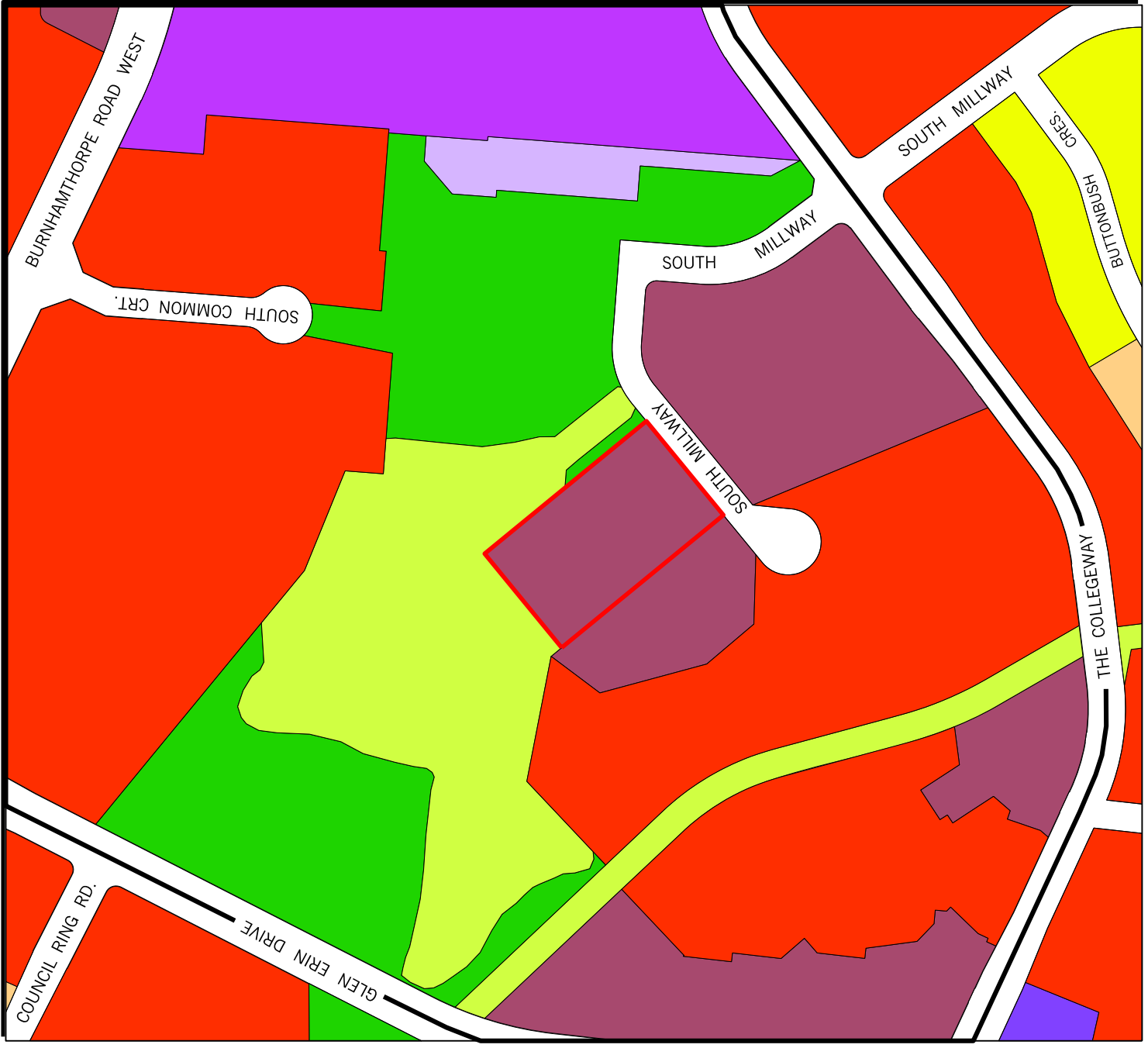
SUBJECT LANDS



TITLE: 2277 SOUTH MILLWAY G.P. INC.

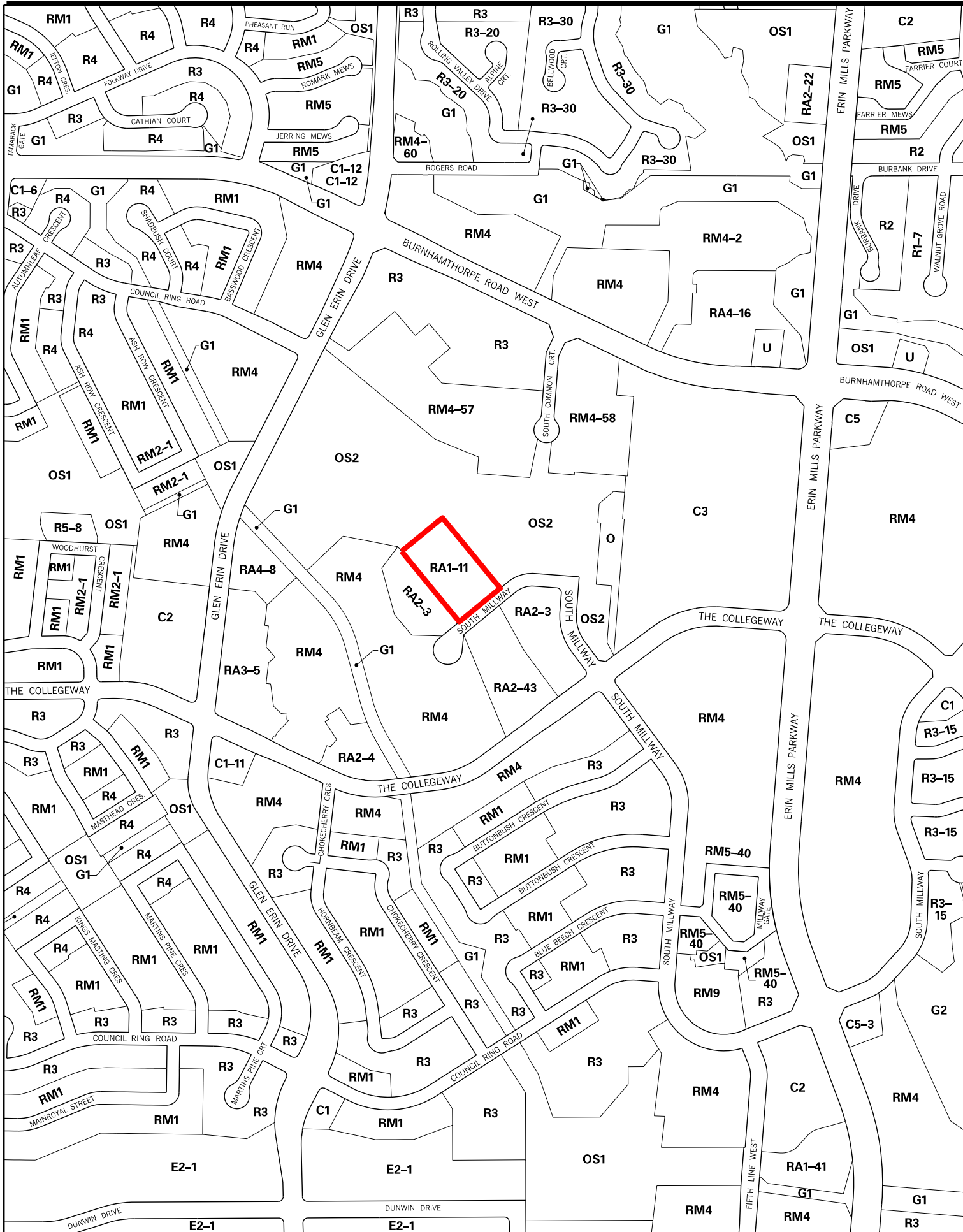
FILE NO.: OZ 16/ 004 W8

MISSISSAUGA
Produced by
T&W, Geomatics



GENERAL CONTEXT MAP

OZ 16/004 W8 | Appendix 4



PB-Half-Size.tbl

4.5 - 22

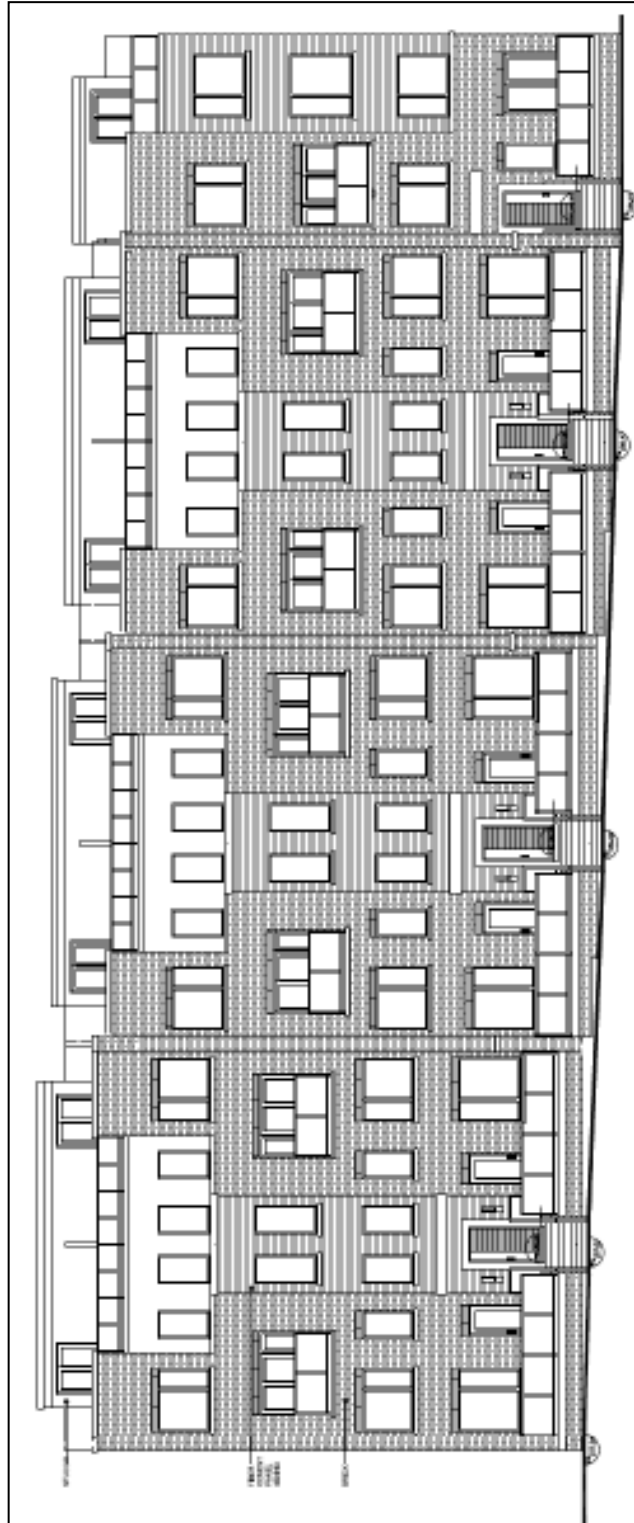
2016/12/19

Betsy

2277 South Millway G.P. Inc.

File: OZ 16/004 W8

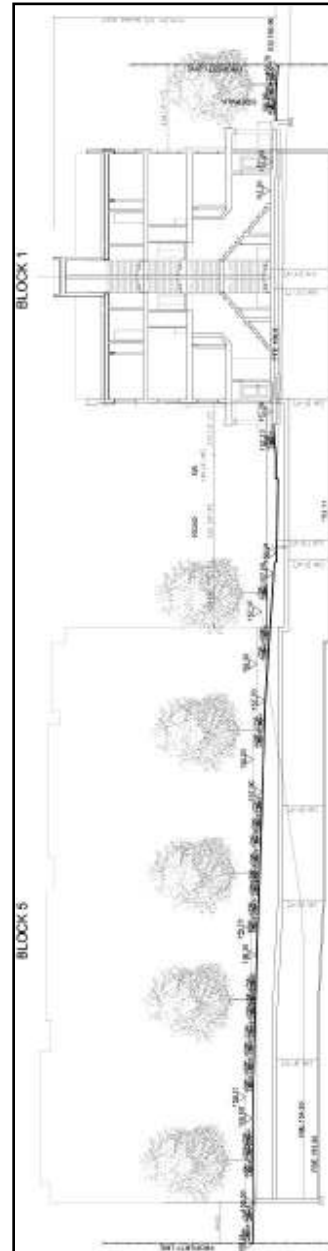
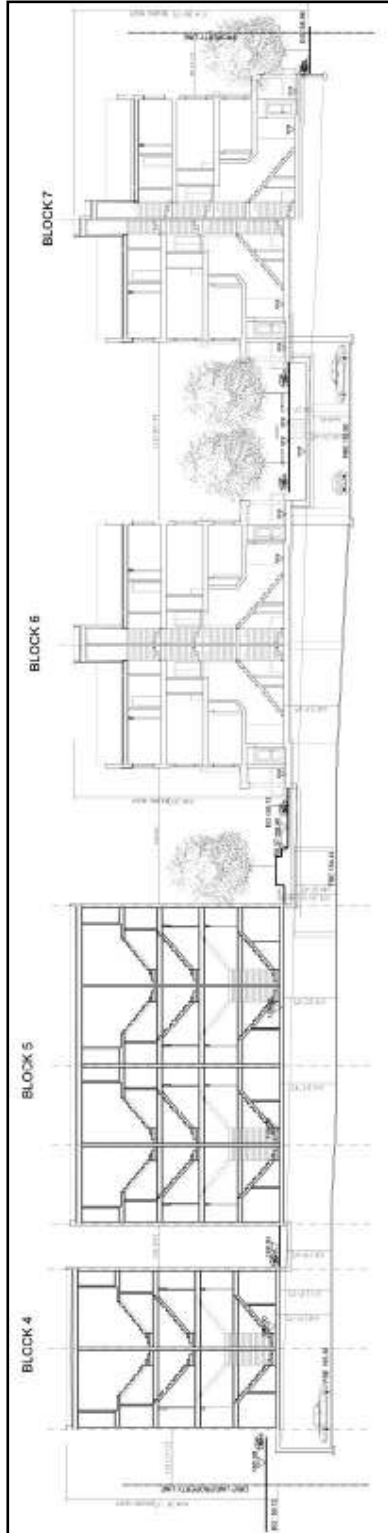
Elevation and Sections



2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Elevation and Sections



2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 8, 2017)	<p>The Region will require a revised Environmental Impact Statement (EIS) that identifies Regional Core Areas and addresses impacts to the features/mitigations proposed. Credit Valley Conservation (CVC) is a technical advisor to the Region of Peel regarding Core areas of the Greenland System. Region staff will consult with CVC staff regarding the proposal and will require the CVC be satisfied with the EIS, impacts to the feature and mitigation measures proposed prior to providing final approval. The Region will provide front-end collection. A drawing/plan identifying waste set out to confirm adequate spacing for number of required bins and that the internal road meets the required 13 m (42.6 ft.) turning radius must be submitted.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (April 18, 2017)	<p>Both School Boards 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 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 these development applications.</p> <p>If approved, both School Boards require 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 (May 4, 2017)	<p>Community Services indicated that South Common Park and South Common Community Centre and Library are located directly adjacent to the site. The park is zoned OS2 (Open Space) and contains a baseball diamond, soccer pitch, tennis courts, skate board park, play structure, and splash pad.</p> <p>Community Services requests that the woodlot on the subject lands be dedicated to the City for conservation purposes. The</p>

2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Agency / Comment Date	Comment
	<p>City will in turn credit the dedication against the requirement for cash-in-lieu of parkland. The balance owing for cash-in-lieu will be required to be paid as the time of building permit issuance.</p> <p>The applicant shall submit a cash contribution for street tree planting on South Millway.</p>
<p>City Community Services Department – Fire and Emergency Services Division (June 28, 2016)</p>	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and watersupply available are acceptable.</p> <p>Prior to the Recommendation Report, Planning & Building staff will require the Fire and Emergency Services Division to confirm compliance of the proposed development with Fire Route By-law 1036-081.</p>
<p>City Transportation and Works Department (T&W) (May 1, 2017)</p>	<p>T&W confirms receipt of an Environmental Noise Assessment, Functional Servicing Report, Traffic Impact Study, Grading and Servicing Plans, Easement Plan, Phase I Environmental Site Assessments (ESA), and Site Plan.</p> <p>Notwithstanding the drawings and findings of these reports, 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, Servicing and Site Plan details; • Functioning Servicing Report details; • Transportation Impact Study; • Turning movement diagram for ingress and egress, including emergency vehicles; • Submit a Letter of Reliance for Phase I ESA; • Easement documents over existing parking area; • Fire and EMS approval; and • Confirmation of condominium type <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>

2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Agency / Comment Date	Comment
Mississauga Transit (July 20, 2016)	The site is located within proximity to one of MiWay's major transit hubs, the South Common Transit Terminal which will continue to be located in its present location for a considerable length of time. The site is located within a 350 m (1,148 ft.) walk of the terminal and as such as good access to transit service, 7 days a week.
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"> • Cultural Planning, Community Services Department • Heritage Planning, Community Services Department • Canada Post • Enbridge Gas Distribution Inc. • Alectra Utilities Inc. (formerly Enersource Hydro Mississauga) • Rogers Cable
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Realty Services, Corporate Services Department • HydroOne Networks • Bell Canada • Conseil Scolaire de Distrique Centre-Sud • Conseil Scolaire Viamonde

2277 South Millway G.P. Inc.

File: OZ 16/004 W8

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																						
<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px;"> <tr> <td>43</td> <td>Kindergarten to Grade 8</td> </tr> <tr> <td>23</td> <td>Grade 9 to Grade 12</td> </tr> </table> • School Accommodation: <p>Brookmede Public School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>392</td> </tr> <tr> <td>Capacity:</td> <td>450</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>Erin Mills Middle School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>510</td> </tr> <tr> <td>Capacity:</td> <td>536</td> </tr> <tr> <td>Portables:</td> <td>1</td> </tr> </table> <p>Erindale Secondary School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>785</td> </tr> <tr> <td>Capacity:</td> <td>1,353</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	43	Kindergarten to Grade 8	23	Grade 9 to Grade 12	Enrolment:	392	Capacity:	450	Portables:	0	Enrolment:	510	Capacity:	536	Portables:	1	Enrolment:	785	Capacity:	1,353	Portables:	0	<ul style="list-style-type: none"> • Student Yield: <table style="margin-left: 20px;"> <tr> <td>10</td> <td>Junior Kindergarten to Grade 8</td> </tr> <tr> <td>8</td> <td>Grade 9 to Grade 12</td> </tr> </table> • School Accommodation: <p>St. Margaret of Scotland</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>592</td> </tr> <tr> <td>Capacity:</td> <td>685</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> <p>Loyola Secondary School</p> <table style="margin-left: 20px;"> <tr> <td>Enrolment:</td> <td>1,058</td> </tr> <tr> <td>Capacity:</td> <td>1,080</td> </tr> <tr> <td>Portables:</td> <td>0</td> </tr> </table> 	10	Junior Kindergarten to Grade 8	8	Grade 9 to Grade 12	Enrolment:	592	Capacity:	685	Portables:	0	Enrolment:	1,058	Capacity:	1,080	Portables:	0
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2277 South Millway G.P. Inc.

File: OZ 16/004 W8

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

Current Mississauga Official Plan Designation and Policies for the South Common Community Node Character Area

Residential High Density which permits apartment dwellings within a Floor Space Index (FSI) range of 0.8-1.4.

According to Schedule 3 (Natural System) of Mississauga Official Plan, the rear portion of the property is designated **Significant Natural Areas and Natural Green Spaces**.

Proposed Official Plan Amendment Provisions

The lands are proposed to be designated **Residential High Density – Special Site** to permit horizontal multiple dwellings with an FSI of 2.0

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.3 – Community Nodes	5.3.3.3 Community Nodes are Intensification Areas. 5.3.3.4 Community Nodes will achieve a gross density of between 100 and 200 residents and jobs combined per hectare.
	Section 5.5 – Intensification Areas	5.3.3.8 Community Nodes will develop as centres for surrounding Neighbourhoods and be a location for mixed use development. 5.3.3.11 Development in Community Nodes will be in a form and density that complements the existing character of historical Nodes or that achieves a high quality urban environment within more recently developed Nodes.
		5.3.3.12 Community Nodes will be served by frequent transit services that provide city wide connections.
		5.3.3.13 Community Nodes will be developed to support and encourage active transportation as a mode of transportation.

<p>Chapter 5 – Direct Growth</p>		<p>5.5.5 Development will promote the qualities of complete communities.</p> <p>5.5.7 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.</p> <p>5.5.8 Residential and employment density should be sufficiently high to support transit usage. Low density development will be discouraged.</p> <p>5.5.9 Intensification Areas will be planned to maximize the use of existing and planned infrastructure.</p> <p>5.5.11 Where there is a conflict between the Intensification Area policies and policies regarding the Natural Heritage System and heritage resources, the policies of the Natural Heritage System and heritage resources will take precedence.</p> <p>5.5.12 Development will be phased in accordance with the provision of community infrastructure and other infrastructure.</p>
<p>Chapter 6 – Value the Environment</p>	<p>Section 6.3 – Green System</p>	<p>6.3.1 Mississauga will give priority to actions that protect, enhance, restore and expand the Green System for the benefit of existing and future generations.</p> <p>6.3.7 Buffers which are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and Natural Hazard Lands, will be provided to perform the following:</p> <ul style="list-style-type: none"> • Maintenance of slope stability and reduction of erosion on valley slopes; • Attenuation of stormwater runoff; • Reduction of human intrusion into Significant Natural Areas and allowance for predation habits of pets, such as cats and dogs; • Protection of tree root zones to ensure survival of vegetation; • Provision of a safety zone for tree fall next to woodlands; • Enhancement of woodland interior and edge areas through native species plantings; • Enhanced wildlife habitat and corridors for wildlife movement; and • Opportunities for passive recreational activities, in appropriate locations.

Chapter 6 – Value the Environment		<p>6.3.8 Buffers shall be determined on a site specific basis as part of an Environmental Impact Study or other similar study, to the satisfaction of the City and appropriate conservation authority.</p> <p>6.3.9 Mississauga’s Natural Heritage System is composed of the following:</p> <ul style="list-style-type: none"> • Significant Natural Areas; • Natural Green Spaces; • Special Management Areas; • Residential Woodlands; and • Linkages <p>6.3.10 The exact limit of components of the Natural Heritage System will be determined through site specific studies such as an Environmental Impact Study.</p> <p>6.3.11 Minor refinements to the boundaries of the Natural Heritage System may occur through Environmental Impact Studies, updated of the Natural Heritage System, or other appropriate studies accepted by the City without amendment to this Plan. Major boundary changes require an amendment to this Plan.</p> <p>6.3.12 Significant Natural Areas are areas that meet one or more of the following criteria:</p> <p>f. significant woodlands are those that meet one or more of the following criteria:</p> <ul style="list-style-type: none"> • Woodlands, excluding cultural savannahs, greater than or equal to four hectares; • Any woodland greater than 0.5 hectares that: <ul style="list-style-type: none"> • Supports old growth trees (greater than or equal to 100 years old); • Supports a significant linkage function as determined through an Environmental Impact Study approved by the City in consultation with the appropriate conservation authority; • Is located within 100 metres of another Significant Natural Area supporting a significant ecological relationship between the two features; • Supports significant species or communities
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<p>Chapter 6 – Value the Environment</p>		<p>6.3.24 The Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:</p> <ul style="list-style-type: none"> a. Ensuring that development in or adjacent to the Natural Heritage System protects and maintains natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping, and parking and amenity area locations; b. Placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible; d. Retaining areas in a natural condition and/or allowing them to regenerate to assume a natural state; f. Controlling activities that may be incompatible with the retention of the Natural Heritage System and associated ecological functions; and g. Regulation of encroachment into the Natural Heritage System and other public open spaces. <p>6.3.26 Lands identified as or meeting the criteria of a Significant Natural Area, as well as their associated buffers will be designated Greenlands and zoned to ensure their long term protection. Uses will be limited to conservation, flood and/or erosion control, essential infrastructure and passive recreation.</p> <p>6.3.27 Development and site alteration as permitted in accordance with the Greenlands designation within or adjacent to a Significant Natural Area will not be permitted unless all reasonable alternatives have been considered and any negative impacts minimized. Any negative impact that cannot be avoided will be mitigated through restoration and enhancement to the greatest extent possible. This will be demonstrated through a study in accordance with the requirements of the <i>Environmental Assessment Act</i>. When not subject to the <i>Environmental Assessment Act</i>, an Environmental Impact Study will be required.</p> <p>6.3.28 Notwithstanding the policies of this Plan, development and site alteration will not be permitted in the following areas:</p> <ul style="list-style-type: none"> d. Core Areas of the Greenlands System as defined in the Region of Peel Official Plan, except in accordance with Regional requirements.
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<p>Chapter 6 – Value the Environment</p>		<p>6.3.36 In Significant Natural Areas and Natural Green Spaces, recreation potential will be restricted to protect the natural heritage feature and its ecological function. Formalized passive recreational uses such as trails may be permitted to minimize the impacts of uncontrolled public access.</p> <p>6.3.44 Development and site alteration will demonstrate that there will be no negative impacts to the Urban Forest. An arborist report and tree inventory that demonstrates tree preservation and protection both pre and post construction, and where preservation of some trees is not feasible, identifies opportunities for replacement, will be prepared to the satisfaction of the City in compliance with the City’s tree permit by-law.</p>
<p>Chapter 7 – Complete Communities</p>	<p>Section 7.2 – Housing</p>	<p>7.2.1 Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents.</p> <p>7.2.2 Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. The development of a range of housing choices in terms of type, tenure and price; b. The production of a variety of affordable dwelling types for both the ownership and rental markets; and, c. The production of housing for those with special needs, such as housing for the elderly and shelters. <p>7.2.8 Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>7.2.9 The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p>
<p>Chapter 8 – Create a Multi-Modal City</p>	<p>Section 8.2.3 – Transit Network</p> <p>Section 8.2.4 – Active Transportation</p> <p>Section 8.4 - Parking</p>	<p>8.2.3.8 Decisions on transit planning and investment will be made according to the following criteria:</p> <ul style="list-style-type: none"> a. Using transit infrastructure to shape growth, and planning for high residential and employment densities that ensure the efficiency and viability of existing and planned transit service levels; <p>8.2.4.7 Sidewalks or multi-use trails and pedestrian amenities will be a priority in Intensification Areas.</p>

Chapter 8 – Create a Multi-Modal City		<p>8.4.1 Off-street parking facilities for vehicles and other modes of travel, such as bicycles, will be provided in conjunction with new development and will:</p> <ul style="list-style-type: none"> a. Provide safe and efficient access from the road network so that ingress and egress movements minimize conflicts with road traffic and pedestrian movements; <p>8.4.7 Within Intensification Areas, Mississauga will give consideration to:</p> <ul style="list-style-type: none"> a. Reducing minimum parking requirements to reflect transit service levels
Section 9 – Building a Desirable Urban Form	<p>Section 9.1 – Introduction</p> <p>Section 9.2.1 – Intensification Areas</p> <p>Section 9.3.5 – Open Spaces and Amenity Areas</p> <p>Section 9.5 – Site Development and Buildings</p>	<p>9.1.2 Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>9.2.1.10 Appropriate height and built form transitions will be required between sites and their surrounding areas.</p> <p>9.2.1.25 Buildings should have active facades 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>9.2.1.29 Development will have a compatible built, massing and scale of built form to provide an integrated streetscape.</p> <p>9.2.1.37 Developments should minimize the use of surface parking in favour of underground or aboveground structured parking.</p> <p>9.3.5.6 Residential developments of significant size, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users.</p> <p>9.5.1.1 Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.</p>

<p>Section 9 – Building a Desirable Urban Form</p>		<p>9.5.1.2 Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> a. Natural Heritage System; b. Natural hazards c. Natural and cultural heritage features d. Street and block patterns; e. The size and configuration of properties along a street, including lot frontages and areas; f. Continuity and enhancement of streetscapes; g. The size and distribution of building mass and height; h. Front, side and rear yards; i. The orientation of buildings, structures and landscapes on a property; j. Views, sunlight and wind conditions; k. The local vernacular and architectural character as represented by the rhythm, textures and building materials; l. Privacy and overlook; and, m. The function and use of buildings, structures and landscapes. <p>9.5.1.6 Existing vegetation patterns and preservation and or enhancement of the Urban Forest will be addressed in all new development.</p> <p>9.5.1.7 Developments adjacent to public parkland will complement the open space and minimize negative impacts.</p>
<p>Chapter 9 – Building a Desirable Urban Form</p>		<p>9.5.1.15 Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:</p> <ul style="list-style-type: none"> a. Respect the prominence, character, setting and connectivity of these buildings, sites and resources; and b. Ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces. <p>9.5.2.3 Development proponents will be required to ensure that pedestrian circulation and connections are accessible, comfortable, safe and integrated into the overall system of trails and walkways.</p> <p>9.5.2.7 Site development should respect and maintain existing grades on-site.</p>

Chapter 11 – General Land Use Designations	Section 11.2.5 - Residential	11.2.5.6 Lands designated Residential High Density will permit the following use: a. Apartment dwelling
Chapter 14 – Community Nodes	Section 14.1.1 – General	14.1.1.1 For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.
Chapter 19 – Implementation	Section 19.5 – Criteria for Site Specific Official Plan Amendment	19.5.1 City Council will consider applications for site specific amendments to this Plan within the context of the policies and criteria set out throughout this Plan. The proponent of an official plan amendment will be required to submit satisfactory reports to demonstrate the rationale for the amendment; including, among other matters: a. That the proposed redesignation would not adversely impact or destabilize the following: <ul style="list-style-type: none"> • The achievement of the overall intent, goals, objectives and policies of this Plan; and, • The development or functioning of the remaining lands that have the same designation, or neighbouring lands; and, b. That a municipal comprehensive review of land use designation or a five year review is not required; c. That the lands are suitable for the proposed use, and a planning rationale with reference to the policies of this Plan, other applicable policies and sound planning principles is provided, setting out the merits of the proposed amendment in comparison with the existing designation; d. Land use compatibility with the existing and future uses of surrounding lands; and, e. The adequacy of engineering services, community infrastructure and multi-modal transportation systems to support the proposed application.

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File: OZ 16/004 W8

Summary of Existing Zoning By-law Provisions

RA1-11 (Apartment Dwellings – Exception), which permits a health care facility with an FSI range of 0.8 to 1.4.

Summary of Proposed Zoning By-law Provisions

Zone Standards	Base RM9 Zoning By-law Standards	Proposed RM9 Exception Zoning By-law Standards (based on Site Plan dated March 16, 2017)
Minimum lot frontage	30.0 m (98.4 ft.)	84.0 m (275.6 ft.)
Minimum floor space index	0.4	n/a
Maximum floor space index	0.9	2.0
Maximum height – flat roof	13.0 m (42.7 ft.)	18.4 m (60.4 ft.) measured to the top of the roof-top terrace
Minimum front yard setback	7.5 m (24.6 ft.)	3.5 m (11.5 ft.)
Minimum interior side yard	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum rear yard	7.5 m (24.6 ft.)	1.0 m (3.3 ft.) to NAS dripline
Maximum encroachment of a porch, inclusive of stairs, located at and accessible from the first storey or below the first storey of the horizontal multiple dwelling	1.8 m (5.9 ft.)	2.8 m (9.2 ft.)
Minimum setback from a horizontal multiple dwelling to an internal road, sidewalk or visitor parking space	4.5 m (14.8 ft.)	2.4 m (7.9 ft.)
Minimum setback from a porch or deck, inclusive of stairs to an internal road or sidewalk	2.9 m (9.5 ft.)	0.0 m (0.0 ft.) to sidewalk
Minimum setback from a side wall of a horizontal multiple dwelling to an internal walkway	1.5 m (4.9 ft.)	0.2 m (0.7 ft.)
Minimum setback from a side wall of a horizontal multiple dwelling to an internal road	4.5 m (14.8 ft.)	2.4 m (7.9 ft.)

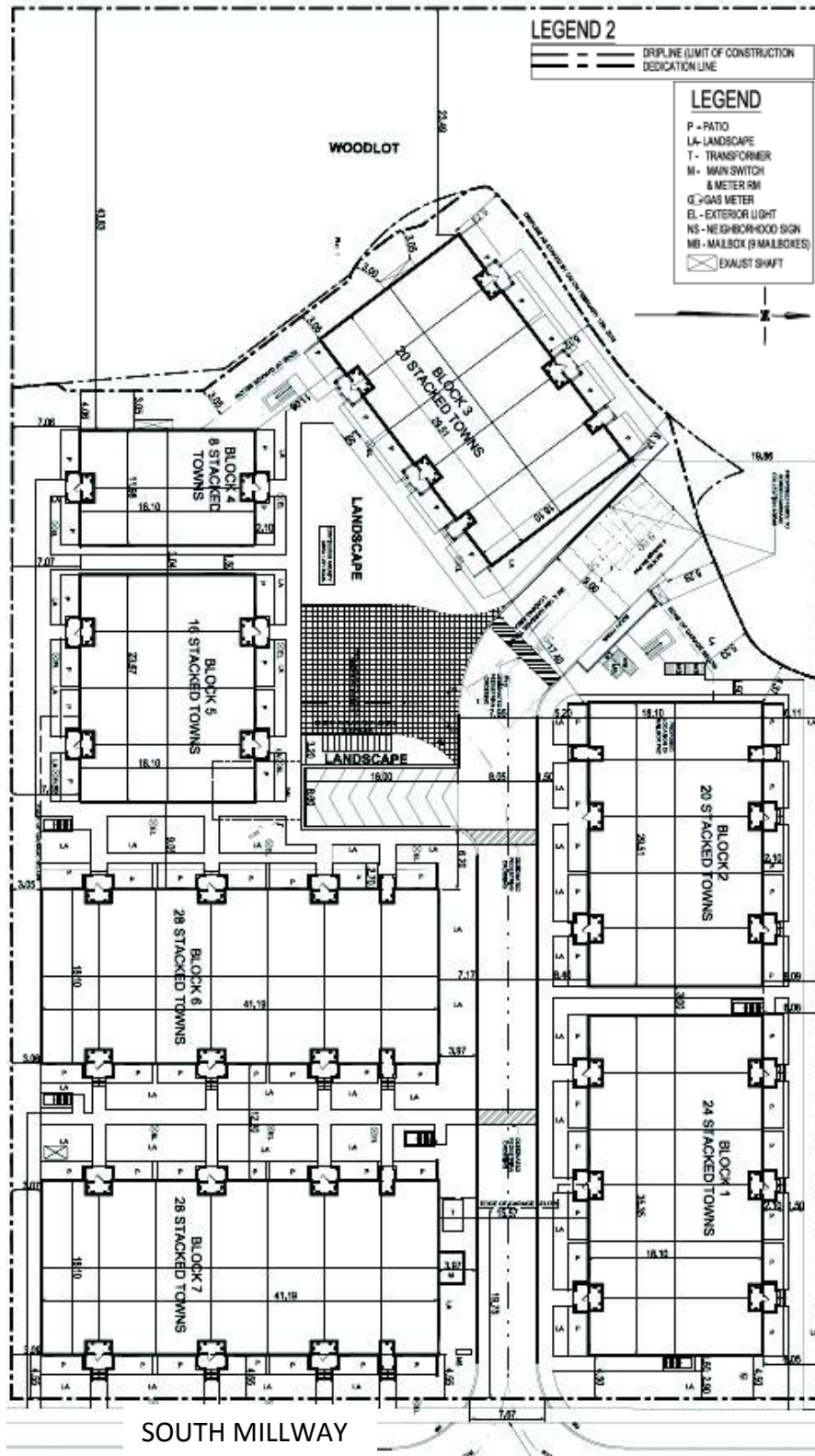
Zone Standards	Base RM9 Zoning By-law Standards	Proposed RM9 Exception Zoning By-law Standards (based on Site Plan dated March 16, 2017)
Minimum setback from a side wall of a horizontal multiple dwelling to an abutting visitor parking space	4.5 m (14.8 ft.)	4.2 m (13.8 ft.)
Minimum width of an internal road	7.0 m (23 ft.)	6.0 m (19.7 ft.)
Minimum width of a sidewalk	2.0 m (6.6 ft.)	1.5 m (4.9 ft.)
Minimum amenity area	The greater of 5.6 m ² (60.28 ft ²) per dwelling unit - 806 m ² (8,675 ft ²) or 10% of the site - 903 m ² (9,720 ft ²)	558 m ² (6,006 ft ²)
Minimum number of parking spaces	1.5 per two-bedroom unit 1.75 per three-bedroom unit 0.25 visitor spaces per unit	1.1 per two-bedroom unit 1.1 per three-bedroom unit 0.10 visitor spaces per unit

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

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Revised Concept Plan



2277 South Millway G.P. Inc.

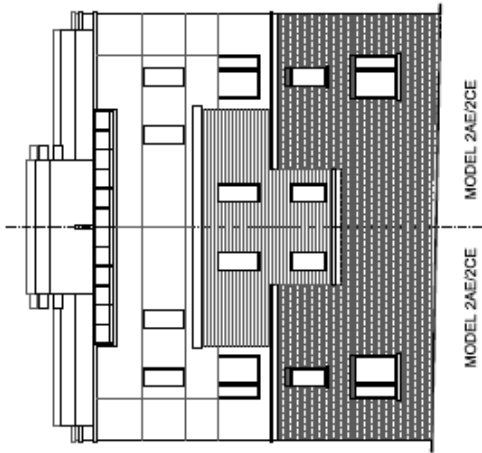
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Revised Elevation

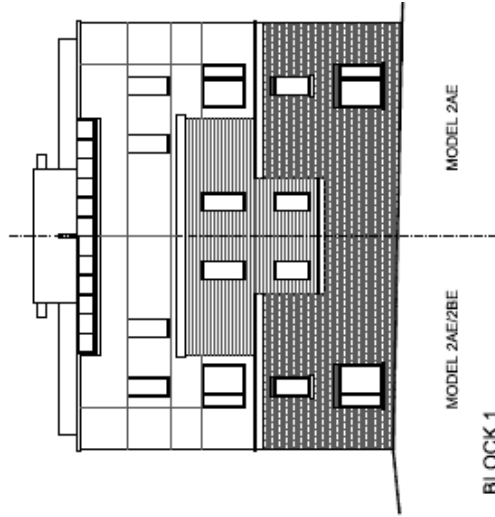


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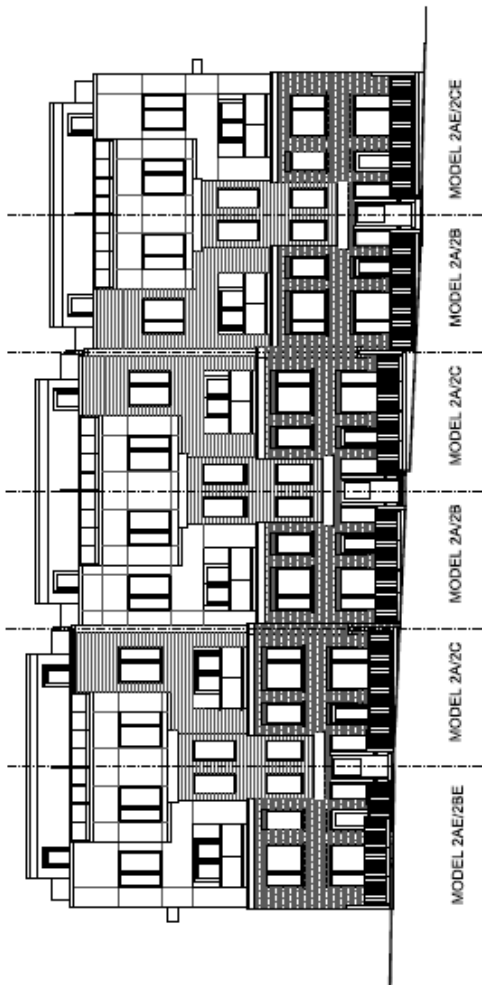
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BLOCK 1
EAST ELEVATION



BLOCK 1
WEST ELEVATION



BLOCK 1
SOUTH ELEVATION



BLOCK 1
NORTH ELEVATION

2277 South Millway G.P. Inc.

File: OZ 16/004 W8

Summary of Existing Zoning By-law Provisions

RA1-11 (Apartment Dwellings – Exception), which permits a health care facility with an FSI range of 0.8 to 1.4.

Proposed Zoning Standards

Zone Standards	Base RM9 Zoning By-law Standards	Proposed RM9 Exception Zoning By-law Standards (based on Site Plan dated March 16, 2017)	Proposed RM9 Exception Zoning By-law Standards (based on Site Plan dated July 31, 2017)
Minimum lot frontage	30.0 m (98.4 ft.)	84.0 m (275.6 ft.)	84.0 m (275.6 ft.)
Minimum floor space index	0.4	n/a	n/a
Maximum floor space index	0.9	2.0	1.8
Maximum height – flat roof	13.0 m (42.7 ft.)	18.4 m (60.4 ft.) measured to the top of the rooftop terrace	18.5 m (60.7 ft.) measured to the top of the rooftop terrace
Minimum front yard setback	7.5 m (24.6 ft.)	3.5 m (11.5 ft.)	4.5 m (14.8 ft.)
Minimum interior side yard	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
Minimum rear yard	7.5 m (24.6 ft.)	1.0 m (3.3 ft.) to NAS dripline	3.0 m (9.8 ft.) to the dedication line (note: dedication line located outside of the dripline and includes buffer to NAS)
Maximum encroachment of a porch, inclusive of stairs, located at and accessible from the first storey or below the first storey of the horizontal multiple dwelling	1.8 m (5.9 ft.)	2.8 m (9.2 ft.)	2.8 m (9.2 ft.)
Minimum setback		2.4 m (7.9 ft.)	1.6 m (5.2 ft.)

Zone Standards	Base RM9 Zoning By-law Standards	Proposed RM9 Exception Zoning By-law Standards (based on Site Plan dated March 16, 2017)	Proposed RM9 Exception Zoning By-law Standards (based on Site Plan dated July 31, 2017)
from a horizontal multiple dwelling to an internal road, sidewalk or visitor parking space	4.5 m (14.8 ft.)		
Minimum setback from a porch or deck, inclusive of stairs to an internal road or sidewalk	2.9 m (9.5 ft.)	0.0 m (0.0 ft.) to sidewalk	0.0 m (0.0 ft.) to sidewalk
Minimum setback from a side wall of a horizontal multiple dwelling to an internal walkway	1.5 m (4.9 ft.)	0.2 m (0.7 ft.)	0.0 m (0.0 ft.)
Minimum setback from a side wall of a horizontal multiple dwelling to an internal road	4.5 m (14.8 ft.)	2.4 m (7.9 ft.)	3.0 m (9.8 ft.)
Minimum setback from a side wall of a horizontal multiple dwelling to an abutting visitor parking space	4.5 m (14.8 ft.)	4.2 m (13.8 ft.)	n/a
Minimum width of an internal road	7.0 m (23 ft.)	6.0 m (19.7 ft.)	6.0 m (19.7 ft.)
Minimum width of a sidewalk	2.0 m (6.6 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
Minimum amenity area	903 m ² (9,720 ft ²), which is the greater of 5.6 m ² (60.28 ft ²) per dwelling unit or 10% of the site	558 m ² (6,006 ft ²) (note: includes areas that are deemed to not meet the City's amenity area requirements)	201 m ² (2,164 ft ²) (note: does not include area of the fire route stub, which will be designed to integrate into proposed amenity area)
Minimum number of parking spaces	1.5 per two-bedroom unit	1.1 per two-bedroom unit	1.1 per two-bedroom unit

Zone Standards	Base RM9 Zoning By-law Standards	Proposed RM9 Exception Zoning By- law Standards (based on Site Plan dated March 16, 2017)	Proposed RM9 Exception Zoning By-law Standards (based on Site Plan dated July 31, 2017)
	1.75 per three- bedroom unit 0.25 visitor spaces per unit	1.1 per three-bedroom unit 0.10 visitor spaces per unit	1.1 per three- bedroom unit 0.15 visitor spaces per unit

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