



# Corporate Report

Clerk's Files

Originator's  
Files OZ 02/002 W3

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**DATE:** December 12, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 8, 2007

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

**SUBJECT:** **Rezoning Application**  
**To permit additional apartment building development**  
**1355 Silver Spear Road**  
**West side of Dixie Road, south of Burnhamthorpe Road East**  
**Owner: CAP REIT Apartments Incorporated**  
**Applicant: Northgrave Architects**  
**Bill 20**

**Supplementary Report** **Ward 3**

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**RECOMMENDATION:** That the Report dated December 12, 2006, from the Commissioner of Planning and Building recommending approval of the application under File OZ 02/002 W3, CAP REIT Apartments Incorporated, 1355 Silver Spear Road, west side of Dixie Road, south of Burnhamthorpe Road East, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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*, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from "RM7D4-242" (Multiple Residential) to "H-RM7D5-Special Section"

(Multiple Residential) to permit an additional apartment building on the lands in accordance with the proposed zoning standards described in the report, be approved subject to the following conditions:

- (a) That the implementing zoning by-law incorporate a Holding Symbol which can be lifted upon the condition that a satisfactory Site Plan has been approved by the City, addressing matters respecting the massing and conceptual design of the proposed building and its relationship with the existing building, streets and exterior areas.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
3. In the event that the new Mississauga Zoning By-law is passed by City Council and comes into force and effect, the new Mississauga Zoning By-law be amended from "RA4-42 (Apartment Dwellings) to "H-RA4-Special Section" (Apartment Dwellings) subject to conditions contained in Recommendation No. 2.
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.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on June 2, 2003, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0066-2003 which was subsequently adopted by Council and is attached as Appendix S-2.

The applications as originally filed to amend the Official Plan and Zoning By-law were to permit the construction of an 130 unit apartment building, at a Floor Space Index of 1.76 (see Appendix S-1, Exhibit I-1 for additional information). In a letter dated May 4, 2005, the applicant modified the application to marginally reduce the overall footprint of the building and number of units by 20 from 130 to 110, and withdrew the request to amend the Official Plan (see Planning Comments section for additional information on the revised proposal).

**COMMENTS:**

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

On May 5, 2003, Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. City Plan, the official plan under which this application was originally submitted, has now been repealed except for one site specific appeal. Mississauga Plan governs and the applicant has consented to converting the application to an application under Mississauga Plan.

**COMMUNITY ISSUES**

As noted in Appendix S-1, Community Meetings were conducted by Ward 3 Councillor Prentice regarding the original application on March 4, 2002 and March 6, 2003. A subsequent meeting was conducted by Councillor Prentice on June 20, 2005 to present details of the revised proposal. The following provides how issues identified in Appendix S-1 and at the Community Meetings have been addressed:

**Comment**

Ensure there is enough on-site parking for both the existing and proposed buildings to avoid on-street parking problems on Silver Spear Road.

**Response**

The applicant has not requested a reduction in the parking standard requirement for the subject development. Both tenant and visitor parking will be provided in accordance with the Zoning By-law standard.

**Comment**

Will the development have a traffic impact on Silver Spear Road and the Winding Trail/Dixie Road intersection, and will the access onto Dixie Road function appropriately?

**Response**

A Traffic Impact Study was submitted which indicates that the existing transportation infrastructure, with the additional access to Dixie Road, can accommodate the additional traffic that would be generated by the development proposal (see Transportation and Works Department comments for information).

**Comment**

Is there opportunity for combining access for the subject lands with the library to the north, creating an intersection with commercial development on the east side of Dixie Road?

**Response**

The feasibility of the connection was considered. It was determined that to match the grade difference between the subject lands and the library, the majority of the mature vegetation on the north side of the property would be lost. Accordingly, this option was no longer pursued.

**Comment**

There was concern respecting the loss of mature vegetation on the lands, and the impact of development on the neighbouring Dixie Woods Park to the south.

**Response**

A vegetation and inventory analysis was submitted. While some mature vegetation will be lost, effort will be made to protect what remains on the lands, in particular along the north and east perimeter. In addition, the applicant through the site plan approval process will be required to provide a vegetation replacement planting plan. The Community Services Department have advised that they are satisfied the proposed development will not lead to the decline of healthy trees on the adjacent municipal properties (see below Community Services comments for additional information).

**Comment**

The proposed building will block sunlight for the existing structure to the immediate west.

**Response**

The applicant undertook a sun shadow analysis which determined that the proposal will not generate excessive shadows over the existing building and adjacent lands, and that adequate sunlight will be provided for amenity spaces during summer afternoons and evenings on the lands. The findings have been accepted by the Planning and Building Department.

**Comment**

Is there adequate water and sewer capacity for the development?

**Response**

A Functional Servicing Report was provided, which has determined to the satisfaction of the City and the Region of Peel that existing storm and sanitary sewer and water services are sufficient to accommodate the proposed development.

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

### **Region of Peel**

Comments updated on November 7, 2006, indicate that the Region has reviewed the Functional Servicing Report dated September 16, 2006, and are satisfied with the recommendations provided. Accordingly, the Region has no objection to the approval of the application.

### **City Community Services Department - Planning, Development and Business Services Division**

Comments updated August 29, 2006, indicate that the applicant has provided further analysis that indicates that the proposed development will not lead to the decline of healthy trees on the adjacent municipal properties. If approved, securities and hoarding requirements for the protection of municipal trees will be required.

### **Transportation and Works Department**

Comments dated August 17, 2006, indicate that an acoustical report dated January 6, 2006 has been received. The report recommends the provision of air conditioning, building construction measures and appropriate warning clauses to comply with Ministry of Environment guidelines for indoor noise. The details with respect to the screening of the outdoor playground will be determined and addressed as part of the site plan approval process to the satisfaction of the Planning and Building Department.

In addition, Transportation and Works has also completed their review of a Traffic Impact Study dated December 2002, including an addendum letter dated August 2005 which indicates that the existing transportation infrastructure, with the additional access to Dixie Road can adequately accommodate the additional traffic to be generated by this development proposal. The access to Dixie Road will be a right-in/right-out access only as per requirements from the Region of Peel. The Region of Peel has recommended against a full moves access into the subject site because of traffic

safety and operational concerns. Therefore, a full moves access to Silver Spear Road is imperative to the operation of the site. In addition, according to the applicant's Traffic Impact Study, there does not appear to be any capacity or operational concerns on Silver Spear Road.

## **PLANNING COMMENTS**

### **Official Plan**

The subject lands are designated within the Mississauga Plan Policies for the Applewood District as “Residential - High Density II” which permits apartment dwellings at a floor space index (FSI) of approximately 1.0 to 1.5. In addition, the lands are located within a Node where a greater variety and concentration of uses are accommodated than in surrounding areas (see Appendix S-1 for Official Plan and Node information). The proposal to construct an additional apartment building on the lands will result in a FSI of 1.67. The numbers contained in the Official Plan are approximate. This variance is within the tolerable allowances permitted and is in conformity with the goals and objectives of the Plan which seek to locate higher densities within Nodes and along transit routes.

Development of the lands for additional apartment units is appropriate for the following reasons:

- The development is in conformity with the Node Policies as referenced above, resulting in a more compact urban form supported by all levels of services;
- The location of the proposed structure fronting onto Dixie Road (see Appendix S-3) is compatible with, and would appear to have no adverse impacts on, existing surrounding residential development. Matters respecting urban design, however, including the massing and conceptual design of the building and its relationship with the existing structure, streets and exterior areas, need to be addressed through the submission of a detailed site plan application. For this reason, a Holding Symbol associated with the implementing Zoning By-law is appropriate, as discussed on Page 9 of this report;

- Technical studies submitted in support of the application have confirmed that development would appear to have no negative impacts from a traffic, parking, environmental and servicing perspective;
- Additional development will support transit services that regularly operate on both Burnhamthorpe Road East and Dixie Road;
- The lands are well situated to take advantage of a range of community services including the Burnhamthorpe Library, Burnhamthorpe Community Centre, a number of parks, all levels of schools and a wide range of commercial opportunities. Many of the above services can be accessed from the subject lands without the use of a vehicle;
- Additional tenure alternatives will be made available to residents wishing to relocate to the area through the offering of new rental accommodation;
- Appropriate open space opportunities will continue to exist on the subject lands for both existing and future tenants, in conjunction with the preservation of some mature vegetation;
- The development continues to provide for a transition in built form, which is higher adjacent Dixie Road, to a range of lower density residential uses in the interior of the community, west of the subject property.

### **Zoning**

The subject rezoning application is in conformity with the “Residential - High Density II” provisions of the Mississauga Plan Policies for the Applewood District. The following is a brief summary of the revised development proposal:



	<b>Existing Building</b>	<b>Proposed Building</b>	<b>Combined Buildings</b>
Number of Rental Units	199	110	309
Building Height	14 storeys	10 storeys	- -
Gross Floor Area	14 662 m <sup>2</sup> (157,826 sq. ft.)	9 900 m <sup>2</sup> (106,566 sq. ft.)	24 562 m <sup>2</sup> (264,392 sq. ft.)
Floor Space Index	1.02	- -	1.67
Coverage	9.8%	- -	17.0%
Density	135 uph (54.6 upa)	- -	210 uph (84.9 upa)
Parking Spaces	250	167	417
Landscape Area	56.5%	- -	46.3%
Approximate Population	456	252	708

To date, only conceptual site plan and building elevation drawings have been filed with the City in support of the subject application. Additional information is necessary in order to properly evaluate urban design matters respecting the massing and conceptual design of the building and its relationship with the existing structure, streets and exterior areas. Accordingly, staff are recommending that the implementing zoning by-law incorporate a Holding Symbol which can be lifted upon the condition that a satisfactory Site Plan has been approved by the City addressing these matters.

The proposed "H-RM7D5-Special Section" zone as discussed above is appropriate to accommodate additional apartment development on the site, subject to a maximum gross floor area requirement of 24,600 m<sup>2</sup> (264,800 sq. ft.) and a minimum open space requirement of 40.0 percent.

### **Proposed Draft Zoning By-law**

The zoning for the subject lands under the new draft zoning by-law released in January 2005 is proposed to be "RA4-42" (Apartment

Dwellings). This proposed zone is consistent with the permitted uses and regulations contained within the existing "RM7D4-242" (Multiple Residential) zone. Should this application be approved, a new "H-RA4-Exception" (Apartment Dwellings) zone would be required to reflect the site specific provisions sought through this application.

### **Proposed Intensification Guidelines**

On August 2, 2006, the Planning and Development Committee considered a document entitled Proposed Interim Residential Intensification Policies which noted that the City will be faced with intensification pressures as remaining green field lands are developed. This document also provided draft policies respecting the following:

- intensification be directed to the Urban Growth Centre which is located along Hurontario Street between Matheson Boulevard and the Queen Elizabeth Way, including City Centre;
- vacant or under utilized lands outside the Urban Growth Centre can accommodate development in accordance with the existing policies of Mississauga Plan;
- applications to amend Mississauga Plan for increased residential density must be within the intent of the Plan, be based on sound planning principles and enhance the surrounding community.

Official Plan Amendment No. 58 was adopted by Council on September 27, 2006, and has since been appealed to the Ontario Municipal Board. As this document was adopted by Council after the submission of the application, the policies would not apply. Notwithstanding, the application is in conformity with the policies of Mississauga Plan.

### **Site Plan Approval**

Development on the lands is subject to site plan approval. Through this process, staff look to ensure that matters such as minimizing building mass, providing an articulated façade treatment and efficient parking and access, and appropriate landscaping,

garbage/loading facilities and pedestrian connections are accommodated. To date, preliminary building elevations have been provided which are not satisfactory from an urban design perspective. Therefore, the review of the detailed site plan will have regard for the following matters, which may result in an altered building footprint from that identified in Appendix S-3:

- Building articulation, characteristics and massing;
- Proportion of fenestration and architectural details, including balconies;
- Material selection and variation;
- Roof top details, in particular the treatment of mechanical heating and cooling units;
- Building entrances (both pedestrian and vehicular);
- Separation distance and relationship with the existing tower;
- Elimination of exposed parking garage walls.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** In accordance with subsection 34(17) of the *Planning Act*, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant is to no longer require an amendment to the density provisions of the Official Plan for the subject lands, it is recommended that no further public meeting need be held regarding the proposed changes.

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

1. The proposal for an additional apartment building on the lands is in conformity with the policies of the Official Plan, in particular those respecting development in Nodes and in support of transit usage.

2. The proposal is compatible with the surrounding land uses as the development would appear to have no impact from a traffic, parking, environmental and servicing perspective.
3. The proposed zoning standards are appropriate to accommodate the requested uses, subject to the incorporation of a Holding Symbol as described in the staff report.

**ATTACHMENTS:**

Appendix S-1 - Information Report  
Appendix S-2 - Recommendation PDC-0066-2003  
Appendix S-3 - Revised Concept Plan

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Rob Hughes, Development Planner*



# Corporate Report

Received by  
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OZ 02/002 W3

**DATE:** May 13, 2003

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Thomas S. Mokrzycki, Commissioner of Planning and Building

**SUBJECT:** Official Plan Amendment and Rezoning Applications  
To permit a 130 unit apartment building  
1355 Silver Spear Road  
West side of Dixie Road, south of Burnhamthorpe Road East  
CAP REIT Apartments Incorporated  
Bill 20

PUBLIC MEETING - June 2, 2003

Ward 3

**ORIGIN:** Rezoning Application  
Received: January 14, 2002  
Official Plan Amendment  
Application Received: February 12, 2003  
Agent: Mr. Jason Chen  
CAP REIT Apartments Inc.

**BACKGROUND:** The proposal is to amend the "Residential - High Density II" designation under the Mississauga Plan Policies for the Applewood District to permit an increase in the maximum permitted Floor Space Index (FSI) from 1.5 times the lot area to 1.76 times the lot area, and to rezone the lands from "RM7D4-242" to "RM7D5-Special Section" to permit, in addition to the existing apartment tower on the subject lands, a new 10-storey, 130 unit apartment building. An additional access for the subject lands is proposed from Dixie Road.

Background information is provided in Exhibits I-1 to I-8.

On May 5, 2003, Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB) came into force and effect. City Plan, the official plan under which this application was originally submitted, has now been repealed. Since the appeals to Mississauga Plan do not pertain to this site, the application has been converted to a request for an Official Plan Amendment to Mississauga Plan. The amendment is a continuation to the application to amend City Plan. The City Plan Policies for the Applewood District designate, the subject lands as "Residential - High Density II" which permitted medium and high rise apartment buildings at a FSI of 1.0 to 1.5 times the lot area (see Exhibit I-4). The applications were not in conformity with the City Plan Policies for the Applewood District.

The applications are not in conformity with the Mississauga Plan Policies for the Applewood District which designate the lands as "Residential - High Density II" and permits medium and high rise apartment buildings at a FSI of 1.0 to 1.5 times the lot area (see Exhibit I-5).

### History

- December 8, 1969 - Council adopted By-law 8349 which zoned the subject lands "RM7D4-242". The existing building on the lands was constructed in 1968;
- January 11, 1999 - The Planning and Development Committee held a public meeting to consider a rezoning application under file OZ 98/015 W3 submitted by Optima Anlage Und Beteiligungsgesellschaft mbH & Co. to permit a 10 storey, 98 unit standard condominium apartment building on the lands, in addition to the existing structure. The application was closed because of inactivity and subsequently superceded by the subject applications;
- August 20, 1998 - The Region of Peel approved the City Plan Policies for the Applewood District which designated the subject lands "Residential-High Density II";

- April 14 - The Region of Peel approved the Mississauga Plan Policies for the Applewood District which designated the subject lands "Residential-High Density II";
- May 5, 2003 - Last day for appeal of Mississauga Plan.

**COMMENTS:****AGENCY AND CITY DEPARTMENT COMMENTS**

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

**Region of Peel**

In comments dated February 7, 2002, and updated on October 16, 2002, and April 4, 2003, this agency indicated that it has no concerns with the proposed Official Plan Amendment and rezoning applications from a regional planning perspective. From a technical perspective, the Region advised of the following: a Functional Servicing Report will be required to address any servicing issues; the applicant shall dedicate sufficient widening to provide for the required right-of-way width for Dixie Road; the applicant shall convey a 0.3 m (1 ft.) reserve along the Dixie Road frontage of the property except at the access point; an amended traffic study will be required to address Regional questions raised through a review of the report; a detailed engineering submission shall be provided for the proposed access and road works on Dixie Road for review; and, through the review of a site plan application, accommodation of appropriate garbage handling facilities will be addressed.

**School Accommodation**

In comments dated January 30, 2002, and updated October 8, 2002, and February 26, 2003, the Dufferin-Peel Catholic District School Board indicated that there is no available capacity to accommodate students generated by this application. Accordingly, the Board has requested that, in the event that the application is approved, the standard school

accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied.

In comments dated February 28, 2002, and updated on April 10, 2003, the Peel District School Board responded that they will also require the imposition of the standard school accommodation condition as follows:

"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for the subject development."

In addition, if approved, the Boards also indicated that matters respecting student placement information signs and warning clauses for bussing and school accommodations shall be incorporated into all appropriate agreements.

**City Community Services Department**  
**- Planning and Administration Division**

In comments dated March 6, 2002, and updated on March 3, 2003, this Department indicated that, if approved, and prior to the issuance of building permits, cash-in-lieu of parkland is required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Parkland Dedication and Cash-in-lieu of Parkland Policy, revised and effective December 13, 1995. A monetary contribution for street trees on Silver Spear Road will be required prior to the enactment of any implementing zoning by-law.

The subject lands abut two City parks. The Burnhamthorpe Library Park is located to the north and contains a row of trees along the north side of the subject property, while the Dixie Woods Park contains woodlands which abut the south side of the subject property. Prior to the Supplementary Report the



applicant is to provide further details on the anticipated impact to the trees and provide recommendations for the preservation of these trees.

If the applications are approved, conditions with respect to tree preservation matters such as letters of credit and further studies will be included within a servicing agreement for the subject development and are to be addressed prior to the issuance of a building permit.

The applicant will require a permit for the removal of trees on the subject lands as per the Tree Permit by-law #0264-2001.

#### **City Transportation and Works Department**

In comments provided March 4, 2002, and updated March 6, 2003, this Department indicated that the applicant has provided a supporting Traffic Impact Study which is currently under review. In addition, this Department noted that the applicant will also be required to submit an Acoustical Report for review prior to a Supplementary Report being considered by Council. Further comments will be provided pending the review of the above-mentioned reports.

#### **COMMUNITY ISSUES**

A community meeting was originally held on September 25, 2002 when only a rezoning application had been submitted. A subsequent community meeting was held on April 22, 2003 to provide feedback on the Official Plan application. The following is a summary of issues raised by the community:

- ensure that there is enough on-site parking for both the existing and proposed buildings and avoid on-street parking on Silver Spear Road;
- concern with increased traffic on Silver Spear Road travelling north and south from the site and its impact on the Winding Trail/Dixie Road intersection;

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- concern with traffic merging onto Dixie Road, in particular given the speed of traffic;
- opportunity for combining access for the subject lands with the library to the north and creating a signalized intersection with the Carriage Works/Aurora Fruit Market Plazas;
- concern about the proposed building, blocking sunlight from the building at the rear;
- preference that during construction, truck traffic access the subject lands via Dixie Road only;
- concern regarding control of the Dixie Road access to prevent left in and left out;
- concern about the loss of mature vegetation on the subject lands and the impact the development will have on the neighbouring vegetation to the south within Dixie Woods Park;
- concern with water and sewer servicing capacity.

The Planning and Building Department has also received written and verbal correspondence from area residents which restate several of the concerns outlined above in addition to concerns regarding the use of nearby detached residents' driveways as turnarounds by visitors to the apartment buildings, pedestrian safety because of high traffic volumes, school capacity, and noise and air pollution.

## **OTHER INFORMATION**

### **Development Requirements**

A concept plan submitted as part of the Official Plan Amendment and rezoning applications is attached as Exhibit I-8.

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to servicing, tree preservation and replanting and noise mitigation measures which will require the applicant to enter into appropriate agreements with the City.

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### Financial Considerations

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

### CONCLUSION:

All agency and City department comments have been received and after the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

### RECOMMENDATION:

That the Report dated May 13, 2003, from the Commissioner of Planning and Building regarding the applications to amend the "Residential - High Density II" designation of the Mississauga Plan Policies for the Applewood District to permit an increase in the maximum permitted Floor Space Index from 1.5 times the lot area to 1.76 times the lot area, and to change the zoning from "RM7D4-242" to "RM7D5-Special Section", to permit a 130 unit apartment building in addition to the existing apartment building under file OZ 02/002 W3, CAP REIT Apartments Incorporated, 1355 Silver Spear Road, west side of Dixie Road, south of Burnhamthorpe Road East, be received for information.



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Thomas S. Mokrzycki  
Commissioner of Planning and Building



Development Proposal	Site Characteristics	Surrounding Land Use
<ul style="list-style-type: none"> <li>Gross Floor Area               <ul style="list-style-type: none"> <li>Existing Building: 14 662 m<sup>2</sup> (157,821 sq. ft.)</li> <li>Proposed Building: 11 148 m<sup>2</sup> (120,000 sq. ft.)</li> <li>Combined Total: 25 810 m<sup>2</sup> (277,826 sq. ft.)</li> </ul> </li> <li>Height               <ul style="list-style-type: none"> <li>Existing Building: 14 storeys</li> <li>Proposed Building: 10 storeys</li> </ul> </li> <li>Lot Coverage               <ul style="list-style-type: none"> <li>Existing Situation: 9.8%</li> <li>Proposed Situation: 17.3%</li> </ul> </li> <li>Floor Space Index               <ul style="list-style-type: none"> <li>Existing Situation: 1.02</li> <li>Proposed Situation: 1.76</li> </ul> </li> <li>Landscaped Area:               <ul style="list-style-type: none"> <li>Existing Situation: 56.5%</li> <li>Proposed Situation: 45%</li> </ul> </li> <li>Gross Density:               <ul style="list-style-type: none"> <li>Existing Situation: 135 units/ha (55 units/acre)</li> <li>Proposed Situation: 224 units/ha (91 units/acre)</li> </ul> </li> <li>Number of Units               <ul style="list-style-type: none"> <li>Existing Building: 199 rental units</li> <li>Proposed Building: 130 rental units</li> <li>Combined Total: 329 rental units</li> </ul> </li> <li>Approximate Population:               <ul style="list-style-type: none"> <li>Existing Building: *473</li> <li>Proposed Building: *309</li> <li>Combined Total: *782</li> </ul> </li> <li>Parking               <ul style="list-style-type: none"> <li>Existing Building: 250</li> <li>Proposed Required: 195</li> <li>Proposed Provided: 195</li> <li>Combined Total: 445 (115 at grade and 330 below ground)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Frontage:               <ul style="list-style-type: none"> <li>Dixie Road: 124.5 m (408.5 ft.)</li> <li>Silver Spear Road: 168.9 m (554.1 ft.)</li> </ul> </li> <li>Depth: Approx. 122 m (400.3 ft.)</li> <li>Gross Lot Area: 1.47 ha (3.63 ac)</li> <li>Existing Use: 14-storey 199 unit rental apartment building</li> </ul>	<ul style="list-style-type: none"> <li>North: Burnhamthorpe Library and Park</li> <li>East: Commercial plaza, townhouses, a detached dwelling, and a place of religious assembly</li> <li>South: Dixie Woods Park</li> <li>West: Townhouses</li> </ul>

\* Average household sizes for all units (by type) for the year 2011 (city average) taken from the 1998 Long Range Forecasts - City of Mississauga 1996 - 2031.

Official Plan Details	Zoning Details
<ul style="list-style-type: none"> <li>City Plan Policies for Applewood District</li> <li>"Residential-High Density II" which permits medium-rise and high-rise apartment buildings at a Floor Space Index (FSI) of 1.0 to 1.5 times the lot area. Medium-rise buildings should generally be in the range of 5-8 storeys while high-rise buildings will be in excess of 8 storeys.</li> <li>The subject property is located within a "Multiple-Use Centre". City Plan Policies in this respect provide for the following: <ul style="list-style-type: none"> <li>the appropriate built form and density of a Centre will be based on consideration of, among other matters: bulk and massing; street scale and enclosure; overall development fabric; and the existing open space and landscape system;</li> <li>development should provide for both a transition between higher and lower density development, and to reinforce the scale and character of the surrounding neighbourhoods;</li> <li>residential density in the Centre should be sufficiently high to support transit usage;</li> <li>pedestrian convenience and safety will be a priority in determining location and design of transit facilities and buildings;</li> <li>community, cultural, and recreational facilities should be encouraged to locate within Centres.</li> </ul> </li> <li>Applewood District policies indicate that proposals for medium and high density development should be compatible with surrounding areas and improve the development fabric of the area in addition to the following:</li> </ul>	<ul style="list-style-type: none"> <li>Existing Zoning: "RM7D4-242" which permits apartments to a maximum Gross Floor Area of 1.0 times the lot area and a variety store having a gross floor area of 14.5 m<sup>2</sup> (156 sq. ft.)</li> <li>Application for Zoning By-law Amendment: "RM7D5-Special Section" to permit development on the lands for two apartment buildings having a combined Gross Floor Area of 1.76 times the lot area.</li> </ul>

Official Plan Details	Zoning Details
<ul style="list-style-type: none"> <li>• City Plan Policies for Applewood District (cont'd.)               <ul style="list-style-type: none"> <li>- development will be considered on an individual basis and will be subject to comprehensive site and concept plans which consider both the suitability of the site to accommodate the proposed development, and compatibility issues including the potential impact of the height and form of development;</li> <li>- development proposals will also be subject to the adequacy of services, community facilities, and roads.</li> </ul> </li> <li>• The applications were not in conformity with City Plan Policies for the Applewood District as the proposal exceeded the allowable FSI.</li> <li>• "Residential-High Density II" which permits apartment dwellings at a FSI of 1.0 to 1.5.</li> <li>• Mississauga Plan Policies for the Applewood District               <ul style="list-style-type: none"> <li>• The subject property is located within a Node. Mississauga Plan Policies in this respect indicate that Nodes will accommodate a greater variety and concentration of uses than their surrounding areas and will:                   <ul style="list-style-type: none"> <li>- act as a focus for more compact, mixed use and higher intensity transit oriented development;</li> <li>- provide a community focus and identity;</li> <li>- maximize the use of existing infrastructure;</li> <li>- provide access to a wider variety of community, commercial and employment facilities;</li> <li>- protect the stability of existing neighbourhoods;</li> <li>- enhance use of transit, walking and cycling.</li> </ul> </li> </ul> </li> </ul>	

Official Plan Details	Zoning Details
<ul style="list-style-type: none"> <li>• Mississauga Plan Policies for Applewood District (cont'd.)               <ul style="list-style-type: none"> <li>- Nodes are based on the following principles:                   <ul style="list-style-type: none"> <li>- the appropriate built form of a Node will be based on consideration of, among other matters: high quality urban design, landscaping and pedestrian amenity; creation of a sense of place and gateway within the Node; street scale and enclosure; compatible bulk and massing; appropriate location of signage, parking, loading and garbage facilities; and overall development fabric;</li> <li>- development should provide for both a transition between higher and lower density development;</li> <li>- down-zoning of lands should not be permitted;</li> <li>- residential and employment density in the Node should be sufficiently high to support transit usage;</li> <li>- pedestrian convenience and safety will be a priority in determining location and design of transit facilities and buildings;</li> <li>- community, cultural, and recreational facilities should be encouraged to locate within Nodes;</li> <li>- appropriate consideration of pedestrian and cycling convenience and safety.</li> </ul> </li> <li>• The applications are not in conformity with the Mississauga Plan Policies for the Applewood District as the proposal exceeds the allowable FSI.</li> </ul> </li> <li>• Application for Amendment to the City Plan Policies for the Applewood District               <ul style="list-style-type: none"> <li>• "Residential - High Density II - Special Site" permitting a maximum FSI of 1.76 times the lot area.</li> </ul> </li> </ul>	

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> <li>Student Yield:               <table> <tr> <td>12</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>6</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>12</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> </li> <li>School Accommodation: (Burnhamthorpe Public School)               <table> <tr> <td>Enrolment:</td><td>561</td></tr> <tr> <td>Capacity:</td><td>642</td></tr> <tr> <td>Portables:</td><td>1</td></tr> </table> <p>(Tomken Road Senior Public School)</p> <table> <tr> <td>Enrolment:</td><td>601</td></tr> <tr> <td>Capacity:</td><td>976</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>(Applewood Heights Senior Secondary)</p> <table> <tr> <td>Enrolment:</td><td>1,207</td></tr> <tr> <td>Capacity:</td><td>1,284</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> </li> </ul>	12	Kindergarten to Grade 5	6	Grade 6 to Grade 8	12	Grade 9 to Grade 12/OAC	Enrolment:	561	Capacity:	642	Portables:	1	Enrolment:	601	Capacity:	976	Portables:	0	Enrolment:	1,207	Capacity:	1,284	Portables:	3	<ul style="list-style-type: none"> <li>Student Yield:               <table> <tr> <td>24</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>7</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> </li> <li>School Accommodation: (Mother Theresa) - Elementary               <table> <tr> <td>Enrolment:</td><td>337</td></tr> <tr> <td>Capacity:</td><td>352</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>(John Cabot) - Secondary</p> <table> <tr> <td>Enrolment:</td><td>1146</td></tr> <tr> <td>Capacity:</td><td>576</td></tr> <tr> <td>Portables:</td><td>27</td></tr> </table> </li> </ul>	24	Junior Kindergarten to Grade 8	7	Grade 9 to Grade 12/OAC	Enrolment:	337	Capacity:	352	Portables:	0	Enrolment:	1146	Capacity:	576	Portables:	27
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Portables:	27																																								



BURNHAMTHORPE ROAD EAST

Cem

SUBJECT  
LANDS

DIXIE ROAD

NC

BEECHHOLLOW CRESCENT

SILVER SPEAR ROAD

WINDING TRAIL

PART OF APPLEWOOD DISTRICT LAND USE MAP  
APPLEWOOD DISTRICT POLICY OF CITY PLAN

## LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - Medium Density II
- Residential - High Density I
- Residential - High Density II
- Retail and Service Commercial
- Automotive Service Commercial
- Open Space
- Greenbelt
- Utility
- Multiple-Use Centre Boundary

## TRANSPORTATION LEGEND

- Arterial
- Major Collector
- Minor Collector
- Local Road

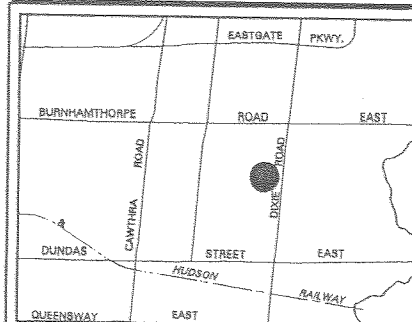
## LAND USE LEGEND

- cc - Convenience Commercial
- NC - Neighbourhood Commercial
- DC - District Commercial
- O - Office Commercial
- AC - Arterial Commercial
- C - Community Park
- L - Library
- Cem - Cemetery
- F - Firehall
- Place of Religious Assembly
- Elementary Separate School
- Junior Public School
- Senior Public School
- Secondary School
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

## Note:

The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.

For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

SUBJECT: CAP REIT  
APARTMENTS INCORPORATED

FILE NO:  
OZ 02002 W3

DWG. NO:  
02002L

SCALE:  
1:2500

DATE:  
2003 05 13

DRAWN BY:  
TMG

EXHIBIT I-4

MISSISSAUGA  
Planning and Building

BURNHAMTHORPE ROAD EAST

Cem

SUBJECT  
LANDS

DIXIE ROAD















BEECHHOLLOW CRESCENT

SILVER SPEAR ROAD






WINDING TRAIL

PART OF APPLEWOOD DISTRICT LAND USE MAP  
APPLEWOOD DISTRICT POLICY OF MISSISSAUGA PLAN






## LAND USE DESIGNATIONS

-  Residential - Low Density I
-  Residential - Low Density II
-  Residential - Medium Density I
-  Residential - Medium Density II
-  Residential - High Density I
-  Residential - High Density II
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Open Space
-  Private Open Space
-  Greenbelt
-  Utility

## TRANSPORTATION LEGEND

-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Major Transit Corridor

## LAND USE LEGEND

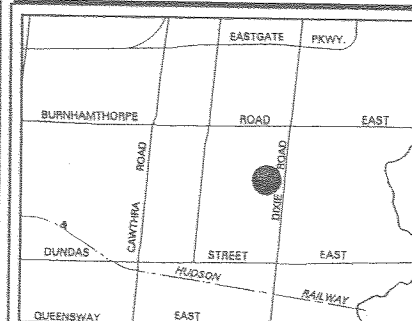
-  Node Boundary
-  Community Park
-  Cemetery
-  1996 NEP/2000 NEF Composite Noise Contours
-  Planning District

## Note:

The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.  
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

## NOTE:

ANY PART OF THE ROAD NETWORK SHOWN OUTSIDE THE CITY BOUNDARIES IS SHOWN FOR INFORMATION PURPOSES ONLY.

SUBJECT: CAP REIT  
APARTMENTS INCORPORATED

FILE NO:  
OZ 02002 W3

DWG. NO:  
02002L

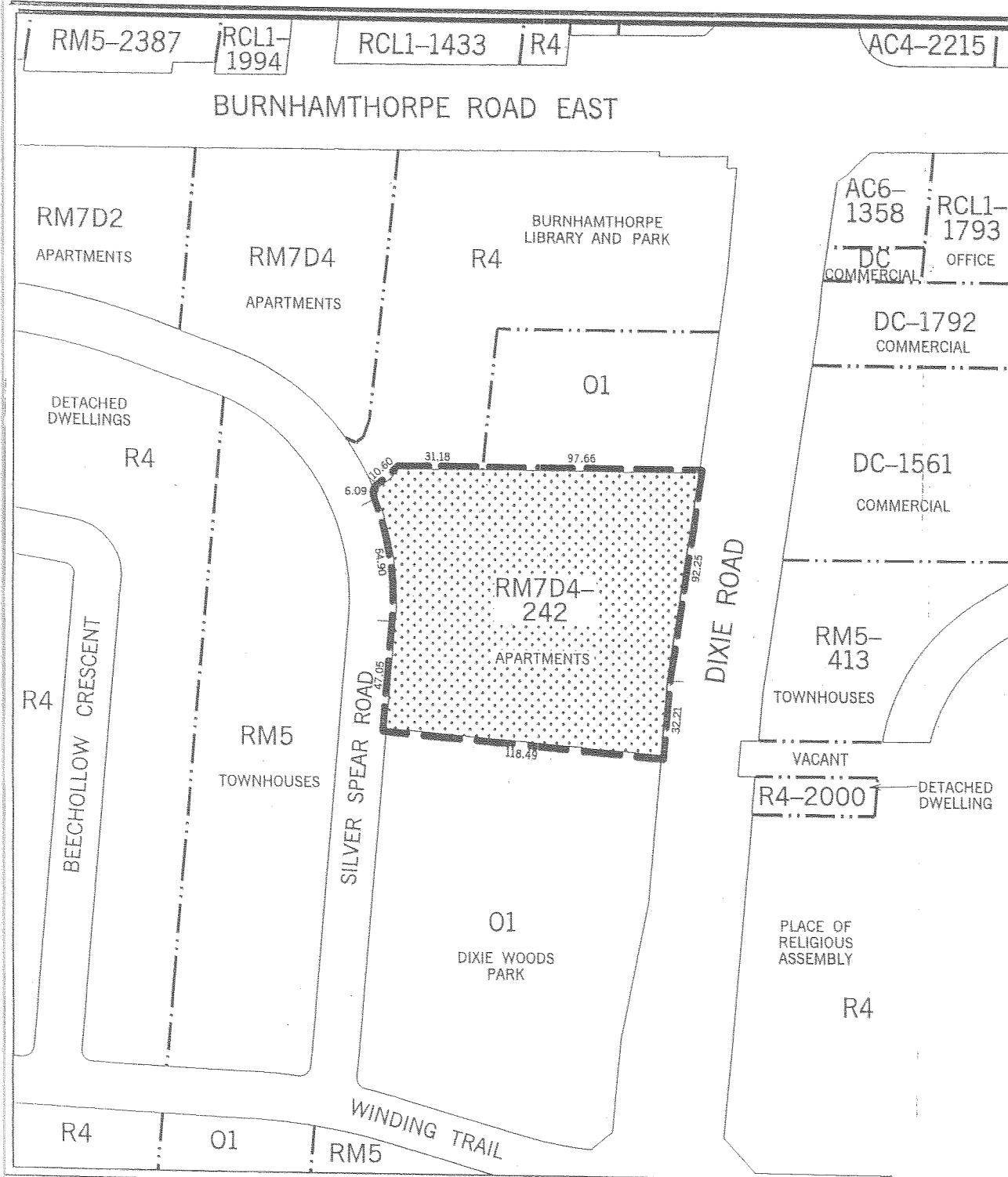
SCALE:  
1:2500

DATE:  
2003 05 13

DRAWN BY:  
TMG

EXHIBIT I-5

MISSISSAUGA  
Planning and Building



LEGEND:

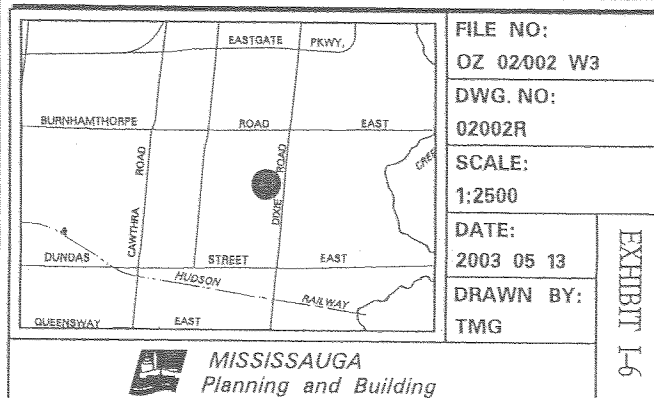


PROPOSED OFFICIAL PLAN AMENDMENT  
TO AMEND THE POLICIES OF THE  
"RESIDENTIAL- HIGH DENSITY II"  
DESIGNATION OF CITY PLAN AND THE  
MISSISSAUGA PLAN POLICIES FOR THE  
APPLEWOOD DISTRICT TO PERMIT AN INCREASE  
IN THE MAXIMUM PERMITTED FLOOR SPACE  
INDEX (FSI) FROM 1.5 TIMES THE LOT AREA TO  
1.76 TIMES THE LOT AREA, AND  
PROPOSED REZONING FROM "RM7D4-242" TO  
"RM7D5-SPECIAL SECTION" (to permit a 130 unit  
apartment building in addition to the existing 199  
unit apartment building on the subject lands).

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.



SUBJECT: CAP REIT  
APARTMENTS INCORPORATED







**LEGEND:**



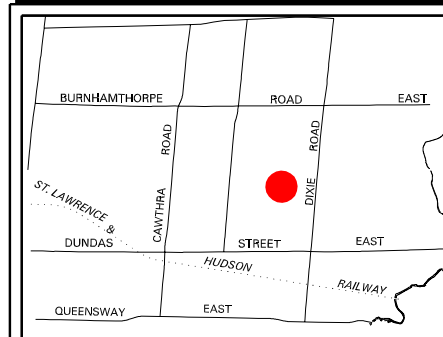
**SUBJECT LANDS**

**APPENDIX S-1**

**NOTE: AERIAL DATE 2002/06**



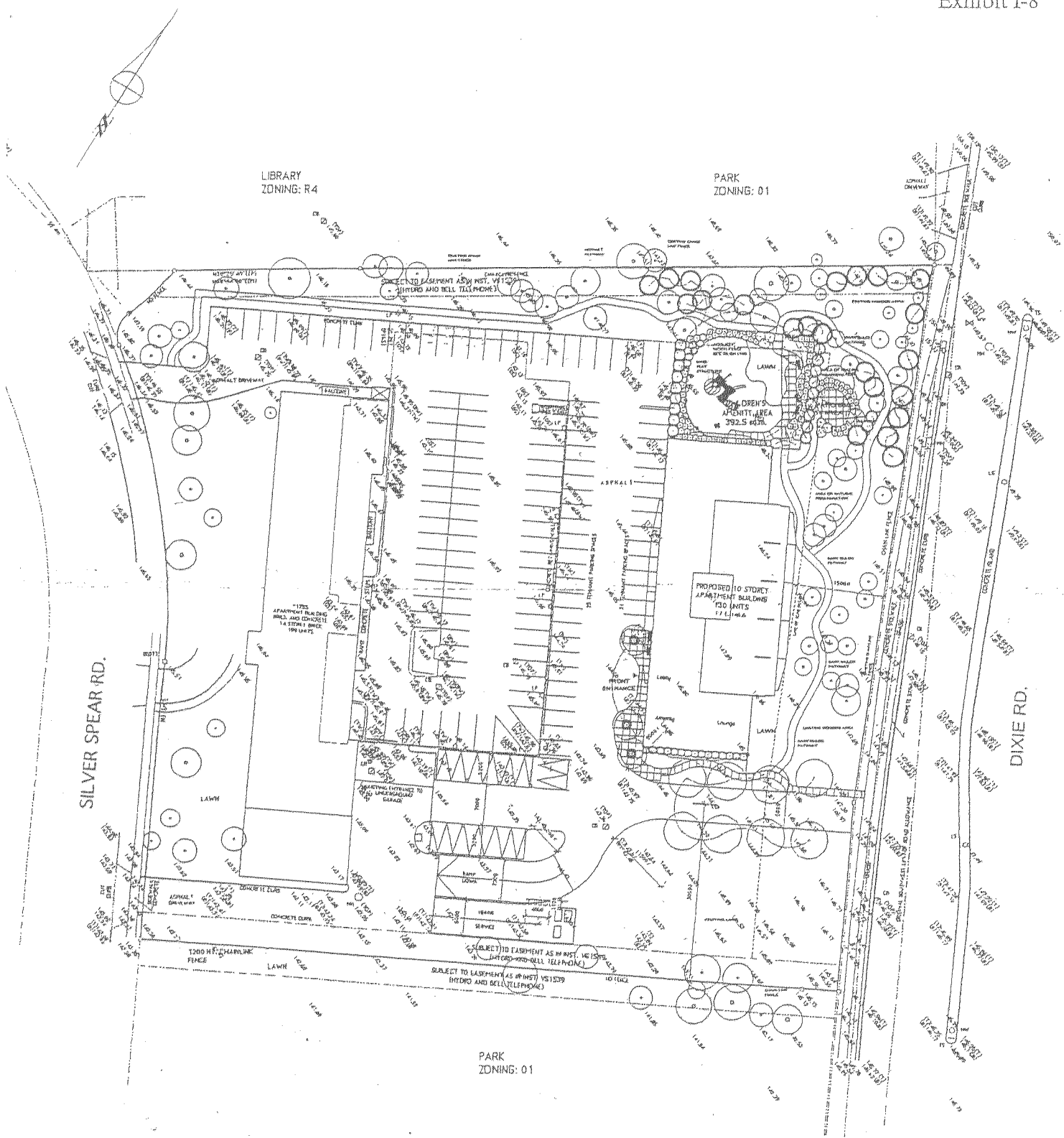
**SUBJECT: CAP REIT  
APARTMENTS INCORPORATED**



<b>FILE NO:</b> OZ 02002 W3	
<b>DWG. NO:</b> 02002A	
<b>SCALE:</b> 1:2500	
<b>DATE:</b> 2003 05 13	<b>EXHIBIT I-7</b>
<b>DRAWN BY:</b> TMG	



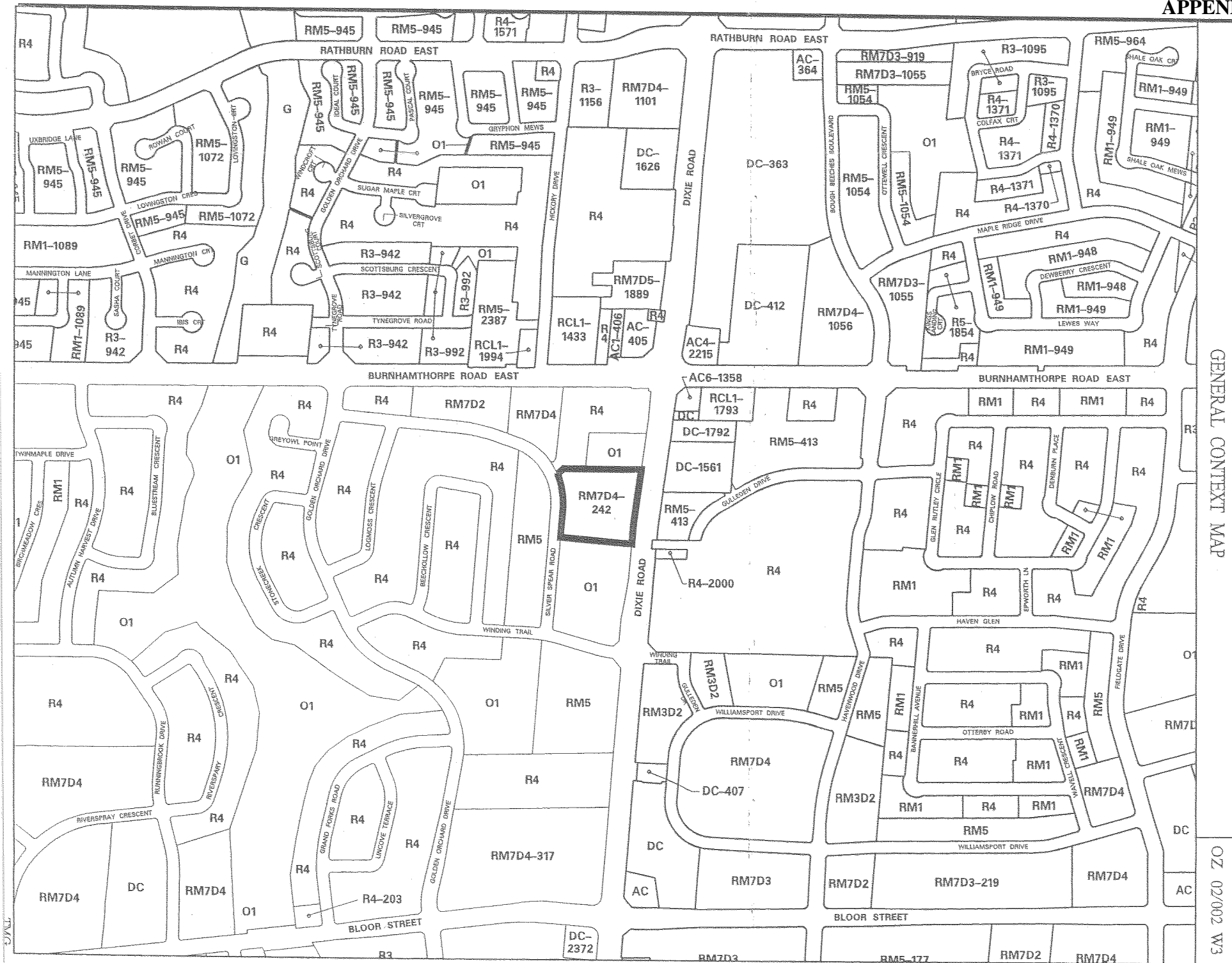
**MISSISSAUGA**  
Planning and Building



LIBRARY  
ZONING: R4

PARK  
ZONING: 01

PARK  
ZONING: 01



**CAP REIT Apartments Incorporated**

**File: OZ 02/002 W3**

**Recommendation PDC-0066-2003**

- PDC-0066-2003
- “1. That the Report dated May 13, 2003, from the Commissioner of Planning and Building regarding the applications to amend the “Residential - High Density II” designation of the Mississauga Plan Policies for the Applewood District to permit an increase in the maximum permitted Floor Space Index from 1.5 times the lot area to 1.76 times the lot area, and to change the zoning from “RM7D4-242” to “RM7D5-Special Section”, to permit a 130 unit apartment building in addition to the existing apartment building under file OZ 02/002 W3, CAP REIT Apartments Incorporated, 1355 Silver Spear Road, west side of Dixie Road, south of Burnhamthorpe Road East, be received for information.
  2. That letter dated May 23, 2003 from Ms. Carol Kerr, Unit 412, 1315 Silver Spear Road, Mississauga, L4Y 2W8, requesting Council to maintain a development compatible with the Applewood District Policies of the Mississauga Plan, be received.”

LIBRARY  
ZONING: R4

PARK  
ZONING: 01

TOWNHOUSES  
ZONING:  
RM5

SILVER SPEAR RD.

DIXIE RD.

PARK  
ZONING: 01