



Corporate Report

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CD.06.RES

DATE: February 27, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 19, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Height Limitations for Vacant Sites Designated
Residential High Density Outside the Urban Growth Centre –
PUBLIC MEETING**

RECOMMENDATION:

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on March 19, 2007 to consider the report titled "*Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre - PUBLIC MEETING*" dated February 27, 2007 from the Commissioner of Planning and Building, be received.
2. That Planning and Building Department staff report back on the submissions made with respect to "*Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre - PUBLIC MEETING*".

COMMENTS: On February 5, 2007, Planning and Development Committee considered the report titled "*Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre*" (see Appendix 1) and adopted the recommendation that a public meeting be held to consider proposed amendments to Mississauga Plan.

The proposed amendments will allow heights of greater than four-storeys for vacant sites designated Residential High Density I and Residential High Density II outside of the Urban Growth Centre that have gone through the planning process and have demonstrated that heights in excess of four storeys are appropriate.

The public meeting, scheduled for Planning and Development Committee on March 19, 2007, is the statutory public meeting to fulfill the requirements of the *Planning Act*. Its purpose is to provide an opportunity to the public to make submissions to Planning and Development Committee on the report “*Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre*”.

Planning and Building Department staff will report back to City Council on all the comments received, including submissions made at the public meeting, with revised recommendations, where appropriate.

FINANCIAL IMPACT: Not Applicable

CONCLUSION: After the public meeting is held and all issues are addressed, the Planning and Building Department will be in a position to make recommendations with respect to the report “*Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre*”.

ATTACHMENTS: APPENDIX 1: Corporate Report titled “*Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre*” dated January 16, 2007 from the Commissioner of Planning and Building.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Shahada Khan, Planner, Policy Planning



Corporate Report

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CD.06.RES

PDC FEBRUARY 5, 2007

DATE: January 16, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 5, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre**

RECOMMENDATION: That a public meeting be held at the Planning and Development Committee to consider proposed amendments to Mississauga Plan as outlined in the report titled "*Proposed Height Limitations for Vacant Sites Designated Residential High Density Outside the Urban Growth Centre*" dated January 16, 2007 from the Commissioner of Planning and Building.

BACKGROUND: On September 27, 2006, City Council adopted Official Plan Amendment (OPA) 58. This amendment added interim residential intensification policies to Mississauga Plan, among other things. OPA 58 is in full force and effect city-wide, except for two sites which have been appealed¹.

These interim residential intensification policies protect stable neighbourhoods from inappropriate intensification and direct intensification to the Urban Growth Centre (Appendix 1).

¹ The first appeal by Susan Rogers, Townsend, Rogers LLP on behalf of Gemini Urban Design (Cliff) Corp., is for the property known as 2021-2041 Cliff Road located at the north-east corner of North Service Road and Cliff Road. An application has been submitted for this site requesting 48 stacked townhouse units (3.5 storeys in height) and two apartment buildings (33 storeys in height), among other uses. This application was submitted prior to OPA 58 coming into effect and, therefore, is not subject to its provisions. The second appeal is by Adam Brown, Sherman Brown Dryer Karol on behalf of Berkley Homes (Mississauga RD) Inc., for the property known as 1745 Thorny-Brae Place located south of Eglinton Avenue West, east of Mississauga Road. A development application has not been received to date for these lands. The previous development applications to permit detached homes have been closed in 2006 due to inactivity.

Residential development outside the Urban Growth Centre is restricted to a maximum height of four-storeys, unless the district policies specify another height. Proposals 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. The interim residential intensification policies will eventually be replaced with comprehensive policies that identify the appropriate locations, densities and built forms of residential intensification throughout the City.

The purpose of this report is to propose amendments to Mississauga Plan to allow heights of greater than four-storeys for vacant sites designated Residential High Density outside of the Urban Growth Centre that have gone through the planning process and have demonstrated that heights in excess of four storeys are appropriate. If these amendments are not included in Mississauga Plan, the Draft Mississauga Zoning By-law will be required to restrict vacant sites designated Residential High Density to a maximum of four storeys.

COMMENTS:

There are 26 vacant sites designated Residential High Density I or II outside of the Urban Growth Centre. For 14 of these sites an amendment to Mississauga Plan for an alternative height provision is not proposed in this report. For the remaining 12 sites, this report proposes that the district policies of Mississauga Plan be amended by providing site specific height provisions.

Alternative Height Restrictions Not Proposed

Appendix 2 lists 14 vacant sites that are designated Residential High Density I or II. Thirteen of these sites already have district policies that address the issue of appropriate height and provide an alternative to the general four-storey height restriction.

The last site is in the Applewood Planning District at the north-east corner of Dundas Street East and Haines Road. The site is designated Residential High Density I which permits a Floor Space Index (FSI) of 0.5 to 1.0. The site was rezoned to H-RM7D4 in 1971 (By-law 9045) and has no specific height or unit provisions. An apartment building with an FSI of 0.5 to 1.0 can be achieved in a four-storey built form.

As such, an alternative height restriction is not required to allow the development that would be consistent with the official plan and zoning provisions.

Alternative Height Restrictions Proposed

Appendix 3 lists 12 vacant sites that are designated Residential High Density I or II and the proposed heights for each site. The district policies for these sites should be amended to provide an alternative to the general four-storey height restriction that applies outside of the Urban Growth Centre.

The heights proposed reflect development determined during the processing of planning applications that have been approved by City Council or the Ontario Municipal Board. Some sites are subject to current applications that are requesting additional building heights (see Appendix 3), however, only heights in accordance with approved applications are being recommended at this time.

Central Erin Mills

Five sites are in the Central Erin Mills Planning District and are all within the boundaries of the district's node² where higher density forms and a mix of land uses are envisioned. All five sites are the subject of approved development applications (OZ 098/052 W9, OZ 088/86 W8, OZ 110/85 W11) which resulted in zoning provisions that would allow high density apartments.

The site located at the north-west corner of Plantation Place and Hazelton Place has zoning provisions that specify a height limitation while the other four sites have unit densities specified. The Central Erin Mills district policies should be amended to provide building height policies that reflect the heights and densities determined through the processing of the development applications and adopted by City Council.

² The Central Erin Mills Node is located east of Winston Churchill Blvd and south of Erin Centre Blvd, and includes the High Density properties on the south side of Eglinton Avenue West and at the north-east corner of Eglinton Avenue West and Erin Mills Pkwy. It also includes the hospital at the south-east corner of Eglinton Avenue West and Erin Mills Pkwy.

Clarkson-Lorne Park

There is one site in the Clarkson-Lorne Park Planning District located within the boundaries of the district's node³. The site at the north-east corner of Lakeshore Road West and Walden Circle was considered by OZ 02/014 W2 which resulted in a zoning that permits a seven-storey building. The Clarkson-Lorne Park district policies should be amended to allow a seven-storey building height to reflect the height determined through the processing of the development application and adopted by City Council.

East Credit

Three sites are in the East Credit Planning District. There is no node in East Credit, however, higher density forms are envisioned along major roads, particularly near significant intersections.

The first site is at the south-west corner of Eglinton Avenue West and Creditview Road. The existing zoning on this site permits a 12-storey built form as determined by application OZ 089/20 W6. The East Credit District Policies should be amended to provide building height policies that reflect the density and height determined through the processing of the development application.

Two of the sites are in the vicinity of the intersection of Mavis Road and Eglinton Avenue West. One site is located on the south side of Eglinton Avenue West, west of Mavis Road and was rezoned by application OZ 070/90 W6 which resulted in a zoning that would permit a 16-storey building. The second property is located north of Eglinton Avenue West, west of Mavis Road and was the subject of application OZ 069/85 W6 which resulted in zoning that would permit an apartment building with a density of between 57 and 114 units per hectare (23 to 46 units per acre).

Lakeview

There is one site in the Lakeview Planning District. This site located at the south-east corner of Cawthra Road and Atwater Avenue was subject to application OZ 025/89 W1 and was also the subject of an

³ The Clarkson Lorne Park Node is generally located east of Southdown Road, on the north and south sides of Lakeshore Road West and extends east of Meadow Wood Road.

⁴ The Malton Node is generally located south of Morning Star Drive, north of Etude Drive, west of Darcel Avenue and includes lands west of Goreway Drive. The site mentioned is located north of Morning Star Drive.

Ontario Municipal Board hearing. The resulting zoning permits a height range of 4 to 12 storeys. The existing special site policies establish how the site is to be developed but do not include height provisions. Special Site 4 (Area 4A) of the Lakeview Planning District should be amended to add 4 to 12 storey height provisions consistent with the Ontario Municipal Board decision.

Malton

In the Malton Planning District, there is one site located north of Morning Star Drive on the east side of Goreway Drive. The site is north of the Malton node⁴ in an area of Goreway Drive where several higher density designations exist. It is outside of the LBPIA Operating Area and, as such, is the only vacant site in Malton that would permit high density residential development.

Special Site 4 permits an FSI of 1.6 for this site which is higher than the general FSI provisions for sites designated Residential High Density II in the Malton district policies. The appropriate height was considered as part of application OZ 02/029 W5 which resulted in a seven-storey height provision in the zoning by-law. Special Site 4 of the Malton district policies should be amended to provide building height policies that reflect the height determined through the processing of the development application and adopted by City Council.

Mississauga Valleys

The last site for which a height amendment to Mississauga Plan is proposed is in the Mississauga Valleys Planning District. The site is on the north side of Dundas Street East, west of Cawthra Road and has existing higher density development on the adjacent property to the west. The site was rezoned by application OZ 010/98 W4 to permit a seven-storey and 13-storey building at the same time as the site immediately to the east was rezoned to permit a long-term care facility. The Mississauga Valleys district policies should be amended to provide building height policies that reflect the heights determined through the processing of the development application and adopted by City Council.

Vacant Sites Designated Residential Low and Medium Density

No alternative height restrictions need to be considered for sites designated for Residential Low and Medium Density, as it is implicit in their built form that heights do not exceed four-storeys.

Draft Mississauga Zoning By-law

In the past, the zoning by-laws have not always been amended to conform to the official plan. Zoning was brought into conformity with the Official Plan as development applications were processed. However, Section 26(9) of Bill 51 requires that zoning by-laws be in conformity with the official plan within three years.

The existing zoning by-laws (By-laws 5500, 1227, 65-30, and Oakville By-law 1965-136) are an amalgam of different approaches. In some cases, sites are highly restricted while other sites are given relatively broad rights.

To bring the Zoning By-law into conformity with the Official Plan, a comprehensive Zoning By-law review was initiated in February, 2002. The Draft Mississauga Zoning By-law is simplified, updated and standardizes uses, regulations, definitions and provisions.

As a result of the comprehensive review, the Draft Zoning By-law will recognize the existing height and FSI of built apartments. This combination of height restrictions and FSI means that existing sites will not be allowed additional development as-of-right in the zoning by-law. Because OPA 58 restricts height, an amendment to Mississauga Plan would also be required if a residential building exceeding four-storeys is proposed and the Official Plan has not specified an alternative height.

Vacant sites designated Residential High Density I or II that have not gone through the development application process will be placed in a Development or "D" zone in the Draft Mississauga Zoning By-law. Sites zoned "D" will require a rezoning prior to development being permitted on the site.

The Draft Mississauga Zoning By-law, when approved will implement OPA 58 by restricting the sites outside of the Urban Growth Centre to the existing development on site, to four storeys in height unless Mississauga Plan specifies another height requirement, or by placing the site into a “D” zone.

For lands within the Urban Growth Centre, the Draft Mississauga Zoning By-law will implement OPA 58’s minimum three-storey height requirement for residential developments on lands designated Mixed Use, Retail Core Commercial, Mainstreet Commercial and General Commercial by adding a three-storey minimum height provision to the zoning categories that correspond to these designations when they occur within the Urban Growth Centre.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: OPA 58 limits residential building heights outside of the Urban Growth Centre to a maximum of four storeys unless another height provision has been specified in Mississauga Plan. Mississauga Plan should be amended to recognize vacant sites designated Residential High Density I or II outside of the Urban Growth Centre that have been through the planning process and a building height of more than four storeys has been determined to be appropriate. If these amendments are not made, the Draft Mississauga Zoning By-law will be required to limit the height on these sites to four storeys. These sites would then be required to submit applications to amend Mississauga Plan and the zoning by-law before being permitted to develop residential buildings above a height of four storeys.

A public meeting is required to consider the proposed amendments to residential heights in Mississauga Plan.

ATTACHMENTS:

APPENDIX 1: Urban Growth Centre

APPENDIX 2: Vacant Sites Designated Residential High Density:
Alternative Height Restrictions Not Proposed

APPENDIX 3: Vacant Sites Designated Residential High Density:
Alternative Height Restrictions Proposed

Original Signed By:

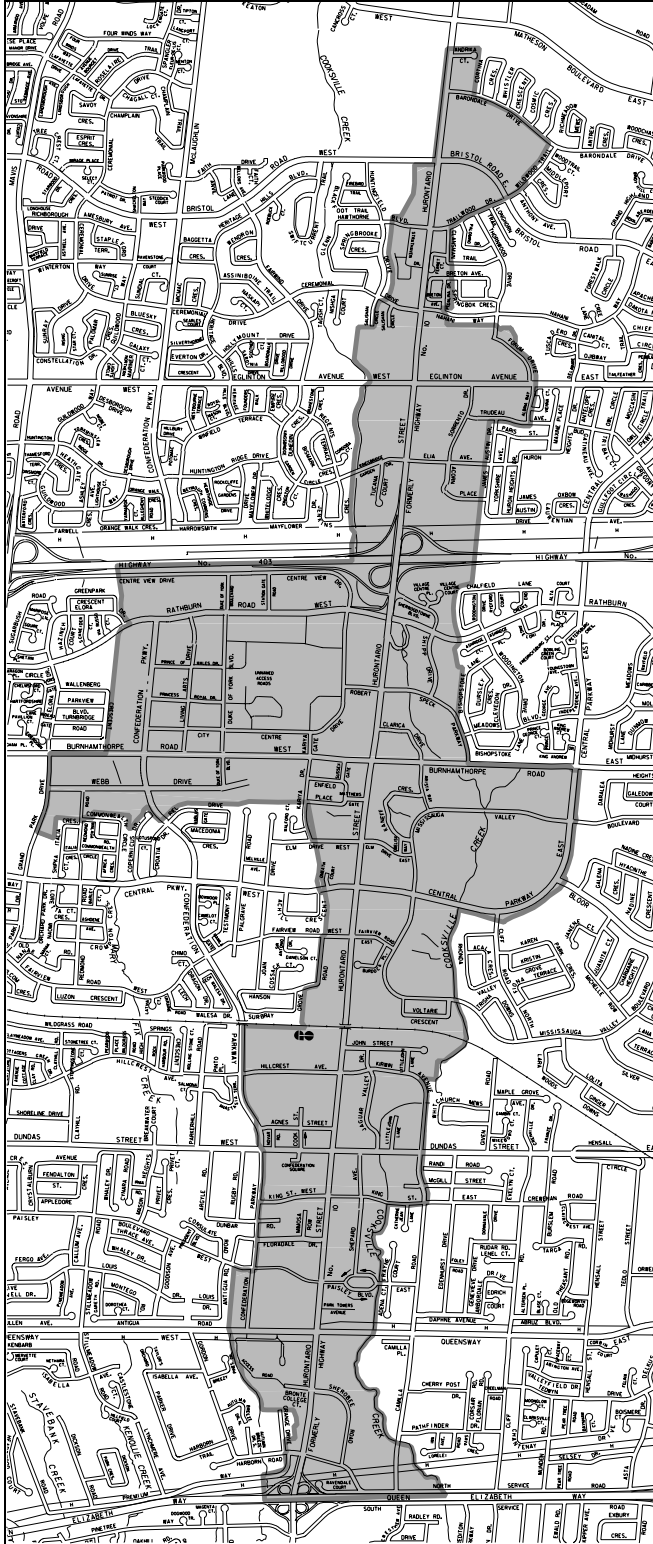
Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Shahada Khan, Planner, Policy Planning

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Appendix 1

Urban Growth Centre



Boundaries are approximate and are not intended to define the exact locations except where they coincide with major roads, railways, transmission lines, major watercourses or other bodies of water and other clearly recognizable physical features.

Appendix 2

Vacant Sites Designated Residential High Density: Alternative Height Restrictions Not Proposed

Map ID	Planning District	Ward	General Location	Designation and FSI*	Existing Height Caps	Existing Zoning* (By-law 5500)	Proposed Zoning (Comprehensive Zoning By-law)	Comments
A1	Churchill Meadows	10	SW corner of Tenth Line West and Thomas Street	High Density I (Density 45-138 uph; 18-56 upa)	5 storey maximum	H-RM7D4-2554 5 storey maximum	H-RA2-28 5 storey maximum	Character Area 1, "Community Focus", identifies height restrictions of 3-5 storeys. Lands have been acquired by the City. On the west side of the site a fire station has been developed.
A2	Churchill Meadows	10	South of Thomas Street, west side of Tenth Line West	High Density I (Density 45-138 uph; 18-56 upa)	3-5 storeys	RM5-2726 RM5-2727 (permits street row dwellings)	RM5-45 RM5-46 (permits street row dwellings)	Character Area 1, "Community Focus", permits 3-5 storeys; Special Site 5 permits townhouses. Existing and proposed zoning to allow street townhouses in compliance with special site policies. Lands subject to OPA and ZBLA under file OZ 05/009 W9 which was approved in Sept. 2005. (OPA 39)
A3	Churchill Meadows	10	NE corner of Thomas Street and Tenth Line West	High Density I (Density 45-138 uph; 18-56 upa)	Minimum of 2 storeys, maximum of 5 storeys	A	D	Character Area 1, "Community Focus" identifies a minimum height of 2 storeys and maximum height of 5 storeys, to permit mid-rise and stacked townhouse development.
A4	Churchill Meadows	10	South of Turbine Cres, west of Winston Churchill Blvd	High Density I (Density 45-138 uph; 18-56 upa)	5-8 storeys	A	D	Character Area 1, "Community Focus", identifies a 5-8 storey restriction. Lands subject to a rezoning and draft plan of subdivision application under files OZ 055/95 W10 Phase 3 and T-M94034 W10 Phase 3 to permit stacked townhouse development.
A5	Churchill Meadows	10	South side of Thomas Street, west of Winston Churchill Blvd	High Density I (Density 45-138 uph; 18-56 upa)	5-8 storeys	A	D	Character Area 1, "Community Focus", identifies a 5-8 storey restriction, to permit mid-rise and stacked townhouse development.

Map ID	Planning District	Ward	General Location	Designation and FSI*	Existing Height Caps	Existing Zoning* (By-law 5500)	Proposed Zoning (Comprehensive Zoning By-law)	Comments
A6	Churchill Meadows	10	SW corner of Winston Churchill Blvd and Erin Centre Blvd	High Density I (Density 45-138 uph; 18-56 upa)	Step down from 5-8 storeys	A	D	<p>Character Area 2, "Winston Churchill Blvd Linkage", identifies that heights are to step down from the 5-8 storey heights permitted to the south.</p> <p>Lands subject to a rezoning and draft plan of subdivision applications under file OZ 077/94 W10 Phase 5 and T-M94025 W10 Phase 5 to permit mid-rise apartment development, stacked units and townhouse units.</p>
A7	Churchill Meadows	10	NE corner of Eglinton Avenue West and Oscar Peterson Blvd	High Density I (Density 45-138 uph; 18-56 upa)	8 storeys	A	D	<p>Character Area 4 "Eglinton Avenue Linkage" states that heights are to step down from the 5-8 storey heights permitted to the east.</p> <p>Lands subject to an application for rezoning and draft plan of subdivision under files OZ 077/94 W10 Phase 5 and T-M94025 W10 Phase 3 to permit apartment development.</p>
A8	Churchill Meadows	10	NW corner of Eglinton Avenue West and Winston Churchill Blvd	High Density I (Density 45-138 uph; 18-56 upa)	8 storeys	A	D	<p>Character Area 3 "Primary Community Gateway", permits building heights to a range of 5-8 storeys with the greatest heights to occur at the intersection of Eglinton Avenue West and Winston Churchill Blvd.</p> <p>Applications subject to an Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications to, among other things, increase the density and height of proposed apartment development on the north-west corner of Eglinton Avenue West and Winston Churchill Blvd to:</p> <ul style="list-style-type: none"> a) a maximum density up to 247 uph (100 upa); b) a maximum height of 16 storeys.

Map ID	Planning District	Ward	General Location	Designation and FSI*	Existing Height Caps	Existing Zoning* (By-law 5500)	Proposed Zoning (Comprehensive Zoning By-law)	Comments
B1	Clarkson Lorne-Park	2	North of Lakeshore Road West, east of Southdown Road	High Density II FSI 1.0-2.5	18 storeys	H-RM7D5-2093 18 storey maximum	H-RA4-23 18 storeys	Within Node Special Site 18 policies limit height to a maximum of 18 storeys and FSI to 4.5.
C1	Creditview	6	SW corner of Creditview Road and Melia Drive	High Density I FSI 0.5-1.0	7-18 storeys	H-RM7D4-2676 Up to 18 storeys	H-RA4-43 Up to 18 storeys	Special Site 5 restricts height to 7-18 storeys.
D1	Port Credit	1	SW corner of Hurontario Street and Park Street East	High Density I FSI 1.0-1.8	10 storeys	P	D	Character Area "Central Residential" allows for a maximum of 10 storeys between Anne Street and the west side of Hurontario Street.
D2	Port Credit	1	SE corner of Hurontario Street and Park Street East	High Density I FSI 1.8-2.6	10 storeys	H-R4	D	Special Site 4 policies limit height to a maximum of 10 storeys and FSI to 1.8-2.6. Site within Character Area "Central Residential".
E1	Streetsville	11	North side of Tannery Street, west of Canadian Pacific Railway	High Density I FSI 1.0-1.8	6 storeys	H-R5-515 R5-515 4-6 storeys R5-516 (community centre) F-517 (conservation purposes)	RA2-25 RA2-26 4-6 storeys RA2-26 (community centre) G1 (conservation purposes)	Special Site 1 restricts height to 3-6 storeys. Current application OZ 02/053 W6, T-M03006 W6, approved draft plan of subdivision on October 27, 2005. Maximum 298 apartment units, maximum height of 6 storeys. Existing and proposed zoning for a community centre at the SE portion of the site.
F1	Applewood	3	NE corner of Dundas Street East and Haines Road	High Density I FSI 0.5-1.0	General 4 storey cap to apply	H-RM7D4 No height provision	H-RA1-1 4 storey maximum	No district policies or zoning special section provisions address height.

* FSI – floor space index, ** uph – units per hectare; upa – units per acre



GENERAL CONTEXT MAP: CLARKSON-LORNE PARK PLANNING DISTRICT



APPENDIX 2

MAP B

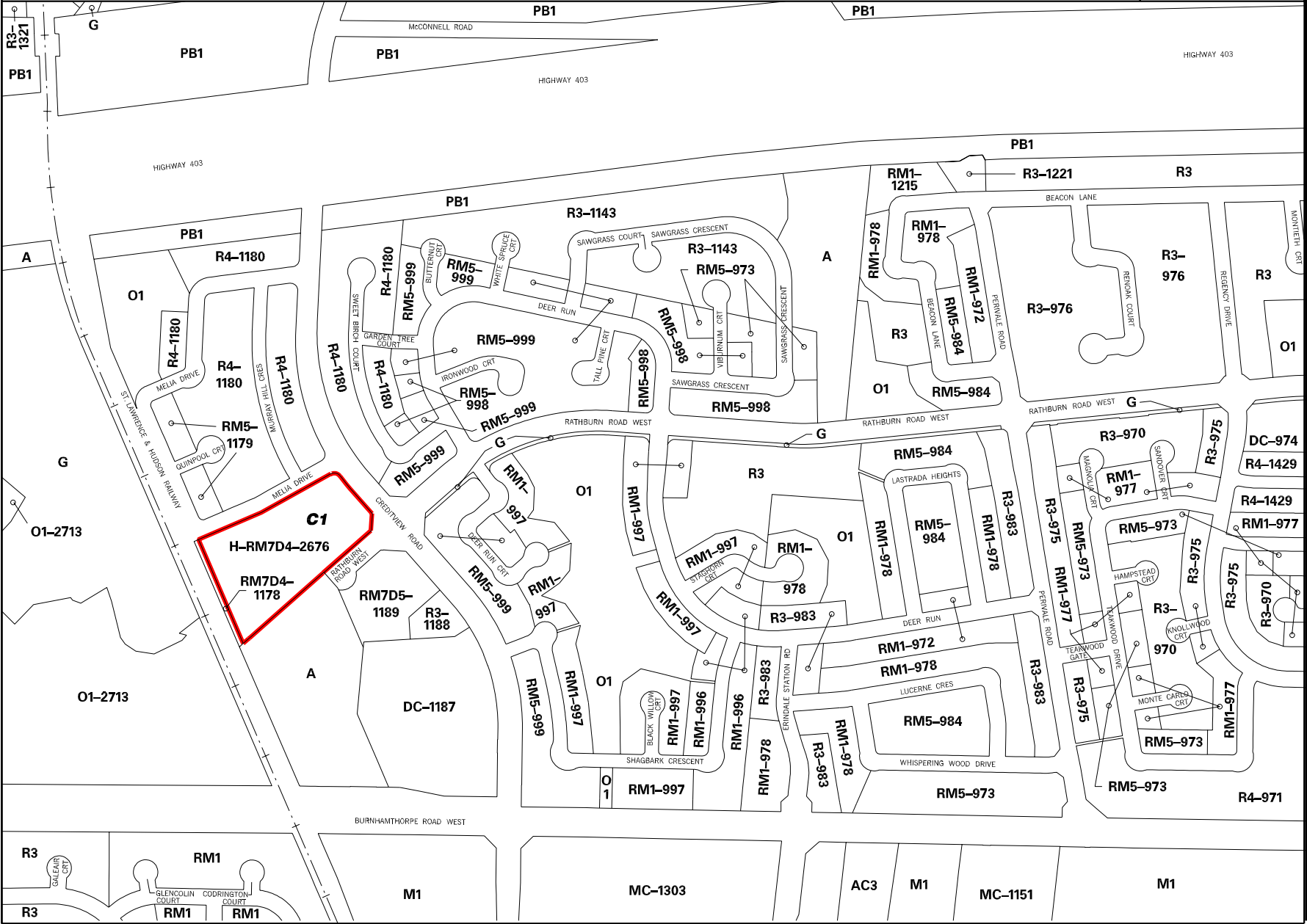


GENERAL CONTEXT MAP: CREDITVIEW PLANNING DISTRICT

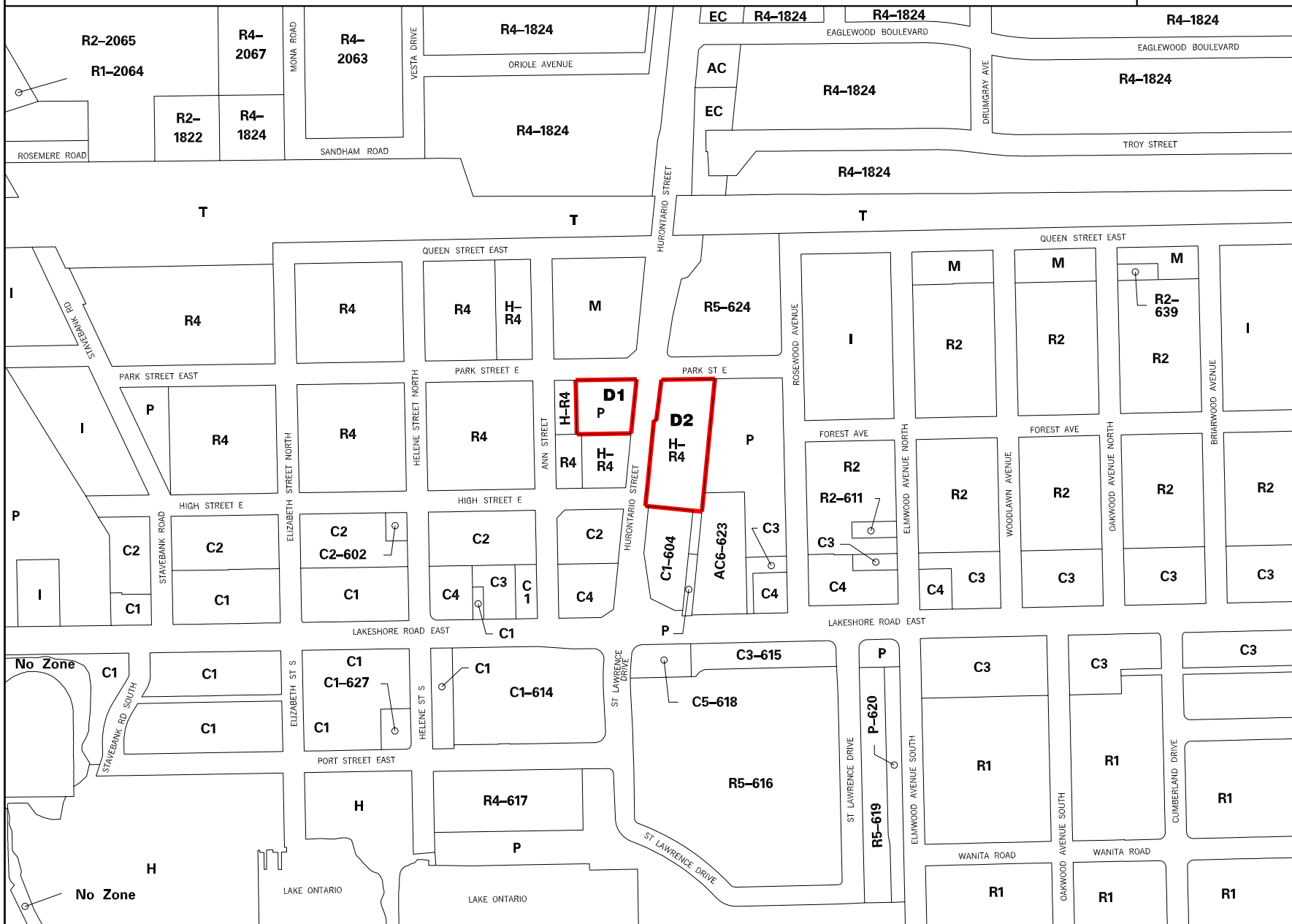


APPENDIX 2

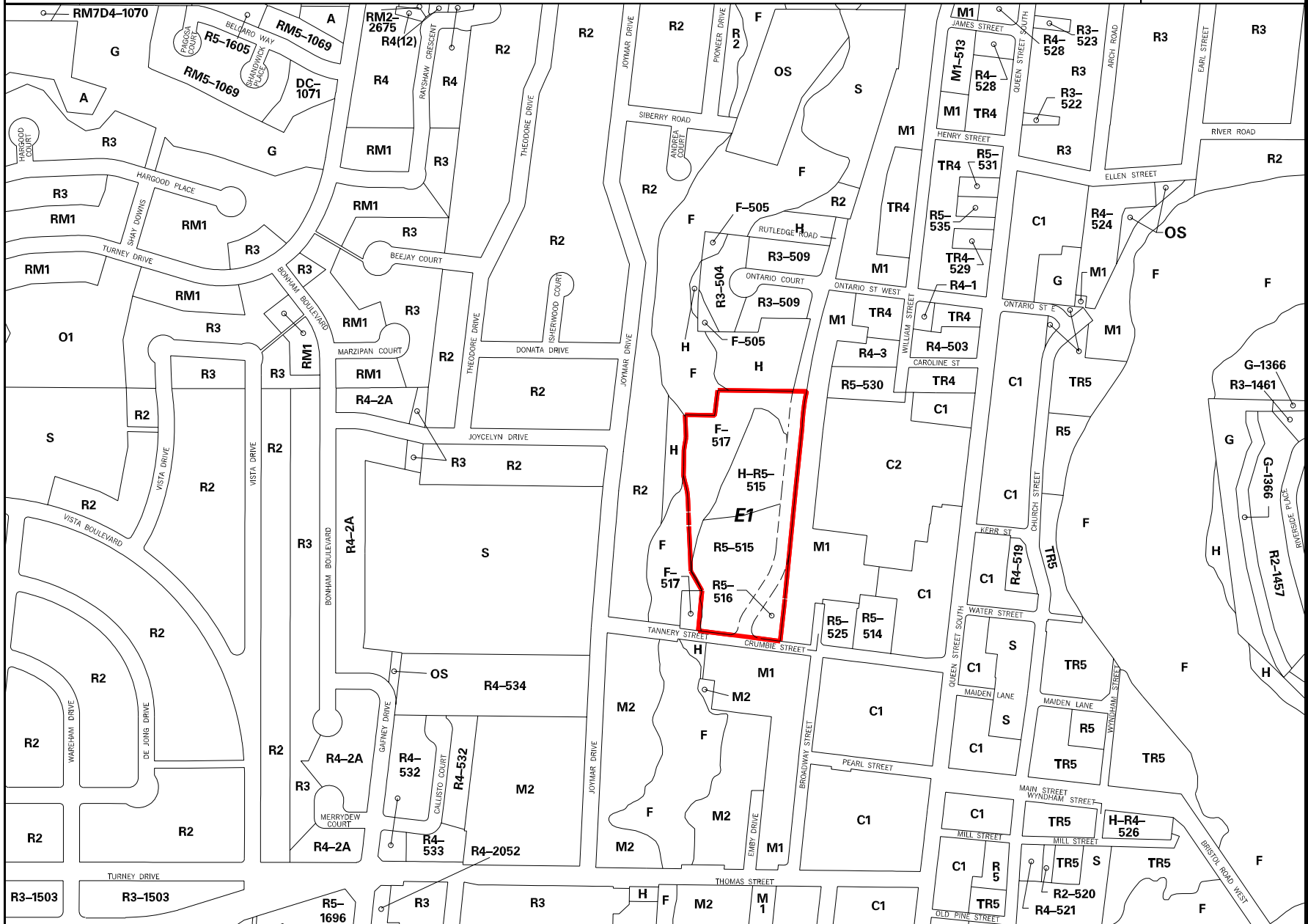
MAP C



MAP D



MAP E



GENERAL CONTEXT MAP: APPLEWOOD PLANNING DISTRICT



APPENDIX 2

MAP F



Appendix 3

Vacant Sites Designated Residential High Density: Alternative Height Restrictions Proposed

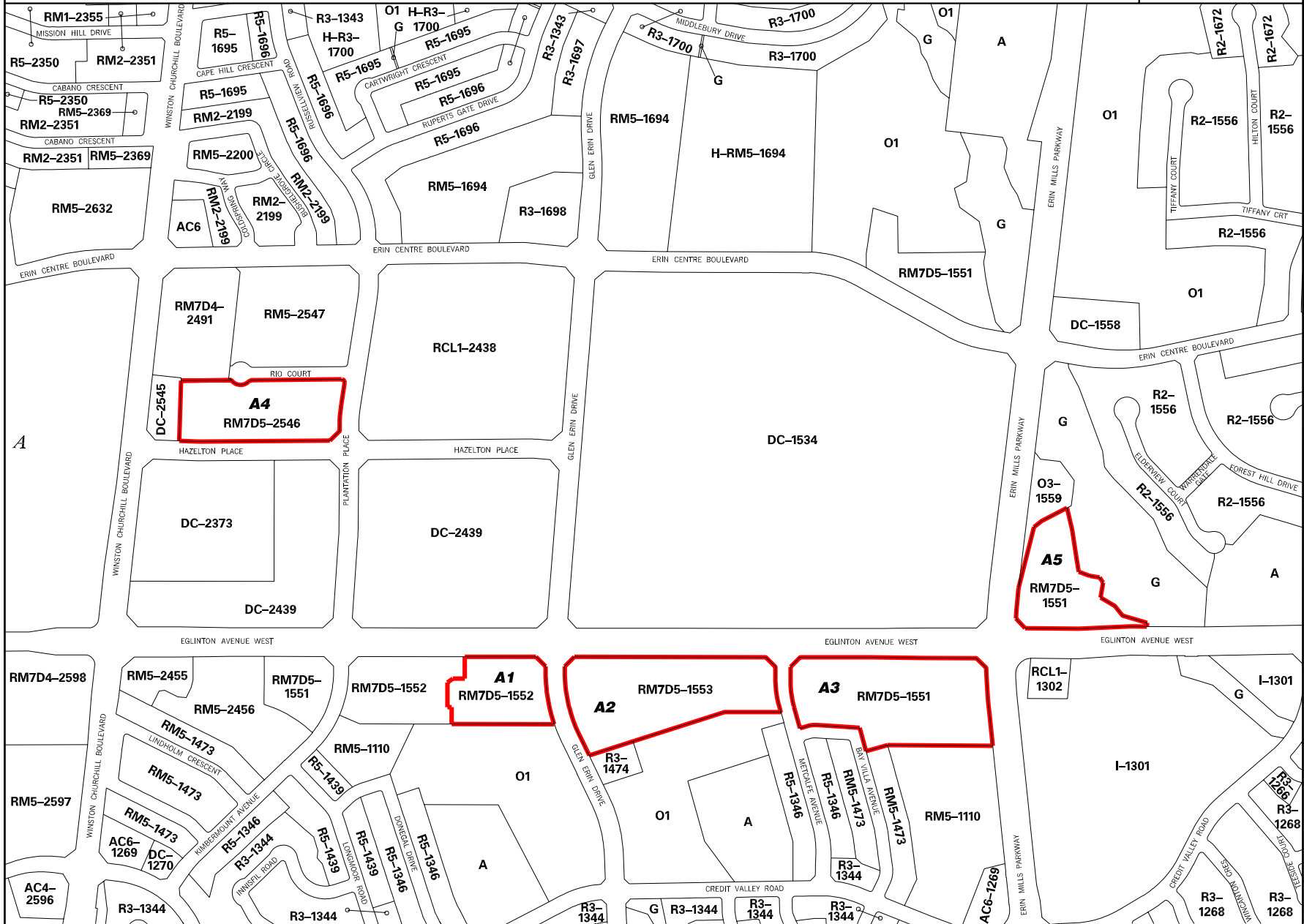
Map ID	Planning District	Ward	General Location	Designation and FSI*	Proposed Special Site Height Cap	Existing Zoning** (By-law 5500)	Proposed Zoning (Comprehensive Zoning By-law)	Comments
A1	Central Erin Mills	8	SW corner of Eglinton Avenue West and Glen Erin Drive	High Density II FSI 1.0-2.5	25 storeys	RM7D5-1552 No height provision. Number of units permitted on site 114-247 uph; 46-100 upa.	RA5-34 25 storeys	Within Node OZ/88/86 W8 (approved)
A2	Central Erin Mills	8	SE corner of Eglinton Avenue West and Glen Erin Drive	High Density II FSI 1.0-2.5	25 storeys	RM7D5-1553 No height provision. Number of units permitted on site 114-247 uph; 46-100 upa.	RA5-22 25 storeys	Within Node OZ/88/86 W8 (approved)
A3	Central Erin Mills	8	SW corner of Eglinton Avenue West and Erin Mills Pkwy	High Density II FSI 1.0-2.5	25 storeys	RM7D5-1551 No height provision. Number of units permitted on site 114-247 uph; 46-100 upa.	RA5-34 25 storeys	Within Node OZ/88/86 W8 (approved)
A4	Central Erin Mills	9	NW corner of Plantation Place and Hazelton Place	High Density II FSI 1.0-2.5	17 storeys	RM7D5-2546 17 storey maximum	RA4-31 17 storeys maximum	Within Node. Special Site 3 does not specify heights. Height restricted to 17 storeys in existing and proposed zoning. OZ/98/52 W9 (approved)
A5	Central Erin Mills	11	NE corner of Eglinton Avenue West and Erin Mills Pkwy	High Density II FSI 1.0-2.5	25 storeys	RM7D5-1551 No height provision. Number of units permitted on site 114-247 uph; 46-100 upa.	RA5-34 25 storeys	Within Node OZ/110/85 W11 (approved)

Map ID	Planning District	Ward	General Location	Designation and FSI*	Proposed Special Site Height Cap	Existing Zoning** (By-law 5500)	Proposed Zoning (Comprehensive Zoning By-law)	Comments
B1	Clarkson Lorne-Park	2	NE corner of Lakeshore Road West and Walden Circle	High Density I FSI 1.2	7 storeys	RM7D4-2649 7 storeys	RA2-34 7 storeys	Special Site 16 exists for this site but does not specify height. The height specifications are to be added. Within Node OZ/02/014 W2 (approved) New application OZ/06/029W2 was submitted on December 22, 2006. This application requests an FSI 2.33, 246 uph (100upa), height of 8 storeys, 140 units maximum. This application is not yet considered complete by staff and has not been circulated for staff comment.
C1	East Credit	6	SW corner of Eglinton Avenue West and Creditview Road	High Density I FSI 1.0-1.5	12 storeys	RM7D5-2244 12 storey maximum	RA3-28 12 storeys	OZ/89/20 W6 (approved)
C2	East Credit	6	SW corner of Eglinton Avenue West and Mavis Road (portion of site)	High Density I FSI 1.0-1.5	16 storeys	RM7D4-2537 16 storey maximum	RA4-28 16 storeys	OZ/70/90 W6 (approved) Information report to Planning and Development Committee on January 8, 2007. Proposal for 18 to 24 storeys along Eglinton Avenue West, 13 to 19 storeys along Mavis Road.
C3	East Credit	6	North of Eglinton Avenue West, west of Mavis Road	High Density I FSI 3.4 maximum	18 storeys	RM7D5-1784 No height provision. Number of units permitted on site 57 uph to 114 uph (23-46 upa).	RA4-44 18 storeys	Special Site 5 already exists for this site. The height specifications are to be added. OZ/69/85 W6 (approved) Site plan SP 05/265 W6 near approval – various heights with 13 storeys the highest.

Map ID	Planning District	Ward	General Location	Designation and FSI*	Proposed Special Site Height Cap	Existing Zoning** (By-law 5500)	Proposed Zoning (Comprehensive Zoning By-law)	Comments
D1	Lakeview	1	SE corner of Cawthra Road and Atwater Avenue	High Density II FSI 1.1-1.8	4-12 storeys	RM7D5-2013 4-12 storeys	RA3-14 4-12 storeys	Special Site 4 already exists for this site. A height cap of 4 -12 stories will be added for Area 4A of Special Site 4. OZ/25/89 W1 (approved)
E1	Malton	5	North of Morning Star Drive, east of Goreway Drive	High Density II FSI 1.6	7 storeys	RM7D5-2723 7 storeys	RA2-47 7 storeys	Special Site 4 already exists for this site. The height specifications are to be added. OZ/02/029 W5 (approved)
F1	Mississauga Valleys	4	North of Dundas Street East, west of Cawthra Road	High Density I FSI 0.9-1.4	7 storeys and 13 storeys	RM7D5-2604 7 storeys and 13 storeys	RA4-26 7 storeys and 13 storeys	OZ/10/98 W4 (approved)

* FSI – floor space index, ** uph – units per hectare; upa – units per acre

MAP A



GENERAL CONTEXT MAP: CLARKSON-LORNE PARK PLANNING DISTRICT



APPENDIX 3

MAP B

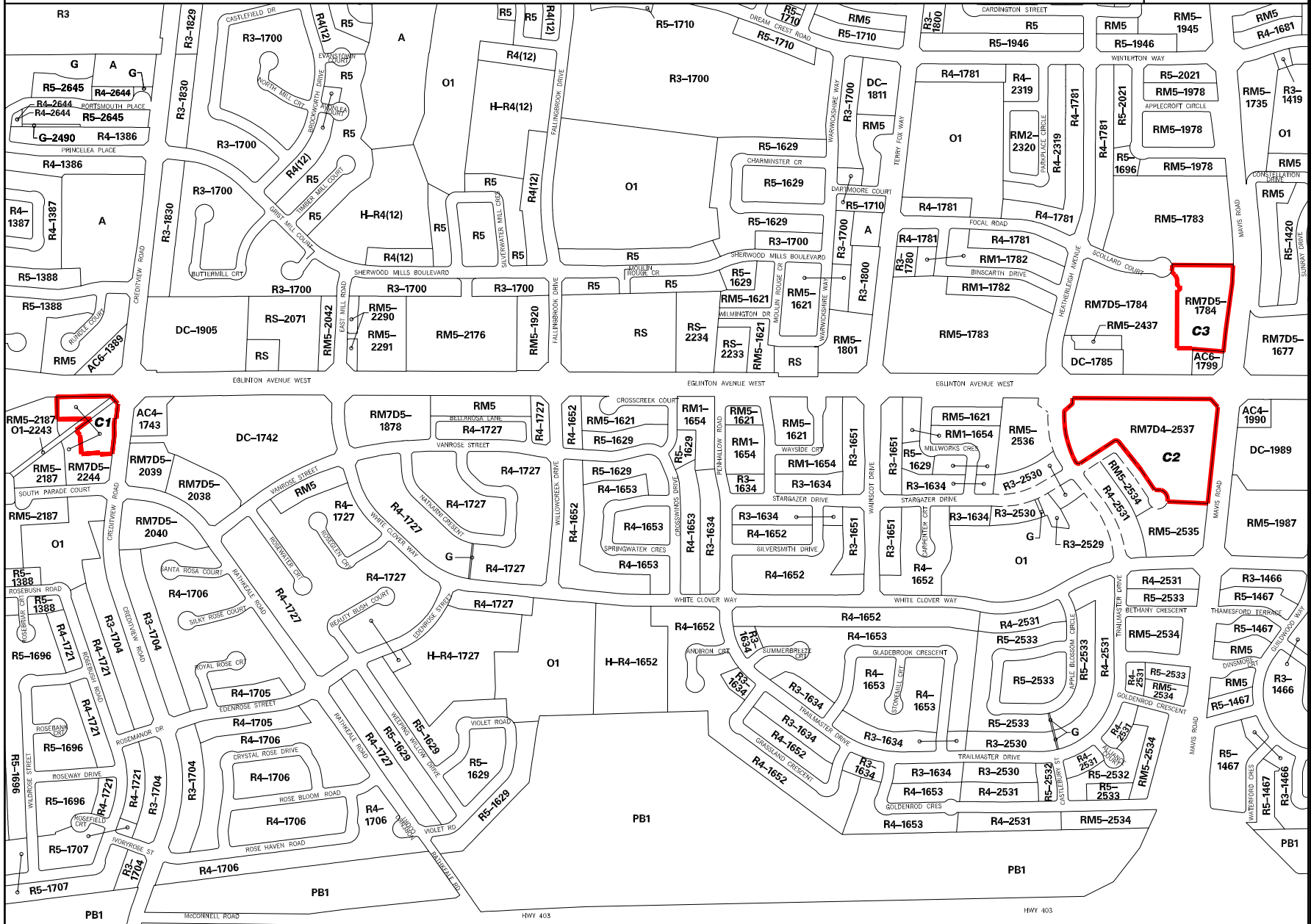


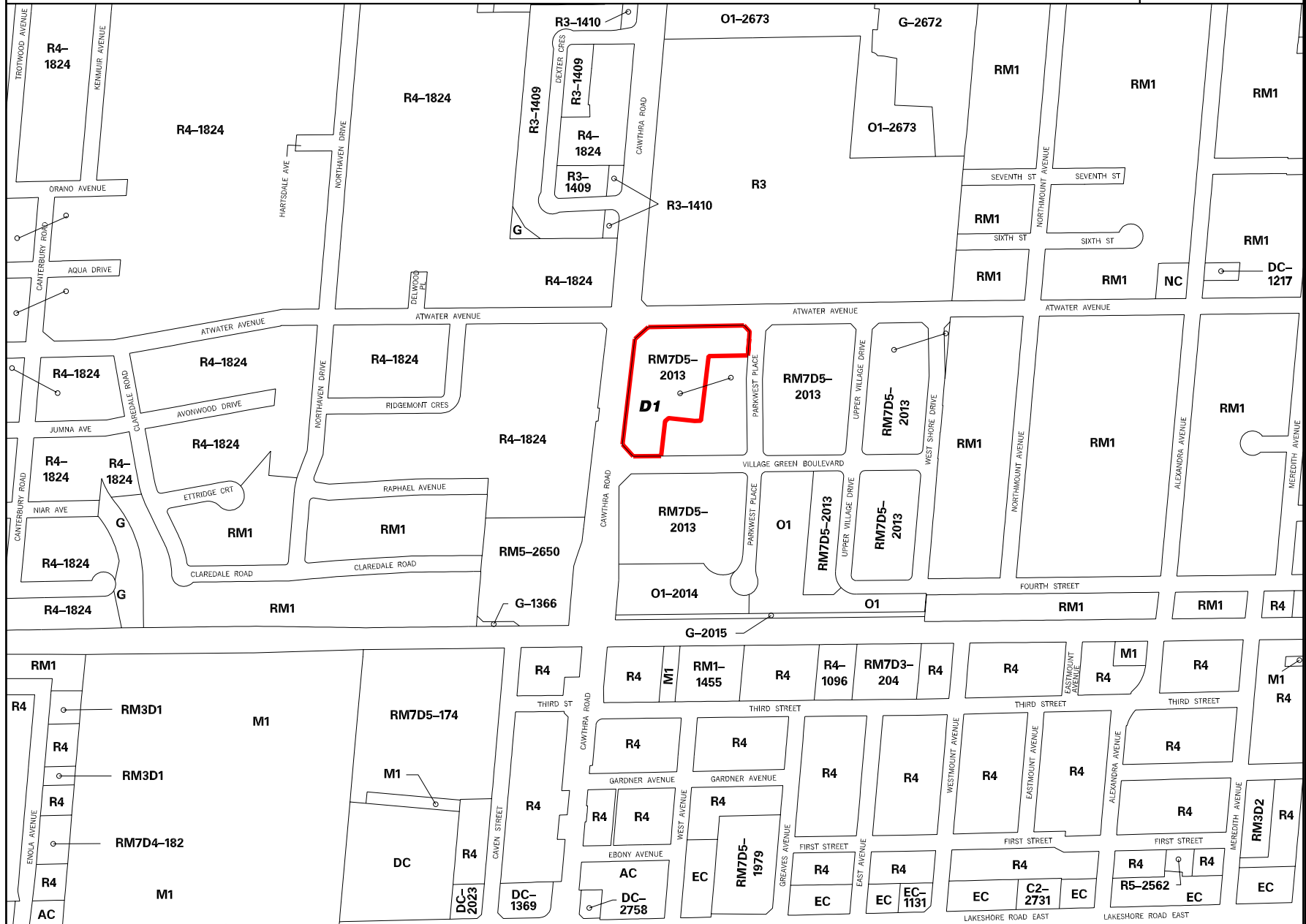
GENERAL CONTEXT MAP: EAST CREDIT PLANNING DISTRICT



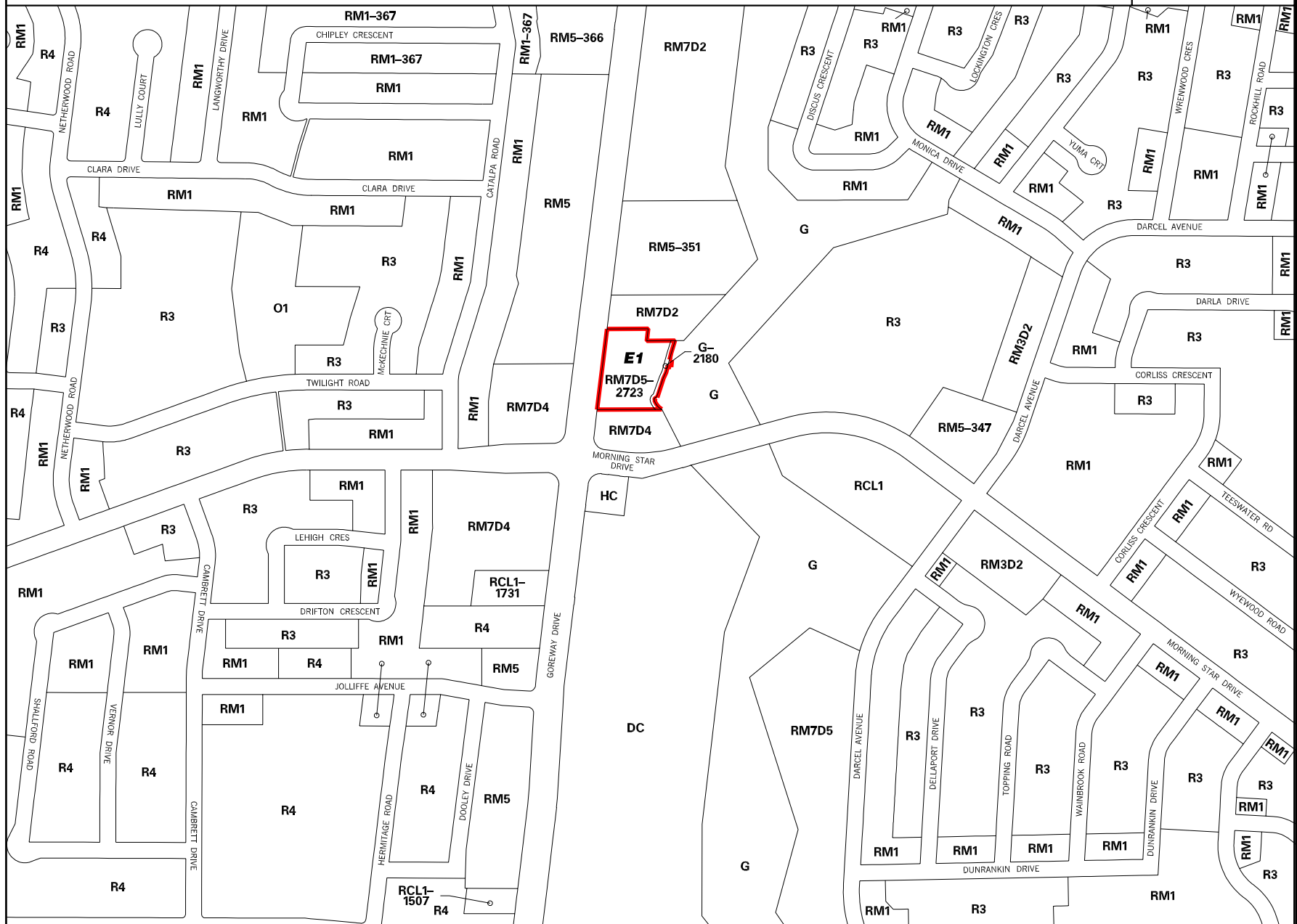
APPENDIX 3

MAP C





MAP E



GENERAL CONTEXT MAP: MISSISSAUGA VALLEYS PLANNING DISTRICT



APPENDIX 3

MAP F

