



Corporate Report

Clerk's Files

Originator's

Files OZ 07/024 W5
OZ 07/025 W5
T-M07005 W5
T-M07006 W5

DATE: December 9, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 12, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit a multi-use residential, commercial and office
development, in conjunction with parkland uses
Part of Lot 1, Concession 1, W.H.S.
Northwest Quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Philip Levine, IBI Group
Bill 51

Public Meeting **Ward 5**

RECOMMENDATION: That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1,

Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.

BACKGROUND:

The subject lands are located within the northwest quadrant of Hurontario Street and Eglinton Avenue West, stretching eastward from Hurontario Street to Fairwind Drive. The existing residential development of varying densities on Tagish Court, Nishga Court and Salishan Circle (including Cooksville Creek Public School) form the northern property line. Cooksville Creek, which is under City ownership, bisects the property through the centre in a north south direction. Aside from several empty buildings abutting Eglinton Avenue West (formerly a dog kennel and residence), the properties are vacant. Adjacent to the creek in the western portion of the lands exists a wetland area.

The existing gas station at the immediate northwest corner of Hurontario Street and Eglinton Avenue West does not form part of the applications (see Appendix I-2).

Neighbourhood Context

Lands surrounding the subject applications comprise a range of uses and residential densities, which can be described as follows (see Appendix I-4 for details):

- North: Moving in an east-west direction is a ten storey apartment building (fronting onto Hurontario Street), townhomes fronting Salishan Circle (which terminates in two locations abutting the lands), Cooksville Creek Public School, detached dwellings fronting both Nishga Court and Tagish Court;
- West: Across Fairwind Drive, detached dwellings and St. Hilary Catholic School;
- South: Moving in an east-west direction is a commercial centre incorporating an eight storey office building and a one storey retail plaza, a twenty-two storey condominium apartment tower, and west of Cooksville Creek, townhouses, and semi-detached dwellings;
- East: A retail commercial centre, which includes Montana's Restaurant, Shoppers Drug Mart and other restaurant and

retail uses. To the north of the plaza, the land is vacant but designated for high density residential uses. To the southeast of the subject property is the commercial center known as Mississauga Market Place.

Development applications for the lands were originally filed by Pinnacle International (Ontario) Limited on December 19, 2007, to permit 4,800 dwellings (apartment and townhouse) and parkland uses, for both the east and west sides of Cooksville Creek. These applications were formally amended on October 21, 2008, to reduce the number of dwellings to 3,883 and to concentrate all development on the east side of the creek. All lands on the west side of the creek are proposed to be conveyed to the City for parkland. The revised applications have been circulated for technical comments. In addition, a joint ward community meeting was conducted by Councillor Adams and Councillor Dale on November 4, 2008 (see below for details).

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. Information regarding the history of the site is found in Appendix I-1.

COMMENTS:

The applications submitted by Pinnacle are for a large scale multi-use development for almost four million square feet of floor area on 15 ha (35 ac) of land, of which slightly less than half will be set aside in public ownership for environmental protection and parkland. If the applications were to be approved, when completed it would be home to almost 9, 000 people and approximately 580 office jobs.

Due to the complexity of the applications, an overall summary is provided below, followed by a summary of the applications for the east and west parcels. A detailed block by block break down and associated zoning provisions are provided in Appendix I-8.

Pinnacle Development Summary Chart	
Total Land Area:	14.78 ha (36.5 acres)
Total Park Area:	6.45 ha (15.9 acres)
Total Road Area:	2.68 ha (6.62 acres)
Total Road Widenings:	0.26 ha (0.64 acres)
East Net Area:	5.39 ac (13.3 acres)
GFA Residential:	326,285 m ² (351,210 sq. ft.)
GFA Retail:	9,835 m ² (105,863 sq. ft.)
GFA Office:	12,830 m ² (138,100 sq. ft.)
GFA All Uses:	348,950 m ² (3,756,066 sq. ft.)
Gross/Net Density East:	394 uph (159 upa)/720 uph (291 upa)
Gross/Net Density Total:	262 uph (106 upa)/376 uph (152 upa)
PPJ/ha (PPJ/ac) (PPJ - people plus jobs)	645/ha (261/ac) (excludes commercial component where stats are not available)
Net FSI East Area:	6.47
Gross FSI East Area:	3.54
Gross FSI Total:	2.36
No. Tower Units:	3,302 dwellings
No. Mid-rise Units:	504 dwellings
No. Townhouses:	77 dwellings
No. Total Units:	3,883 dwellings
Approx. Number of Parking Spaces Proposed	5,073 spaces
Approx. Number of Parking Spaces Required	7,118 spaces
Landscape Area	To be determined
Anticipated Population:	8,955 people *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga
Supporting Documents:	- Planning Justification and Proposed Standards Report - Urban Design Impact Considerations Report - Traffic Impact Assessment - Functional Servicing Assessment

	<ul style="list-style-type: none">- Arborist Report- Noise Study- Phase 1 and 2 Environmental Assessment Reports- Geotechnical/Soil Investigation Reports- Floodplain Management Study- Environmental Impact Study
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For reference to development application locations and building/block numbers, refer to Appendix I-5 and I-6. To provide some comparison for these applications, an overview of the development form within the southwest quadrant of Hurontario Street and Eglinton Avenue West, collectively referred to as the "Kingsbridge Garden Circle Area", is contained in Appendix I-9.

DEVELOPMENT DETAILS - WEST SIDE OF COOKSVILLE CREEK

OPA and Rezoning Application OZ 07/024 W5
Draft Plan of Subdivision Application T-M07005 W5

Site Characteristics	
Frontage:	325.5 m (1,068 ft.) fronting Eglinton Avenue West 279.0 m (915 ft.) fronting Fairwind Drive
Gross Lot Area:	4.92 ha (12.16 acres)
Net Lot Area	4.92 ha (12.16 acres)

Current Mississauga Plan Designation and Policies for Hurontario District:

- "Residential - Low Density I" which permits detached, semi-detached and duplex dwellings to a maximum density of 17 uph (7 upa);
- "Residential - Medium Density I" which permits townhouse development at a density of 25-50 uph (10-20 upa), with buildings not exceeding three storeys in height;

- "Public Open Space" which includes parkland;
- The Land Use Map also shows a Regulatory Flood plain overlay to identify the potential flooding of a portion of the lands (see below).

Based on the existing Official Plan land use designations, it was anticipated that this area would be developed for approximately 97 units, broken down into 11 detached dwellings, 6 semi-detached dwellings and 80 townhouse dwellings.

In response to comments from the Community Services Department, the applicant is proposing that all lands on the west side of the creek be transferred to the City for park purposes. The proposed applications are not in conformity with the existing land use designations.

Proposed Official Plan Designation and Policies:

The applicant is proposing to designate all lands as "Public Open Space".

Existing Zoning:

"D" (Development), which permits a building or structure and use, legally existing on the date of passing of By-law 0225-2007.

Proposed Zoning By-law Amendment:

"OS1" (Community Park), to permit parkland uses.

DEVELOPMENT DETAILS - EAST SIDE OF COOKSVILLE CREEK

OPA and Rezoning Application OZ 07/025 W5
Draft Plan of Subdivision Application T-M07006 W5

Site Characteristics	
Frontage:	156.5 m (513 ft.) fronting Eglinton Avenue West 240.0 m (787 ft.) fronting Hurontario Street Termination of Salishan Circle, in two locations
Gross Lot Area:	9.68 ha (23.92 ac.)
Net Lot Area	5.39 ha (13.32 ac.)

Current Mississauga Plan Designation and Policies for Hurontario District:

- "Residential - Medium Density I" which permits townhouse development at a density of 25-50 uph (10 -20 upa), with buildings not exceeding three storeys in height;
- "Residential - High Density II" which permits apartment buildings at a Floor Space Index of 1.9 to 2.9;
- "Public Open Space" which includes parkland;
- The Land Use Map also shows a Regulatory Flood plain overlay to identify the potential flooding of a portion of the lands (see below).

Based on the existing Official Plan land use designations, it was anticipated that this area would be developed for approximately 1,530 units, broken down into 180 townhouse dwellings and 1,350 apartment dwellings. The proposed applications are not in conformity with the existing land use designations.

Proposed Official Plan Designation:

The applicant is proposing to change the Official Plan designation applying to all development Blocks (1 through 5) to "Residential - High Density II - Special Section", to allow for the following exceptions:

- A maximum Floor Space Index of 6.47, as applied to the entire development block area (Blocks 1 through 5);

- Retail uses be permitted on the ground and second floor of development blocks facing Street B and Hurontario Street, to a maximum of 9,835 m² (105,863 sq. ft.);
- Office uses be permitted on the second and third floor of development blocks facing Hurontario Street, to a maximum of 12,830 m² (138,101 sq. ft.);
- Townhouses be allowed as a permitted use.

The remainder of the lands (Blocks 6 through 8) are proposed to be designated "Public Open Space", being conveyed to the City for parkland uses and trail connections.

Other Official Plan Provisions

There are other policies in the Official Plan which also are applicable in the review of these applications, including:

Hurontario District Plan:

As noted above, the subject lands are located in the Hurontario District of Mississauga Plan. Section 4.16.2 notes that the District was initially planned recognizing its proximity to the City Centre. Accordingly, a policy framework exists which will provide for the establishment of a substantial residential population within convenient distance to the Centre, and for office and commercial uses that complement those in the Centre. Higher residential densities are encouraged near City Centre boundaries and along major arterial roads, where existing services and transit can be effectively utilized. Notwithstanding its proximity, however, residential densities of the scale permitted in City Centre will not be encouraged. Instead, uses and densities that provide a suitable transition will be encouraged. Urban Design Policies (Section 4.16.3) encourage the integration of Hurontario Street within the overall community design, in particular from a building transition and orientation perspective.

Hurontario/Eglinton Node:

The subject lands form part of the Hurontario/Eglinton Node which is centred on the Hurontario Street and Eglinton Avenue intersection. Within Mississauga Plan, nodes exist in order to create a focus of activity for the surrounding areas at locations which are afforded good accessibility, visibility and a relatively high level of existing and potential transit service. The following is encouraged within nodes: a high quality, compact and urban built form with a relationship to the streetline; retail uses, with direct access to the sidewalk; sufficiently high residential and employment density to support transit usage; and community, cultural and recreational facilities.

Through the preliminary review of the subject applications, staff are aware that one of the primary issues facing development in the node is the increasing volume of traffic, the means of how roads and pedestrian routes in the area interconnect, and how the built form should relate to the street. Accordingly, a consultant has been retained to review the node from a transportation and urban design perspective. It is anticipated that the results of the study will be released in early 2009.

Urban Growth Centre:

At the time when the applications were filed, a portion of the subject lands were located in the Urban Growth Centre (UGC), which parallels Hurontario Street from the Queen Elizabeth Way north to Matheson Boulevard, including City Centre. The UGC was established through the adoption of OPA No. 58 (Residential Intensification Interim Policies) to act as a focus for intensification in the City. The minimum gross density of residents and jobs planned for the UGC is 200 per hectare (80 per ac.). In November 2008, the Province of Ontario refined the northern boundary of the UGC and identified it as Highway 403. As the City's Official Plan will need to conform with the Provincial Growth Plan, the new boundary will be adjusted through the upcoming Official Plan review.

Residential Policies:

Section 3.2.3.2 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Section 3.2.4 of Mississauga Plan indicates that residential intensification is encouraged, subject to meeting the policies and intent of the Plan. Policies speak to development being compatible with the scale and character of a planned residential, and having regard for matters such as: natural environment and urban design matters (ie. street and block pattern, building height and mass); transition; transportation; adequate engineering and community services; pedestrian environment compatibility with surrounding land uses; and climate. The plan notes that development should be located on public roads.

Urban Design Policies:

Section 3.2.3.2 of Mississauga Plan indicates that design matters related to built form, scale, massing, orientation, parking, overshadowing, and the quality and quantity of open space will be priorities in assessing the merits of residential development. Section 3.15 of Mississauga Plan provides for policies which speak to appropriate built form and scale, streetscape and context, and compatibility with the surrounding built form.

Environmental Policies:

As noted above, Cooksville Creek bisects the subject lands and is designated within the Official Plan as "Greenbelt". In addition, the creek is identified on Schedule 3, Environmental Areas of Mississauga Plan as a Linkage. Section 3.15.2.2.h specifies that development applications within or adjacent to such areas must submit an Environmental Impact Study (EIS). A study has been filed by the applicant and is currently under review (see Credit Valley Conservation comments in Appendix I-10 for further information).

The section of Cooksville Creek in this location is located within the regulatory storm floodplain. Section 3.15.3.2, which contains

policies in this regard, states that any development is subject to the Natural Hazard policies which generally prohibit development on lands subject to flooding. If, through the submission of detailed studies and a satisfactory review by the Conservation Authority and City, certain lands are determined to not be within the floodplain, development can proceed in accordance with policies for Natural Hazards and the underlying land use designation. Pinnacle is seeking these approvals in certain locations abutting the creek area.

Criteria for Site Specific Official Plan Amendments:

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- The proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- There is adequate infrastructure and community services to support the proposed development.

Green Development Initiatives:

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

- Development of a compact urban form, in a transit oriented development format;
- Development form conducive to alternative transportation modes, such as walking and bicycling;
- Opportunity for green roof technology;
- Encouragement of LEED construction practices.

Existing Zoning:

"D" (Development), which permits a building or structure and use, legally existing on the date of passing of By-law 0225-2007.

Proposed Zoning By-law Amendment:

The applicant is proposing to rezone the lands to "RM4-Exception" (Townhouse Dwellings), "RA4-Exception" (Apartment Dwellings), "RA5-Exception" (Apartment Dwellings) and "OS1" (Community Park). Specific zoning details are contained in Appendix I-8.

COMMUNITY ISSUES

A joint community meeting was conducted by Ward 5 Councillor Eve Adams and Ward 4 Councillor Frank Dale on November 4, 2008. The following is a summary of issues raised by the Community:

- The development will result in additional traffic, which will further congest surrounding streets and intersections that are already over capacity (in particular at the Hurontario/Eglinton intersection), and allow for the infiltration of traffic into existing residential neighbourhoods;
- Request that Salishan Circle not connect directly into the broader neighbourhood, which may improve circulation and drop-off/pick-up movements at Cooksville Creek Public School;
- Impact the development will have on all local school numbers;
- Desire for additional land to supplement the current well used open space areas associated with Cooksville Creek Public School;
- The proposal in regards to density, building height and scale is too high, and not in general keeping with the surrounding communities;

- The height of the buildings will have a shadow effect on abutting residential properties;
- The potentially high costs involved in acquiring and maintaining the park system contemplated by the development proposal;
- Where visitor parking will be accommodated for the development;
- Servicing impacts, including garbage pick-up;
- Previous development history and particulars for the lands.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-10 and school accommodation information is contained in Appendix I-11. Based on the comments received and applicable Mississauga Plan policies, the following matters will have to be addressed:

- The scale and density of the proposal, relative to the surrounding community and proximity to City Centre;
- Compatibility and transition of proposed land uses and density to neighbouring residential areas;
- Traffic impacts of the proposal on surrounding roads and intersections, and the necessity for a bridge crossing;
- Impacts of development on neighbouring vacant parcels, and on the Node as a whole from a transportation, land use and urban design perspective;
- Fully defining the limits of development, to the satisfaction of CVC and Community Services;
- Road fabric and connections, in particular from a pedestrian and bicycling perspective;
- Understanding the impact on the development of potential higher order transit along Hurontario Street;
- Review of the application to ensure the development is supportive of transit;
- Open space and parkland connections and linkages to surrounding parks and neighbourhoods;
- Review of proposed bicycle route along the north property line;
- Submission of an archaeological assessment;

- Development separation and connections with proposed open spaces and parkland areas;
- Building and street relationships, including setbacks, podium heights, and encroachments;
- Implications of underground easement encroachments within the boulevard for parking garages and utilities;
- Street width and design, including pavement and boulevard details and associated cross sections;
- Location and function of visitor parking;
- Submission of detailed phasing plans, and their understanding from a development, traffic and servicing perspective;
- Sun, wind and comfort impacts of development on parks, proposed amenity areas, and neighbouring residential lands;
- Adequacy of existing services, including water, sanitary and storm connections;
- Analysis of proposed Official Plan and zoning by-law standards;
- Review of preliminary building elevations and materials;
- Incorporation of public art;
- The identification of sustainable green technology to be used in the proposed development.

Additional information is provided in Appendices I-1 to I-12.

OTHER INFORMATION

Growth Management Strategy

On November 3, 2008, the Planning and Development Committee received a report titled "Sustainable Living: A Growth Management Strategy for Mississauga - Mississauga Plan Review" (GMS). Within the report, the Hurontario/Eglinton Node (referred to as "Uptown") was identified as a Major Node. The study is recommending that Major Nodes have a minimum density of between 200 and 300 people plus jobs per hectare (80 to 120 per acre) with a mixed use ratio of people to jobs of 2:1, and building heights ranging between 3 storeys and 25 storeys.

On November 12, 2008, City Council endorsed the GMS as the basis for the preparation of the new Official Plan that directed residential growth to the Downtown, Major Nodes, Community Nodes and Corridors. The Supplementary Report will contain information with respect to how these applications will have regard for the GMS and the Draft Official Plan should it be released at the time of the Supplementary Report.

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to matters as noted above, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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:

Once 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.

ATTACHMENTS:

Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Hurontario District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Draft Plan of Subdivision
Appendix I-6 - Development Concept Plan
Appendix I-7 - Preliminary Building Views
Appendix I-8 - Detailed Development Block Breakdown and
Zoning Provisions

Appendix I-9 - Kingsbridge Garden Circle Area
Appendix I-10 - Agency Comments
Appendix I-11 - School Accommodation
Appendix I-12 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****Site History**

- December 1983 - The Ministry of Municipal Affairs and Housing approved the Hurontario Secondary Plan, which set the land use framework for the subject lands. In addition, the lands formed part of Hurontario Neighbourhood No. 3 within the Hurontario Residential District, which provided for a general neighbourhood framework for developing lands along the Hurontario corridor.
- March 1987 - Lands on the east side of Cooksville Creek were subject to the submission of rezoning applications under files OZ 033/87 and OZ 026/87, by Horvat Properties Limited. Through revision, the applications proposed 2,636 apartments, 103 townhouses, two park blocks, one greenbelt block, a school block, and a retail/office commercial centre. The residential file (OZ 033/87) was closed due to inactivity in December 1995 while the commercial file (OZ 026/87) was closed for the same reason in June 2002. Public hearings for both files never took place.
- June 1987 - Lands on the west side of Cooksville Creek were subject to the submission of rezoning and draft plan of subdivision applications under files OZ 064/87 and T-87040, by Mythree Investments et al. The applications proposed 21 detached dwellings and 77 townhouse dwellings. A public hearing for the development took place in April 1988, and the subdivision was draft approved by the Region of Peel in April 1989. The files were closed due to inactivity in February 2001.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Hurontario District, designating the subject lands as "Residential - Low Density I", "Residential - Medium Density I", Residential - High Density II", and "Public Open Space".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The matter was originally appealed by the applicant (Appeal No. 18), which has since been withdrawn in November 2008. The subject lands are zoned "D" (Development).



BY-LAW 0225-2007

LEGEND:

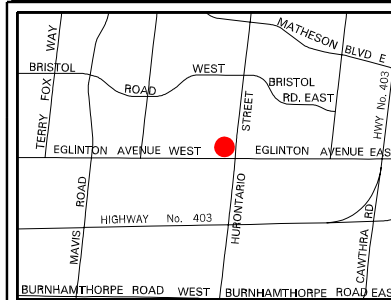


SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED



FILE NO:
OZ 07024 W5 T-M07005
OZ 07025 W5 T-M07006

DWG. NO:
07024_025A

SCALE:
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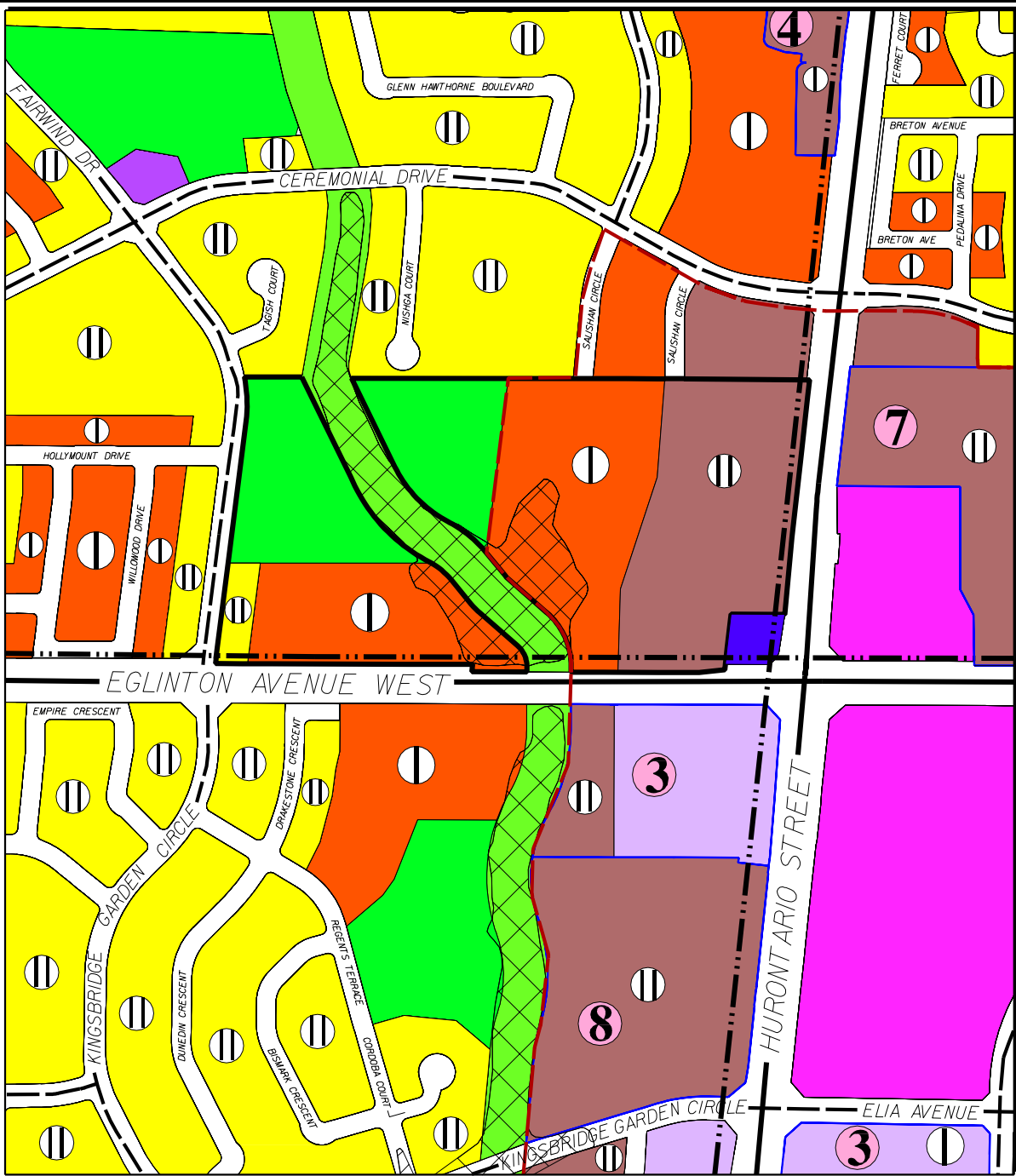
PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

MISSISSAUGA
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T&W, Geomatics

APPENDIX I-2



**PART OF HURONTARIO DISTRICT LAND USE MAP
HURONTARIO DISTRICT POLICIES OF MISSISSAUGA PLAN**

- | | |
|---------------------------------|--|
| LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
| Residential – Low Density I | Provincial Highway and Interchange |
| Residential – Low Density II | Arterial |
| Residential – Medium Density I | Major Collector (Scenic Route) |
| Residential – Medium Density II | Minor Collector |
| Residential – High Density I | Local Road |
| Residential – High Density II | Bus Rapid Transit Corridor |
| General Commercial | Bus Rapid Transit Station |
| Convenience Commercial | City Centre Transit Terminal |
| Motor Vehicle Commercial | Major Transit Corridor |
| Office | Proposed Grade Separation |
| Institutional | |
| Public Open Space | LAND USE LEGEND |
| Private Open Space | Regulatory Floodplain |
| Greenbelt | Node Boundary |
| Parkway Belt West | 1996 NEP /2000 NEF Composite |
| Utility | Noise Contours |
| | Golf Course |
| | Planning District |
| | Special Site Areas (See Special Site Policies) |

SUBJECT LANDS

SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED

	FILE NO: OZ 07024 W5 T-M07005 OZ 07025 W5 T-M07006	
	DWG. NO: 07024_025LM	
	SCALE: N.T.S.	
	PDC DATE: 2009 01 12	
	DRAWN BY: W. FINLAY	
MISSISSAUGA Planning and Building	Produced by T&W, Geomatics	APPENDIX I-3

BY-LAW 0225-2007

LEGEND:



SUBJECT LANDS

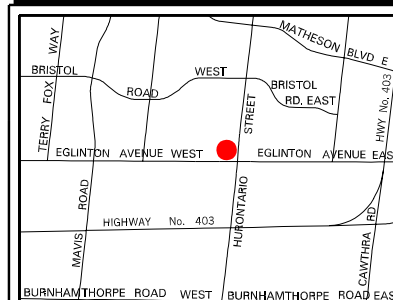


GREENBELT OVERLAY

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



SUBJECT: **PINNACLE INTERNATIONAL
(ONTARIO) LIMITED**



FILE NO:
OZ 07024 W5 T-M07005
OZ 07025 W5 T-M07006

DWG. NO:
07024_025R

SCALE:
1:5000

PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-4a

LEGEND:

Proposed Official Plan Amendment from "Residential – Low Density I", "Residential – Medium Density I" and "Public Open Space" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;



Proposed Official Plan Amendment from "Residential – Medium Density I" and "Public Open Space" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;



Proposed Official Plan Amendment from "Residential – Medium Density I" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;



Proposed Official Plan Amendment from "Residential – High Density II" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) parkland uses;



Proposed Official Plan Amendment from "Residential – Medium Density I" and "Public Open Space" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings) and "RA4-Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings (maximum height 18 storeys) also incorporating commercial uses, at a net Floor Space Index of 2.14;



Proposed Official Plan Amendment from "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RA4-Exception" (Apartment Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit apartment buildings ranging in height from 12 storeys to 42 storeys, with certain buildings incorporating commercial and office uses, at a net Floor Space Index of 8.52;



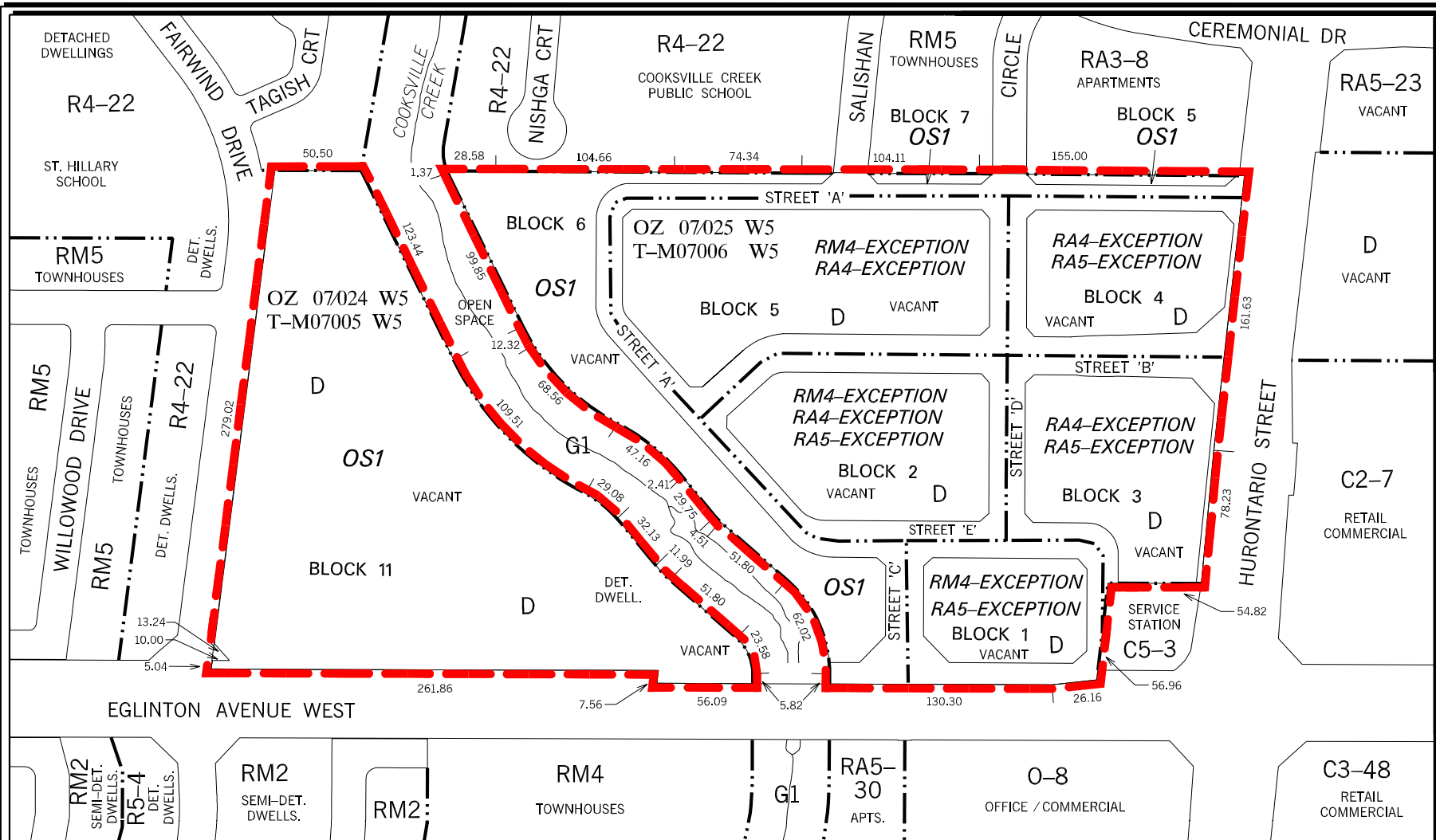
Proposed Official Plan Amendment from "Residential – Medium Density I" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "RA4-Exception" (Apartment Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings ranging in height from 6 storeys to 50 storeys, with certain buildings incorporating commercial uses, at a net Floor Space Index of 7.28;



Proposed Official Plan Amendment from "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "RA4-Exception" (Apartment Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit apartment buildings ranging in height from 18 storeys to 42 storeys, with certain buildings incorporating commercial and office uses, at a net Floor Space Index of 8.74;



Proposed Official Plan Amendment from "Residential – Medium Density I" and "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings (maximum height 39 storeys), at a net Floor Space Index of 10.88.



LEGEND:



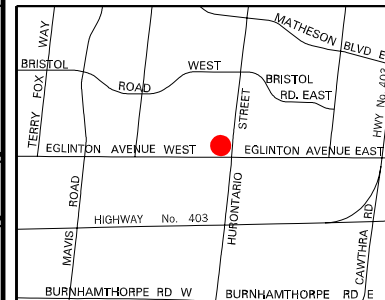
AREA OF DRAFT PLAN T-M07005, T-M05006

NOTE: PROPOSED ZONING IS DELINEATED AND SHOWN IN ITALICS WITHIN THE APPLICATION AREA.

SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED

Produced by
T&W, Geomatics

MISSISSAUGA
Planning and Building



FILE NO:
OZ 07024 W5 T-M07005
OZ 07025 W5 T-M07006

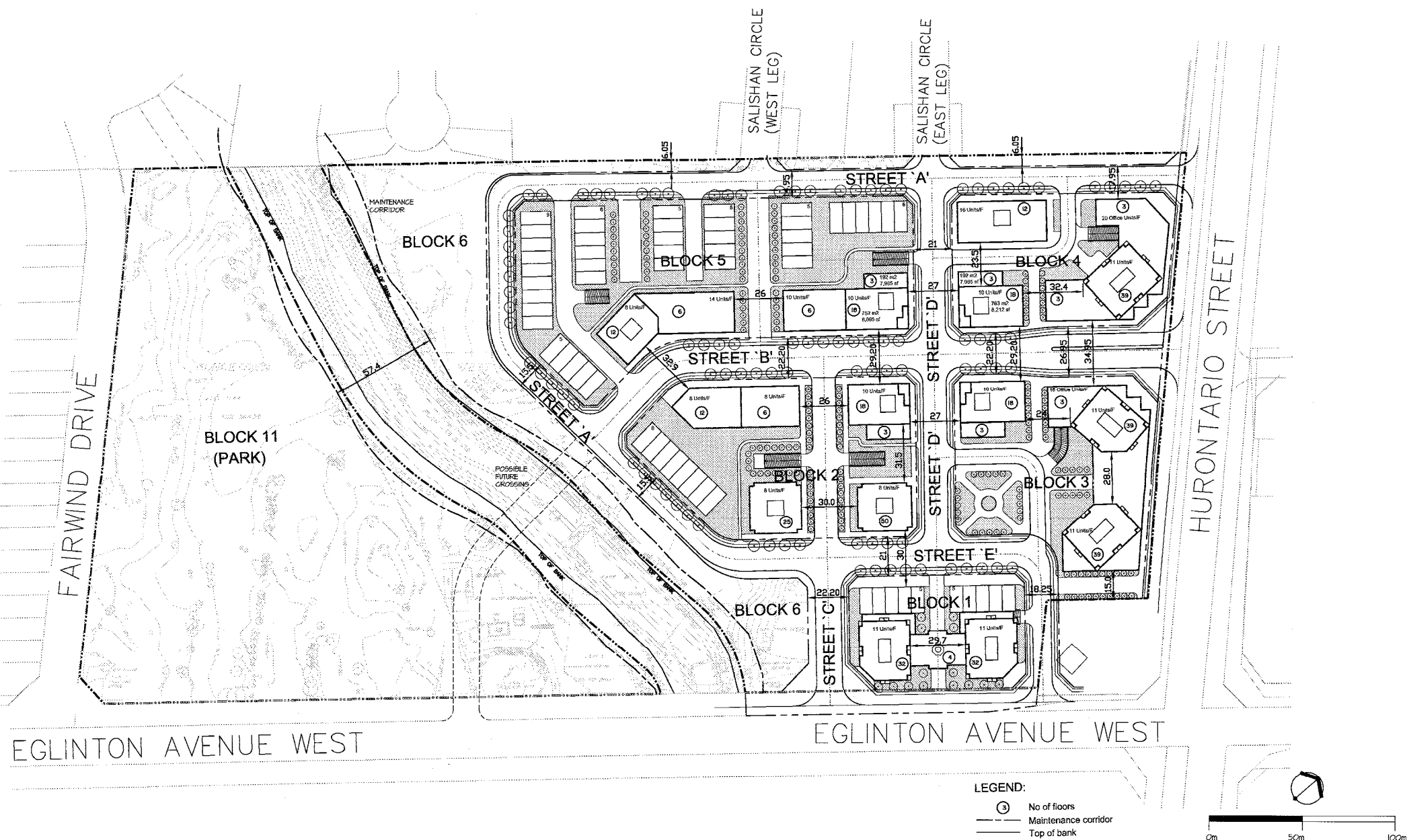
DWG. NO:
V807024_025S

SCALE:
N.T.S.

PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

APPENDIX I-5



3 Storey Townhomes



4 Storey Townhomes



Phase 1 Towers



Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Detailed Development Block Breakdown and Zoning Provisions

The following is a detailed description of each development block within the proposed Draft Plan of Subdivision, including the requested zoning and land use. Refer to Appendix I-5 and I-6 for block and building reference numbers.

Block 1	
Proposed Zoning:	<ul style="list-style-type: none"> a. "RA5-Exception" (Apartment Dwellings) b. "RM4-Exception" (Townhouse Dwellings)
Proposed Use:	<ul style="list-style-type: none"> a. One 32 storey apartment tower (1-1) with 352 units, max GFA of 29,880 m² (321,625 sq. ft.) b. One 32 storey apartment tower (1-2) with 352 units, max GFA of 29,880 m² (321,625 sq. ft.) c. 10 townhouse units, four storeys in height, with a max GFA of 2,280 m² (24,542 sq. ft.)
Land Area:	0.57 ha (1.4 acres)
FSI:	10.88
Res. GFA:	62,040 m ² (667,793 sq. ft.)
Retail GFA:	Nil
Office GFA:	Nil
Total GFA:	62,040 m ² (667,793 sq. ft.)

Block 2	
Proposed Zoning:	<ul style="list-style-type: none"> a. "RM4-Exception" (Townhouse Dwellings) b. "RA4-Exception" (Apartment Dwellings) c. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	<ul style="list-style-type: none"> a. One midrise apartment building (2-1) ranging in height from 6 to 12 storeys with 128 units, retail uses, max GFA of 11,887 m² (127,950 sq. ft.) b. One 18 storey apartment tower (2-2) with 159 units, retail uses, max GFA of 13,526 m² (145,592 sq. ft.) c. One 25 storey apartment tower (2-3) with 225 units, max GFA of 19,025 m² (204,783 sq. ft.) d. One 50 storey apartment tower (2-4) with 450 units, max GFA of 37,800 m² (406,876 sq. ft.) e. 8 townhouse units, four storeys in height, with a max GFA of 1,824 m² (19,633 sq. ft.)
Land Area:	1.17 ha (2.89 acres)
FSI:	7.28

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Res. GFA:	84,062 m ² (904,835 sq. ft.)
Retail GFA:	1,066 m ² (11,474 sq. ft.)
Office GFA:	Nil
Total GFA:	85,127 m ² (916,299 sq. ft.)

Block 3	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One 18 storey apartment tower (3-1) with 159 units, retail uses, max GFA of 13,510 m ² (145,420 sq. ft.) b. One 42 storey apartment tower (3-2) with 429 units, retail and office uses, max GFA of 34,125 m ² (367,318 sq. ft.) c. One 42 storey apartment tower (3-3) with 429 units, retail and office uses, max GFA of 34,125 m ² (367,318 sq. ft.) Block 3 as well includes a private amenity block
Land Area:	1.07 ha (2.6 acres)
FSI:	8.74
Res. GFA:	81,760 m ² (880,057 sq. ft.)
Retail GFA:	4,186 m ² (45,057 sq. ft.)
Office GFA:	7,600 m ² (81,805 sq. ft.)
Total GFA	93,546 m ² (1,006,920 sq. ft.)

Block 4	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One mid-rise 12 storey apartment building (4-1) with 168 units, max GFA of 12,720 m ² (136,917 sq. ft.) b. One 18 storey apartment tower (4-2) with 159 units, retail uses, max GFA of 13,929 m ² (149,930 sq. ft.) c. One 42 storey apartment tower (4-3) with 429 units, retail and office uses, max GFA of 35,880 m ² (386,209 sq. ft.)
Land Area:	0.83 ha (2.05 acres)
FSI:	8.52
Res. GFA:	62,529 m ² (673,057 sq. ft.)
Retail GFA:	2,997 m ² (32,259 sq. ft.)
Office GFA:	5,230 m ² (56,295 sq. ft.)
Total GFA	70,755 m ² (761,600 sq. ft.)

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Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Block 5	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RM4-Exception" (Townhouse Dwellings)
Proposed Use:	a. One midrise apartment building (5-1) ranging in height from 6 to 12 storeys with 88 units, retail uses, max GFA of 13,507 m ² (145,388 sq. ft.) b. One apartment building (5-2) ranging in height from 6 to 18 storeys with 279 units, retail uses, max GFA of 17,714 m ² (190,671 sq. ft.) c. 41 townhouse units, three storeys in height, with a max GFA of 4,674 m ² (50,310 sq. ft.)
Land Area:	1.75 ha (4.32 acres)
FSI:	2.14
Res. GFA:	35,895 m ² (386,370 sq. ft.)
Retail GFA:	1,587 m ² (17,082 sq. ft.)
Office GFA:	Nil
Total GFA	37,482 m ² (403,452 sq. ft.)

Blocks 6, 7 and 8 on the draft plan are parcels of land located adjacent to the valley lands and along the northern property line, totaling 1.53 ha (3.78 ac) which are proposed to be rezoned to "OS1" (Community Park), to permit parkland uses.

In addition to the zoning specifics captured in the above charts, the applicant has requested the following general zoning exceptions:

- Maximum gross floor area and building height for each structure (see above charts);
- Minimum front yard setback from all streets of 3.0 m (9.8 ft.);
- Maximum encroachment into all yards for windows, stairs and balconies etc. of 1.5 m (4.9 ft.);
- Minimum parking standard for retail uses of 2 spaces per 100 m² (328 sq. ft.), whereas the By-law rate is 5.4 spaces per 100 m² (328 sq. ft.);
- Minimum parking standard for all residential uses of 1 space per dwelling unit, whereas the By-law rate ranges between 1.0 and 1.75 spaces per dwelling unit, depending on the number of bedrooms;
- Minimum visitor parking standard of 0.15 spaces per dwelling unit, with parking permitted off-site, whereas the by-law rate is 0.20 spaces per dwelling unit;
- A setback of 0.0 m for underground parking decks, in conjunction with a 1.5 m (4.9 ft.) servicing easement on all development blocks;
- Amenity and Landscape Area Minimums: to be determined.

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****Kingsbridge Garden Circle Area**

Through the public review process, questions have been posed on the development form located to the south of the Pinnacle lands, collectively known as the Kingsbridge Garden Circle area. These lands are bounded by Hurontario Street to the east, Eglinton Avenue West to the north, Cooksville Creek to the west (statistics exclude the creek) and Highway 403/Parkway Belt West lands to the south. The following are selected statistics for the area:

Comparison Chart

	Kingsbridge *	Pinnacle
Total Gross Land Area	14.8 ha (36.5 ac.)	Total: 14.78 ha (36.5 ac.) East: 9.86 ha (24.36 ac.)
Total Net Land Area	13.7 ha (33.8 ac.) (excludes Kingsbridge Garden Circle and Tucana Court road allowances)	Total: 10.31 ha (25.4 ac.) (includes all west side lands) East: 5.39 ha (13.3 ac.)
Total Dwelling Units	2,617 apartment dwellings	3,883 dwellings
Total Gross FSI	2.10	Total: 2.36 East: 3.54
Total Net FSI	2.3 (individual sites range up to 3.86)	Total: 3.38 East: 6.47
Gross Density	177 units per ha (72 units per ac.)	Total: 262 uph (106 upa) East: 394 uph (159 upa)
Net Density	191 units per ha (77 units per acre)	Total: 376 uph (152 upa) East: 720 uph (291 upa)
Residential Gross Floor Area	320,530 m ² (3,450,156 sq. ft.)	348,950 m ² (3,756,066 sq. ft.)
Commercial Gross Floor Area	1,816 m ² (19,547 sq. ft.)	9,835 m ² (105,863 sq. ft.)
Office Gross Floor Area	38,489 m ² (414,292 sq. ft.)	12,830 m ² (138,100 sq. ft.)
Total Floor Area	360,835 m ² (3,883,995 sq. ft.)	348,950 m ² (3,756,066 sq. ft.)
Estimated Population	6,501 people	8,955 people

* Selected statistics taken from the publication "Focus on Central Mississauga", produced by the Policy Division of the Planning and Building Department dated April 2008.

Pinnacle International (Ontario) Limited
Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency Comments

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

Agency / Comment Date	Comment
Greater Toronto Airports Authority (October 31 2008)	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle or aeronautical facilities. However, as the proposed development is located within 10 km (6.2 miles) of the nearest runway and the top elevations of the proposed high-rise building could exceed 237 m (777 ft.) Above Sea Level, the development could impact on Nav Canada's instrument runway approach procedures. To determine if the proposed high-rise buildings would comply with the Airport's runway approach procedures, the GTAA and Nav Canada will need to conduct a detailed evaluation of the proposed development.</p> <p>The subject property lies within the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport. Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
Ministry of Transportation (February 2008)	The subject lands are located outside MTO's area of permit control. As a result, we have no further concerns and MTO permits are not required.
Region of Peel (November 25, 2008)	Municipal services consist of a 600 mm watermain on Eglinton Avenue West and a 200 mm water main on Hurontario Street. The updated Functional Servicing Assessment, received November 6 th , 2008, is currently under review. Additional information is pending from a water and sanitary services perspective, as detailed within staff comments. Changes may be required to the plan to facilitate waste management

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
	objectives
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (November 6, 2008)</p>	<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board have indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Boards have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998, be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to final approval, 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 this plan."</p> <p>In addition, if approved, the Boards also require conditions within the Development Agreement that speak to the installment of warning signs and bussing arrangements.</p>
<p>Credit Valley Conservation (November 24, 2008)</p>	<p>The subject property is traversed by Cooksville Creek and contains several small wetlands which are regulated by Credit Valley Conservation (CVC). The following matters are to be addressed to the satisfaction of CVC prior to the preparation of the Supplementary Report:</p> <ul style="list-style-type: none"> Proposed floodplain modifications are to be supported by acceptable technical modeling and reports and to confirm the limits of development; A technical justification for the possible vehicular bridge crossing is required including updated floodplain modeling. Alternatively, the bridge can be removed from the plan; A restoration plan is required for the Cooksville Creek

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
	<p>valley associated with the extensive earthworks proposed;</p> <ul style="list-style-type: none"> • Additional information is required regarding the extent of wetlands to be retained and details regarding the proposed mitigation measures; • Hazard lands and retained wetlands are to be designated and zoned Greenbelt and dedicated to the municipality for long term conservation. If the retained wetlands are included within a parkland block, an Opens Space designation and zone may be acceptable. • Updated environmental, functional servicing and floodplain management reports and concept plans are currently under review. Technical comments on the revised submission have not been received by the City to date. <p>A CVC Development Permit will be required prior to commencement of any site works or wetland modification on the subject lands.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (November 20, 2008)</p>	<p>Should the applications be approved, the proposed development of 3,883 residential units will require the dedication of land for partial fulfillment of the requirements for park or other public recreational purposes, pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws. Prior to the registration of the plan of subdivision, the applicant will be required to pay cash-in-lieu for park or other public recreational purposes for any outstanding land dedication deficit. Prior to the Supplementary Report, revisions to the preliminary draft plan of subdivision are required to define all blocks to be dedicated to the City for public parkland, and all blocks to be gratuitously dedicated to the City for greenbelt purposes, to the satisfaction of the Community Services Department.</p>

Pinnacle International (Ontario) Limited
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Agency / Comment Date	Comment
	<p>The proposed development is adjacent to Cooksville Creek and therefore has a high potential for archaeological resources. Prior to the Supplementary Report, the proponent shall carry out an archaeological assessment of the subject lands and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbance shall take place on the subject lands prior to the City of Mississauga and the Ontario Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>In conjunction with other commenting agencies, this Department is currently reviewing the potential for park and recreational facility development upon Blocks 6 and 11, having regard for the recreational needs of the community, as well as the constraints and opportunities presented by the site. The matters currently under consideration include: defining the limits of the regional storm flood line and hazard lands along the Cooksville Creek, including requirements for restorative and enhancement plantings; Credit Valley Conservation-regulated wetlands; assessing the existing vegetative cover and topography; and, determining a suitable pedestrian bridge crossing location connecting the proposed park blocks, development lands, and established community.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 2008)</p>	<p>All municipal roads shall be designed to standards as determined by the Transportation and Works Department, and serviced by the Region of Peel. Individual building sites shall be designed in conformance with both the OBC and Bylaw 1036-81, which will be assessed through the site plan and building permit processes. The intersection of Eglinton Avenue and Hurontario Street is within the response area of Station 101 and Station 117 and is within 4.5 minutes of the lands.</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

Agency / Comment Date	Comment
City Transportation and Works Department (November 21, 2008)	<p>A Traffic Impact Study (TIS) entitled <i>"Uptown Mississauga: Hurontario and Eglinton December 2007"</i> and a subsequent addendum dated August 2008, both prepared by IBI Group, have been submitted to the Transportation and Works Department by the applicant. We have reviewed both studies and are currently not satisfied with the methodologies or findings of these specific reports and are currently in discussions with the applicant and their consultant regarding revisions and further analysis.</p> <p>The Transportation and Works Department has retained a consultant to conduct an independent study to examine the remaining three (3) undeveloped quadrants, adjacent to Hurontario Street and Eglinton Avenue intersection, including the subject lands. This study will examine and take into account densities, required transportation network and linkages, integration of the road pattern to the adjacent lands (including the need for additional road crossing of the Cooksville Creek) and urban design considerations.</p> <p>The applicant has proposed substandard road right-of-way (ROW) widths, supplemented by above ground easements to accommodate additional underground parking. We recommend that the City's standard ROW widths be utilized to accommodate public services and utilities; and that underground parking not be allowed within the municipal ROW. Full right-of-way widths, including boulevards are to be provided on both sides of Street "A". The applicant has been requested to revise their plans and cross-sectional details accordingly and address a number of operational issues.</p> <p>Additional details are to be provided with respect to the proposed relationship between the buildings and the boulevard areas for Hurontario Street and Eglinton Avenue West. Hurontario Street is intended to accommodate ground related</p>

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
	<p>retail commercial uses.</p> <p>This Department has previously reviewed a Preliminary Noise Study dated November 2007 which is to be updated to reflect the current proposal. The revised Functional Servicing Report dated October 2008 is to be updated to confirm additional details with respect to sewer outlets and storm water management. Furthermore, the applicant is to provide this department with a letter of reliance from the Environmental Consultant allowing the City to rely on the findings of the Phase 1 and 2 Environmental Site Assessments (ESA).</p> <p>The applicant is to provide a phasing plan to address the proposed sequencing and phasing of the development and detailing the necessary roads, municipal works and services to be constructed in support of each phase of the development.</p> <p>Further detailed comments/conditions will be provided prior the Supplementary Report proceeding to Council pending the review of the requested information and revised draft plan of subdivision.</p> <p>It is also noted that the City is currently engaged in a Study of the Hurontario/Main Street Corridor looking at rapid transit and the need for coordinated and integrated land use and urban design. The Study is to include an examination of transit supportive land use policies, incorporating Transit Oriented Development principles and urban design elements, along with identifying facility/station right-of-way requirements. The proposed development site on the north-west corner of Eglinton Avenue and Hurontario Street represents a significant and strategic node along this corridor and we have asked our study consultants to review this area. Further comments will be provided prior to the Supplementary meeting.</p>

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Agency / Comment Date	Comment
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> <p>Bell Canada Canada Post Enersource Hydro Mississauga Mississauga Economic Development Office</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <p>357 Kindergarten to Grade 5 179 Grade 6 to Grade 8 366 Grade 9 to Grade 12</p> School Accommodation: <p>Cooksville Creek P.S.</p> <p>Enrolment: 506 Capacity: 608 Portables: 0</p> <p>Fairwind Sr.</p> <p>Enrolment: 823 Capacity: 699 Portables: 4</p> <p>Applewood Heights</p> <p>Enrolment: 1,051 Capacity: 1,284 Portables: 0</p> 	<ul style="list-style-type: none"> Student Yield: <p>326 Junior Kindergarten to Grade 8 240 Grade 9 to Grade 12/OAC</p> School Accommodation: <p>St. Hilary</p> <p>Enrolment: 384 Capacity: 529 Portables: 0</p> <p>St. Francis Xavier</p> <p>Enrolment: 2,197 Capacity: 1,500 Portables: 16</p>

