



Corporate Report

Clerk's Files

Originator's

Files OZ 09/011 W5
T-M09004 W5

PDC MAY 31 2010

DATE: May 11, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 31, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit apartments with ground floor commercial uses, and
townhouses under standard and common element
condominium tenure
5081 Hurontario Street
East side of Hurontario Street, north of Eglinton Avenue East
Owner: Summit Eglinton Inc.
Applicant: Lethbridge & Lawson Inc.
Bill 51

Public Meeting **Ward 5**

RECOMMENDATION: That the Report dated May 11, 2010, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - High Density II - Special Site 7" to "Residential - Medium Density I - Special Site", "Residential - Medium Density II - Special Site" and "Residential - High Density II - Special Site" and to change the Zoning of By-law 0225-2007 from "D" (Development) to "RM5-Exception" (Street Townhouse Dwellings), "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road) and "RA5-Exception" (Apartment Dwellings), to permit apartments with ground floor commercial

uses, and townhouses under standard and common element condominium tenure, under files OZ 09/011 W5 and T-M09004 W5, Summit Eglinton Inc., 5081 Hurontario Street, east side of Hurontario Street, north of Eglinton Avenue East, be received for information.

BACKGROUND:

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

COMMENTS:

The applications submitted by Summit Eglinton are for a large scale, multi-use development with over a million square feet of floor area on approximately twelve acres of land, including just over 1,400 dwellings which would accommodate approximately 3,500 people. Due to the complexity of the applications, an overall summary is provided below. A detail block by block breakdown and associated zoning provisions are provided for in Appendix I-10.

Development Summary Charge	
Applications submitted:	July 21, 2009
Deemed complete:	August 7, 2009
Application revised:	December 17, 2009
Application revised:	February 1, 2010 and March 31, 2010
Total Land Area:	4.82 ha (11.91 ac.)
Total Road Area:	1.38 ha (3.42 ac.)
Net Area:	3.45 ha (8.50ac.)
GFA Residential:	100 285 m ² (1,079,458 sq. ft.)
GFA Retail:	1 200 m ² (12,917 sq. ft.)
GFA All Uses:	101 485 m ² (1,092,375 sq. ft.)
Gross Density:	280 uph/114 upa
Net Density	382 uph/159 upa
Gross FSI:	2.10
Net FSI:	2.95
No. Tower Apt. Units:	1,077 estimated
No. Mid-Rise Apt. Units:	246 estimated

Development Summary Charge	
No. Townhouses:	80 (includes 2 semi-detached dwellings)
No. Total Units:	1,353
Approx. Number of Parking Spaces Proposed:	To be determined, in accordance with zoning standards
Approx. Number of Parking Spaces Required:	Approximately 2,343 spaces
Landscape Area:	To be determined
Anticipated Population:	3,476* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Supporting Documents:	-Conceptual Development Plans; -Sun/Shadow Studies; -Functional Servicing Report; -Environmental Site Assessment Phase I; -Site Specific Traffic Assessment; -Urban Design Study and Parking Analysis; -Arborist Report - Pedestrian Level Wind Preliminary Assessment

Site Characteristics	
Frontage:	122.5 m (402 ft.) - Hurontario Street 120.5 m (395 ft.) - Thornwood Drive/Forum Drive
Depth:	394.3 m (1,293.6 ft.)
Existing Use:	Largely vacant with an unused temporary sales office and former farm sheds.

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

Neighbourhood Context

The subject lands are located on the east side of Hurontario, north of Eglinton Avenue East and south of Nahani Way. The site generally slopes to the southeast and contains limited vegetation. Lands to the north and east comprise a range of residential densities while lands to the south, designated for high density uses, await development. To the west are lands owned by Pinnacle International (Ontario) Limited, which are subject to development applications for a range of housing types. Information regarding the history of the site is found in Appendix I-1.

Lands surrounding the subject applications are described as follows:

- North: Detached and semi-detached dwellings, with a vacant parcel at the southeast corner of Hurontario Street and Nahani Way zoned for an apartment building.
- East: Uses include detached dwellings, a mix of two and three storey townhouses, and the Mississauga Italian Canadian Benevolent Association Complex which includes a four storey, long term care facility, a seven storey retirement building and other accommodations, Sts. Cyril & Methodius Slovak Roman Catholic Church, St. Jude School, Sandalwood Park and Nahani Way Public School; and a twenty storey apartment building (Elia tower).
- South: Cityside Shopping Centre fronting Hurontario Street, a detached dwelling on a large lot with several outbuildings and sheds, a vacant garden supply centre to the southeast.
- West: Across Hurontario Street, vacant lands owned by Pinnacle and designated for high density residential uses, a ten storey apartment building, row dwellings and Cooksville Creek Public School.

Current Mississauga Plan Designation and Policies for Hurontario District

"Residential - High Density II - Special Site 7" which permits apartment buildings at a Floor Space Index (FSI) of 1.9-2.9. Special Site provisions require that a concept plan address, among other matters, the following: compatibility of building form and scale with existing and proposed surrounding land uses; and, acceptable ingress and egress arrangements for Hurontario Street, Eglinton Avenue East and Thornwood Drive.

The application proposes to retain the "Residential - High Density II" designation for the lands proposed for the apartments and commercial development. The Special Site 7 policies are proposed to be amended for this site only to add specific policies to the proposed land uses, to alter the Floor Space Index (FSI) and maximum height.

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

Hurontario District Plan

The District was initially planned recognizing its proximity to the downtown. Accordingly, a policy framework exists which provides for the establishment of a substantial residential population within a 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 to the lower density communities to the North 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. Nodes 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.

Residential Policies

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. Mississauga Plan also encourages residential intensification provided it meets 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

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, along with building compatibility, streetscape and context.

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:

- street layout allows for the efficient movement of vehicular traffic and encourages walking, cycling and use of public transit;
- landscaped outdoor roof top amenity areas;
- light coloured, high absorbent materials proposed for walkways and exposed roof areas;
- water permeable and light coloured driveways;
- large areas of glazing are incorporated into the dwellings to admit light and reduce interior lighting requirements during daytime hours; and,
- energy star fixtures and appliances.

Proposed Official Plan Designation and Policies

The applicant is proposing to shift the density permitted on the lands so that the eastern portion of the site contains the lowest density. For these lands, the applicant is requesting a down

designation. This density is proposed to be reallocated to the western portion of the site where the taller apartment buildings with some ground floor commercial uses are closest to Hurontario Street. In this location, an increase in the permitted Floor Space Index (FSI) is requested. The proposed land use designations are as follows:

"Residential – Medium Density I - Special Site" to permit townhouse dwellings at a density of 25-50 uph (10-20 upa), with building heights not exceeding 3.5 storeys (Block 3/48).

"Residential – Medium Density II - Special Site" to permit semi-detached dwellings, townhouse dwellings and all forms of horizontal multiple dwellings as well as apartment dwellings at a FSI of 0.4-0.9 (Block 2/Lots 1-47).

"Residential – High Density II - Special Site" to permit apartment buildings at a Floor Space Index (FSI) of 1.9 to 2.9, and to permit retail and service commercial uses (Block 3/49).

"Residential – High Density II - Special Site" to permit apartment buildings at a Floor Space Index (FSI) of 6.2, a maximum height of 28 storeys and a maximum of 1 200 m² (12,917.12 sq. ft.) of retail, service and office commercial uses (Block 1/50).

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 "RM5-Exception" (Street Townhouse Dwellings), "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road) and "RA5-Exception" (Apartment Dwellings). Specific zoning details are contained in Appendix I-10.

COMMUNITY ISSUES

A community meeting was held by Ward 5 Councillor, Eve Adams on December 14, 2009. The following is a summary of issues raised by the Community, which will be addressed in the Department's Supplementary Report:

- The development will result in additional traffic, which will further congest surrounding streets and intersections that are already over capacity, in particular at Hurontario Street and Eglinton Avenue;
- Concern regarding visitor parking from the various buildings infiltrating onto nearby public roads;
- Impact of building shadows on surrounding properties;
- Timing of construction and impacts on the surrounding neighbourhood;
- Concern for the number of vehicular accidents occurring in and around the intersection of Nahani Way and Hurontario Street.

DEVELOPMENT ISSUES

Concept Plan

The Concept Plan shown in Appendix I-5 shows how the lands could be developed, while protecting for future road allowances to be shared between land owners and providing for connections to the future Thornwood Drive. The timing for other landowners to develop, however, is uncertain as there are no applications for properties to the south, nor have the land owners indicated an interest in working with Summit Eglinton on a comprehensive plan. As a result, temporary arrangements will be required to permit access from Hurontario Street to Street B as the applicant does not have sufficient land to construct a full intersection for Streets A and C. The completion of that intersection requires lands from the landowner to the south. Block 3 has frontages on proposed Street A (local road) and Street B (minor collector). Without the construction of the minor collector road, Building E

will not have access to the road and sidewalk until additional lands are developed. Fire and Emergency Services have indicated that it cannot support a site plan where the proposed structure does not have its principle entrance on a building elevation which faces a street or a designated fire route. Finally, a portion of the outdoor amenity area for Block 4 is proposed on adjacent lands which are not subject to development applications, which is not acceptable.

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the 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 the Downtown;
- Compatibility and transition of proposed land uses and density to neighbouring residential areas;
- Impacts of development on neighbouring vacant parcels, and on the Node as a whole from a transportation, land use and urban design perspective;
- Building and street relationships, including setbacks, podium heights, and encroachments where applicable;
- Location and function of visitor parking;
- Sun, wind and comfort impacts of development on neighbouring residential lands;
- Analysis of proposed Official Plan and zoning by-law standards;
- Review of preliminary building elevations and materials;
- Submission of detailed development phasing plans, to address traffic and servicing matters;
- Traffic impacts of the proposal on surrounding roads and intersections;
- Review of lands reserved for future road allowances in regards to development impacts and building locations, fire protection, and interim use;
- Road fabric and connections, in particular from a pedestrian and bicycling perspective, including both interim connections and full build-out;

- Street width and design, including pavement and boulevard details and associated cross sections (Streetscape Master Plan);
- Review of the application to ensure the development is transit supportive;
- Relationship of development with the proposed higher order transit along Hurontario Street, both from a land use and urban design perspective.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to matters as noted within the staff report, 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 - Concept Plan
Appendix I-6 - Draft Plan of Subdivision
Appendix I-7 - Elevations
Appendix I-8 - Agency Comments

Appendix I-9 - School Accommodation
Appendix I-10 - Detailed Development Block Breakdown and
Zoning Provisions
Appendix I-11 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

Summit Eglinton Inc.

**Files: OZ 09/011 W5
T-M09004 W5**

Site History

- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Hurontario District, designating the subject lands as "Residential - High Density II - Special Site 7".
- March 17, 2005 - Official Plan Amendment and Rezoning applications were submitted under File OZ 05/010 W5 for 140 semi-detached dwellings under condominium tenure as well as retail commercial and office uses. The applications were revised in March 2006 (see subdivision file below) and cancelled in December 2007.
- March 16, 2006 - A Draft Plan of Subdivision application was submitted under File T-M06001 W5 for 136 semi-detached dwellings on a common element condominium road. The application was cancelled in December 2007.
- April 24, 2006 - An application to create a new lot with frontage on Hurontario Street was submitted under File 'B' 055/06. The Committee of Adjustment approved the application on November 16, 2006, subject to conditions. The City appealed the decision of the Committee of Adjustment to the Ontario Municipal Board. A hearing was held on March 29, 2007 at which the Board ordered that the appeal be allowed and the severance not to be granted.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed specific to these lands, the provisions of the new By-law apply. The subject lands are zoned "D" (Development).



LEGEND:

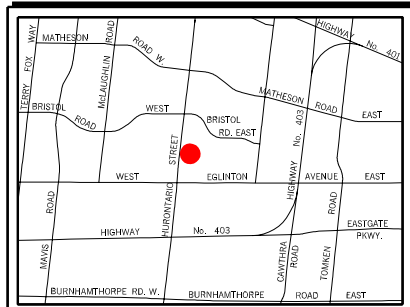


SUBJECT LANDS
5081 HURONTARIO STREET

DATE OF AERIAL PHOTO: APRIL 2009



SUBJECT:
SUMMIT EGLINTON INC.

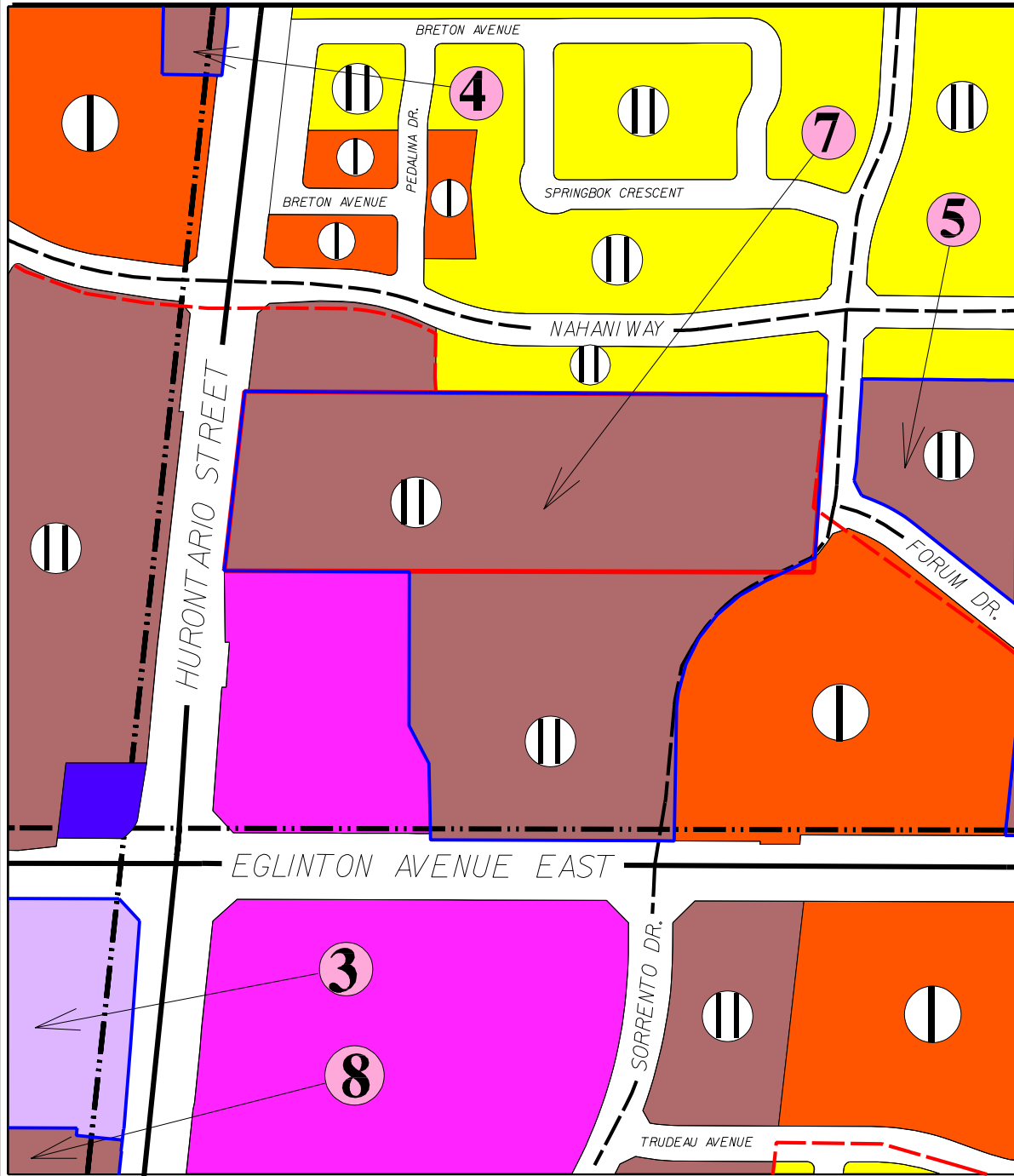


FILE NO:
OZ 09011 W5
DWG. NO:
09011A
SCALE:
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PDC DATE:
2010 05 31
DRAWN BY:
B. KRUGER

MISSISSAUGA
 Planning and Building

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APPENDIX 1-2



PART OF HURONTARIO DISTRICT LAND USE MAP HURONTARIO DISTRICT POLICIES 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
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- City Centre Transit Terminal
- Major Transit Corridor
- Proposed Grade Separation

LAND USE LEGEND

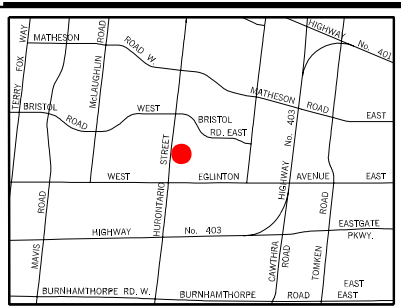
- Regulatory Floodplain
- Node Boundary
- 1996 NEP /2000 NEF Composite Noise Contours
- Golf Course
- Planning District
- Special Site Areas (See Special Site Policies)

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 LANDS



SUBJECT:
SUMMIT EGLINTON INC.



FILE NO:
OZ 09011 W5

DWG. NO:
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PDC DATE:
2010 05 31

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APPENDIX I-3



LEGEND:



SUBJECT LANDS

PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - HIGH DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RA5 - EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT APARTMENT BUILDINGS AND GROUND FLOOR COMMERCIAL USES.

PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - MEDIUM DENSITY II - SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM5 - EXCEPTION' (STREET TOWNHOUSE DWELLINGS) TO PERMIT ON - STREET TOWNHOUSES.

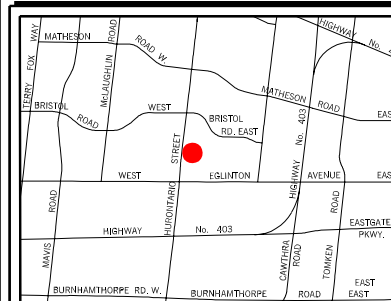
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - HIGH DENSITY II - SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RA5 - EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT APARTMENT BUILDINGS.

PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL- HIGH DENSITY II - SPECIAL SITE 7" TO "RESIDENTIAL - MEDIUM DENSITY I - SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM6 - EXCEPTION' (TOWNHOUSE DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT COMMON ELEMENT CONDO TOWNHOUSES.



SUBJECT:

SUMMIT EGLINTON INC.



FILE NO:

OZ 09011 W5

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APPENDIX 14



HURONTARIO STREET

FUTURE
RIGHT-IN
RIGHT-OUT
ACCESS

EXISTING GENERAL
COMMERCIAL

RESIDENTIAL
HIGH DENSITY II
BLOCK 39
REG PLAN 43M-1598
VACANT
LANDS

BLOCK 1
80' W
PRIVATE
ROAD
RESIDENTIAL
HIGH DENSITY

BUILDING A - 25 STORY
10.9.900' W
150.0' W
BUILDING B
4 STORY
10.9.900' W
150.0' W
BUILDING C - 25 STORY
10.9.900' W
150.0' W
BUILDING D - 25 STORY
10.9.900' W
150.0' W

EGLINTON AVENUE EAST

FUTURE ROAD

VACANT
LANDS
RESIDENTIAL
HIGH DENSITY II

FUTURE ROAD

RESIDENTIAL
HIGH DENSITY II
VACANT
LANDS

FUTURE MINOR COLLECTOR ROAD

BLOCK 3
RESIDENTIAL
HIGH DENSITY
BUILDING E
8 STORY
1.9.1470' W
1.070' W
BUILDING F
3 STORY
2.9.720' W
2.9.720' W
BUILDING G
8 STORY
2.9.720' W
2.9.720' W

VACANT
LANDS

SORRENTO
DRIVE

FUTURE
ROAD

THORNWOOD DRIVE

VACANT
LANDS
RESIDENTIAL
MEDIUM DENSITY I

NAHANI WAY

REG PLAN 43M-1598

BLOCK 2
RESIDENTIAL MEDIUM DENSITY II
(TOWNHOUSES)
EXISTING SEM DETACHED RESIDENTIAL

52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100 102 104 106 108 110 112 114 116 118 120 122 124 126 128 130 132 134 136 138 140

EXISTING SEM DETACHED RESIDENTIAL
TOWNHOUSE UNITS AND SEM DETACHED UNITS

PROPOSED LOCAL ROAD

PROPOSED LOCAL ROAD

PROPOSED LOCAL ROAD

PROPOSED LOCAL ROAD

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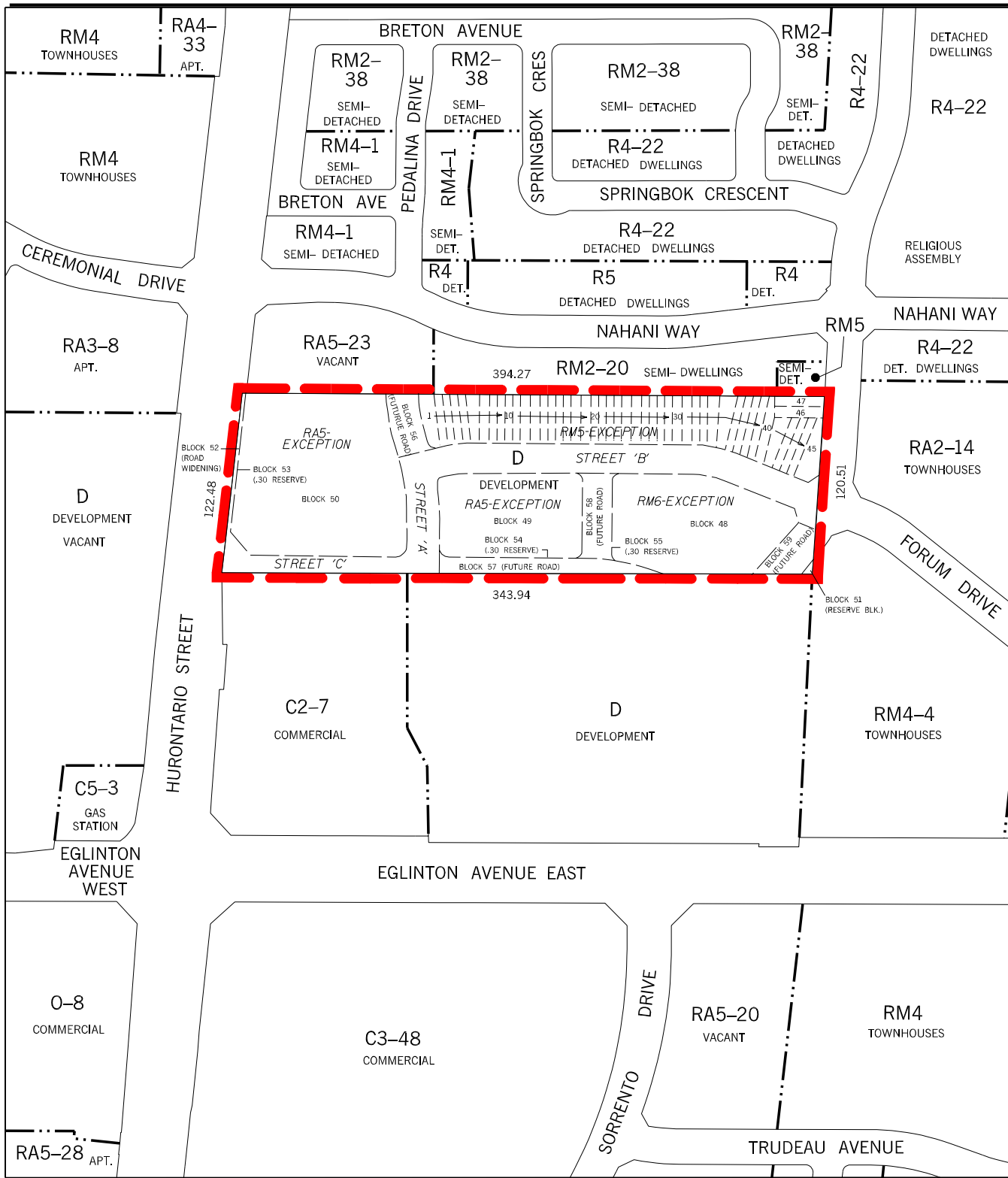
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CONCEPT PLAN

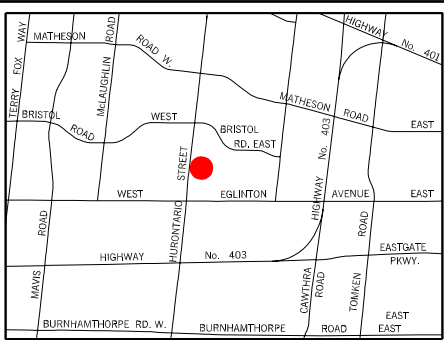



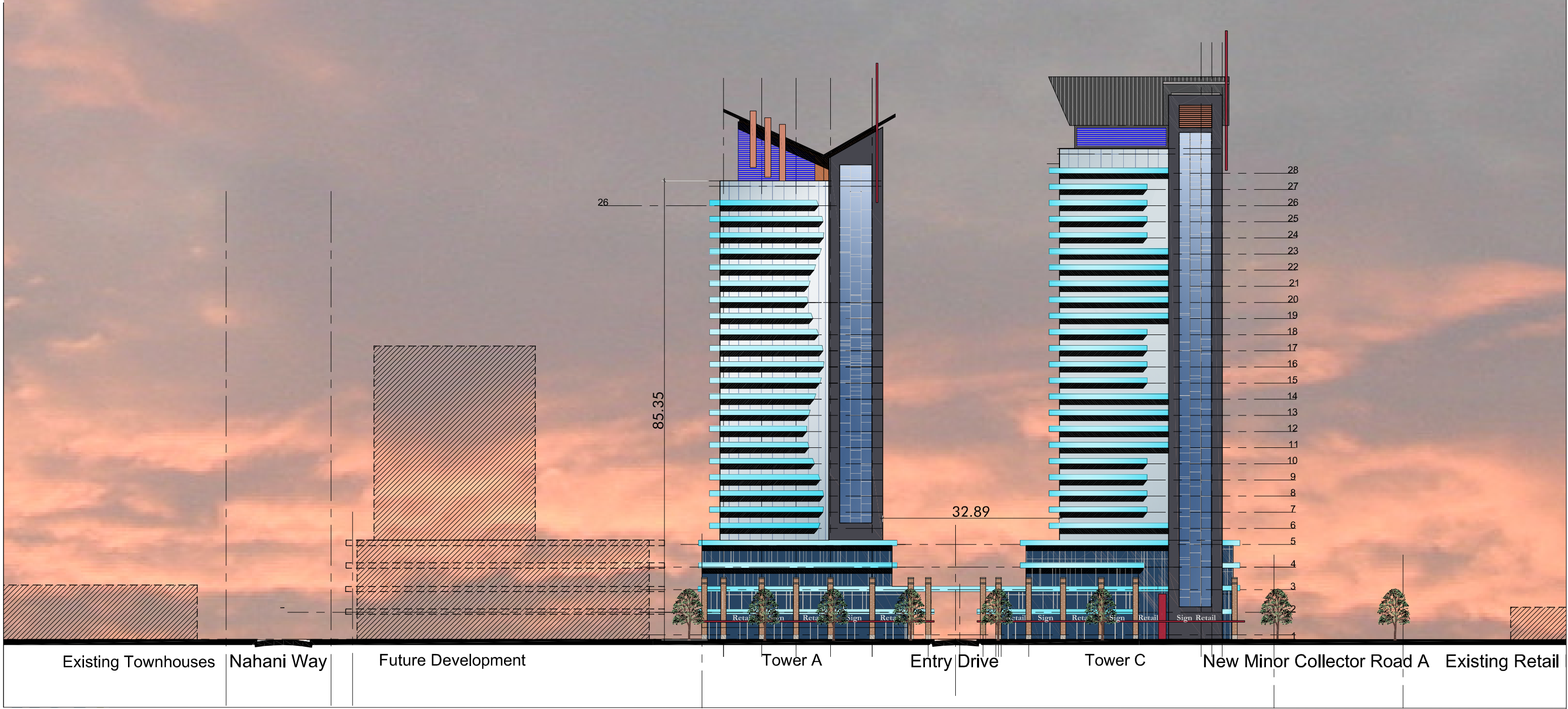
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 **SUBJECT LANDS**



SUBJECT: **SUMMIT EGLINTON INC.**

		FILE NO: OZ 09011 W5 T- M09004
DWG. NO: 09011S		
SCALE: 1:4000		
PDC DATE: 2010 05 31	APPENDIX I-6	
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APPENDIX I-7c
STREET TOWNHOUSE
ELEVATIONS



BLOCK 2 ELEVATION

APPENDIX I-7d
COMMON ELEMENT
CONDOMINIUM TOWNHOUSES



BLOCK 3 & 4 - FRONT ELEVATION

Summit Eglinton Inc.

Files: OZ 09/011 W5
T-M09004 W5**Agency Comments**

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

Agency / Comment Date	Comment
GTAA (November 26, 2009)	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject property are not affected by any airport restrictions related to obstacle or aeronautical facilities. However, as the proposed development is located within 10 kilometers of the nearest runway and based upon the suggested elevations of the proposed four towers (23 to 26 storeys), the development could impact on NAV CANADA's instrument runway approach procedures. In order 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>In order for the GTAA and NAV CANADA to conduct the analysis necessary to determine the impact of the proposed high-rise structures on airport operations and facilities, the following additional information is required: 1) Site plan drawing showing the footprint, building orientation and Finished Floor Elevations in metres above mean sea level of the four towers; 2) Building elevation drawings showing the full height (to top of roof) of the four towers including any rooftop units such as a/c units, ladders, railings, etc.; 3) The geographic coordinates of the four outside corners of each of the four proposed towers. The coordinates would be based upon 6 degrees UTM (Universal Transverse Mercator expressed in metres) (Zone 17); NAD 27 – 1974 adjustment (horizontal); GSC – 1978 Southern Ontario adjustment (vertical); 4) The materials to be used on the outside of the four towers.</p>

Summit Eglinton Inc.

Files: OZ 09/011 W5
T-M09004 W5

Agency / Comment Date	Comment
Region of Peel (October 15, 2009)	<p>Regional Staff have reviewed the applications and provide the following comments:</p> <ul style="list-style-type: none"> • Additional comments cannot be provided until a revised Functional Servicing Report based on the latest population/employment figures, including undeveloped lands, is submitted for review and approval by the Region. • The revised Functional Servicing Report must address the following: <ul style="list-style-type: none"> • The Draft Plan suggests 2,773 persons for this parcel of land (4.8 ha) at a population density of 578 persons/ha (Regional figures). The subject site needs to revise the population numbers in accordance with the latest SGU population numbers provided by the City of Mississauga. • Please ensure that the Functional Servicing Report takes into account the existing and future development surrounding the subject lands. • A sanitary sewer plan showing the suitable outlet for the proposed development is required. • The applicant must submit to the Region a comprehensive water modeling analysis to support a functional servicing report and water servicing plan for the proposed development. The analysis is to include existing and future development surrounding the subject lands. • Municipal sanitary sewer facilities consist of a 250 mm (9.8 in.) diameter sanitary sewer on Forum Drive. • External construction for servicing may be required. • The lands are located in Water Pressure Zone 4. • Municipal water facilities consist of a 300 mm (11.8 in.) diameter watermain on Forum Drive and a

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	<p>300 mm (11.8 in.) diameter watermain on Hurontario Street.</p> <ul style="list-style-type: none"> • Regional roads are not adversely affected. • According to our current Region of Peel records, there is no indication of the existence of a municipal waste disposal site or hazardous wastes in the vicinity of the subject lands. • With regards to waste collection: Block 1 - The applicant is to demonstrate compliance with Section 2.3 of the Waste Collection Design Standards Manual regarding Multi-Residential complexes. This is to be done at the Site Plan application stage. Block 2 - Curbside collection will be provided by the Region of Peel. Blocks 3 and 4 - A cul-de-sac or a T-turnaround in accordance with the specifications in Appendix 2 or 3, respectively of the Waste Collection Design Standards Manual is required at the end of each condominium roadway.
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (November 12, 2009 and August 24, 2009)</p>	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require certain conditions incorporated within any applicable servicing and development agreements.</p>
<p>City Community Services Department – Park Planning Section (April 14, 2010)</p>	<p>This Department notes that Sandalwood Park (P-309) is located approximately 400 m (1,312 ft.) from the subject site and contains a playground. Frank McKechnie Community Centre and the surrounding lands identified as McKechnie</p>

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	<p>Woods (P-362) are located approximately 600 m (1,969 ft.) from the site, and offer a wide range of recreational activities and facilities including: tennis courts; basketball hoops; a spray pad; and a playground. It should be noted that while land dedication for park purposes is not being pursued as a condition of the subject applications (T-M09004 and OZ 09/011), Community Services will review parkland dedication requirements and options when redevelopment of lands located the south occurs. The area to the south would provide for a centrally located community park within the immediate area, which is desirable from a park planning perspective.</p> <p>In regards to the subject applications, a Streetscape Master Plan shall be prepared by the applicant to the satisfaction of all City Departments. Should these applications be approved, associated securities for these streetscape works will be secured for through the Servicing Agreement, and a cash contribution for street tree planting on all public roads will be required. Further, this Department notes that prior to the issuance of building permits, payment of cash-in-lieu of parkland dedication is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws."</p>
City Community Services Department – Fire and Emergency Services Division (January 27, 2010)	<p>Fire has reviewed the OPA/rezoning applications from an emergency response time/water supply perspective, to the area under proposed development, and has no concerns. Emergency response time to these blocks and the water supply available are acceptable.</p> <p>However, information provided to this Department suggests that some of the proposed municipal streets bordering this development area to the south and east may not be constructed</p>

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	<p>until a later date.</p> <p>This Department will not approve site development plans nor building permit applications for construction where the proposed structures do not have their principle entrances on a building elevation which faces a street as defined in the Ontario Building Code or, in the absence of a municipal road, have fire access routes designed in conformance with Mississauga By-law 1036-81.</p> <p>The developer, in consultation with his Architect, may wish to review the type of proposed buildings, their orientation on the properties, the primary response points for all emergency services and the fire access available for responding emergency vehicles given the potential lack of a dedicated public thoroughfare, in advance of the submission for either site plan or building permit approval.</p>
City Transportation and Works Department (April 30, 2010)	<p>This Department indicated that the Traffic Impact Study by Sernas Transtech dated October 21, 2009, received with the applications, has been reviewed. Preliminary Comments have been provided to the applicant's consultant requesting clarification of certain technical information, development phasing analysis for the lands as it relates to the completion of the road network and signalization requirements. A further analysis dated April 27, 2010, has been provided by the traffic consultant and is currently under review. Functional design details have also been requested for the proposed temporary road and the required building construction access road within Block 50 and detailed comments on these aspects will be provided in the supplementary report.</p> <p>This Department has also requested that the applicant's consulting team address technical concerns with respect to the</p>

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	<p>development concept proposed for Block 48 and the interim treatment of the future road allowance south and east of Block 49 including the need for pedestrian facilities or a fire route. The applicant has been requested to submit a Phase I Environmental Site Assessment and provide and update the Functional Servicing Report to include the additional storm sewer design information requested by this Department.</p> <p>A revised Environmental Noise Impact Feasibility Study prepared by Aeroustics Engineering on April 7, 2010, has been provided in response to preliminary comments concerning the proposed road traffic and stationary noise mitigation measures. This report is currently under review.</p> <p>Further updated comments and conditions will be provided prior to the Supplementary Meeting, pending the receipt and review of the above noted items.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> -Bell Canada -Canada Post -Development Services, City of Mississauga -Enbridge Gas Distribution Inc. -Enersource Hydro Mississauga Inc.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> -Conseils Scolaire de District Centre-Sud and Centre-Sud-Ouest -Economic Development Office, City of Mississauga -French District Catholic School Board -Hydro One

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	<ul style="list-style-type: none">-Peel Regional Police-Policy Division, City of Mississauga-Realty Services, City of Mississauga-Rogers Cable

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T-M09004 W5**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>133</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>66</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>131</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Nahani Way Public School</p> <table> <tr> <td>Enrolment:</td><td>604</td></tr> <tr> <td>Capacity:</td><td>646</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Bristol Road Middle School</p> <table> <tr> <td>Enrolment:</td><td>578</td></tr> <tr> <td>Capacity:</td><td>629</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Applewood Heights Secondary School</p> <table> <tr> <td>Enrolment:</td><td>989</td></tr> <tr> <td>Capacity:</td><td>1,284</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	133	Kindergarten to Grade 5	66	Grade 6 to Grade 8	131	Grade 9 to Grade 12/OAC	Enrolment:	604	Capacity:	646	Portables:	0	Enrolment:	578	Capacity:	629	Portables:	0	Enrolment:	989	Capacity:	1,284	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>31</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>14</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>St. Jude</p> <table> <tr> <td>Enrolment:</td><td>380</td></tr> <tr> <td>Capacity:</td><td>334</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Francis Xavier Secondary School</p> <table> <tr> <td>Enrolment:</td><td>2,262</td></tr> <tr> <td>Capacity:</td><td>1,500</td></tr> <tr> <td>Portables:</td><td>16</td></tr> </table> 	31	Junior Kindergarten to Grade 8	14	Grade 9 to Grade 12/OAC	Enrolment:	380	Capacity:	334	Portables:	0	Enrolment:	2,262	Capacity:	1,500	Portables:	16
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T-M09004 W5**Detailed Development Block Breakdown and Zoning Information**

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-# and I-# for block and building reference numbers.

Block 1/50 - Tall Apartment Buildings	
Proposed Zoning:	"RA5-Exception" (Apartment Dwellings)
Proposed Use:	<i>Buildings A and B</i> - 26 storey apartment tower, 4-6 storey podium fronting Hurontario Street and north property line, GFA of 30,240 m ² (325,500 sq. ft.), which includes a max. retail of 500 m ² (5 382 sq. ft.); <i>Building C</i> - 28 storey apartment tower, 4 storey podium fronting Hurontario Street and south minor collector, GFA of 25 768 m ² (277,364 sq. ft.), which includes a max retail GFA of 700 m ² (7,535 sq. ft.); <i>Building D</i> - 26 storey apartment tower, 4 storey podium fronting future minor collector roads, GFA of 24 516 m ² (263,888 sq. ft.).
Land Area:	1.18 ha (2.92 ac.)
FSI:	6.13
Total Units	1,077
Total Residential GFA:	72 472 m ² (780,082 sq. ft.)
Retail GFA:	1 200 m ² (806 sq. ft.)
Total GFA:	72 472 m ² (780,082 sq. ft.)
Landscape Area:	36.6%
Paved Area:	13%

Block 2/Lots 1-47 - Street Townhouses	
Proposed Zoning:	"RM5-Exception" (Street Townhouse Dwellings)
Proposed Use:	47 townhouse units, 3 storeys in height, with a max GFA of 8 742 m ² (94,098 sq. ft.) (2 semi-detached dwellings included)
Land Area:	1.01 ha (2.5 ac.)
FSI:	0.86
Minimum Units Size	186 m ² (2,002 sq. ft.)
Total Units	47
Retail GFA:	Nil
Total GFA:	8 742 m ² (94,098 sq. ft.)

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Block 3/49 - Mid Rise Apartment Buildings	
Proposed Zoning:	"RA5-Exception" (Apartment Dwellings)
Proposed Use:	One 3 storey apartment building, GFA of 1 119 m ² (12,045 sq. ft.) One 3 to 6 storey apartment building, GFA of 13 558 m ² (145,937 sq. ft.)
Land Area:	0.55 ha (1.36 ac.)
FSI:	2.40
Total Units	246
Retail GFA:	Nil
Total GFA:	13 209 m ² (142,180 sq. ft.)

Block 4/48 - Common Element Townhouses	
Proposed Zoning:	"RM6-Exception" (Townhouse Dwellings on a CEC-Private Road)
Proposed Use:	33 townhouse units, 3 storeys in height, with a max GFA of 7 062 m ² (76,014 sq. ft.)
Land Area:	0.70 ha (1.7 ac.)
FSI:	1.0
Minimum Units Size	214 m ² (2,303 sq. ft.)
Total units	33
Retail GFA:	Nil
Total GFA:	7 062 m ² (76,014 sq. ft.)

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Standard	Required Zoning By-law Standard	Proposed Standard
RA5-Exception - Tall Apartment Buildings Block 1/50		
Maximum Floor Space Index	2.9	6.5
Maximum Height	The lesser of 77.0 m or 25 storeys	28 storeys
Minimum Front and Exterior Side Yard	7.5 m (24.6 ft.) to 10.5 m (34.4 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard	4.5 m (14.7 ft.) to 9 m (29.5 ft.)	7.0 m (22.9 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.) to 15 m (49.2 ft.)	3.0 m (9.8 ft.)
Parking Structure Setback	As per yard requirement	0.3 m (1.0 ft.)
Minimum Landscape Area	40%	30 %
Above Grade Amenity Area	-	10 %
Landscape Buffer Streetline	4.5 m (14.7 ft.)	3.0 m (9.8 ft.) includes walkway
Additional Uses	-	Offices, retail and service commercial uses
RA5-Exception - Mid Rise Apartment Buildings Block 3/49		
Minimum Front and Exterior Side Yard	7.5 m (24.6 ft.) to 10.5 m (34.4 ft.)	3.0 m (9.8 ft.)
Parking Structure Setback	As per yard requirement	0.3 m (1.0 ft.)
Minimum Landscape Area	40%	25%
Above Grade Amenity Area	-	5%
Landscape Buffer Streetline	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)
RM6-Exception - Common Element Condominium Townhouses Block 4		
Minimum Exterior Side Yard - roadway	7.5 m (24.6 ft.)	4.5 m (14.7 ft.)
Minimum Exterior Side Yard - lot line	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
Setback to CEC Private Road	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)
Minimum Interior Side Yard	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
Minimum Exterior - Retaining Works	-	0.5 (1.6 ft.)
Setback to Visitor Parking	3.3 m (10.8 ft.)	1.0 m (3.2 ft.)

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Maximum Height	10.7 m (35.1 ft.)	13 m (42.6 ft.)
Maximum Driveway Width	3.0 m (9.8 ft.)	5.2 m (17.0 ft.)
Maximum Deck/porch Encroachment	1.0 m (3.2 ft.)	1.8 m (5.9 ft.)
Minimum Deck Landscape Area	-	25% (includes above grade terraces)
RM5-Exception - Street Townhouses Block 2/Lots 1-47		
Minimum Lot Area - Interior Lot	200 m ² (2,152 sq. ft.)	162 m ² (1,744 sq. ft.)
Minimum Lot Area - Corner Lot	280 m ² (3,013 sq. ft.)	255 m ² (2,745 sq. ft.)
Minimum Lot Frontage - Interior Lot	6.8 m (22.3 ft.)	5.2 m (17.1 ft.)
Maximum Gross Floor Area	0.75 times the lot area	1.2 times the lot area
Maximum Height	10.7 m (35.1 ft.)	12.0 m (39.4 ft.)
Additional Uses	-	Semi-Detached Dwellings

