



Corporate Report

Clerk's Files

Originator's
Files OZ 07/025 W5
T-M07006 W5

PDC NOV 19 2012

DATE: October 30, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 19, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit townhouse, apartment, office and retail commercial,
and parkland development
5044-5096 Hurontario Street
Part of Lot 1, Concession 1, W.H.S.
Northwest quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: IBI Group
Bill 51**

Addendum Supplementary Report **Ward 5**

RECOMMENDATION: That the Report dated October 30, 2012, from the Commissioner of Planning and Building recommending approval of minor modifications to the rezoning application under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, originally endorsed by Council on February 22, 2012, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from "D" (Development) to "RM4 – Exception" (Townhouse Dwellings) to permit the development of 100 townhouse dwellings on a portion of the subject property in accordance with the Zone standards described in this report, be approved subject to the applicant agreeing to satisfy all the requirements of the City and any other official agency concerned with the development.

**REPORT
HIGHLIGHTS:**

- On February 13, 2012, the Planning and Development Committee endorsed Official Plan Amendment, Rezoning and Draft Plan of Subdivision applications by Pinnacle International to allow for the development of lands within the northwest quadrant of Hurontario Street and Eglinton Avenue West for a mixed use development;
- Subsequent to this endorsement, a site plan application was filed by Pinnacle which provided for a detailed plan of the townhouse block within the development. The proposed layout and design necessitated changes to the zoning standards as contemplated by the original Supplementary Report;
- The implementing by-law for the development will be tabled at the next available Council date.

BACKGROUND:

On February 13, 2012, the Planning and Development Committee endorsed the recommendations contained within the Supplementary Report (Appendix AS-2) for the development of lands at the northwest quadrant of Hurontario Street and Eglinton Avenue West, as filed by Pinnacle International (Ontario) Limited, under files OZ 07/025 W5 and T-M07006 W5, to permit a mixed use residential, parkland, commercial and office development. This proposal included a townhouse block on the east side and adjacent

to Cooksville Creek (see Appendix AS-3). As details had yet to be fully developed by Pinnacle for this block, the recommendations within the report were for a "RM4-Exception" (Townhouse Dwellings) zone category, with few exceptions to the standard zone provisions.

COMMENTS:

Subsequent to these approvals, Pinnacle filed a fully detailed site plan application under file SP 12/080 W5. Exceptions to the standard RM4 zone category, include the following:

- Maximum number of townhouse dwellings, increased from 95 to 100;
- Minimum number of 12 visitor parking spaces;
- Maximum building height of 12.5 m (41.0 ft.);
- Minimum landscaped area of 31%;
- Maximum allowance for certain building projections, including porches, balconies, windows, architectural elements, wing walls, driveway widths, size of balconies located above an attached garage and distance separation between visitor parking spaces and dwelling units; and
- The incorporation of an exception schedule which specifies the location of buildable areas, building setbacks, and the location of private internal roads in accordance with the site plan on Appendix AS-4.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant is for minor modifications to the zoning applying to the townhouse block as previously reported, it is recommended that no further public meeting need be held regarding the proposed changes.

The revised townhouse zoning recommendations are acceptable from a planning standpoint and should be approved, as the standards proposed are appropriate to accommodate the requested uses. The implementing draft by-law for the development will

incorporate the recommended changes and be tabled at the next available Council date.

ATTACHMENTS:

- Appendix AS-1: Report Recommendation PDC-0011-2012 from February 22, 2012 Council Meeting
- Appendix AS-2: Supplementary Report
- Appendix AS-3: Existing Land Use Map
- Appendix AS-4: Proposed Site Plan

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

Files: OZ 07/025 W5
T-M07006 W5

Pinnacle International (Ontario) Limited

Recommendation PDC-0011-2012

That the Report dated January 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/025 W5 and T-M07006 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the application to amend Mississauga Plan from 'Residential - Low Density II', 'Residential - Medium Density I', 'Residential - High Density II' and 'Public Open Space' to 'Residential - Medium Density I', 'Residential - High Density II - Special Site', 'Public Open Space' and 'Greenbelt' to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouse dwellings and parkland, be approved.
3. That the application to change the Zoning from 'D' (Development) to 'RM4-Exception' (Townhouse Dwellings), 'H-RA5-Exception' (Apartment Dwellings), 'OS1' (Open Space - Community Park) and 'G1' (Greenbelt - Natural Hazards) to permit apartments with ground related commercial and office uses, townhouses dwellings, and parkland in accordance with the proposed zoning standards, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (c) In accordance with Council Resolution 152-98: '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.'
4. That the Plan of Subdivision under file T-M07006 W5, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated January 24, 2012, from the Commissioner of Planning and Building.

**Files: OZ 07/025 W5
T-M07006 W5**

Pinnacle International (Ontario) Limited

5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from 'Residential - Low Density II', 'Residential - Medium Density', 'Residential - High Density' and 'Public Open Space' to 'Residential - Medium Density', 'Residential - High Density - Special Site', 'Public Open Space' and 'Greenbelt'.
7. That the email dated January 21, 2012, from Mike Micallef be received.



Corporate Report

Clerk's Files

Originator's

Files OZ 07/025 W5
T-M07006 W5

PDC FEB 13 2012

DATE: January 24, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 13, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications**
To permit townhouse, apartment, office and retail commercial, and parkland development
5044-5096 Hurontario Street
Part of Lot 1, Concession 1, W.H.S.
Northwest quadrant of Hurontario Street and Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Phillip Levine, IBI Group
Bill 51

Supplementary Report **Ward 5**

RECOMMENDATION: That the Report dated January 24, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 07/025 W5 and T-M07006 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the application to amend Mississauga Plan from "Residential - Low Density II", "Residential - Medium Density I", "Residential - High Density II" and "Public Open Space" to "Residential - Medium Density I", "Residential - High Density II - Special Site", "Public Open Space" and "Greenbelt" to permit apartments with ground related commercial and office uses at an amended Floor Space Index, townhouse dwellings and parkland, be approved.
3. That the application to change the Zoning from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "H-RA5-Exception" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards) " to permit apartments with ground related commercial and office uses, townhouses dwellings, and parkland in accordance with the proposed zoning standards, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (c) In accordance with Council Resolution 152-98:

"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."

4. That the Plan of Subdivision under file T-M07006 W5, be recommended for approval subject to the conditions contained in Appendix S-6, attached to the report dated January 24, 2012, from the Commissioner of Planning and Building.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential - Low Density II", "Residential - Medium Density", "Residential - High Density" and "Public Open Space" to "Residential - Medium Density", "Residential - High Density - Special Site", "Public Open Space" and "Greenbelt".

REPORT SUMMARY:

The use of the Pinnacle Phase Two lands for apartment, townhouse, and parkland development has already been established in the existing Official Plan. Changes to the policies are attributable to: aligning the designations with an acceptable road pattern; creating a defined block structure; and, providing for a more desirable parkland configuration. The recommended cap on dwellings is in keeping with the number of dwellings that is permitted under the existing Official Plan apartment designation. The comprehensive review of the development proposal and all the studies that were required of the developer, and the modifications made to the proposal in respect of the Official Plan, has resulted in a development that:

- Strengthens the node;
- Is compatible in built form and scale to surrounding development;
- Supports transit;

- Will enhance both the existing and planned community by providing amenities and a sophisticated and well designed urban community that will positively contribute to the City's urban fabric.

Further, one of the significant concerns with the proposal is the magnitude of the development and the absence of higher order transit and public infrastructure being in place to support the development. The developer has agreed to phasing the development over several years which will allow the opportunity for infrastructure improvements to be more closely aligned with the build out of the community.

BACKGROUND:

The information and planning recommendations in this report provide for a conclusion of an in-depth planning review that commenced with the submission of development applications by Pinnacle International (Ontario) Limited back in December 2007. Information on application background, general chronology, and changes to the development form and unit count are contained in Appendix S-1.

COMMENTS:

REVISED DEVELOPMENT PROPOSAL - Phase Two

The applicant is proposing to develop the remaining 13.2 ha (43.2 ac) Pinnacle land holdings, known as Phase Two, for the uses identified below (see Appendix S-7 for a full statistical outline of the proposal and Appendix S-8 for revised plan).

- Apartment dwellings in eight separate towers, ranging in height from 10 storeys to 34 storeys, incorporating 1,964 dwellings. Ground related uses include office and retail within buildings fronting onto Hurontario Street and the main internal east-west road (Street B). The proposed Floor Space Index (FSI) for the two blocks are 5.19 and 7.11 respectively;
- A total of 103 block townhouse dwellings, located to the west of the apartment uses, at a density of 48.5 uph (20 upa);

- Parkland and open space, made up of 4.71 ha (11.6 ac) on the west side of Cooksville Creek (being all lands on that side) and 1.36 ha (3.36 ac) on the east side, primarily abutting the creek and along the northern property line.

COMMUNITY ISSUES

As noted in Appendix S-1, two Community Meetings have been held to advise and update residents on the proposal. A consolidated response to comments and concerns that have been raised at both the Community and Public Meetings is attached to this report in Appendix S-15.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments have been received from City Departments and agencies dealing with school accommodation, hazard lands, servicing, parkland dedication requirements, traffic, local street network, protection of the future light rapid transit (LRT) corridor and stormwater management associated with Cooksville Creek. The updated comments are contained in Appendix S-9.

PLANNING COMMENTS

Official Plan

The revised proposal addresses Provincial legislation and the policies of both the Region of Peel and City of Mississauga Official Plans. The applicant has also addressed the technical issues, including traffic and land use compatibility through the reduction in units. A review of the proposal against the policies of the Official Plan are summarized below.

Hurontario Node

The lands are located within the Hurontario Node, as established in the Official Plan. Consistent with the policies for nodes, the development proposal provides for a compact, mixed use and

transit supportive development. The proposed upset limits on building height, FSI and dwellings will ensure that the node does not rival the downtown core.

Land Use Designations

To implement the proposal, the following amendments to the Mississauga Plan Policies for the Hurontario District are required (see Appendix S-10):

- On the east side of Cooksville Creek, to amend the Hurontario District Land Use Map Schedule the location of the "Residential - Medium Density I", "Residential - High Density II" and "Public Open Space" land uses, to reflect the road pattern and planned location for open space;
- On the west side of Cooksville Creek, to eliminate the "Residential - Low Density II" and "Residential - Medium Density I" land uses and replace with "Public Open Space";
- To amend the permitted Floor Space Index for the "Residential - High Density II" designation from 2.9 to a maximum of 5.19 and 7.11 for each of the two apartment blocks proposed;
- To permit within the "Residential - High Density II" townhouse dwellings, for the block adjacent to Salishan Circle;
- To limit the total number of residential dwellings permitted on the Phase Two lands to a maximum of 1,964 dwellings;
- To allow for a minimum of 11,000 m² (118,403 sq. ft.) and a maximum of 25,200 m² (271,250 sq. ft.) of retail commercial and office space, contained within the first three floors of the apartment buildings.

The use of the lands for medium and high density residential and parkland designations has already been established in the Official Plan. Changes are primarily attributable to aligning the designations with an acceptable road pattern, creating a defined block structure, and providing for a more desirable parkland configuration. The cap on dwellings is in keeping with the number

that is currently permitted under the existing Official Plan apartment designations, which is consistent with the findings of the traffic studies. An amendment to the permitted FSI, specific to the two apartment blocks, is attributable to the development being on public roads (a more desirable condition) rather than private roads, which impacts the final FSI calculations substantially. Minimum floor areas for retail commercial and office space is in keeping with Official Plan goals regarding mixed use communities and achieving residents and jobs density targets (people plus jobs calculations).

Urban Design Policies

The following are specific design elements that demonstrate how the development is in keeping with the urban design policies of the Official Plan, summarized in Appendix S-2.

- Distribution of heights to allow the tallest buildings to frame the Eglinton and Hurontario intersection, with a stepping down of heights towards the creek frontage and existing residential developments;
- An interconnected system of public roads that provides for efficient permeability and connectivity for pedestrians, cyclists and vehicles to the existing road network, and to transit service;
- A public edge to the Cooksville Creek frontage by a single loaded public road that defines the creek frontage as a physically and visually accessible public amenity;
- An appropriate interface between the development and the adjacent school to the north, by incorporating a link to the public trail network;
- Complementary zoning that provides for an appropriate transition in height and scale and allows for front building elevations and functional front entrances to address the streets (see Zoning section for details);
- Inclusion of ground floor retail and office uses, in appropriate locations, to animate the street and support transit and pedestrian activity;

- Provision for appropriate soil depth above parking structures to facilitate the growth of vegetation to maturity;
- Introduction of private communal open spaces as amenity for residents, and to enhance the development;
- Limited surface parking and access to underground parking and service areas, which will occur mainly from the private service lanes.

Public Parkland

A major benefit of the subject proposal is the creation of a large new community park, to be centered on the west side of Cooksville Creek. Future park design and development will take place over the next several years by the Community Services Department (see Appendix S-9). Additional open space benefits resulting from the development include new connections along the creek corridor, adjacent to the northern property line to Hurontario Street, and along Eglinton Avenue, each of which will serve to increase pedestrian and cycling mobility options and access to transit. The applicant has addressed the environmental issues as outlined in the Credit Valley Conservation comments (see Appendix S-9).

Transit Supportive Development

The subject lands are well situated to take advantage of a number of transit initiatives, while the road layout and provision of pedestrian links promote improved access to transit services. The major transit initiative that the development will support is the proposed Light Rapid Transit (LRT) line along Hurontario Street. The Hurontario/Main Street Corridor Master Plan was approved by Council on July 7, 2010, identifying LRT as the recommended transit solution for Hurontario Street. Within the Master Plan, the subject lands are located within the Eglinton-Bristol Character Area with the nearest LRT station stop being at the intersection of Eglinton Avenue and Hurontario Street.

The City has selected a consultant team to undertake the Preliminary Design and Transit Project Assessment Process (TPAP). This work is anticipated to be complete by 2013 and will

identify any additional related impacts on the subject lands. These impacts may include the need for additional land to facilitate the LRT and associated station or ancillary system requirements. Staff are therefore recommending that the lands directly abutting Hurontario Street be placed in a Holding Zone until the study has been completed (see Transportation & Works and Zoning Section for details).

Criteria for Specific Official Plan Amendment Applications

The Information Report references the Mississauga Plan policies, provisions and criteria for evaluating site specific Official Plan Amendments (see page 11, Appendix S-2). Summarized below is how the proposed applications address the intent of the criteria.

Bullet One - As noted above, the proposal meets the goals and objectives for the Hurontario Node and the land use policies of the Official Plan. The surrounding lands are fully developed, except for those on the east side of Hurontario Street. Approval will not adversely impact the development and functioning of these lands.

Bullet Two - The proposed development is consistent with the land use designation and policies of the Official Plan. Consideration was given for the overall massing and scale of the proposed built form, to integrate and relate appropriately with surrounding development, and the compatible use of Hurontario Street for transit usage.

Bullet Three - The submission of technical studies in support of the applications have confirmed that the development will have limited impacts from an environmental, noise and servicing perspective. The Region of Peel has requested that a Holding Symbol be placed on the apartment lands pending the availability of adequate water and wastewater servicing capacity, which will be addressed through upcoming studies and scheduled construction programs. Matters regarding the impact of traffic are reported in the Transportation and Works Department section of Appendix S-9. In addition to adequate levels of existing community services, the

development will provide for new parkland and recreational opportunities.

New Mississauga Official Plan

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such, the existing Mississauga Plan (2003) remains in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Residential - Low Density II", "Residential - Medium Density", "Residential - High Density" and "Public Open Space". The proposed townhouse, apartment and parkland development does not conform to the land use designation contained in the new Mississauga Official Plan and associated policies, as it relates to land use location on the schedule and proposed density. The new Mississauga Official Plan would need to be modified to redesignate the lands to "Residential - Medium Density", "Residential - High Density - Special Site", "Public Open Space" and "Greenbelt".

The timing of the approval of the proposed site specific Official Plan Amendment may be affected by the resolution of the appeals to the new Mississauga Official Plan and any potential appeals. Accordingly, public notice under the *Planning Act* has been provided for this meeting to consider the recommendations contained in this report. Furthermore, should these applications be approved by City Council through the adoption of a site specific Official Plan Amendment to the existing Official Plan, the Region of Peel will be requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval.

The proposal is in general keeping with the goals, objectives, and policies of the new Mississauga Official Plan. The one exception is the requirement in Major Nodes for a maximum building height

of 25 storeys. Staff are recommending that the maximum building height be set at 34 storeys. This height limit, to only be permitted close to the intersection of Eglinton and Hurontario, is consistent with existing built form (where several buildings to the south are higher), and provides for an even transition away from the intersection.

Zoning

The zone categories proposed for the lands are "RM4-Exception" (Townhouse Dwellings), "RA5-Exception" (Apartment Dwellings), "OS1" (Open Space - Community Park) and "G1" (Greenbelt - Natural Hazards)". These zones are appropriate to accommodate the proposed development. A draft by-law prepared by staff is attached as Appendix S-11 which provides greater detail. Key elements in this document include the following:

- A range of compatible retail and office uses that will function within the first three floors of the apartment buildings;
- Caps on maximums for Floor Space Index, dwellings, building and podium heights, and for retail and office space;
- Minimum setbacks, streetwalls and built-to lines to provide for an appropriate relationship of the building to the street line, while prohibiting parking and laneways between the building face and street;
- Usable front doors on to Hurontario Street;
- Minimum landscape requirements;
- Parking requirements, in keeping with staff recommendations on a submitted parking study;
- Holding Symbol provisions, as discussed in the report.

At this time, staff are only able to support a standard "RM5" zoning category for the townhouse block. Additional considerations can be considered at a later time once a detailed concept plan for the lands has been received and reviewed.

Phasing

Development on the lands will be phased over a period of time, as noted in a phasing plan provided by the applicant, as follows:

- Phase One - Townhouse lands (Block 9);
- Phase Two - Western half of apartment Block 1;
- Phase Three - Western half apartment Block 2;
- Phase Four - Remaining portions of apartment Blocks 1 and 2, fronting onto Hurontario Street.

The Development Agreement and Site Plan Agreement will contain the necessary provisions regarding phasing including timing, servicing and interim conditions.

Draft Plan of Subdivision and Development Agreement

The proposed plan of subdivision is acceptable subject to certain conditions (see Appendix S-12 and S-13). Development will be subject to the completion of services and registration of the plan. In addition, both a Servicing and Development Agreement will be required. Matters that may be incorporated into the Development Agreement include the following:

- Review and certification of plans from a noise perspective;
- Submission of a satisfactory composite utility plan;
- Submission of satisfactory micro-climate and sun shadow studies, specific to each proposed building;
- Submission of plans that reflect satisfactory principal street entrances, location of exhaust vents, landscape areas, gateway features where applicable, soil depths and glazing;
- Environmental features, in keeping with the City's Green Development initiatives (see page 11 of Appendix S-2);
- The location and payment for public art, in accordance with City requirements.

Site Plan Applications

To date, only conceptual plans have been provided, to demonstrate a development form and as a basis for drafting implementing zoning. Site Plan approval will be required for all development. To address certain matters, Site Plan Agreements may be required. Items that will be considered through Site Plan Approval include the following:

- Building design, massing and materials, in particular the relationship of any structure to Hurontario Street;
- Appropriate landscaping and associated environmental features and green standards;
- Design and location of parking and loading areas, vehicular access points, and pedestrian connections;
- Implementation of the recommendations of the Wind Study. Revised shadow studies in accordance with the City's Revised Standards for Shadow Studies recently adopted by Council will be required of the applicant in advance of the zoning by-law moving forward.

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

CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The applicant has requested to alter the development form proposed for the lands from that originally viewed at the Public Meeting. Staff are recommending that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to permit townhouse, apartment, office and commercial, parkland and greenbelt development is compatible with the surrounding land uses, for reasons as outlined in the report.
2. The proposed Official Plan and zoning standards, as identified in the report, are appropriate to accommodate the requested uses for the lands.

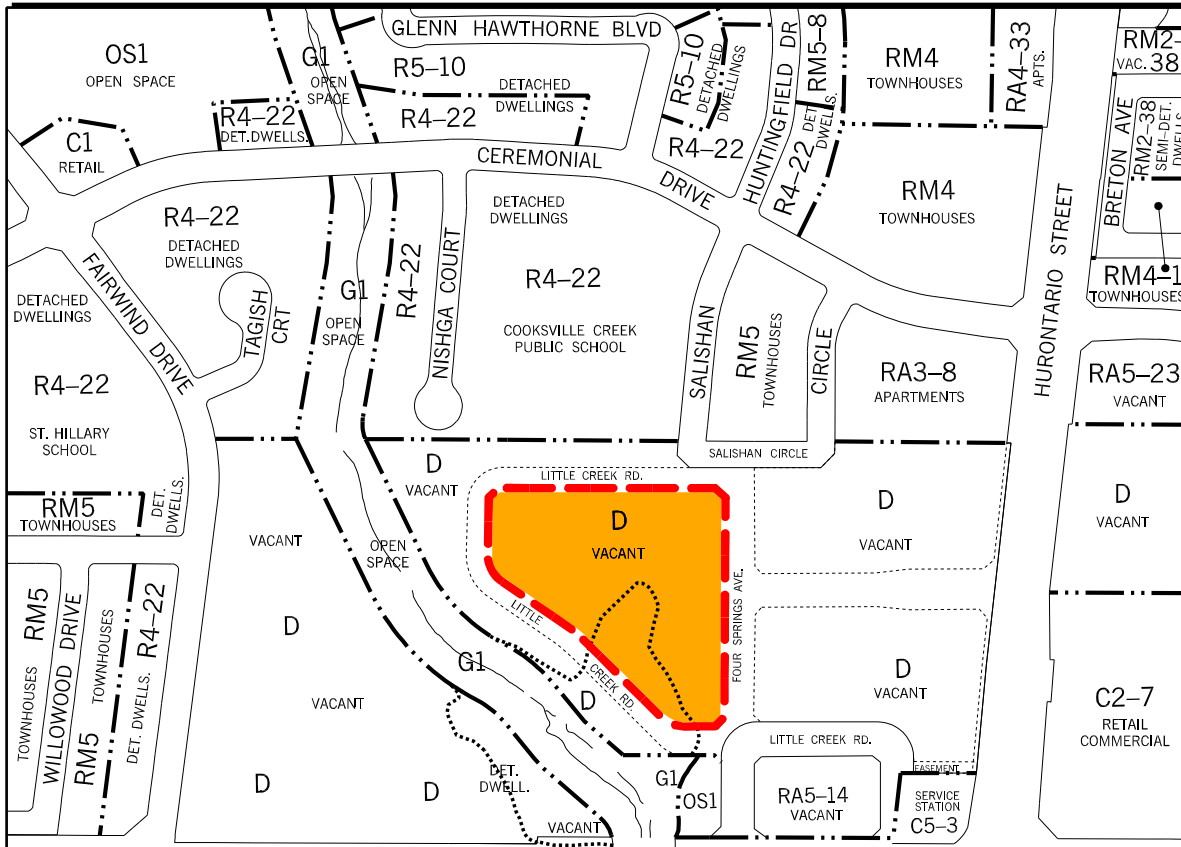
ATTACHMENTS:

Appendix S-1: Application Background Information
Appendix S-2: Information Report
Appendix S-3: Recommendation PDC-0011-2009
Appendix S-4: Recommendation PDC-0104-2009
Appendix S-5: Resolution 0305-2009
Appendix S-6: Recommendation PDC-0017-2010
Appendix S-7: Application Development Statistics
Appendix S-8: Revised Concept Plan
Appendix S-9: Updated Department and Agency Comments
Appendix S-10: Revised Excerpt of Existing Land Use Map
Appendix S-11: Draft Zoning By-law
Appendix S-12: Revised Draft Plan of Subdivision
Appendix S-13: Conditions of Draft Plan Approval
Appendix S-14: Revised School Board Accommodation
Appendix S-15: Community Comment and Concerns Response


Edward R. Sajecki


Commissioner of Planning and Building


Prepared By: Rob Hughes, Development Planner




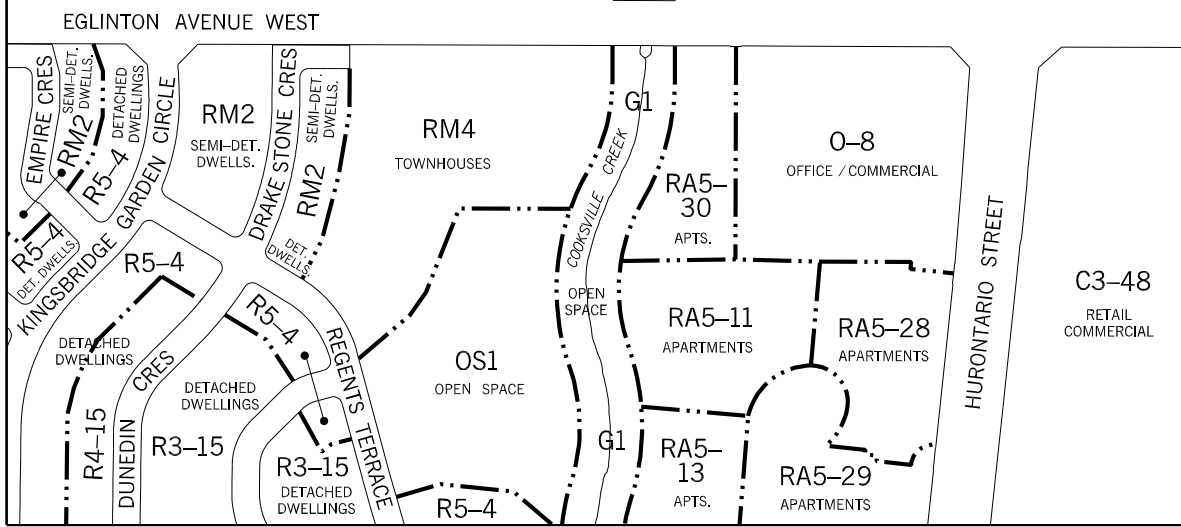
LEGEND:

 **SUBJECT LANDS**

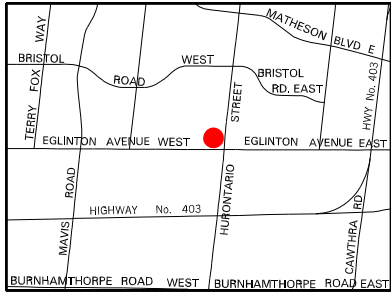
 **PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-MEDIUM DENSITY 1" AND "PUBLIC OPEN SPACE" TO "RESIDENTIAL-MEDIUM DENSITY 1" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'RM4-EXCEPTION' (TOWNHOUSE DWELLINGS) TO PERMIT TOWNHOUSE DWELLINGS.**

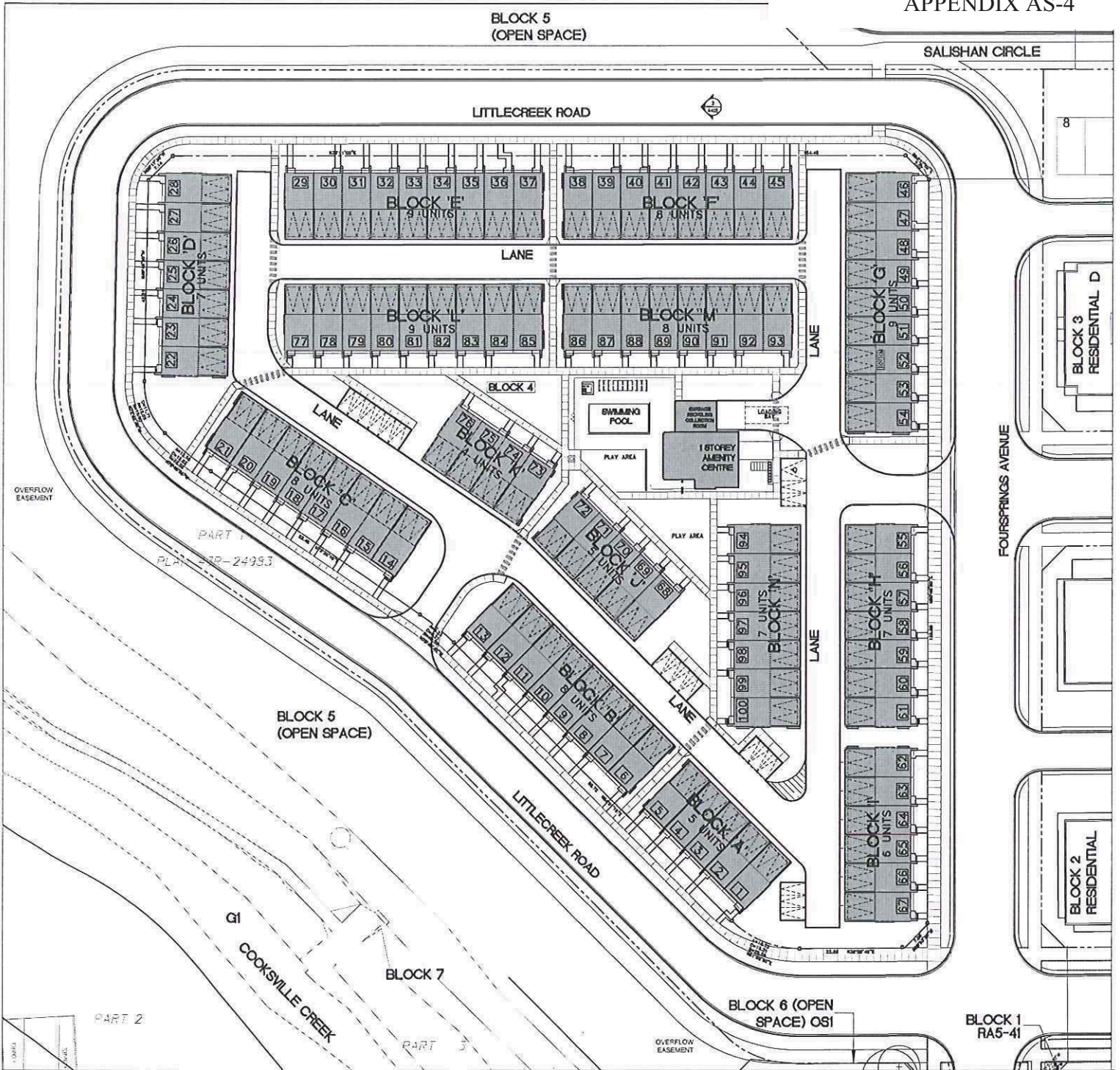
 **GREENBELT OVERLAY**

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA. THIS IS NOT A PLAN OF SURVEY.

SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED

	FILE NO:	OZ 07025 W5 T-M07006	APPENDIX AS-3
	DWG. NO:	07025R	
	SCALE:	1:5000	
	PDC DATE:	2012 11 19	
	DRAWN BY:	K. PROKOP	



PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT
'UPTOWN MISSISSAUGA' (BLOCK 4)
85 EGLINTON AVE W. &
5044 HURONTARIO ST,
MISSISSAUGA, ONTARIO
E.I.RICHMOND ARCHITECTS LTD.
OCT 22, 2012