



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, APRIL 15, 2013 - 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1
<http://www.mississauga.ca>

Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1 (Chair)
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

PLANNING & DEVELOPMENT COMMITTEE – APRIL 15, 2013

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2011)
2. Proposed Amendments to Mississauga Official Plan and Zoning By-Law 0225-2007 for the Meadowvale Village Neighbourhood Character Area (Ward 11)
File: CD.03MEA
3. Natural Areas Survey 2012 Update
File: EC.10.ENV (2012)

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2011)

PLANNING & DEVELOPMENT COMMITTEE

APR 15 2013

DATE: March 26, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 15, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Sign By-law 0054-2002, as amended
Sign Variance Applications

RECOMMENDATION: That the report dated March 26, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eight (8) Sign Variance Applications described in the Appendices of the report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 12-03327
Ward 1
Riocan Development Inc.\Starsky Fine Foods
2040 Dundas Street East

To permit the following:

- (i) An addition to an existing ground sign creating a total sign area of 17.41 sq. m (187.41 sq. ft.) per sign face.

- (b) Sign Variance Application 12-02207
Ward 1
RBC
220 Lakeshore Road West

To permit the following:

- (i) Three (3) directional signs to have a sign area of 0.78 sq. m (8.39 sq. ft.) and a height of 1.4 m (4.58 ft.).

- (c) Sign Variance Application 13-03698
Ward 5
International Centre
6900 Airport Road

To permit the following:

- (i) One (1) ground sign internal to the property with changing copy message board with a height of 8.23 m (27 ft.).

- (d) Sign Variance Application 12-03483
Ward 9
First Gulf
6925 Century Avenue

To permit the following:

- (i) One (1) temporary real estate sign facing a Provincial highway (Hwy. 401) for a period of one (1) year.

- (e) Sign Variance Application 13-03629
Ward 9
Meadowpine Land GP Inc.
2727 Meadowpine Blvd.

To permit the following:

- (i) One (1) ground sign located in the rear or side

yard of a lot in a commercial or industrial zone located adjacent to a Provincial highway (Hwy. 401) for a period of one (1) year.

- (f) Sign Variance Application 12-03492
Ward 9
First Gulf Corporation
2380 Meadowvale Blvd.

To permit the following:

- (i) One (1) ground sign located in the rear or side yard of a lot in a commercial or industrial zone located adjacent to Provincial highway (Hwy. 401) for a period of one (1) year.

- (g) Sign Variance Application 12-03335
Ward 11
IZOD
775 Britannia Road West

To permit the following:

- (i) One (1) fascia sign located on a false screen wall of the loading area, located parallel to the side (west) elevation of the unit.

2. That the following Sign Variance **not be granted**:

- (a) Sign Variance Application 12-03140
Ward 5
Bombay Chopsticks
30 Bristol Road East

- (i) One (1) fascia sign attached to an exterior wall which is not forming a part of the unit occupied by the business.

BACKGROUND: The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of the Council the general intent and purpose of the By-law is maintained.

COMMENTS: The Planning and Building Department has received eight (8) Sign Variance Applications (see Appendices 1 to 8) for approval by Council. The applications are each accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

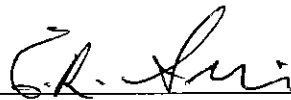
ATTACHMENTS:

APPENDIX 1:	Riocan Development Inc.\Starsky Fine Foods Appendix 1-1 to 1-7
APPENDIX 2:	RBC Appendix 2-1 to 2-7
APPENDIX 3:	International Centre Appendix 3-1 to 3-7
APPENDIX 4:	First Gulf Appendix 4-1 to 4-7
APPENDIX 5:	Meadowpine Land GP Inc. Appendix 5-1 to 5-6

APPENDIX 6: First Gulf Corporation
Appendix 6-1 to 6-7

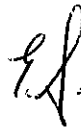
APPENDIX 7: IZOD
Appendix 7-1 to 7-7

APPENDIX 8: Bombay Chopsticks
Appendix 8-1 to 8-8



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Mark Toliao, Acting Supervisor, Sign Unit





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 11, 2013

FILE: 12-03327

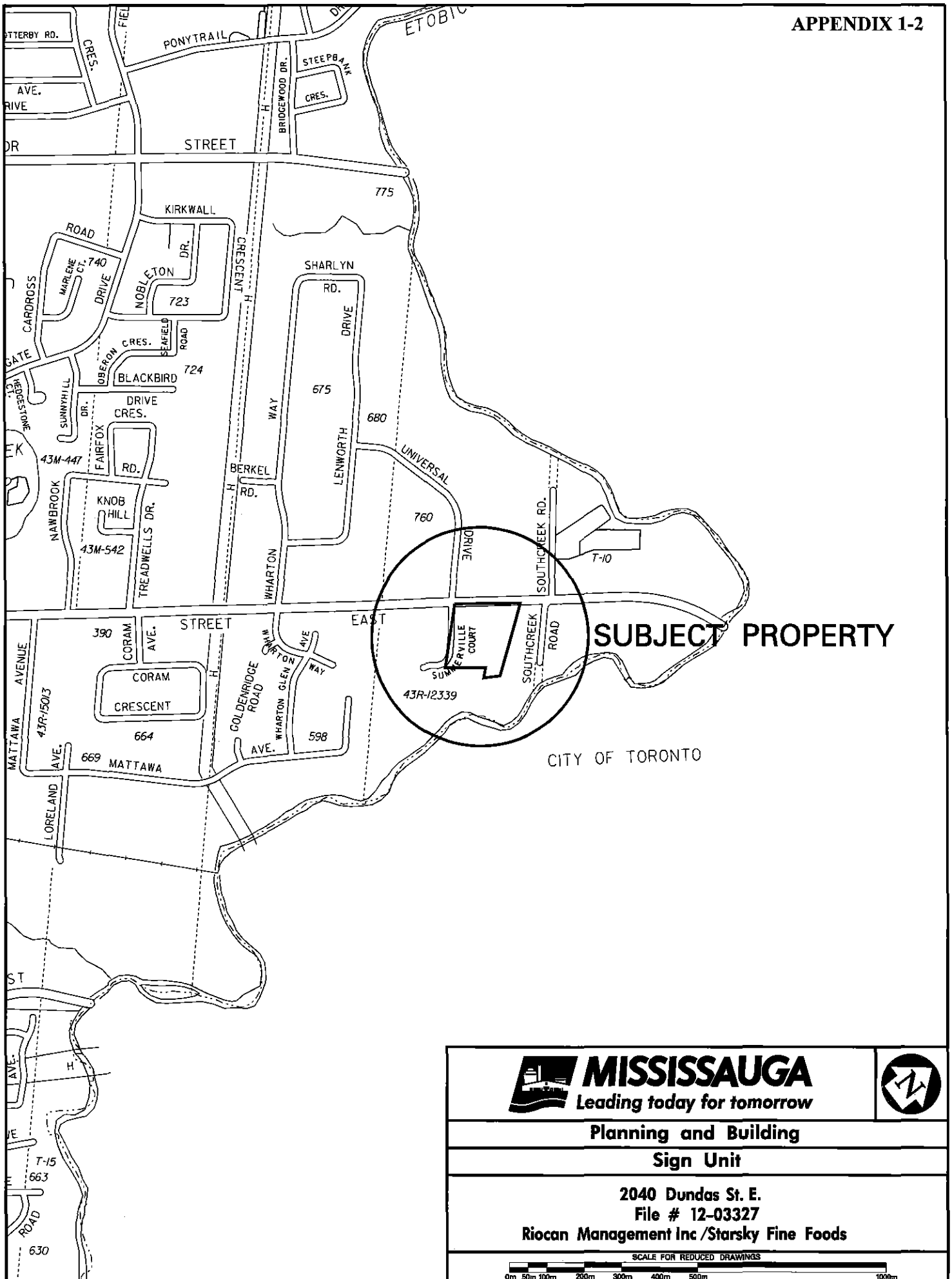
RE: Riocan Development Inc.\ Starsky Fine Foods
2040 Dundas Street East - Ward 1

The applicant requests the following variance to section 13 of the Sign By-law 0054-2002, as amended.

Section 13	Proposed
Maximum permitted sign area of 15 sq. m. (161.46 sq. ft.) per sign face.	An addition to an existing ground sign creating a total sign area of 17.41 sq. m. (187.41 sq. ft.) per sign face.

COMMENTS:

The additional sign area is to accommodate an electronic message board. The increase in sign area is minimal and the overall height of the sign meets the provision of the Sign By-law. The intent of the Sign By-law is to use electronic message boards on ground signs to replace the need for mobile signs on commercial properties. The Planning and Building Department therefore finds the variance to be acceptable from a design perspective.



MISSISSAUGA

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Planning and Building

Sign Unit

2040 Dundas St. E.

File # 12-03327

Riocan Management Inc /Starsky Fine Foods

SCALE FOR REDUCED DRAWINGS



To: City of Mississauga

Re: Sign Permit/Variance Application 3327 – WEBID : CTU9TL6C- 2040 Dundas St. E

Variance Rationale

The Starsky logo that is used on their entire store branding in their two Mississauga stores and their Hamilton store is rectangular in shape with a 4:1 ratio of length to height.

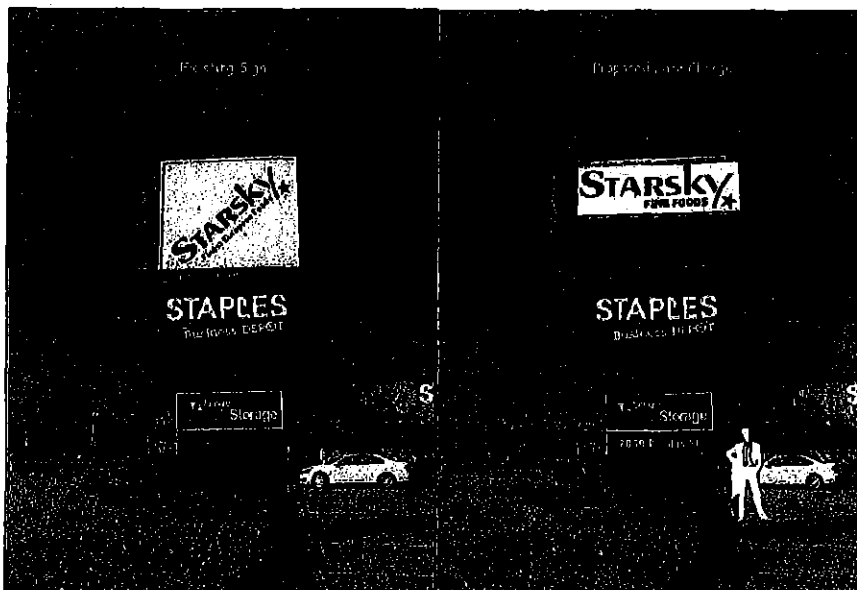


When Starsky moved into this existing retail space they inherited the existing sign and it's almost square 8' high x 10' wide shape. Their logo would not have used half the sign in its standard format so it was uncharacteristically displayed on an angle to use up the existing space. Starsky is a growing retail chain, having just opened a brand new store in Hamilton on Queenston Road. At their new store they installed a new pylon

sign with the correct 4:1 ratio top section with their logo as well as an electronic message centre (EMC). They have found the EMC to be a very effective form of on-premise signage to advertise their in store specials as well as the public service messages for the many charities that they support. It takes time and investment to develop the programming messages for the EMC. Starsky would like to install exactly the same size and proportion EMC at their 2040 Dundas location so that they can use the same programming chain wide sent from their head office location. They are currently working with the landlord of their store at 3115 Dundas St. W to add the same size EMC to their pylon sign at that location.

The modification of the existing sign involves the following:

- Remove the existing 8' 4" high x 10' wide top sign section
- Installation of a new top sign section 7'11" high x 12' wide including a backlit rectangular sign with the Starsky logo and an EMC
- The bottom section of the sign including the sign structure, sign location and sign base would not be altered in any way.
- Starsky would add the 2040 Dundas St.-street address to the sign skirting (this action was required but never completed in a previous variance application)



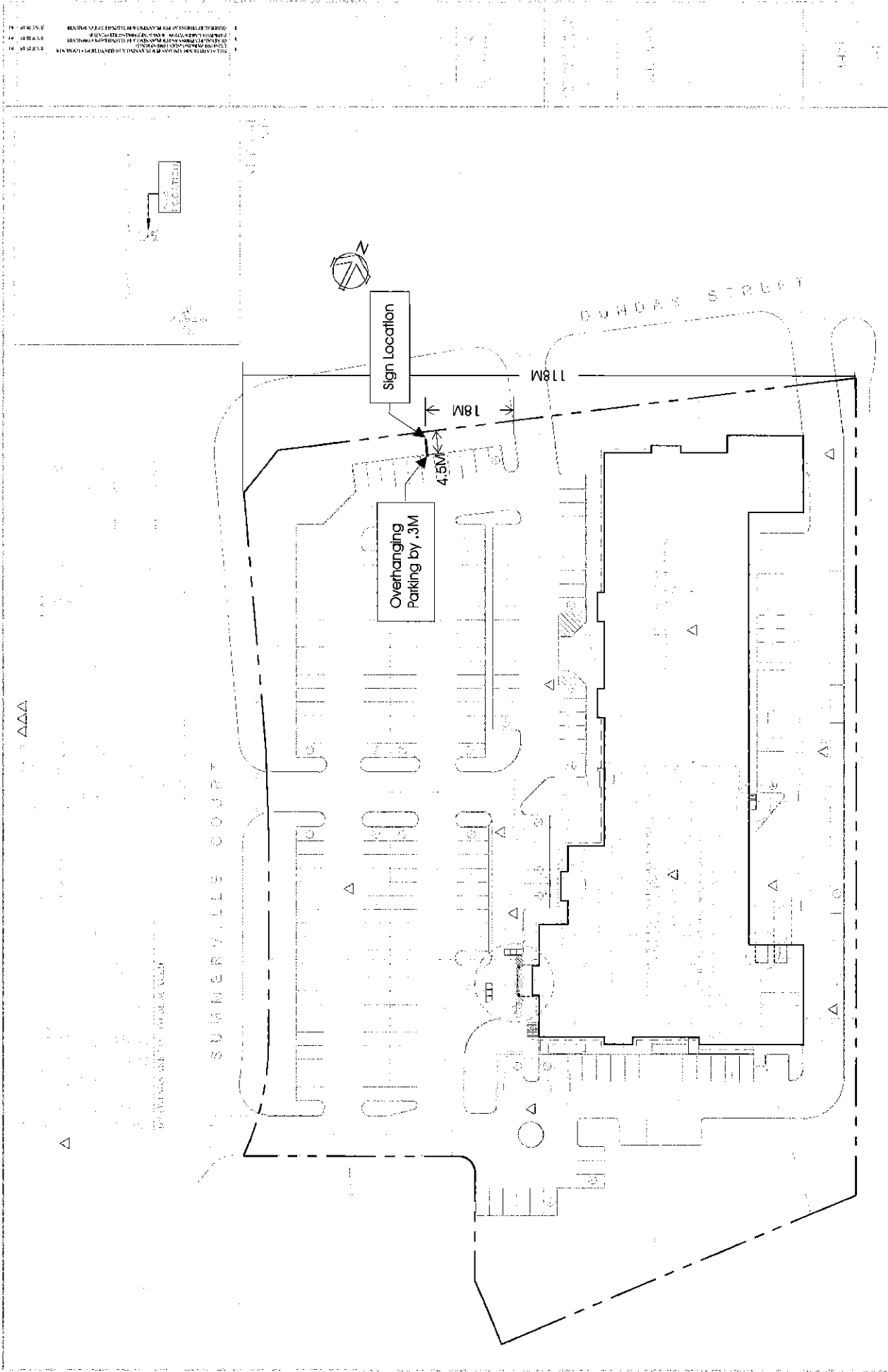
Signed:

Starsky Fine Foods :

Aleksander Padecki ALEKSANDER PADECKI, CEO

RioCan Management Inc:

Steve W... , AVP, RioCan Management Inc.



ADS
advertising creative marketing excellence

Starsky
FINE FOODS

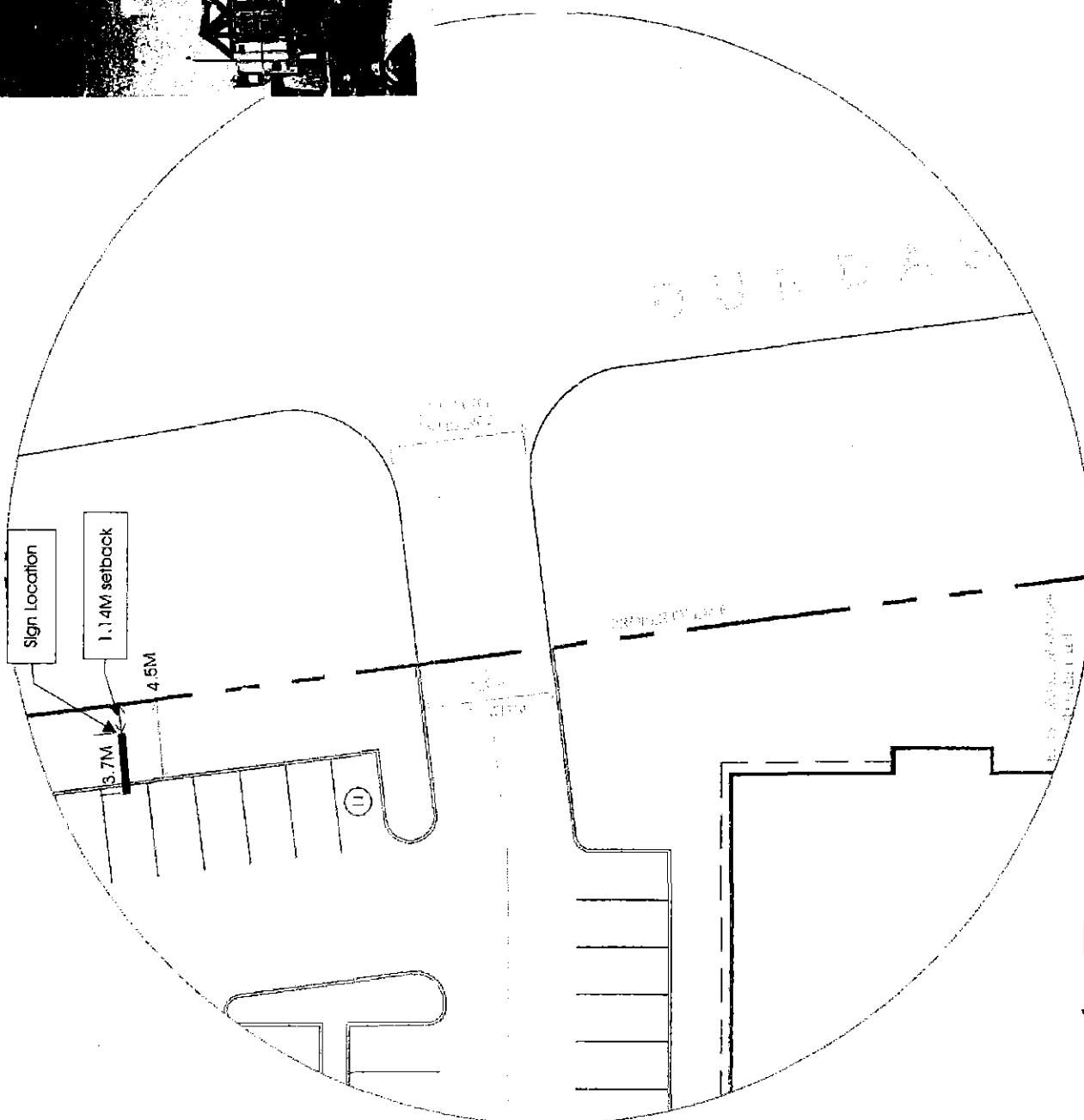
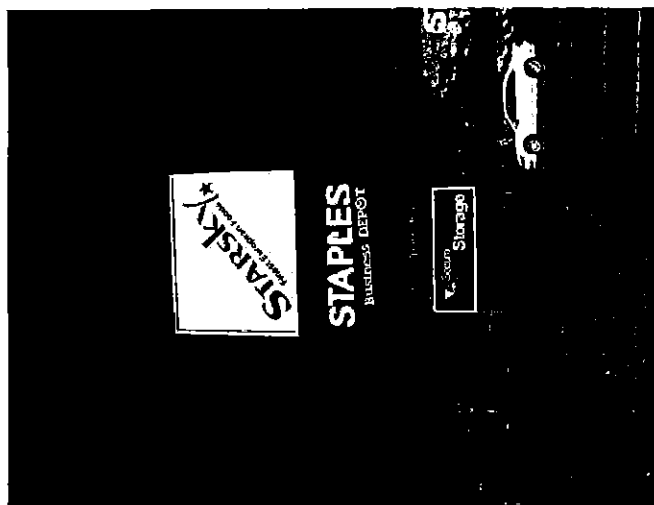
MASTER REVIEW HISTORY:
1. XXXXXXXXXXXXXXXXXXXXXXXX
2. XXXXXXXXXXXXXXXXXXXXXXXX
3. XXXXXXXXXXXXXXXXXXXXXXXX

APPROVED BY:
DATE:

MEASUREMENTS ARE
VERIFIED BY:
SITE SURVEY:
NO


CUSTOMER:
Starsky SI
LOCATION:
2040 Dundas St. E. Mississauga
DATE:
Jan. 24/2013

DRAWING NUMBER:
Starsky Plan SI - Site Plan
DESIGNED BY:
LUC
SCALE:
AS SHOWN



ADS

advertising | creative marketing | excellence



PRINTING NAME: Statyly Hylon S1 - Site Plan	OFFICE: Storey S1	MEASUREMENTS ARE IN METERS NO	APPROVED BY:	SAMPLE NUMBER (MAXIMUM 10) 1. XXXXXXXXXXXXXXXXXXXXXXXX 2. XXXXXXXXXXXXXXXXXXXXXXXX 3. XXXXXXXXXXXXXXXXXXXXXXXX
BUILDING #: LC	LOCATION: 2040 Dundas St. E. Mississauga	DATE:		
DRAWN BY: KMS	DATE: Jan. 26/2013			

Existing Sign



STAPLES
Business DEPOT



7'-0"



Pantone 485C
Black

Proposed Face Change



STAPLES
Business DEPOT



ADS
advertising | creative marketing excellence

Client: STARKSKY FINE FOODS	Agency: STARKSKY FINE FOODS
Project: STARKSKY FINE FOODS	Location: 2040 Dundas St. E. Mississauga ON
Contract #: LC	Date: Jan. 28, 2013
Scale: 1/4" = 1' 0"	

MEASUREMENTS ARE
VERIFIED BY
SITE SURVEY:
YES

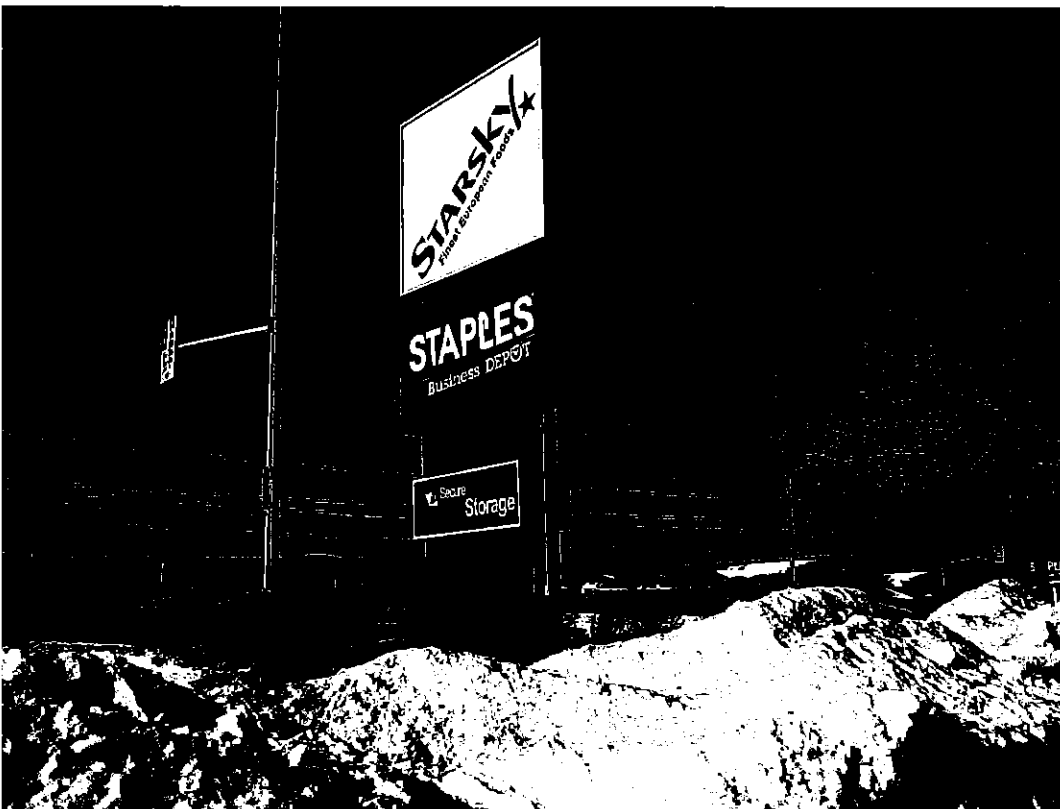
APPROVED BY:
DATE:

- WORKSHEET NUMBER
1. Preliminary plan
 - 2.
 - 3.

STARKSKY
FINE FOODS ★



2040 DUNDAS STREET EAST - WARD 1
RIOCAN DEVELOPMENT INC. / STARSKY FINE FOODS
12-03327.VAR





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 29, 2013

FILE: 12-02207

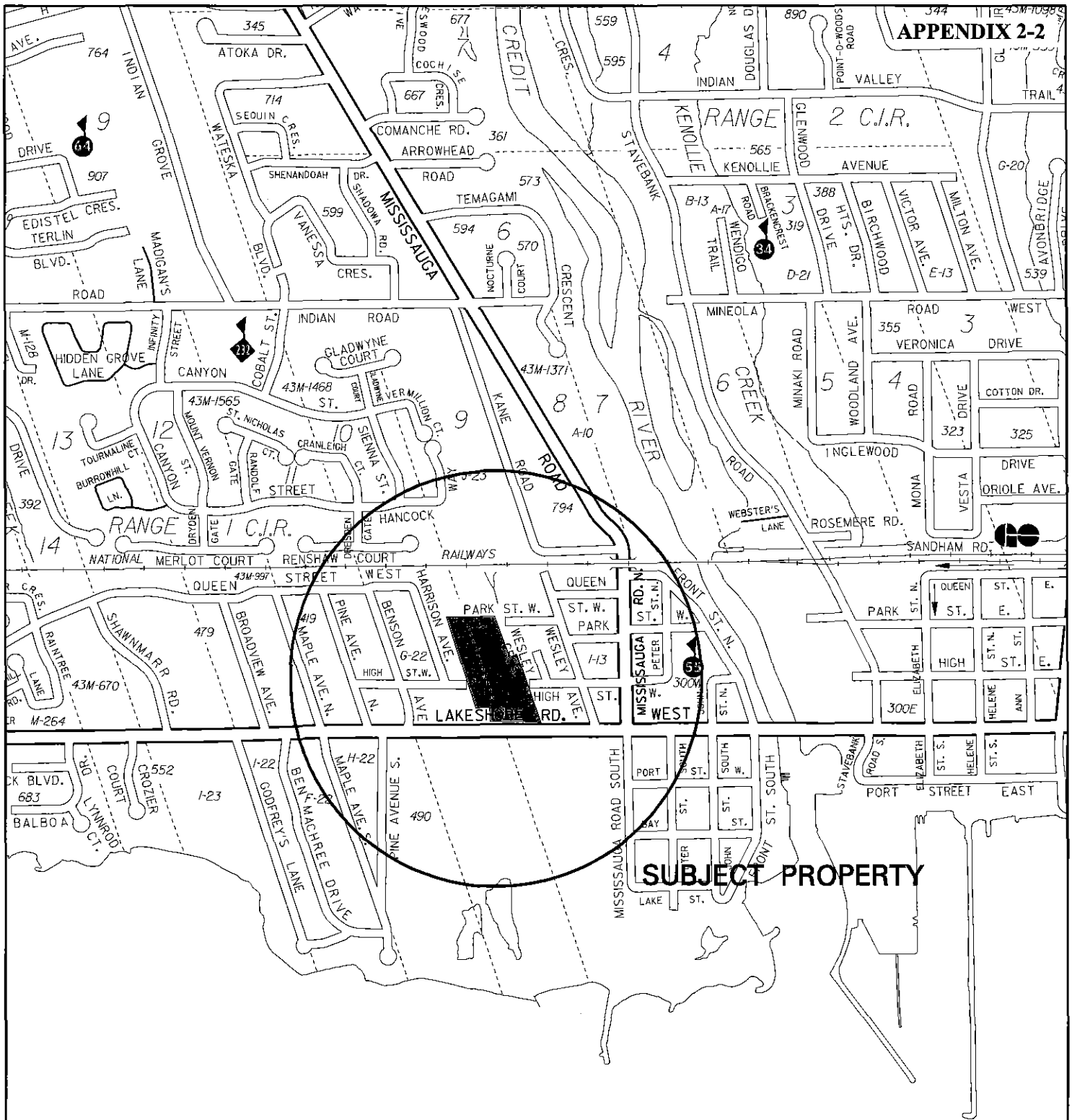
RE: RBC
220 Lakeshore Road West - Ward 1

The applicant requests the following variance to section 18 of the Sign By-law 0054-2002, as amended.

Section 18	Proposed
A directional sign is permitted a maximum sign area of 0.75 m ² (8.07 ft ²) and a maximum height of 1.2 m (3.94 ft.).	Three (3) directional signs to have a sign area of 0.78 m ² (8.39 ft ²) and a height of 1.4 m (4.58 ft.).

COMMENTS:

The proposed directional signs are located internal to the site. The additional height and area proposed are minor in this instance. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



APPENDIX 2-2

A K E



Planning & Building, Sign Unit

220 Lakeshore Road West
12-02207
RBC





255 PINEBUSH ROAD, CAMBRIDGE ONTARIO CANADA N1T 1B9

PRIDE SIGNS.

TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

City of Mississauga
300 City Centre Drive
Mississauga ON
L5B 3C1

Re: 220 Lakeshore Rd West, Mississauga ON, L5H 1G6 – RBC Directional Signs

To whom it may concern,

Please accept this letter as part of the variance package for the RBC site listed at the above address. The variance is for three RBC directional signs which are larger than the by-law allows at a size of 0.76m²/side. The signs also require a variance for height. The by-law allows a height of 3.93', and the proposed height is 4'6".

The sign design is a standard design for directional signs which RBC uses at all of its locations throughout Canada. The intent of the signs is to clearly identify the access and exit points of the drive-thru ATM feature in order to promote safe and effective movement on site for both pedestrians and vehicles alike. The signage is designed to be highly visible as it is an essential variable in public safety and movement on site. It allows for drivers to make controlled and calculated maneuvers on site as the entrance and exit of the drive-thru is clearly indicated via the signs.

The sign height of 4'6" is essential to ensure adequate visibility at all times. The height allows the signs to be at eye level with motorists which helps to ensure they can be easily viewed. The height also allows for visibility during the winter months when excess runoff from snow plows and snow drifts accumulate. It also assists in RBC keeping its image consistent with other recent sites in the city.

Based on the above I would ask for your support and approval of the variance. The signs are an instrument of public safety and the sizes are created to ensure adequate visibility within the site. The variance will allow for RBC to continue its ongoing image compliance for newer sites across Canada and help establish consistency which is vital to the bank. For any questions or concerns regarding this application please contact the undersigned.

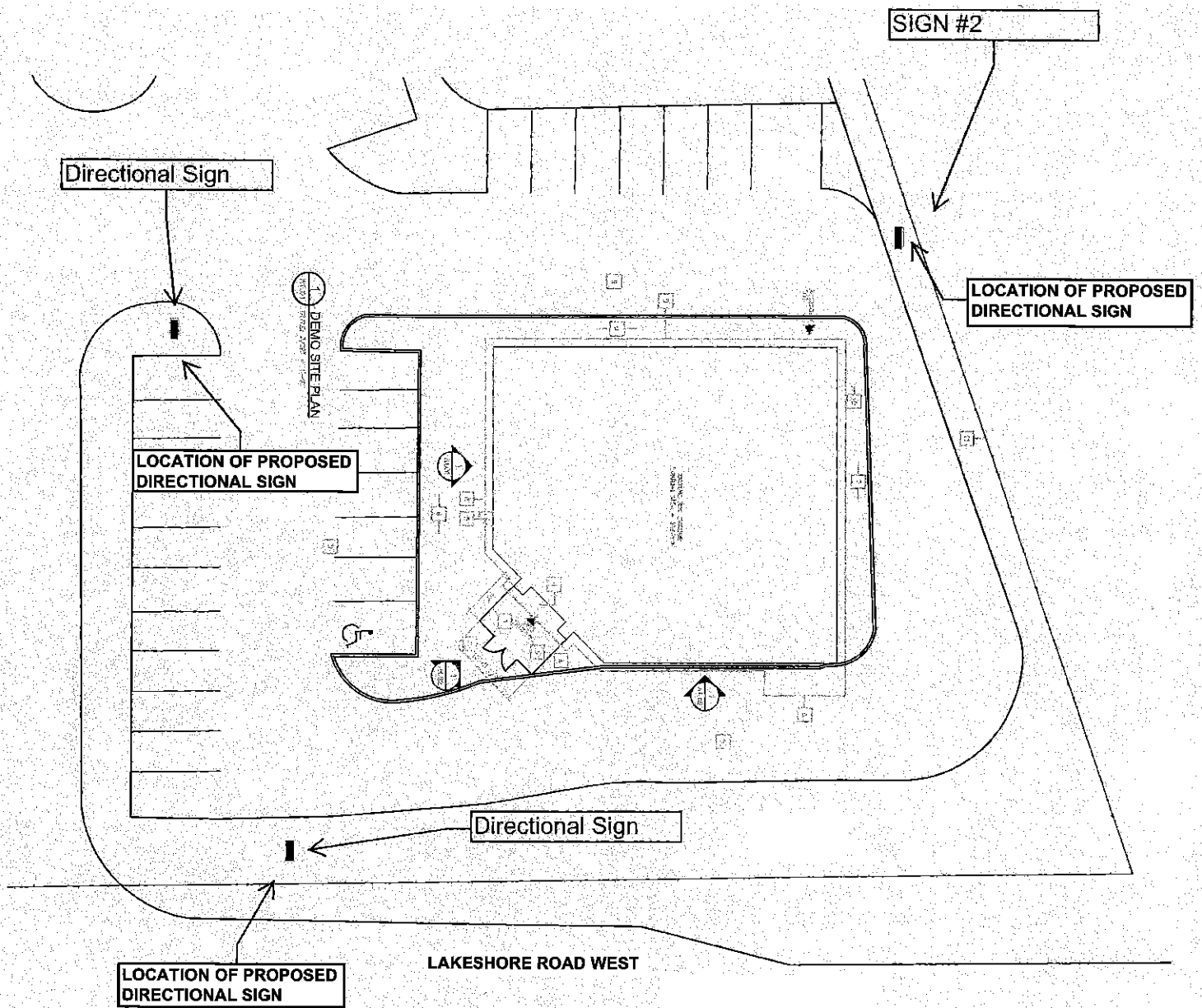
Thanks,

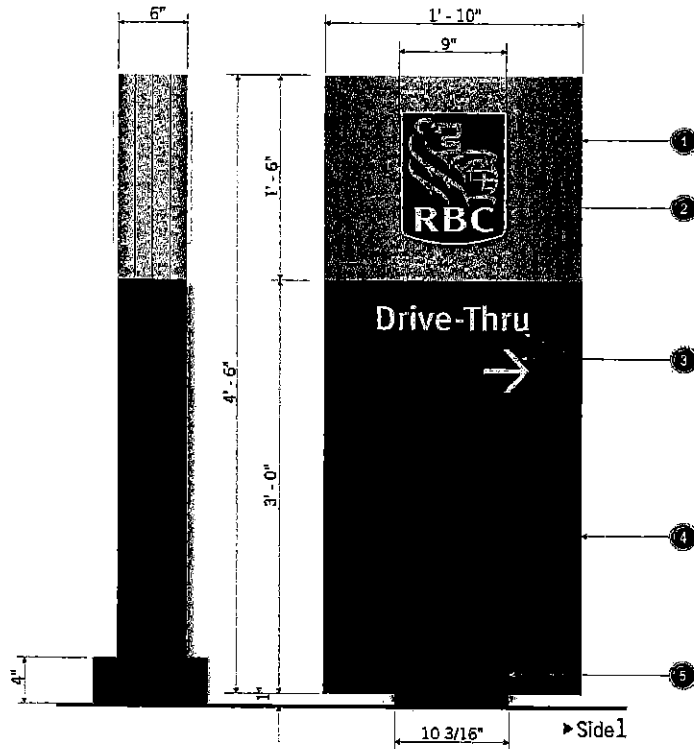

Nathan Dart – Permit Coordinator

T: 519-622-4040x274

F: 519-622-4031

E: ndart@pridesigns.com





Note:
This sign is illuminated with White LED



Top View



Side2

Material Specifications

1. .125 Rolled Aluminum constructed top shell to be primed and painted GG Brushed Aluminum.
2. 19mm Clear acrylic logo pushed through aluminum shell.
White LED Illumination
Translucent vinyl applied to 1st and 2nd surfaces.
Lion graphic to be "RBC Yellow" 3m VQ #10599.
"RBC" to be White A9001-T.
Field to be "RBC Medium Blue" 3m VQ #10600 with a White keyline around perimeter.
Note:
A final layer of White A9001-T applied to 2nd surface of acrylic. (diffuser)
3. "Drive-Thru" and directional arrows to be routed out of aluminum shell
Routed out graphics to be backed up with 3/16" white LD 2447 acrylic
Illuminated with White LED
4. .125 Rolled Aluminum constructed bottom shell to be primed and painted Medium Blue pms #286c
5. .125 Aluminum constructed base plate cover shell to be primed and painted Medium Blue pms #286c

RBC - DR002612.120A1
Port Credit Branch
Master File
RBC - DR055X0022.120A

Material Specifications

- Translucent Vinyl:
 - RBC Medium Blue 3m VQ #10600
 - RBC Yellow 3m VQ #10599
 - White Avery #A9001-T
- Acrylic:
 - 3/16" White LD 2447
 - 19mm Clear
- Paint:
 - Medium Blue pms #286c
 - GG Clear Anodized Aluminum

Electrical Requirements

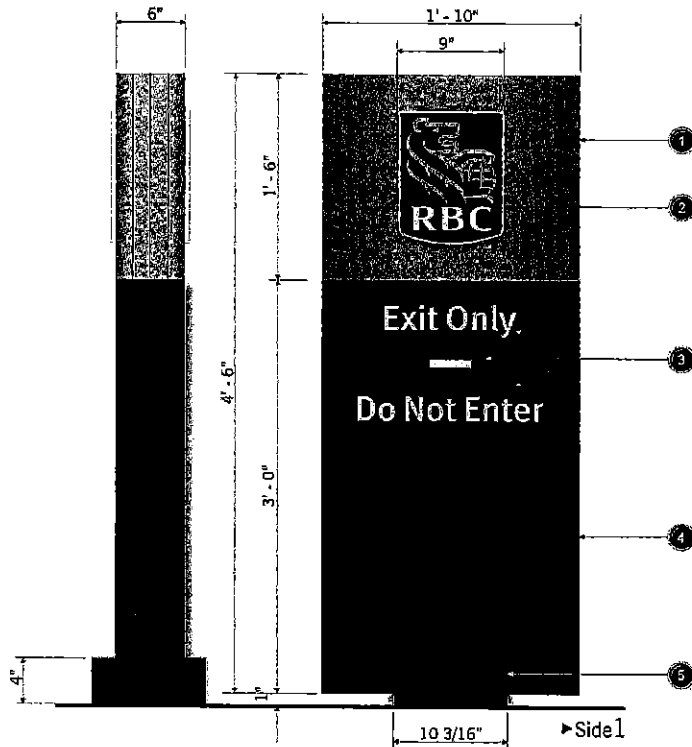
120V

Graphic symbols: In this drawing, the graphic symbols have been used to indicate the materials and finishes to be used in the construction of the sign. The symbols are defined in the legend below. The symbols are defined in the legend below. The symbols are defined in the legend below.

- Preliminary/Artwork
- Approved for Production

CLIENT APPROVAL

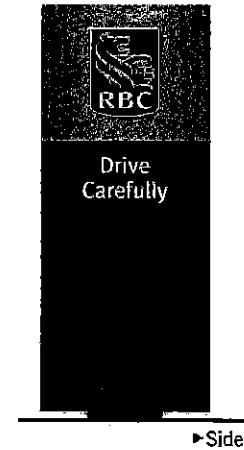
REVISION DATES:



Note:
This sign is illuminated with White LED



Top View



Side2

Material Specifications

1. .125 Rolled Aluminum constructed top shell to be primed and painted GG Brushed Aluminum.
2. 18mm Clear acrylic logo pushed through aluminum shell.
• White LED illumination
• Translucent vinyl applied to 1st and 2nd surfaces.
• Lion graphic to be "RBC Yellow" 3m VQ #10599.
• "RBC" to be White A9001-T.
• Field to be "RBC Medium Blue" 3m VQ #10600 with a White keyline around perimeter.
Note:
• A final layer of White A9001-T applied to 2nd surface of acrylic. (diffuser)
3. "Exit Only", Symbol, "Do Not Enter" and "Drive Carefully" to be routed out of aluminum shell
• Routed out graphics to be backed up with 3/16" white LD 2447 acrylic
(Symbol to have red 3m #3630-33 translucent vinyl applied to 1st surface)
• Illuminated with White LED
4. .125 Rolled Aluminum constructed bottom shell to be primed and painted Medium Blue pms #286c
5. .125 Aluminum constructed base plate cover shell to be primed and painted Medium Blue pms #286c

RBC -DR002612.120B1
Port Credit Branch
RBC -DR055X0022.120B

Material Specifications

- Translucent Vinyl:
 - RBC Medium Blue 3m VQ #10600
 - RBC Yellow 3m VQ #10599
 - White Avery #A9001-T
 - Red 3m #3630-33
- Acrylic:
 - 3/16" White LD 2447
 - 18mm Clear
- Paint:
 - Medium Blue pms #286c
 - GG Clear Anodized Aluminum

Electrical Requirements

120V

Graphic reproduction is not guaranteed. All graphic elements shown for informational purposes only. Final production will be subject to final inspection and approval by the client. All dimensions are in inches unless otherwise specified.

- Preliminary Artwork
- Approved for Production

CLIENT APPROVAL

REVISION DATES:



PRIDE SIGNS.



INTERNATIONAL
SIGN ASSOCIATION

sacface



255 FINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4010 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

220 Lakeshore Road West
Mississauga, Ontario



DRAWN BY: J.T. Dodge
DATE: May 22, 2012



220 LAKESHORE ROAD WEST
EXISTING DIRECTIONAL SIGNS TO BE REMOVED

FEB. 1, 2013





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 19, 2013

FILE: 13-03698

RE: International Centre
6900 Airport Road – Ward 5

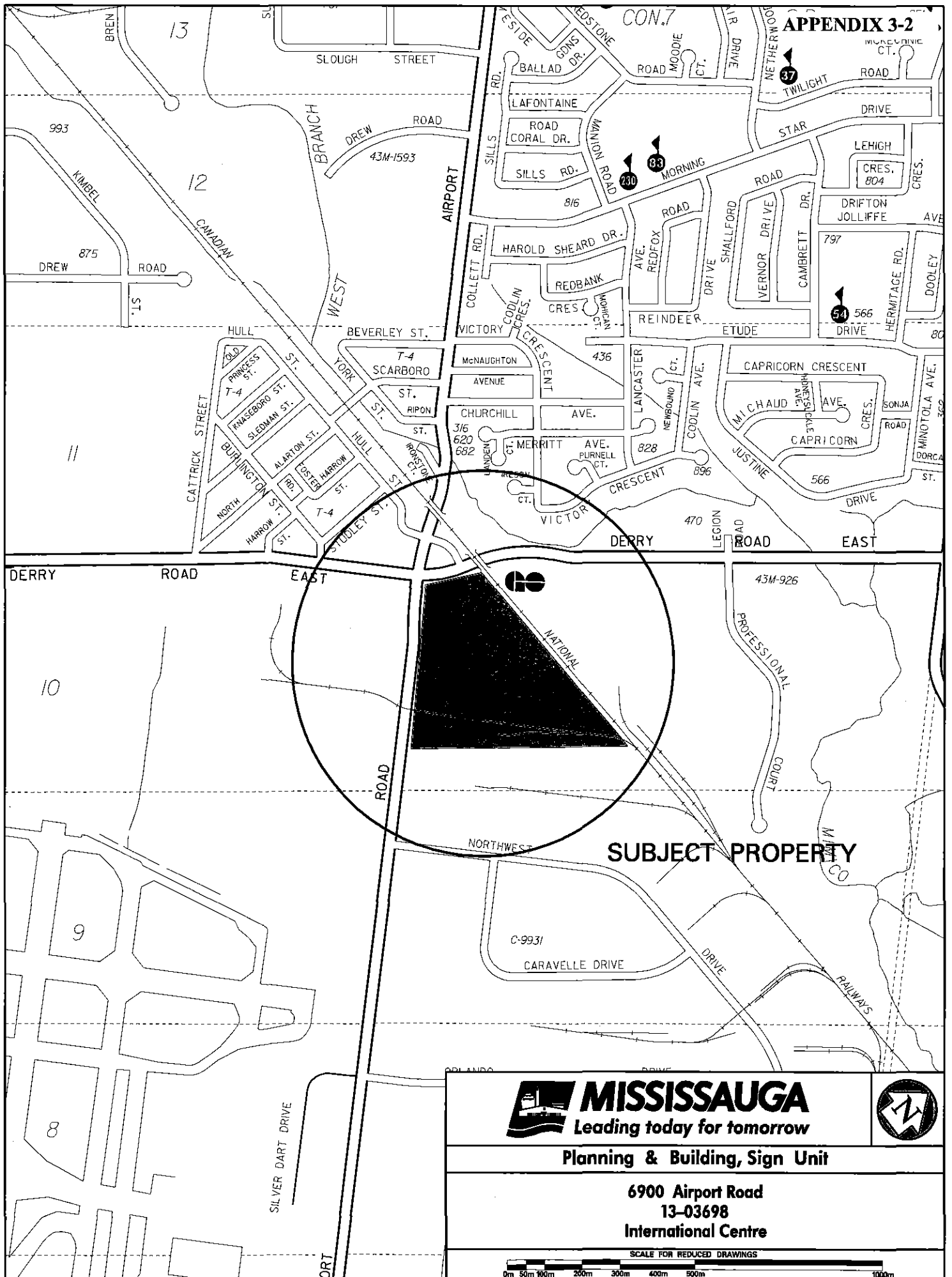
The applicant requests the following variance to Section 4 of the Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
Any sign not expressly permitted by this By-law is prohibited.	One (1) ground sign internal to the property with changing copy message board with a height of 8.23m (27 ft).

COMMENTS:

The proposed sign is part of a comprehensive sign package for the site, yet was missed in error by the applicant under sign variance application 12-00550 (for five (5) internal ground signs). The sign is internal to the site, located near the rear of the building and not visible from the street.

In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



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Planning & Building, Sign Unit

**6900 Airport Road
13-03698
International Centre**

SCALE FOR REDUCED DRAWINGS



LARGE FORMAT PRINTING INSTALLATION & MAINTENANCE DIGITAL SIGNAGE CUSTOM FABRICATION



Media Resources Inc.
1833 Central Rd.
Oakville, ON
Canada L6J 1T5
T 905.337.9993
F 905.337.9331

To,

Feb 5, 2013

Kelwin Hui
Plan Examiner, Building Division
City of Mississauga,
Mississauga

Dear Mr.Hui,

Subject: Variance application for installation of new sign at 6900 Airport Road

Reference: Permit application # 3698, submitted on January 15, 2013

Proposed Signs Location: Near Hall # 4 as per attached site plan

Scope of work: Install (1) new ground sign, as per attached details. Proposed sign is 14.6 Sq M

Variance: Proposed sign is not expressly permitted, Sign By-law 0054-2002 (Ref- Status report, Jan 30, 2013)

Rationale:

1. Proposed sign is consistent with other signs permitted on premises under permit # SGNBLD 12 550 VAR In fact it was part of the original sign package approved under above said permit, but was missed in error. Therefore applying under separate application.
2. Intended use of the proposed sign is business identification as well as directing public. Proposed use of the building as exhibition place and size of the building and large gathering of the public supports the requirement of proposed sign so that it can be visible from distance and can facilitate safe movement of public.
3. Proposed sign will not alter essential character of the premises, in fact it is consistent with essential character of the building, premises, surrounding and existing use of the building and existing signs on the premises.
4. Proposed sign will not alter essential character of the area. It is consistent with the permitted use of the building.
5. Proposed sign will not affect adjacent properties.
6. Proposed sign will not have any impact on public safety.
7. Proposed sign are not expressly prohibited.

LARGE FORMAT PRINTING

INSTALLATION & MAINTENANCE

DIGITAL SIGNAGE

CUSTOM FABRICATION



Mediaresources Inc.
1960 Central Ave.
Carleton Place,
Ontario L9L 7G5

T 905.307.0993
F 905.307.0777

8. Proposed sign are permitted sign types.

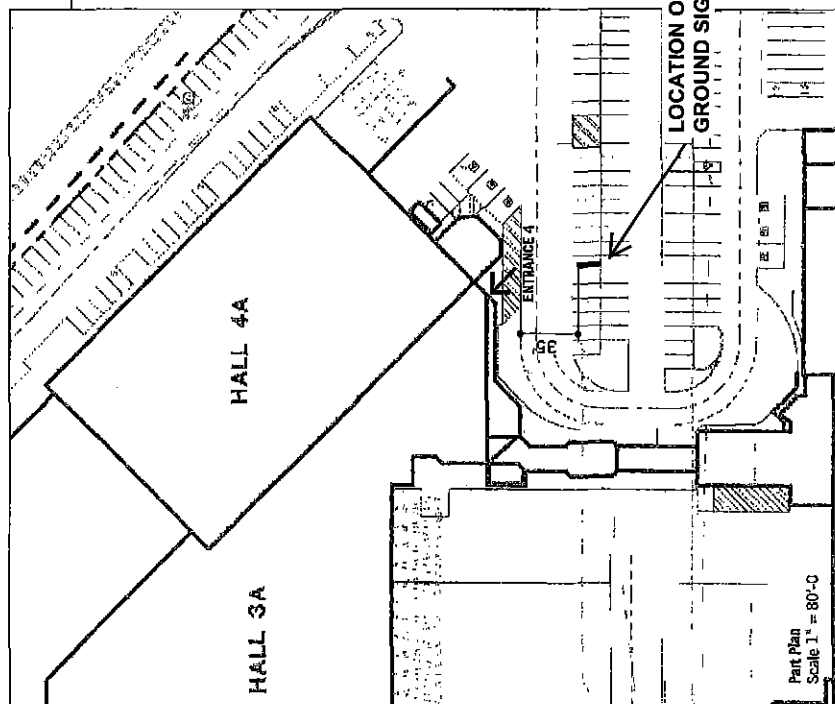
9. Proposed sign will contribute to public place making and will enhance surrounding architectural context.

10. Proposed sign will follow all regulation for message board and illuminated signs.

Best Regards

A handwritten signature in black ink, appearing to read 'Phil Bhojani', written in a cursive style.

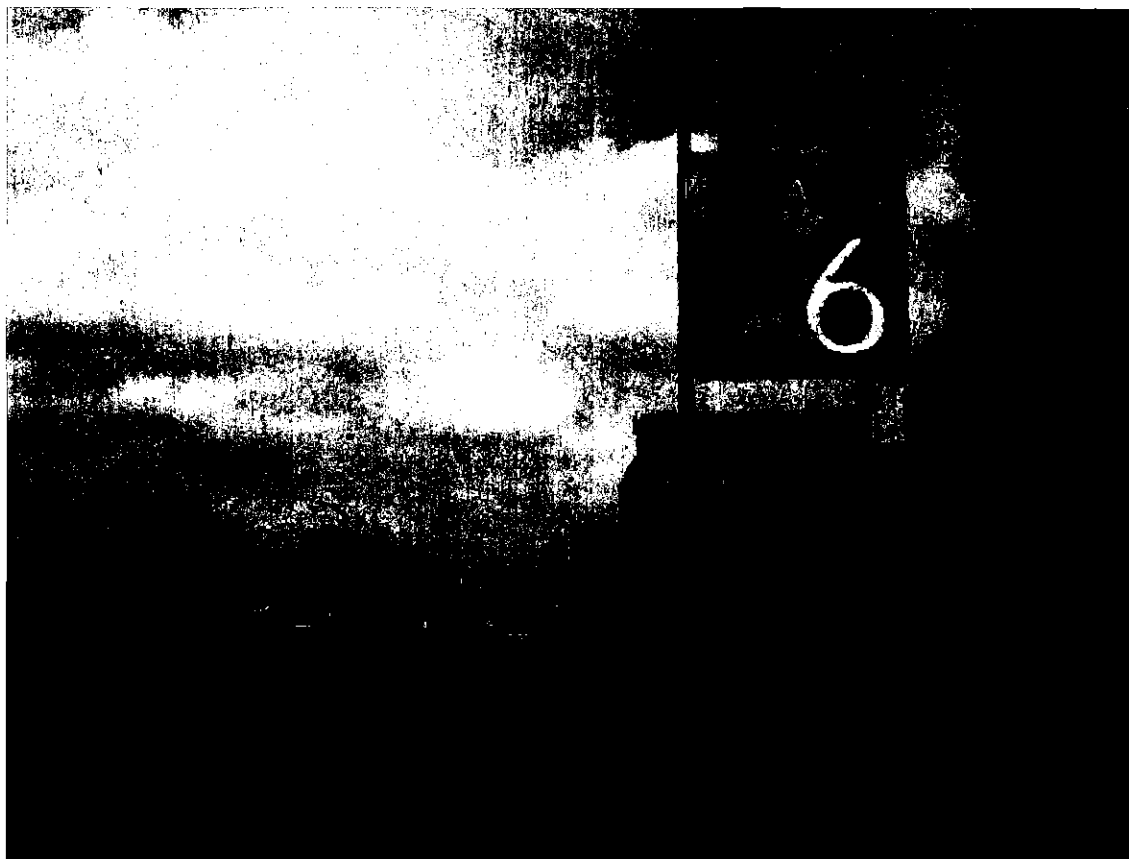
(Bhojani, Phil)





6900 AIRPORT ROAD

FEB.19, 2013





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 19, 2013

FILE: 12-03483

RE: First Gulf
6925 Century Avenue – Ward 9

The applicant requests the following variance to Section 1 of the Sign By-law 0054-2002, as amended.

Section 1	Proposed
Signs are not permitted to front a Provincial Highway.	One (1) temporary real estate sign facing a Provincial Highway.

COMMENTS:

The intent of the sign is to promote the new development on the lands. Since the sign is needed for a temporary period, the Planning and Building Department recommends approval of the variance for a period of one (1) year.



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Planning & Building, Sign Unit

**6925 Century Avenue
12-03483
First Gulf**

SCALE FOR REDUCED DRAWINGS





December 7, 2012

City of Mississauga, Sign Unit
Planning and Building Department
300 City Centre Drive
Mississauga, ON
L5B 3C1

Re: Variance from Sign By-Law 54-02 to erect a Real Estate Sign at 6925 Century Avenue.

To Whom This May Concern,

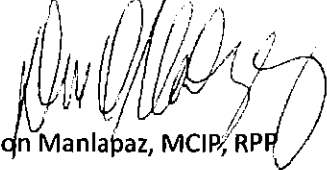
This is to confirm that Sun Life Assurance Company of Canada is the registered Owner of the property (herein referred to as "Owner") located at 6925 Century Avenue and has assigned First Gulf Corporation as agent obtain a sign permit and variance to permit an existing real estate sign as identified in the enclosed drawings.

The sign is located on the Owner's property, which is zoned E1 Employment Area and set back approximately 1 m from the northeastern property line. The sign fronts onto the Mississauga Road exit ramp from the eastbound Highway 401 and measures 9.75 m by 4.87 m, resulting in a total surface area of 47.48m². In our opinion, the signage is most accurately defined by the "real estate sign" definition in By-Law 54-02 as the sign is temporary, the content is non-illuminated, and advertises the rent or lease of First Gulf Corporation's upcoming development project.

First Gulf has been diligently working with the City on this project for the last 8 months and aims to develop the Meadowvale Business Park that will continue to attract prominent employers to the neighbourhood.

Any efforts on your part to expedite this process would be greatly appreciated.

Best Regards,
FIRST GULF CORPORATION



Don Manlapaz, MCIP, RPP
Director of Planning & Development



January 25, 2013

City of Mississauga
 Planning & Building Department, Sign Unit
 300 City Centre Drive
 Mississauga, ON
 L5B 3C1

Re: Real Estate Sign Permit #12 3483: 6925 Century Ave.

Dear Kelwin,

Due to MTO sign restrictions on maximum signage area, the dimensions of the real estate sign have been revised as per the enclosed elevation drawing. The width of the sign was changed from 9.75 metres to 9.45 metres, resulting in an overall signage area of 46.30 m² instead of 47.48 m².

Despite the revised size of the sign, a sign variance is still required as specified by real estate sign size restrictions in Section 26 of the Sign By-Law 54-02.

Please find enclosed three copies of the revised sign elevation for your use.

Sincerely,
 First Gulf Corporation

A handwritten signature in black ink, appearing to read 'F. Ibrahim', written over a horizontal line.

Farah Ibrahim, MES (PI.)
 Development Coordinator

BUILDING DIVISION		
BUILDING DEPT. FILE		
DATE RECD JAN 28 2013		
ROUTE TO:	RECD BY:	DATE:



Pearce McCluskey Architects
2203 Durbin Blvd - Mississauga, Ontario L4R 1G2 - TEL: 905.277.3141
www.pmcarchitects.ca

First Gulf Corporation
Signage at 6925 Century Avenue

Construction Site Sign Site Plan

Project Number:

12007

Drawn By:

AS

Checked By:

Date:

12/2012

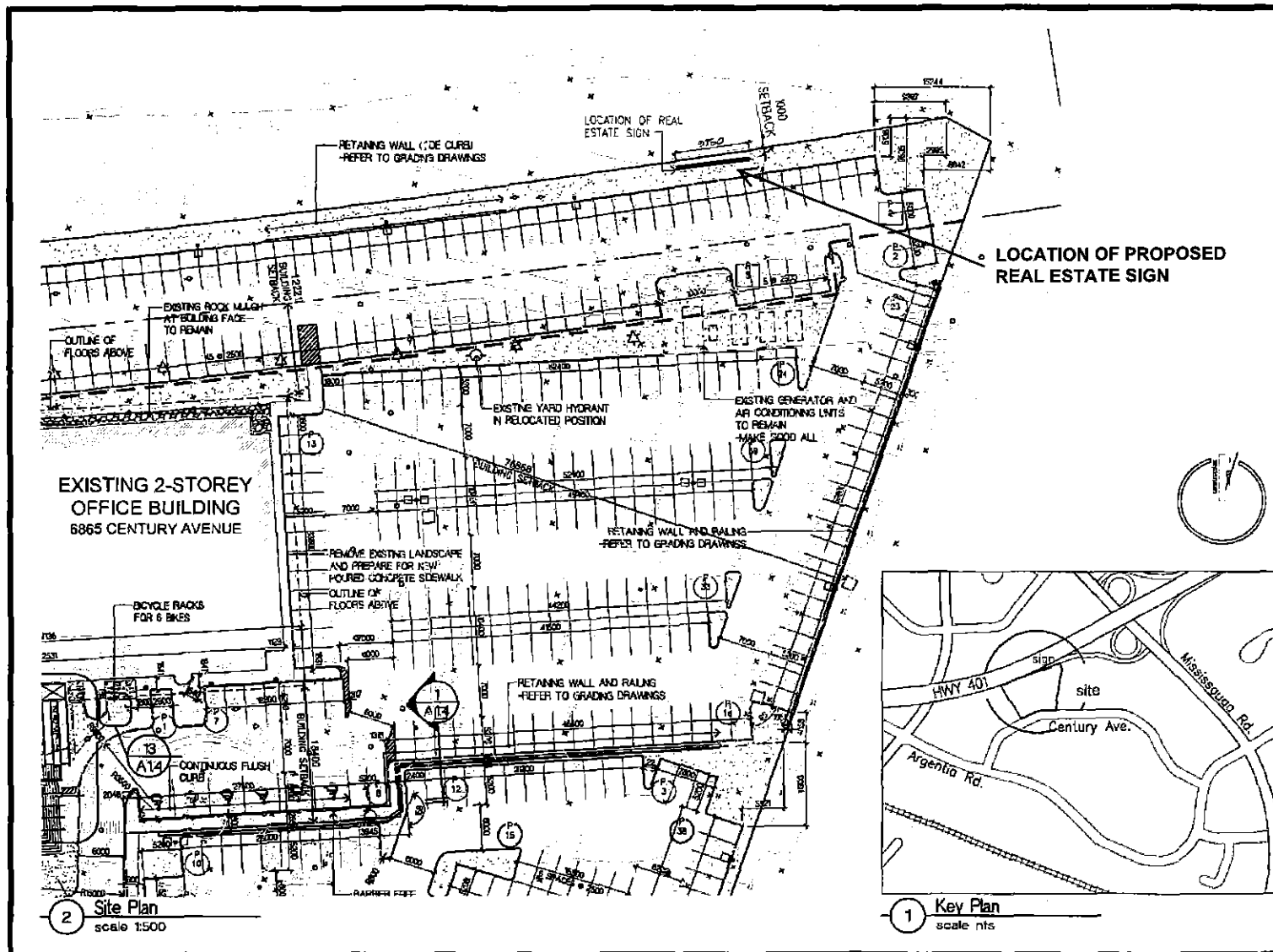
Scale:

1:50

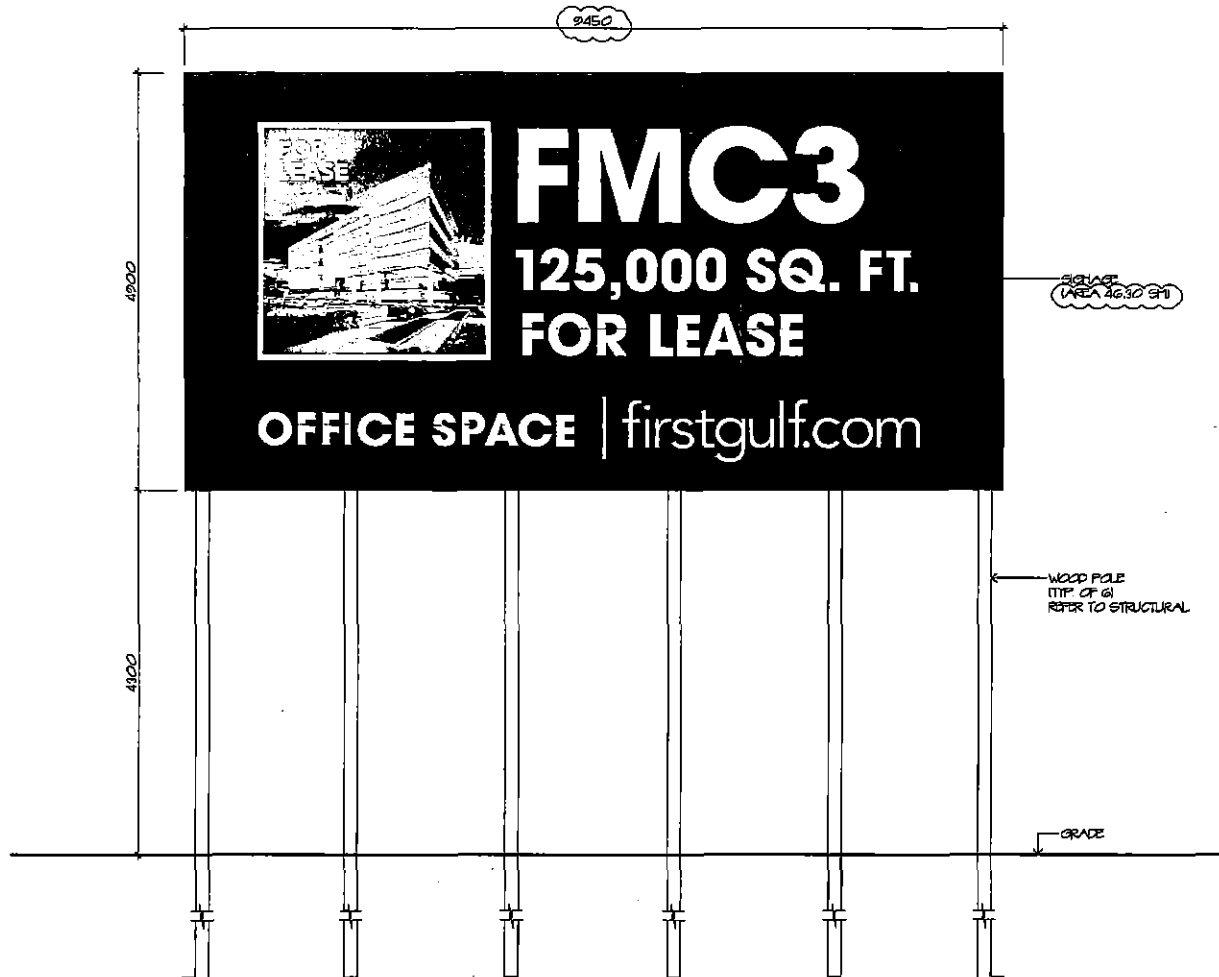
Sheet Number:

sk-0

APPENDIX 4-5



12-3453 - REV. 12/13
 11/28/13



Pearce McCluskey Architects
 2203 Dunlap Drive • Manhattan, Ohio 45755-1000 • 760.827.2444
 www.pmaarchitects.com



First Gulf Corporation
 Storage at 6925 Century Avenue

Real Estate Sign
 Elevation



Project Number:

12007

Drawn By: AS

Checked By:

Date: 17Jan'13

Scale: 1:50

Sheet Number:

sk-01

6925 CENTURY AVEUE



02-12-2013



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 23, 2013

FILE: 12-03629

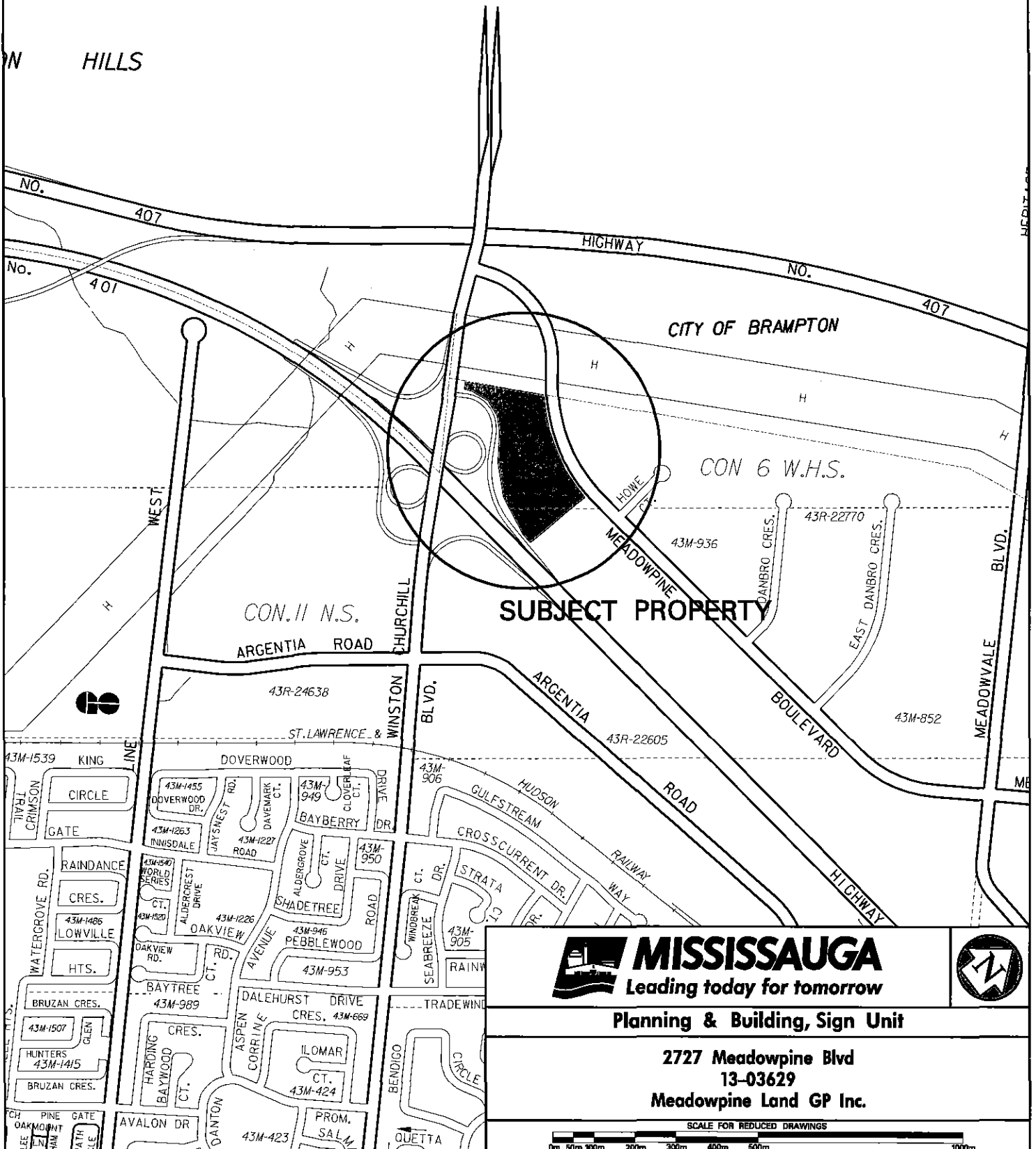
RE: Meadowpine Land GP Inc.
2727 Meadowpine Blvd – Ward 9

The applicant requests the following variance to Section 16(6) of the Sign By-law 0054-2002, as amended.

Section 16(6)	Proposed
No ground sign shall be located in the rear or side yard of a lot in a commercial or industrial zone located adjacent to a Provincial highway.	A ground sign located in the rear or side yard of a lot in a commercial or industrial zone located adjacent to a Provincial highway.

COMMENTS:

The intent of the sign is to promote the future development of the lands. Since the sign is needed for a temporary period, the Planning and Building Department recommends approval of the variance for a period of one (1) year.



Meadowpine Land Limited Partnership

January 15, 2013

City of Mississauga
Building Department
300 City Centre Drive
Mississauga, ON L5B 3C1

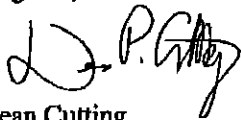
To Whom It May Concern,

Re: 2727 & 2777 Meadowpine Boulevard permit application

As owners of Gateway Meadowvale, 2727 & 2777 Meadowpine Boulevard in Mississauga, we are contacting the City of Mississauga regarding signage on the Gateway Meadowvale Development Site. The site signage facing Highway 401 is a crucial element in the marketing and promotion of this 12.6 acre, 400,000 square foot office development to potential tenants in the Greater Toronto Area.

We appreciate the City of Mississauga's cooperation with this permit application process. If you require any further information or clarifications, please contact me at 416.687.2773 or dcutting@carttera.com.

Regards,



Dean Cutting
Meadowpine Land Limited Partnership

Meadowpine Land Limited Partnership
20 Adelaide Street East, Suite 501
Toronto, Ontario M5C 2T6

TELEPHONE: 416-593-4747
FACSIMILE: 416-867-9790

[illegible][illegible]

The image is a composite of three distinct elements. At the top, there is a map of a city street layout. The map shows a street labeled 'Kilmer St' running diagonally from the top left towards the bottom right. Another street, '1st St', is visible on the right side of the map. Several buildings are depicted along the streets, with some labeled with numbers like '100', '101', '102', '103', '104', '105', '106', '107', '108', '109', '110', '111', '112', '113', '114', '115', '116', '117', '118', '119', '120', '121', '122', '123', '124', '125', '126', '127', '128', '129', '130', '131', '132', '133', '134', '135', '136', '137', '138', '139', '140', '141', '142', '143', '144', '145', '146', '147', '148', '149', '150', '151', '152', '153', '154', '155', '156', '157', '158', '159', '160', '161', '162', '163', '164', '165', '166', '167', '168', '169', '170', '171', '172', '173', '174', '175', '176', '177', '178', '179', '180', '181', '182', '183', '184', '185', '186', '187', '188', '189', '190', '191', '192', '193', '194', '195', '196', '197', '198', '199', '200'. A small circular area is marked on the map, possibly indicating a specific location of interest. Below the map, there is a photograph of a building. The building has a sign that reads 'Kilmer St'. The photograph is somewhat blurry and appears to be a black and white image. At the bottom of the image, there is a large block of redacted text. The text is completely blacked out, making it illegible. The redaction covers a significant portion of the lower half of the image.

PARKING
 STREET LIGHTS
 STREET CLOSURE

Legend
 1/4 MILE

PINE ST
 ELM ST
 100
 PIEDMONT BLVD

A hand-drawn map of a residential area. The map shows several streets, including "ST. JAMES" and "ST. JOHN". There are several houses drawn, some with labels. One house is labeled "MRS. J. B. WILSON". Another house is labeled "MRS. J. B. WILSON". A large house is labeled "MRS. J. B. WILSON".

[illegible]

30 m from N

WINSTON CHURCHILL BLVD

DEPOSITED PLAN No. 86772

TOWNSHIPS OF TORONTO AND BRADFORD

1. Site Plan
2. 200' Scale

NO PROPERTY LINE

LOCATION OF PROPOSED
GROUND SIGN

EIGHTH GRADE

[illegible]

20'
2'

GATEWAY MEADOWVALE

Design Build Opportunity





12'
2'

Martin Dockrill
Broker

Jeff Flemington
Broker

Brett Elofson
Sales Representative

Kurt Love
Sales Representative

Rebekah Dalziel
Sales Representative

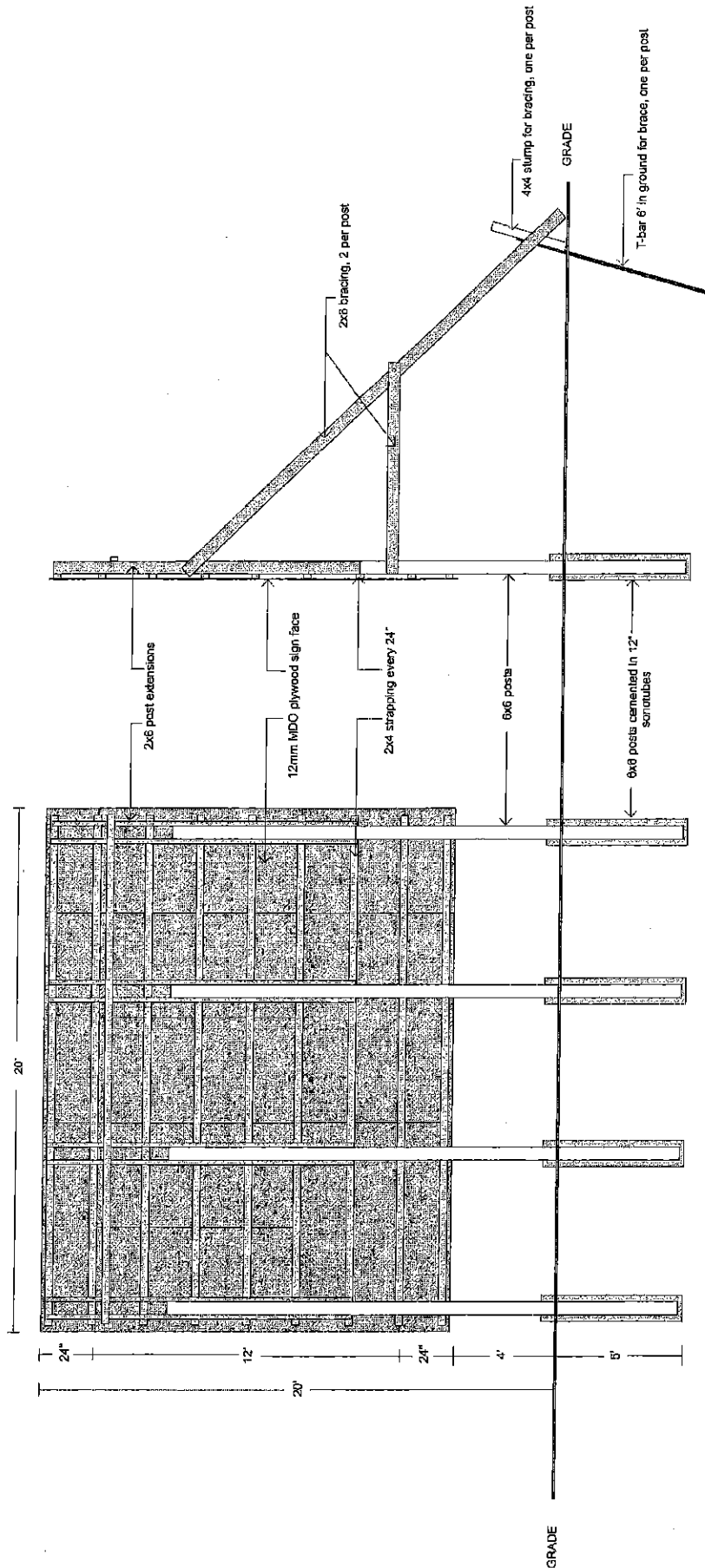
**AVISON
YOUNG**
Intelligent
Real Estate Solutions

905.712.2100

Developed by
Carttera

www.gatewaymeadowvale.com

Developed by
Carttera





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 13, 2013

FILE: 12-03492

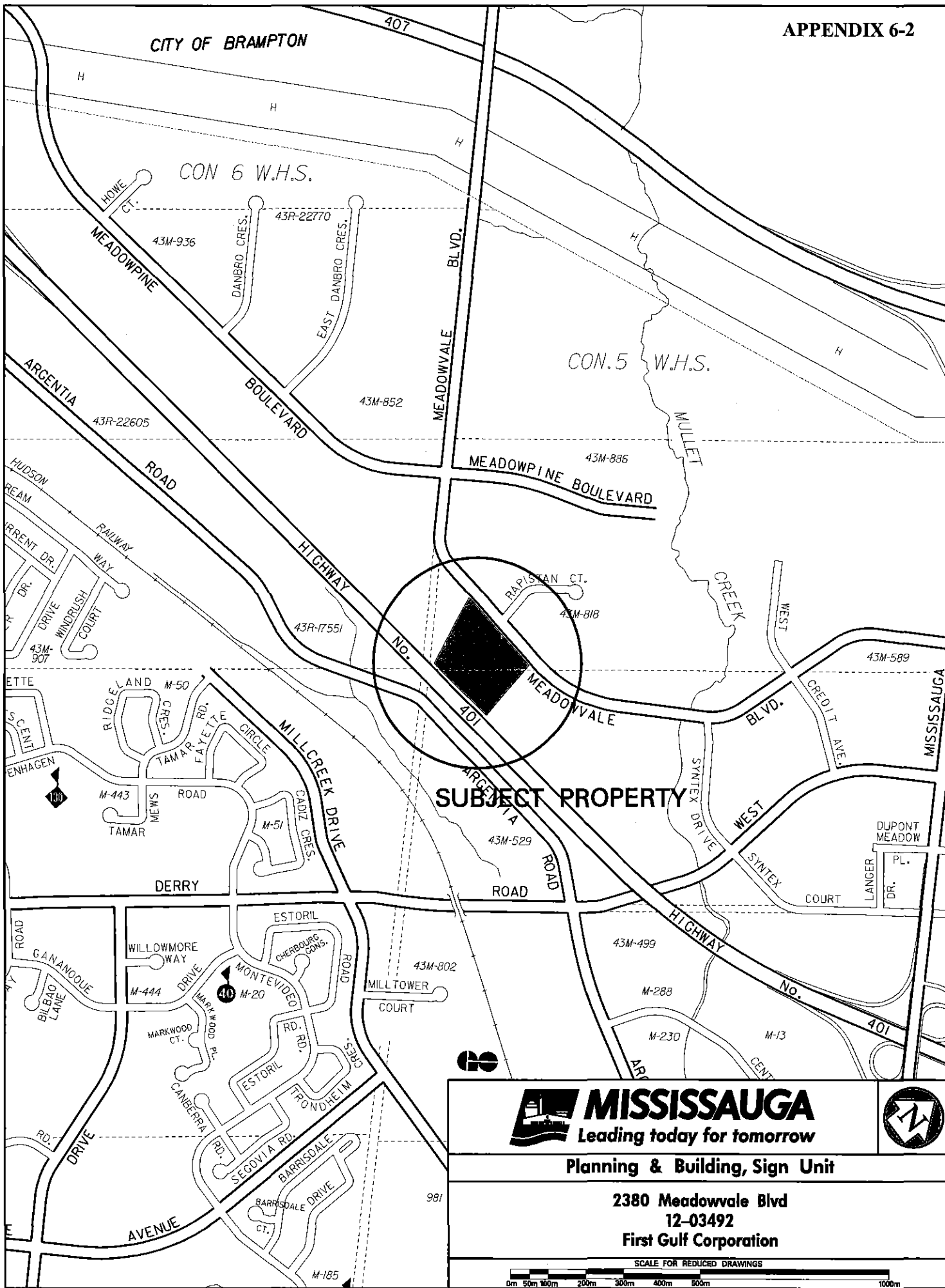
RE: First Gulf Corporation
 2380 Meadowvale Blvd – Ward 9

The applicant requests the following variance to Section 16(6) of the Sign By-law 0054-2002, as amended.

Section 16(6)	Proposed
No ground sign shall be located in the rear or side yard of a lot in a commercial or industrial zone located adjacent to a Provincial highway.	A ground sign located in the rear or side yard of a lot in a commercial or industrial zone located adjacent to a Provincial highway.

COMMENTS:

The intent of the sign is to promote the future development of the lands. Since the sign is needed for a temporary period, the Planning and Building Department recommends approval of the variance for a period of one (1) year.



FMC 4 Limited & Sun Life Assurance Company of Canada

January 8, 2012

Attn: Mr. Mark Toliao
City of Mississauga, Sign Unit
Planning and Building Department
300 City Centre Drive
Mississauga, ON
L5B 3C1

Re: Sign Variance File 12-3492: Real Estate Sign at 2380 Meadowvale Blvd.

Dear Mark,

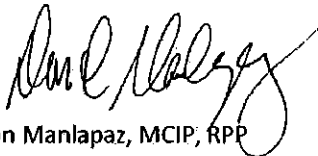
In response to the Application Status Report dated January 2nd, 2013, for the sign variance file noted above, the size of this sign exceeds the maximum permitted size of a Real Estate Sign as specified Section 26 of the Sign By-Law 54-02. This sign existed on the site at the time the property was purchased by the current owners. FMC 4 Limited and Sun Life Assurance Company of Canada acquired the site "as is" and has refaced the sign, utilizing the existing sign infrastructure (sign posts backing) to advertise its future office development. The sign area and location are as previously existed, consequently in non-conformance to the by-law.

Please find enclosed electronic files of the drawings submitted for this sign permit application as well as photographs of the sign before and after it was refaced.

First Gulf has been in contact with the Ministry of Transportation and is in the process of obtaining approval for this sign, as requested.

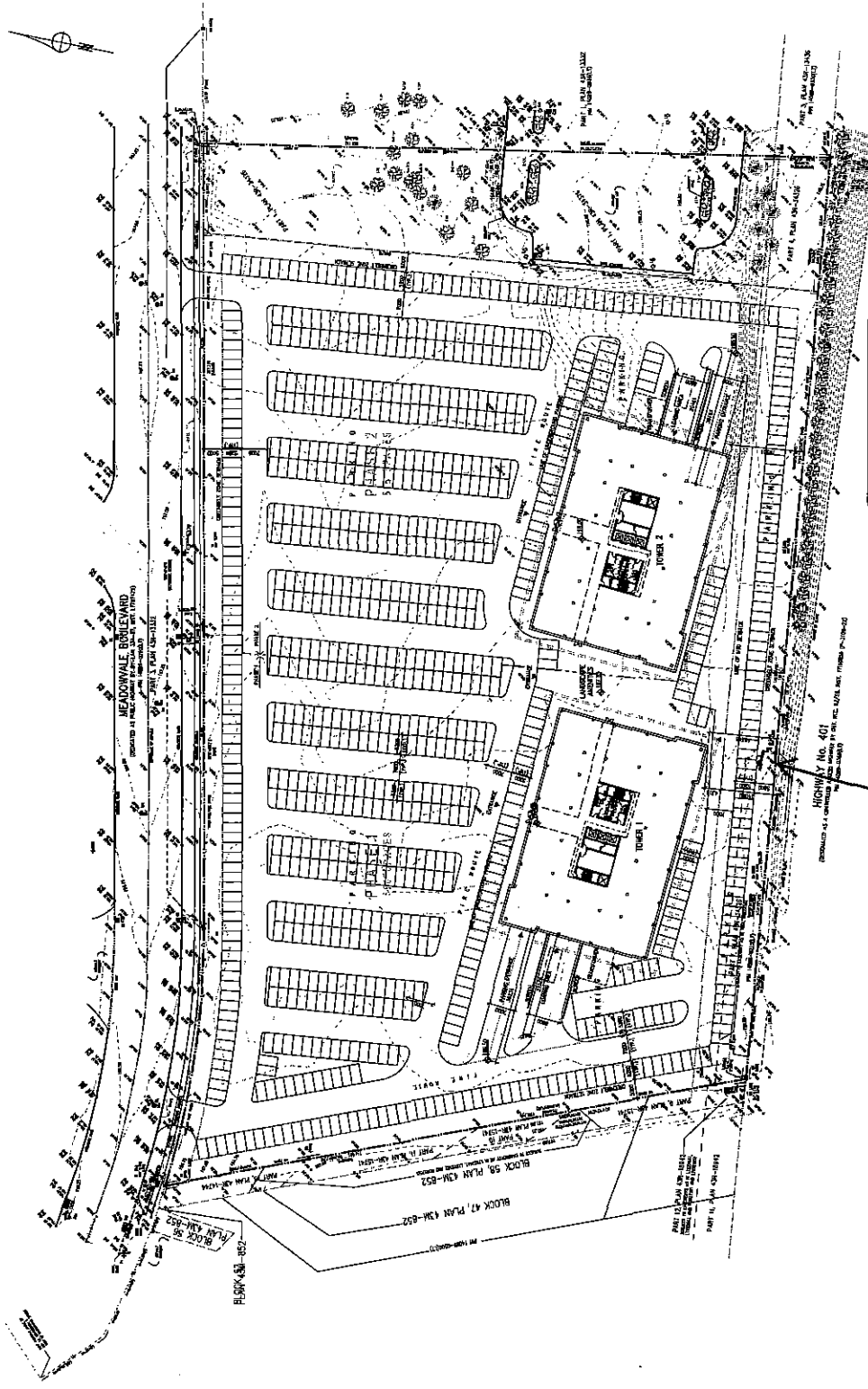
Sincerely,

FIRST GULF FMC 4 LIMITED



Don Manlapaz, MCIP, RPP
Director of Planning & Development

DATE	
BY	
CHECKED	
APPROVED	
REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



NO.	DESCRIPTION	DATE
1	MEADOWS DRIVE	10-1-10
2	BLOCK 47, PLAN 43M-632	10-1-10
3	BLOCK 48, PLAN 43M-632	10-1-10
4	BLOCK 49, PLAN 43M-632	10-1-10
5	BLOCK 50, PLAN 43M-632	10-1-10
6	BLOCK 51, PLAN 43M-632	10-1-10
7	BLOCK 52, PLAN 43M-632	10-1-10
8	BLOCK 53, PLAN 43M-632	10-1-10
9	BLOCK 54, PLAN 43M-632	10-1-10
10	BLOCK 55, PLAN 43M-632	10-1-10
11	BLOCK 56, PLAN 43M-632	10-1-10
12	BLOCK 57, PLAN 43M-632	10-1-10
13	BLOCK 58, PLAN 43M-632	10-1-10
14	BLOCK 59, PLAN 43M-632	10-1-10
15	BLOCK 60, PLAN 43M-632	10-1-10
16	BLOCK 61, PLAN 43M-632	10-1-10
17	BLOCK 62, PLAN 43M-632	10-1-10
18	BLOCK 63, PLAN 43M-632	10-1-10
19	BLOCK 64, PLAN 43M-632	10-1-10
20	BLOCK 65, PLAN 43M-632	10-1-10
21	BLOCK 66, PLAN 43M-632	10-1-10
22	BLOCK 67, PLAN 43M-632	10-1-10
23	BLOCK 68, PLAN 43M-632	10-1-10
24	BLOCK 69, PLAN 43M-632	10-1-10
25	BLOCK 70, PLAN 43M-632	10-1-10
26	BLOCK 71, PLAN 43M-632	10-1-10
27	BLOCK 72, PLAN 43M-632	10-1-10
28	BLOCK 73, PLAN 43M-632	10-1-10
29	BLOCK 74, PLAN 43M-632	10-1-10
30	BLOCK 75, PLAN 43M-632	10-1-10
31	BLOCK 76, PLAN 43M-632	10-1-10
32	BLOCK 77, PLAN 43M-632	10-1-10
33	BLOCK 78, PLAN 43M-632	10-1-10
34	BLOCK 79, PLAN 43M-632	10-1-10
35	BLOCK 80, PLAN 43M-632	10-1-10
36	BLOCK 81, PLAN 43M-632	10-1-10
37	BLOCK 82, PLAN 43M-632	10-1-10
38	BLOCK 83, PLAN 43M-632	10-1-10
39	BLOCK 84, PLAN 43M-632	10-1-10
40	BLOCK 85, PLAN 43M-632	10-1-10
41	BLOCK 86, PLAN 43M-632	10-1-10
42	BLOCK 87, PLAN 43M-632	10-1-10
43	BLOCK 88, PLAN 43M-632	10-1-10
44	BLOCK 89, PLAN 43M-632	10-1-10
45	BLOCK 90, PLAN 43M-632	10-1-10
46	BLOCK 91, PLAN 43M-632	10-1-10
47	BLOCK 92, PLAN 43M-632	10-1-10
48	BLOCK 93, PLAN 43M-632	10-1-10
49	BLOCK 94, PLAN 43M-632	10-1-10
50	BLOCK 95, PLAN 43M-632	10-1-10
51	BLOCK 96, PLAN 43M-632	10-1-10
52	BLOCK 97, PLAN 43M-632	10-1-10
53	BLOCK 98, PLAN 43M-632	10-1-10
54	BLOCK 99, PLAN 43M-632	10-1-10
55	BLOCK 100, PLAN 43M-632	10-1-10

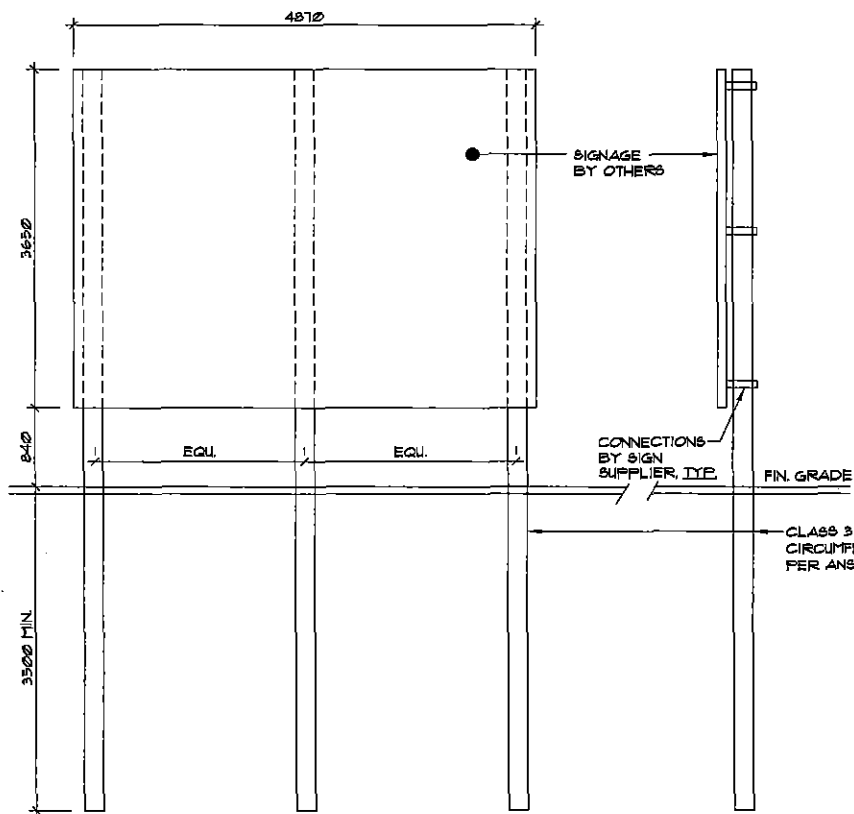
LOCATION OF PROPOSED GROUND SIGN

B-H

FIRST GULF
FIRST GULF CORPORATION
11111 GULF DRIVE, SUITE 100
HOUSTON, TEXAS 77057

FMC4

SITE PLAN

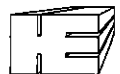


ELEVATION

SECTION

CLIMATIC DESIGN DATA (MISSISSAUGA, ON, PER OBC 2006 & NBC 2005)	
WIND PRESSURE	$q(1/10) = 0.37 \text{ kPa}$ $q(1/50) = 0.43 \text{ kPa}$
COEFFICIENTS (PER FIG 1-23 STRUCT. COMMENTARIES)	$C_f = 1.2$ $C_n = 1.0$ $C_g = 2.0$
SOIL	$K_p = 2.5$ $K_a = 0.3$

- GENERAL NOTES:**
- DESIGN IS BASED ON OBC 2006 AND ANSI 05.1
 - SOIL CONDITIONS ARE TO BE VERIFIED ON SITE BY A QUALIFIED GEOTECHNICAL ENGINEER
 - SIGN CONNECTIONS TO POST TO BE BY SIGN SUPPLIER
 - SIGN SUPPLIER TO SUBMIT DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL



**HANNIGAN
ENGINEERING
LIMITED**
CONSULTING STRUCTURAL ENGINEERS
VAUGHAN, ONTARIO T: (905) 850-4400 F: (905) 850-7706

PROJECT:

NEW SIGNAGE FOR:

2380 Meadowvale Blvd.

MISSISSAUGA, ONTARIO

DATE:

01/02/2013

SCALE:

1 : 50

DRAWN:

B.T.

PROJECT NO:

612-192

DESIGN:

SK-1

vd.





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

FILE: 12-03335

RE: IZOD
775 Britannia Road West – Ward 11

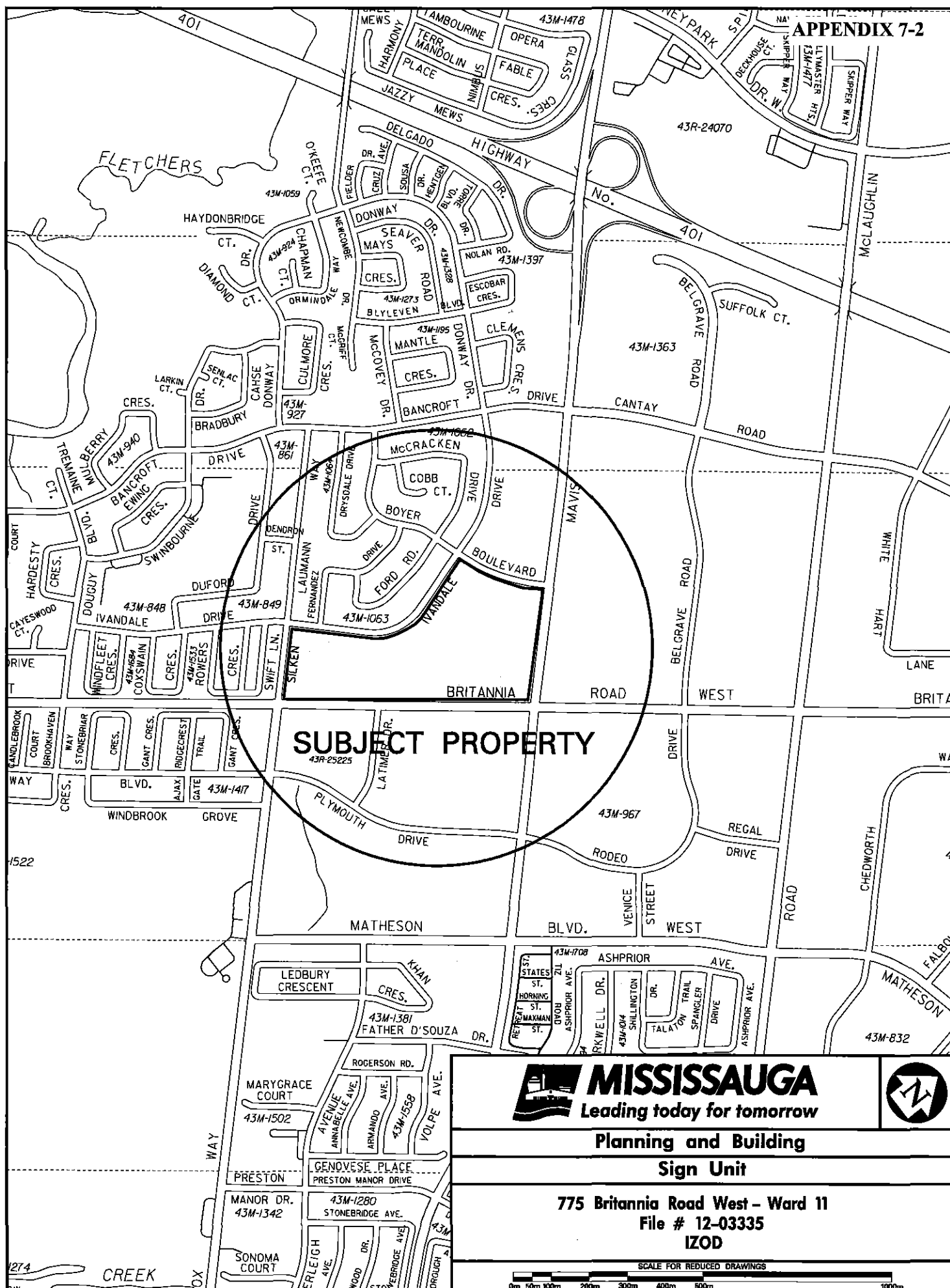
The applicant requests the following variance to section 13 of the Sign By-law 0054-2002, as amended.

Section	Proposed
Permits fascia signs to be located on the building façade for each occupancy.	One (1) fascia sign located on the false screen wall of the loading area, located parallel to the side (west) elevation of the unit.

COMMENTS:

The purpose of the false wall is to screen the loading area. The screen wall is designed with false windows and features which is consistent with the design of the building. The placement of a fascia sign on this wall is consistent with other fascia signs installed on the building. The proposed sign would replace an existing sign from a previous tenant.

In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



MISSISSAUGA
Leading today for tomorrow



**Planning and Building
Sign Unit**

**775 Britannia Road West - Ward 11
File # 12-03335
IZOD**

SCALE FOR REDUCED DRAWINGS





Zip Signs Ltd.
5040 North Service Road
Burlington, Ontario L7L 5R5

Feb. 4, 2013

City of Mississauga
300 City Centre Drive
Mississauga, ON. L5B 3C1

Subject: Sign Variance Rationale
Object: Izod 775 Britannia Rd. W. Mississauga ON

To Whom It May Concern;

We respectfully ask that you consider our application for variance of the Sign Bylaw to allow a second Fascia sign to be installed on the wall on the west elevation and in a location replacing an existing Black's sign. The sign is mounted on a wall that hides a loading dock and is part of the existing building structure.

This proposal is consistent with the installation of permitted wall signs on the properties in the area and would allow for less confusion for traffic driving in the entrance way provided. It will not interfere with pedestrian traffic or obstruct public visibility of the surrounding area.

Consistent with neighbouring buildings, our proposal does not alter in any way the essential character of the area nor would it adversely affect adjacent properties. Being a sign type that is permitted in the sign district where the premises is located, the installation would be done in compliance with the Ontario Building Code, whereby public safety would be guaranteed.

We are confident that our proposal satisfies the public interest as well as preserving the character of the Commercial and office district. We thank you for the attention you are giving our application and consideration for the success of this proposal, and we remain available should you require additional information and/or documents to complete this application.

Best regards,

A handwritten signature in black ink that reads 'Dave Adam'.

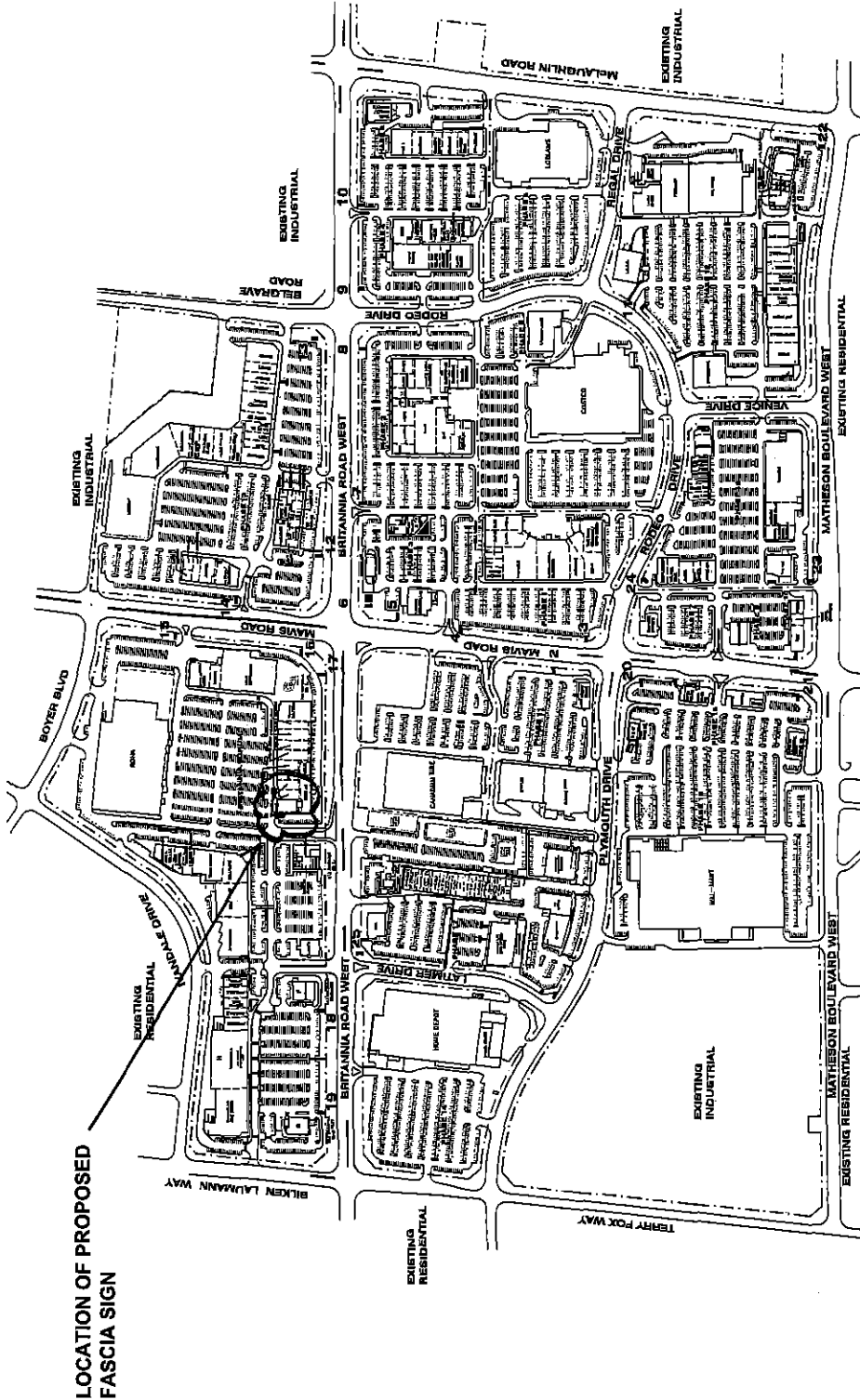
Dave Adam
Permit Consultant
Zip Signs Ltd.

Ph 905-332-8332 Toll Free 800-291-0166
Fx 905-332-9994

www.zipsigns.com
info@zipsigns.com

Creating Signs of Excellence Since 1971

12.3335



LOCATION OF PROPOSED
FASCIA SIGN



Heartland
TOWN CENTRE
MISSISSAUGA, ONTARIO

SITE PLAN

SCALE: N.T.S.
DATE: 19 JUNE 2012



JOB: IZOD #203
 MALL: HEARTLAND TOWN CENTRE
 ADDRESS:
 LOC.: MISSISSAUGA, ON
 SPACE#: 10
 PRINT#: 28034-1
 S. F. LENGTH:
 SALESPERSON: C. BLUE

2109 LAFAYETTE RD. • FT. OGLETHORPE, GA 30742 • PH: (706) 866-7999 • SALES FX: (706) 866-4400



CHANGE ORDER # A B C D E F

RELEASED	INITIAL	TIME
OPENING		
SHIP/TRIP		
INSTALL		
TARGET		
COMMIT		

SPECIAL INSTRUCTIONS:

EXTERIOR

QTY: 2

FACE: WHITE

RET COLOR: WHITE

RET DEPTH: 4"

LED: WHITE

LETTER STROKE: 8 3/8"

STANDOFF COLOR: RED PMS #1797

WIREWAY COLOR: RED PMS #1797 MATTE

FASCIA CONST: PRECAST CONCRETE

FASCIA COLOR:

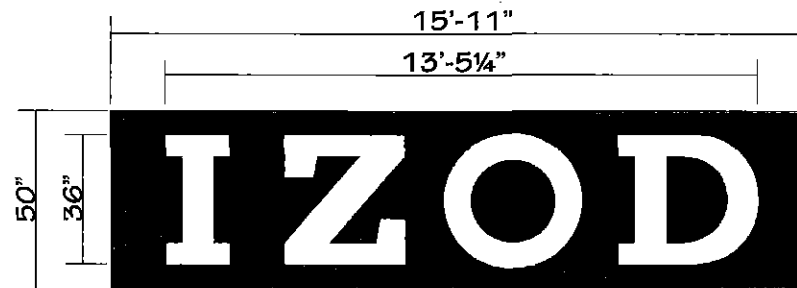
VOLTAGE 120V

THIS DESIGN AND DRAWING SHOWN IS THE PROPERTY OF VICTORY SIGN IND., LTD. NO TRANSMITTAL OR DISCLOSURE SHALL BE MADE TO ANY PERSON, FIRM OR CORPORATION WITHOUT PRIOR WRITTEN APPROVAL.

This Product is Listed by
 UNDERWRITERS LABORATORIES INC.
 and Bears the Mark:

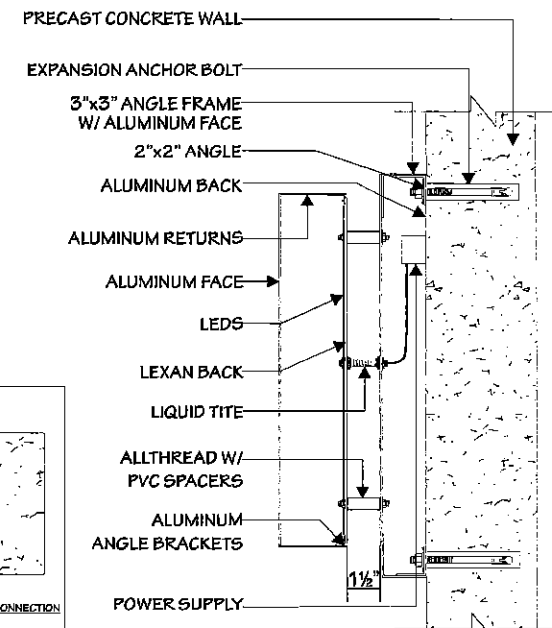
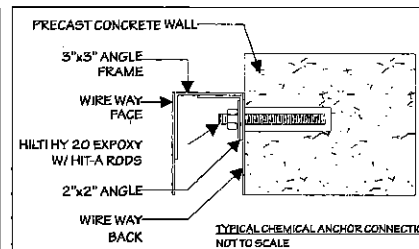
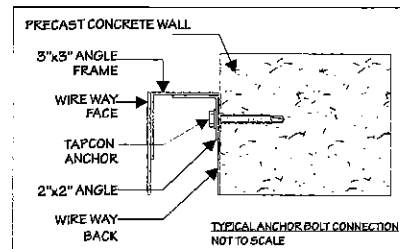
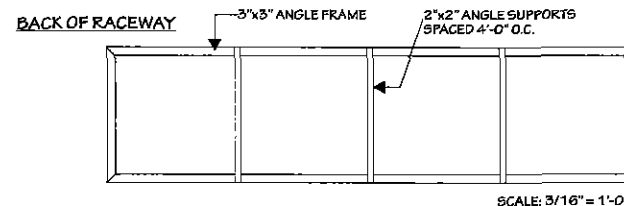


FRONT & SIDE



REVERSE CHANNEL LETTERS

FULL BACKGROUND WIREWAY
 3" DEEP



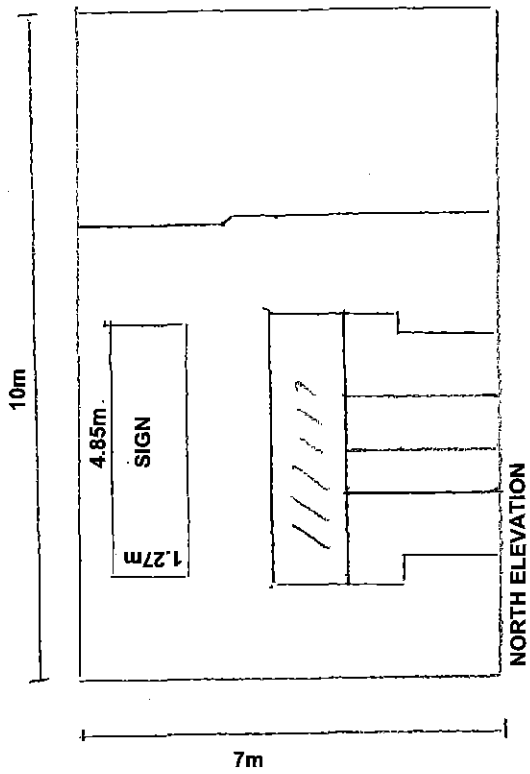
DATE: 10/22/12

BY: NR

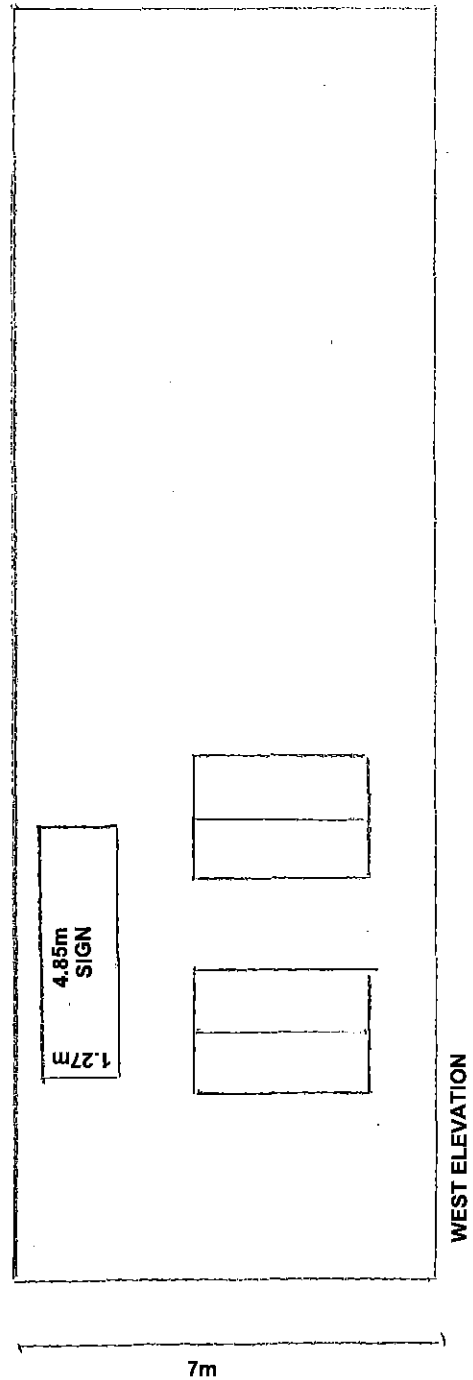
SCALE: 1/4" = 1'-0"

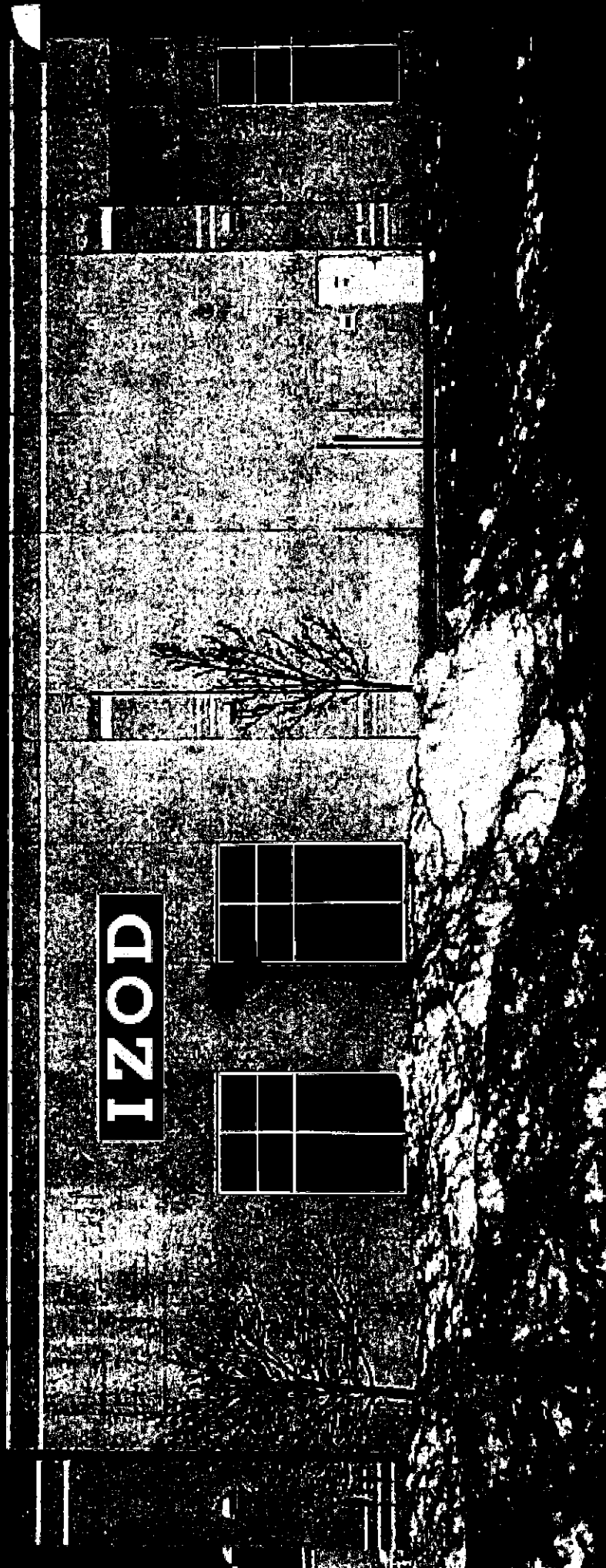
INSTALL IN ACCORDANCE WITH
 THE NATIONAL ELECTRICAL CODE.

APPENDIX 7-6



21m







SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 16, 2013

FILE: 12-03140

RE: Bombay Chopsticks
30 Bristol Road East – Ward 5

The applicant requests the following variance to Section 4 of the Sign By-law 0054-2002, as amended.

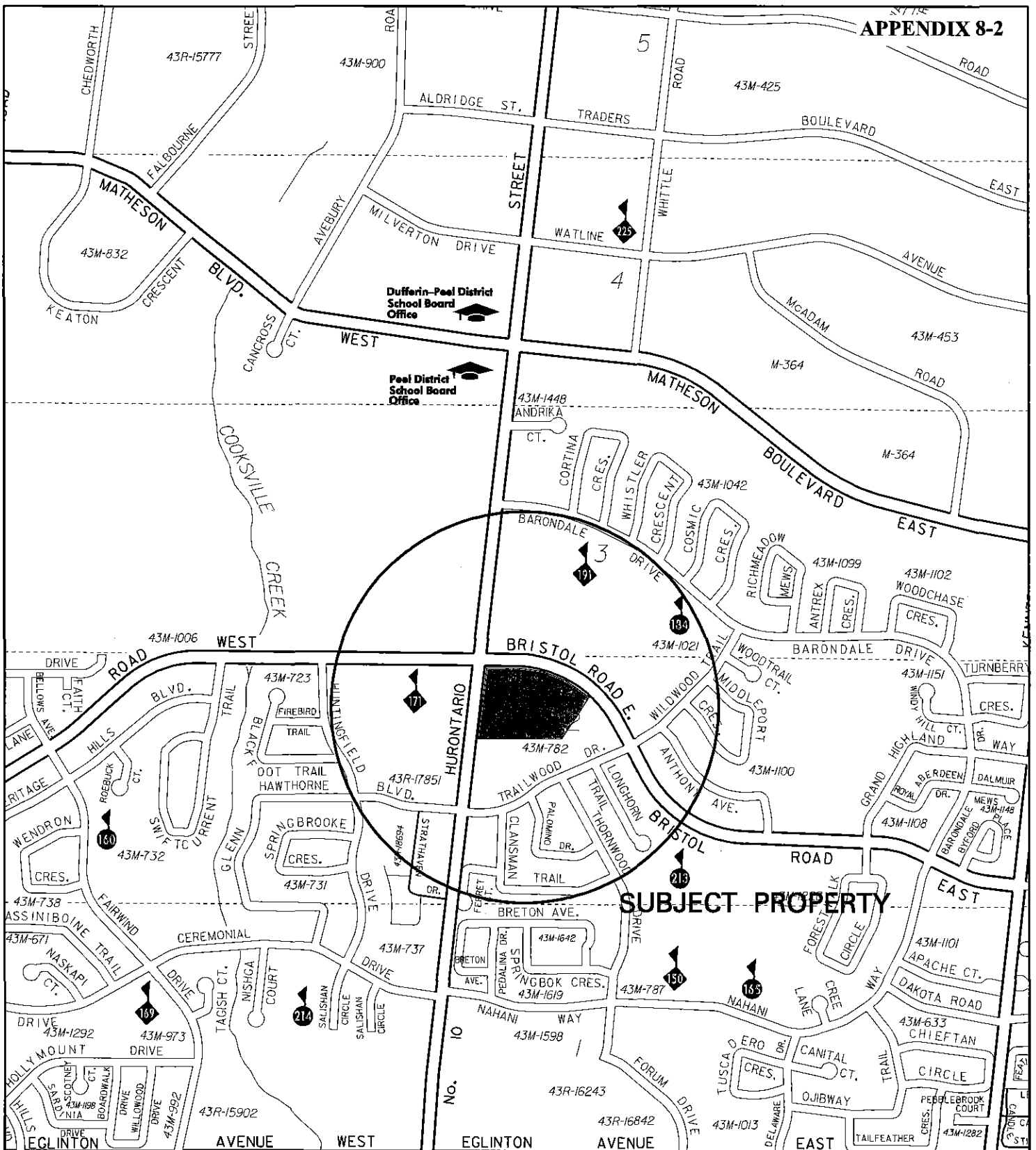
Section 4	Proposed
A fascia sign must be located on the unit occupied by the business.	One (1) fascia sign attached to an exterior wall which is not forming a part of the unit occupied by the business.

COMMENTS:

The proposed variance is for one (1) fascia sign at the rear of the building facing Hurontario Street. However, the proposed sign is not on their unit. The exterior wall on which the sign is proposed is occupied by CIBC. The proposed sign is placed in between the two CIBC signs which is confusing for the public. (Appendix 8-8)

The unit occupied by applicant has an exterior wall facing Hurontario Street in which the proposed sign can be placed.

For the above noted reasons the Planning and Building Department cannot support the requested variance.



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**30 Bristol Road East
12-03140
Bombay Chopsticks**





January 3, 2013

Maria Dimou
Permit Information Assistant
Customer Services Planning & Building
Building Division
City of Mississauga
300 City Centre Drive
Mississauga L5B3C1

Re: Bombay Chopsticks Application No: 123140 – Letter of Rationale

Madam

Reference your letter dated October 23, 2012 we would like to submit following for your consideration.

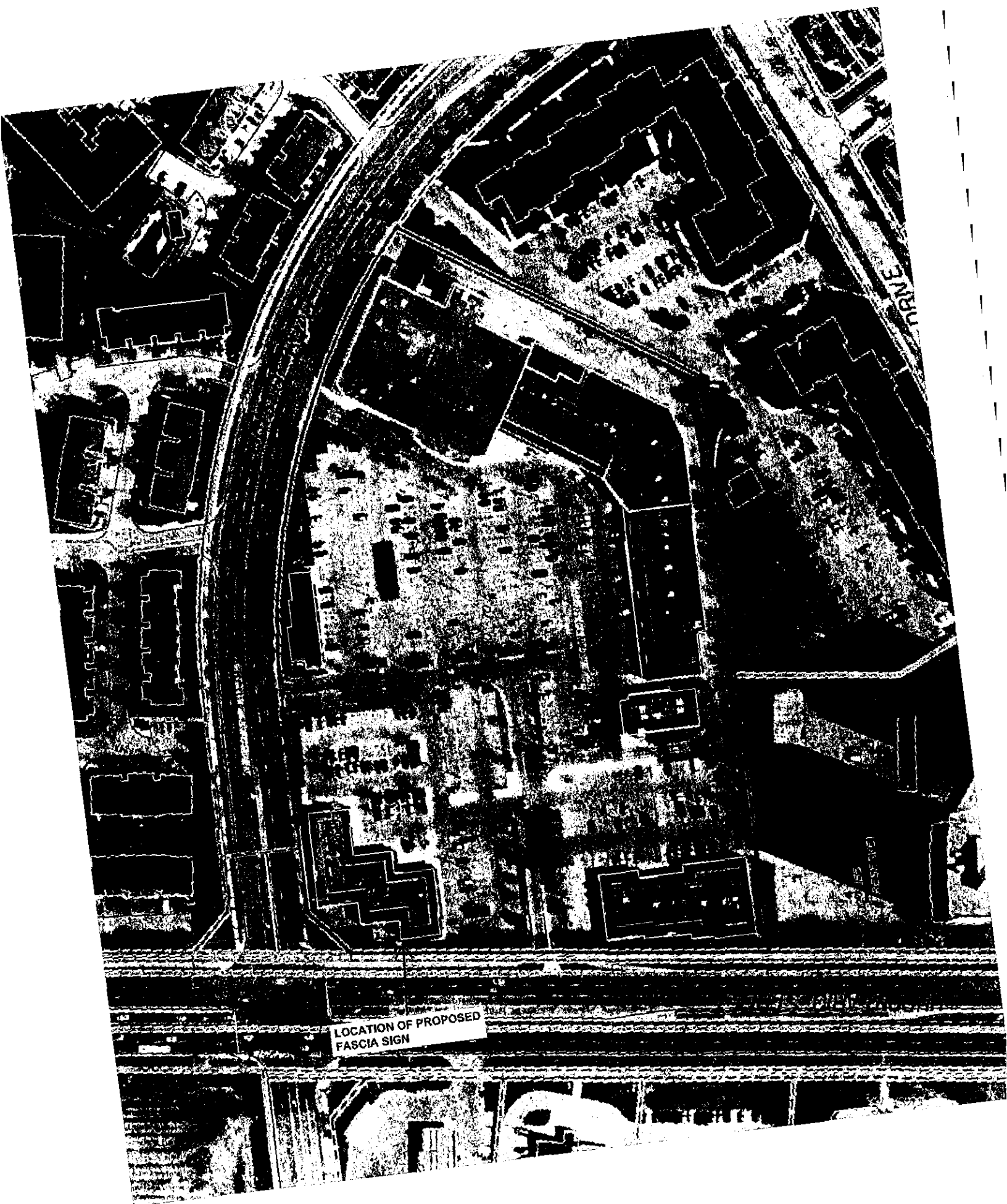
1. We cannot put up the sign on the outer wall (facing Hurontario Street) because the ground area attached to our wall belongs to the property of another Restaurant where their Patio is located.
2. We want to avoid any confusion to customers because of the above.
3. It is important that we have visibility of our restaurant from Hurontario Street.
4. The wall where we propose to put up the sign belongs to RIOCAN and we have their consent to do so.

In view of the above circumstances you are requested to permit us to install Our sign at the requested spot.

Thanking you

Very truly yours
For BOMBAY CHOPSTICKS INC

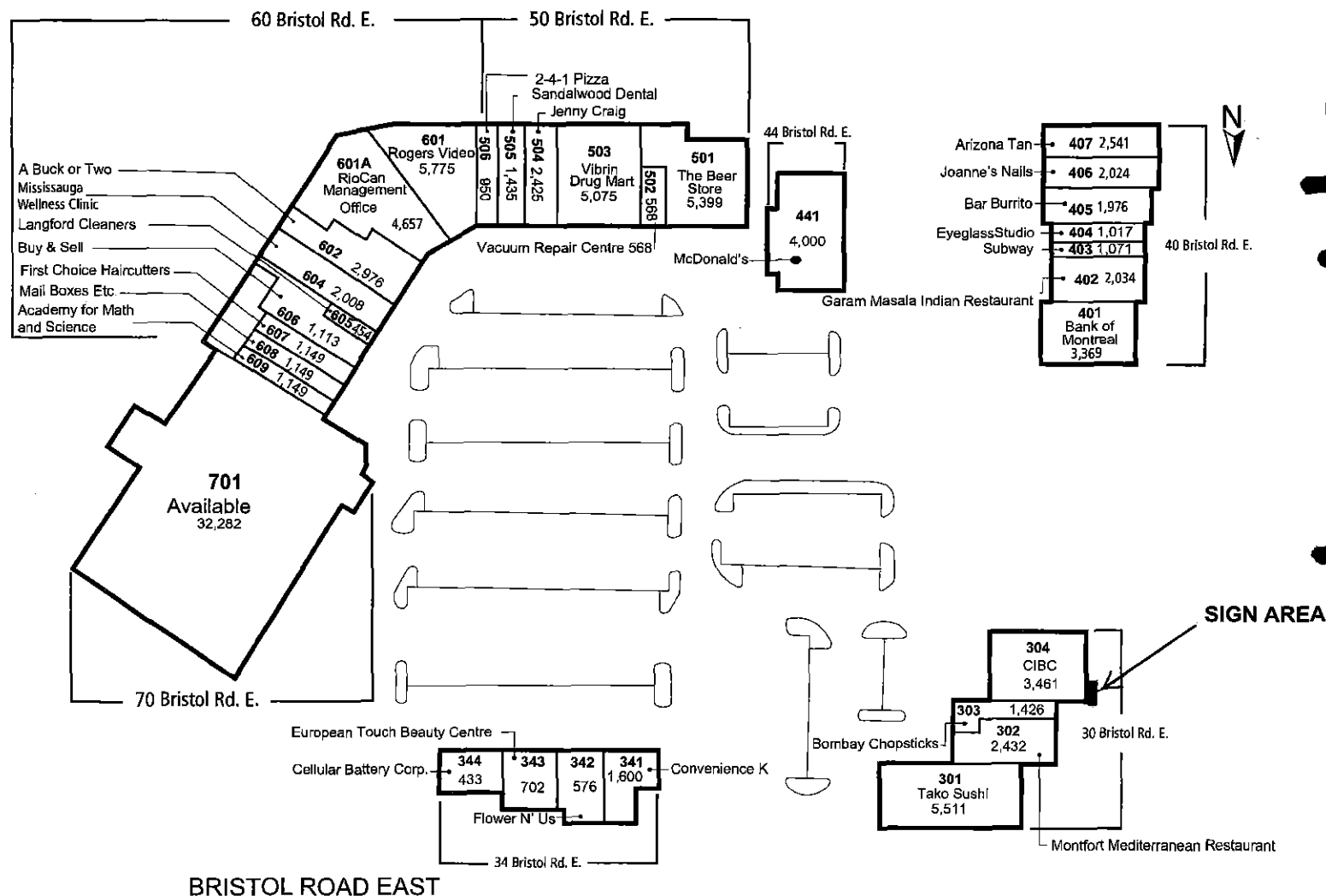
A handwritten signature in black ink, appearing to be 'B. Dimou', is written over the typed name 'For BOMBAY CHOPSTICKS INC'.



LOCATION OF PROPOSED
FASCIA SIGN

SANDALWOOD SQUARE SHOPPING CENTRE

30, 34, 40, 44, 50, 60, & 70 Bristol Rd.
Mississauga

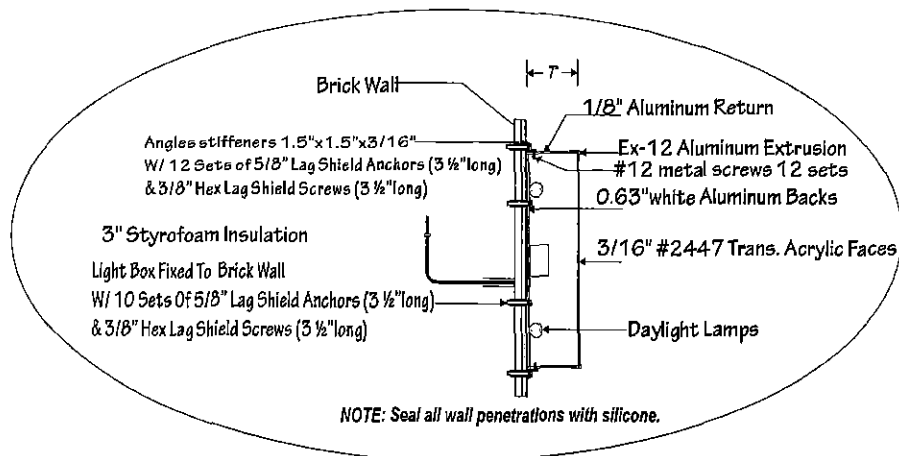
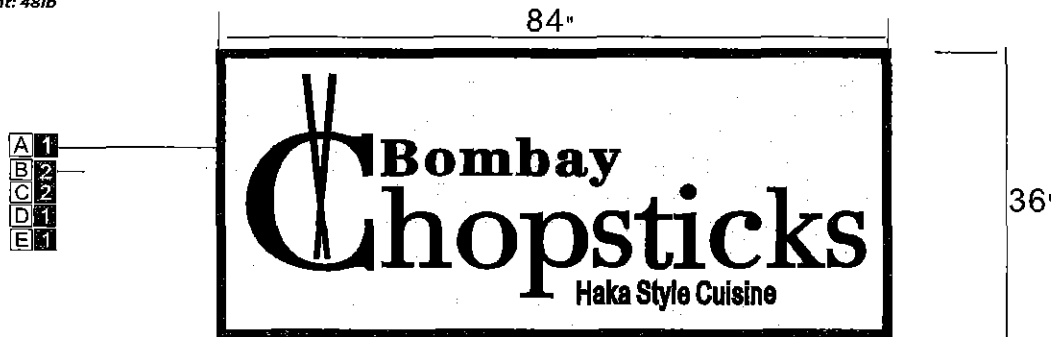


BRISTOL ROAD EAST

The purpose of this plan is to identify the approximate location of the Leased Premises in the Shopping Centre. Subject to the terms of the Lease, the landlord reserves the right at any time to relocate, rearrange, alter or expand any part of the Leased Premises from that shown on this plan. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Centre. 02/09

Sign Area: 21sqf
 Sign Area percentage: 13.6%
 Sign weight: 48lb

NOTES:
 FOR AN OUTDOOR SIGN, MAKE 1/4" &
 DRAIN HOLES AT BOTTOM OF SIGN



#	DESCRIPTION
A	Cutting Vinyl Letter
B	Light Box
C	Acrylic face
D	E-12 Al-extrusion
E	Light Box Aluminum Return

A	COLOUR/DETAIL
1	pantone 1887-9368t
2	yellow

VISUAL EFFECT ONLY - NOT IN SCALE

- ☒ All sizes to be confirmed upon site check.
- ☐ All colours to be confirmed by client.
- ☐ Client will pin point exact position at site.
- ☐ This drawing is for concept only, not for quotation & production.
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- ☐ Size subject to city approval.

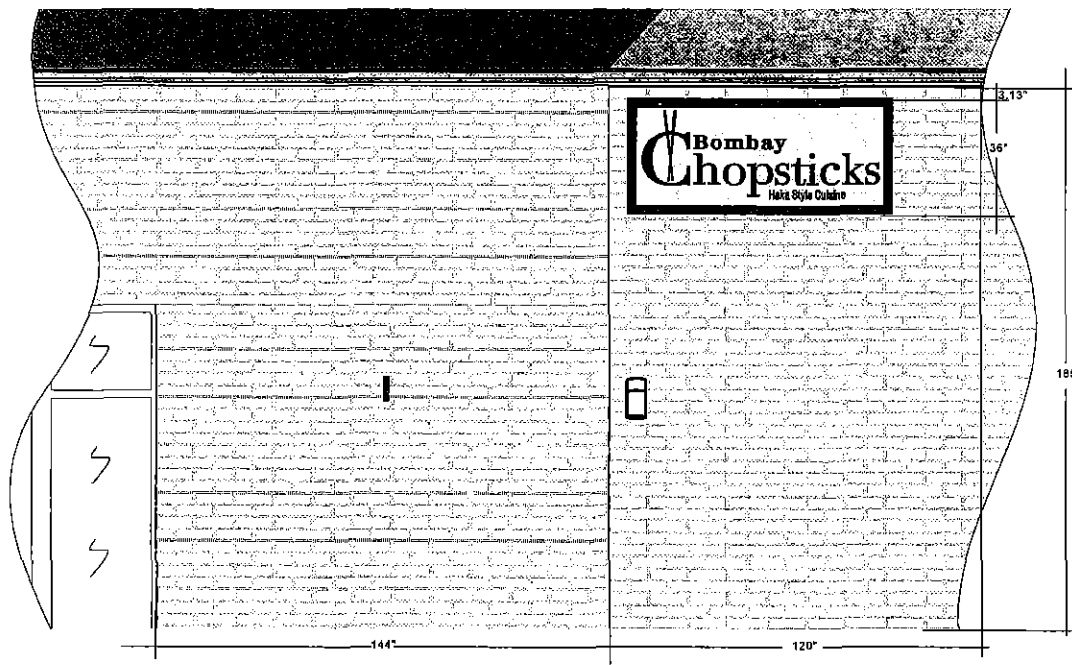
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CLIENT	bombay chopsticks
LOCATION	3761 VICTORIA PARK
PROJECT TYPE	light box
File Name	bombay chopsticks
DESIGNED BY	Zina
DATE OF DRAWING	2012 August.7
SCALE	
CUSTOMER SIGNATURE & DATE	
NOTE	

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Sign Area: sqf
Sign Area percentage: %
Sign weight: 48lb

BEFORE YOU SIGN
NOTE:
FOR AN OUTDOOR SIGN, MAKE 1/4" BOLD LINE, 1/2" AT BOTTOM OF SIGN



#	DESCRIPTION
A	Cutting Vinyl Letter
B	Light Box
C	Acrylic face
D	E-12 Al-extrusion
E	Light Box Aluminum Return

A	COLOUR/DETAIL
1	panlone 1857-9368t
2	yellow

VISUAL EFFECT ONLY-NOT IN SCALE

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30 BRISTOL ROAD EAST
JANUARY 17, 2013
KELWIN HUI, SIGN INSPECTOR

WEST ELEVATION



Corporate Report

Clerk's Files

Originator's
Files

CD.03MEA

PLANNING & DEVELOPMENT COMMITTEE

APR 15 2013

DATE: March 26, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 15, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Official Plan and Zoning
By-law 0225-2007 for the Meadowvale Village Neighbourhood
Character Area
WARD 11**

RECOMMENDATION: That a public meeting be held to consider proposed official plan and zoning by-law amendments as recommended in the report titled "*Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area*" dated March 26, 2013 from the Commissioner of Planning and Building.

**REPORT
HIGHLIGHTS:**

- Updating of the Meadowvale Village Neighbourhood Character Area policies of Mississauga Official Plan to reflect the Draft Meadowvale Village Heritage Conservation District Plan;
- Revised policy framework to reflect existing conditions and as built developments surrounding the Meadowvale Village Heritage Conservation District;
- Updated mapping to reflect the expanded Meadowvale Village Heritage Conservation District boundaries; and

- Amending provisions of Zoning By-law 0225-2007 to reflect the proposed regulations contained in the Draft Meadowvale Village Heritage Conservation District Plan.

BACKGROUND:

The Meadowvale Village Heritage Conservation District was established as Ontario's first Heritage Conservation District in 1980. The Heritage Conservation District Plan has not been reviewed in detail since 1980 and it is time to reflect current heritage conservation principles and practices in the ongoing effort to protect and conserve the heritage character and attributes of the area.

The *Ontario Heritage Act* was amended in 2005 to allow for better protection of heritage conservation districts throughout the province. Staff in the Culture Division began working with area residents in 2012 to update the Meadowvale Village Conservation District Plan to current provincial heritage legislation.

On November 28, 2012, City Council adopted By-law 0238-2012, which established the Meadowvale Village Study Area and placed limitations on development in the area for a period of not more than one year. This By-law was passed under the provisions of the *Ontario Heritage Act* and has been appealed to the Ontario Municipal Board (OMB) which presides over matters under the *Ontario Heritage Act*.

As part of revisiting the Heritage Conservation District Plan, Mississauga Official Plan and Zoning By-law 0225-2007 need to be updated to reflect changes proposed through the Heritage Conservation District Plan. This is also an opportunity to update the policies that apply to the greenfield subdivisions that were built in the 1990's and early 2000's surrounding the Village.

This report outlines the general nature of the proposed changes to Mississauga Official Plan and Zoning By-law 0225-2007. The proposed amendments to the Official Plan and Zoning By-law will be brought forward at the same time as the proposed Meadowvale Heritage Conservation District Plan so that the community and other stakeholders can consider the changes to these documents comprehensively.

COMMENTS:**Mississauga Official Plan**

Meadowvale Village is identified as a Neighbourhood in Mississauga Official Plan. Neighbourhoods are intended to accommodate the lowest densities and building heights and will focus on residential uses and associated services and facilities. Policy 5.1.7 states that “Mississauga will protect and conserve the character of stable residential Neighbourhoods.”

Section 7.4.3 of Mississauga Official Plan outlines policies for Heritage Conservation Districts defined as areas of “unique character to be conserved through a designation by-law pursuant to the *Ontario Heritage Act*.”

Policy 7.4.3.2 outlines the contents of Heritage Conservation District Plans and states that they will contain the following:

- a. a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b. a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c. a description of the heritage attributes of the heritage conservation district and of properties in the district;
- d. policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e. a description of the alterations or classes of alterations that are minor in nature that the owner of a property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a Heritage Permit.

Appendix 1 is the proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version) of Mississauga Official Plan. These policies reflect changes resulting from the heritage district review and have also been reformatted to distinguish between those policies that are applicable to the entire Character Area and those specifically related to the Village Precinct which includes the Heritage Conservation District. The appendix also indicates that Special Site 7 is proposed to be removed. This site has been built and its site specific exception zone regulations control site development.

Appendix 2 is a comparison of the proposed and existing policies, indicating what is new, what has been deleted and what has moved.

Appendix 3 is the Meadowvale Village Precincts Map showing the proposed expanded boundaries of the Meadowvale Village Heritage Conservation Area. The Extended Village Precinct area is proposed to be removed as these lands have been developed as residential subdivisions since the 1990's and are not immediately proximate to the Village.

No land use designations are changing as part of this exercise.

Appendix 4 is Part of Schedule 10, Land Use Designations of Mississauga Official Plan, showing the Meadowvale Village Neighbourhood Character Area and is being provided for information purposes only.

Zoning By-law 0225-2007

The majority of residential lots within the current Heritage Conservation District boundary are zoned "R1-32", which controls height and garage provisions beyond the "R1" base zone. It is proposed that lots within the revised Heritage Conservation District boundaries be rezoned to an "Exception" zone to only permit the existing buildings as of the date of passing of the by-law. Any new development is required to obtain a Heritage Permit and may be subject to a rezoning application. Small exterior alterations or additions may require a minor variance to the zoning by-law.

STRATEGIC PLAN

The Meadowvale Village Neighbourhood Character Area Policies responds to two of the pillars of the Strategic Plan:

Connect – Completing our Neighbourhoods – Meadowvale Village contains many of the elements of a complete neighbourhood. It is pedestrian friendly, offers recreational opportunities, public spaces and parks. Meadowvale Village celebrates and promotes our past and Meadowvale Village is one of Mississauga's two designated Heritage Conservation Districts.

Living Green – An integral part of the Meadowvale Village Heritage Conservation District is its integration with the surrounding natural environment. Its proximity to the Credit River, Meadowvale Conservation Area and various green spaces within the Village including Old Ridge Park, have been critical to its historic development and will continue to be critical to its future.

The City's commitment to protecting and conserving Meadowvale Village as a Heritage Conservation District is an illustration of how the objectives of the Strategic Plan are being met.

FINANCIAL IMPACT: Not applicable.

CONCLUSION:

The Meadowvale Village Heritage Conservation District Plan is being updated and amendments to reflect these changes in Mississauga Official Plan and Zoning By-law 0225-2007 are required. The next step is to initiate a public engagement process regarding the proposed policy and zoning changes.

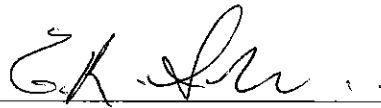
ATTACHMENTS:

APPENDIX 1: Proposed Meadowvale Village Neighbourhood
Character Area Policies (Final Version)

APPENDIX 2: Proposed Meadowvale Village Neighbourhood
Character Area Policies (Compare Version)

APPENDIX 3: Meadowvale Village Precincts Map

APPENDIX 4: Part of Schedule 10 Land Use Designations Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Karen Crouse, Policy Planner



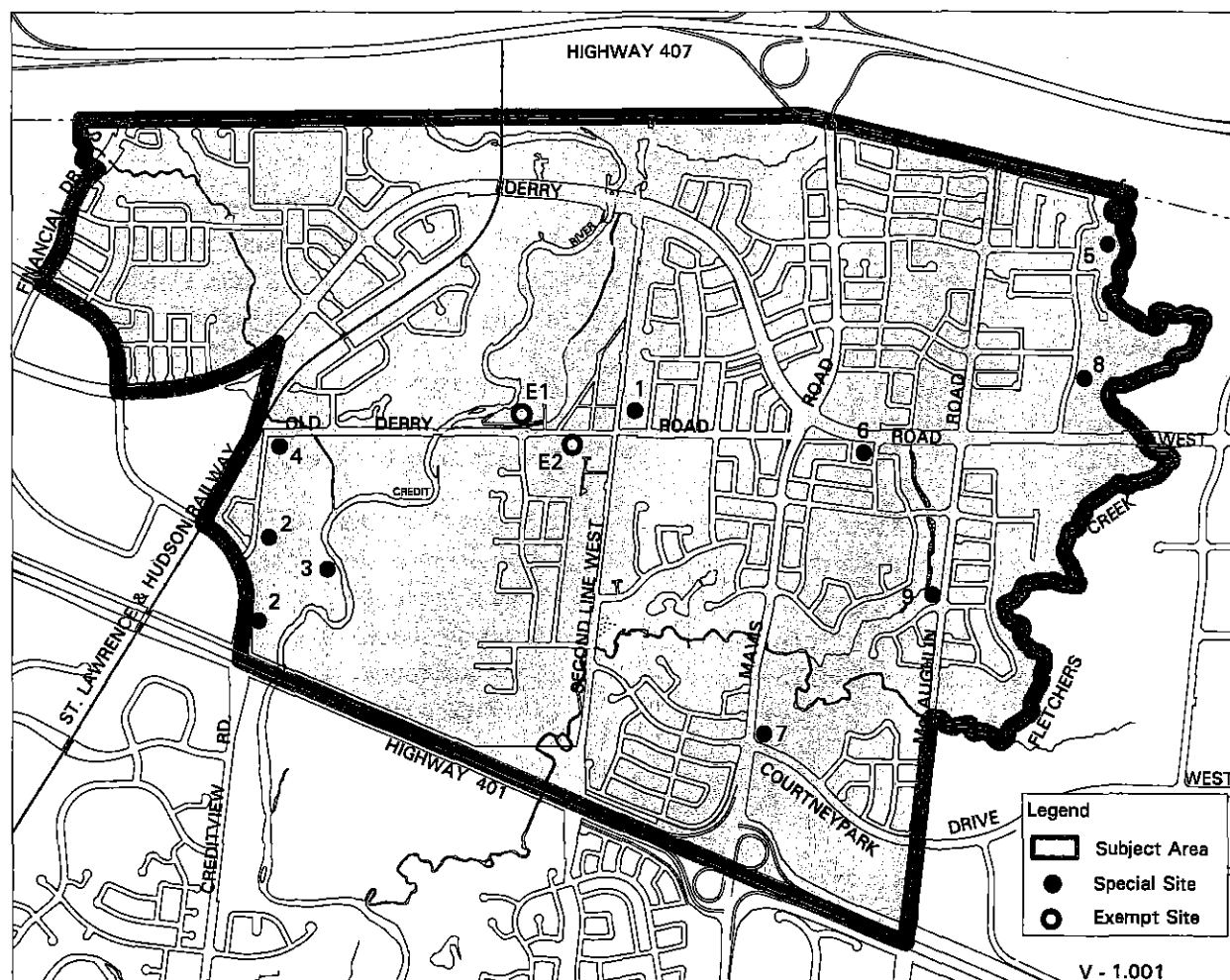
Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)

16.17 Meadowvale Village

16.17.1 Context

16.17.1.1 The Meadowvale Village Neighbourhood Character Area policies apply to both the Meadowvale Village Heritage Conservation District including the lands immediately surrounding the Village, and the majority of lands more removed from the Village that have been developed through residential plans of subdivision throughout the 1990's and 2000's.

Meadowvale Village was first established as a European settlement circa 1819. Its location, adjacent the Credit River, with a natural and open meadow and shallow valley or vale, was a prime location for starting a saw mill and grist mill. Throughout the nineteenth century the mill, supported by local agrarian farming, built a strong economic community and social life for its inhabitants. In the late nineteenth century the rail lines were routed around the Village which lead to its decline. The Village became the modest, small village that survived into the twentieth century. By the late 1960's, Meadowvale Village was still a rural



Map 16-17: Meadowvale Village Neighbourhood Character Area

community with much of its nineteenth century character intact.

The Ontario Heritage Act was introduced in 1974 to provide municipalities with the means to protect and conserve their rural village communities. Meadowvale Village was Ontario's first Heritage Conservation District as approved by the Ontario Municipal Board in 1980. The establishment of the Meadowvale Village Heritage Conservation District officially recognized its historical associations and existing built form that makes it unique in Mississauga.

The Heritage Conservation District remains distinct within the City of Mississauga. It has retained its cultural heritage landscape and attributes due to concerned residents and its early designation as a Heritage Conservation District which has managed change over the past 30 years.

16.17.2 Urban Design Policies

The Urban Design Policies apply to all lands within the Meadowvale Village Neighbourhood Character Area. Urban design policies specific to the Heritage Conservation District and lands immediately surrounding the Village, are detailed in the Village Precinct policies.

16.17.2.1 New development will comply with the Heritage Conservation District Plan and integrate individual developments into a cohesive whole.

16.17.2.2 An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.

16.17.2.3 A highly interconnected street pattern, such as a grid or modified grid, is encouraged.

16.17.2.4 A concept plan may be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent

developments. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.

16.17.2.5 Subdivisions which provide a mixture of lot sizes which vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village are encouraged.

16.17.2.6 The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting - all of which differ from existing City standards.

16.17.2.7 Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening shall meet the requirements of the Zoning-By-law.

16.17.2.8 The design of the street right-of-way and the design of the lands along the street affect the **streetscape** and should have regard for the following:

- a. vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced;
- b. the creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community;
- c. adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls; and
- d. reverse frontage development will be prohibited along the existing alignment of Old Derry Road.

16.17.2.9 In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

- a. the presence of garages should be minimized to create an attractive **streetscape**. Garages should not project substantially beyond the front face of any house. Garages that project beyond the front of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of development applications to ensure an acceptable **streetscape** is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I; and
- b. reversed frontage lots may be permitted, providing the lots have a minimum depth of 45 m.

The Village Precinct

16.17.2.10 The Village Precinct represents the lands in and around the Heritage Conservation District as shown on Map 16-17.1: Meadowvale Village Precincts.

16.17.2.11 The development of properties within

the Heritage Conservation District and the Village Precinct will be subject to site plan control. In the case of the Heritage Conservation District, development of properties will require the recommendation of the local Meadowvale Village Heritage Conservation District Review Committee and the Heritage Advisory Committee (HAC) in accordance with the Meadowvale Village Heritage Conservation District Plan.

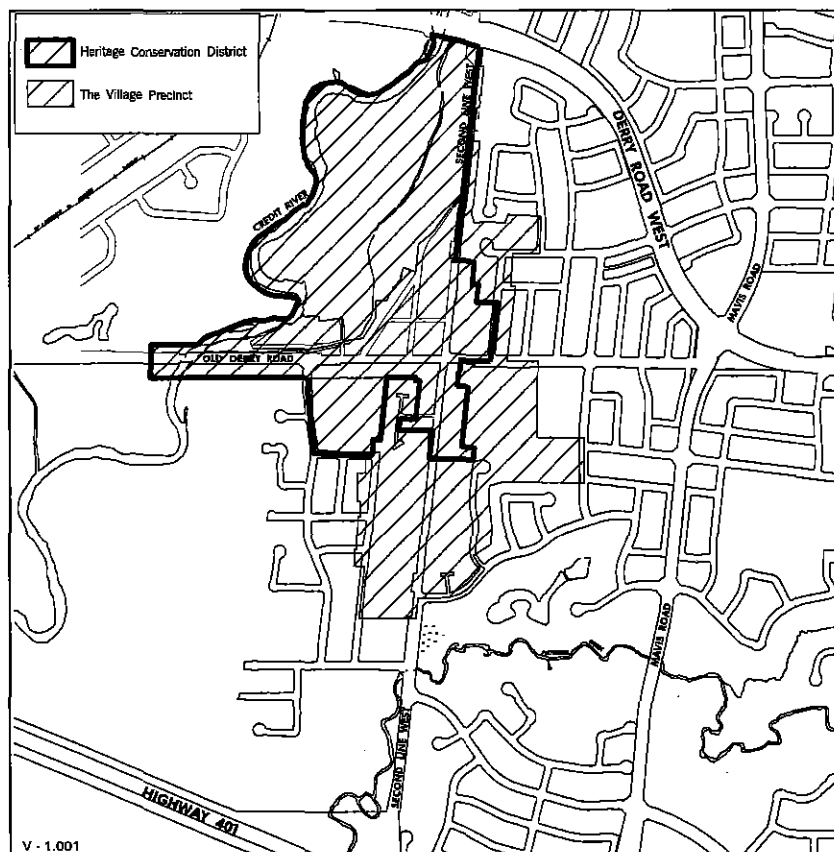
16.17.2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks, the many mature trees and the irregular topography. These provisions should also guide new development in close proximity to the Heritage Conservation District.

16.17.2.13 The horizontal and vertical road alignments of existing roads within the Heritage Conservation District should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees and Village character.

16.17.2.14 The ditched cross-sections of existing roads within the Heritage Conservation District should be maintained to retain character and to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.

16.17.2.15 Outside the Heritage Conservation District, the street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.

16.17.2.16 The existing grades should be maintained. Where acceptable



Map 16-17.1: Meadowvale Village Precincts

drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized.

16.17.2.17 Development will comply with and ensure the protection of the Village elements stated in the Heritage Character Statement and Heritage Attributes as stated in the Heritage Conservation District Plan.

16.17.2.18 The design of subdivisions will provide for the appropriate development of the rear yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.

16.17.2.19 A concept plan will be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent developments, existing and proposed grading, building envelopes, and garage locations.

16.17.2.20 The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The procession of spaces leading to the Village starts with a **streetscape** which is loosely enclosed by buildings or tree planting, followed by a **streetscape** which is enclosed by a canopy of trees which marks the entrance to the village.

16.17.2.21 Lots should vary in size from street block to street block to create a varied and interesting **streetscape** sympathetic to the varied lot fabric of the Heritage Conservation District.

16.17.2.22 Land severances within the Heritage Conservation District will not be permitted in order to protect the historic patterning of open space and their relationship to properties, structures and elements.

16.17.2.23 Building heights should be limited to two and a half storeys, lot coverage should be addressed, and provision made for generous

setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.

16.17.2.24 Any person undertaking to develop a building proposed to contain less than 25 residential dwelling units on lands within the Village Precinct will be required to provide such plans and drawings as set out in the *Planning Act*, as amended.

16.17.2.25 Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park.

16.17.3 Land Use

16.17.3.1 The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area:

- a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres.

16.17.3.2 Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouses and semi-detached dwellings in localized circumstances where flexibility in lotting patterns will achieve urban design policies.

16.17.3.3 Notwithstanding the Greenbelt policies of this Plan:

- a. agricultural operations will be permitted; and
- b. it is recognized that a golf club is located on lands north of Derry Road West and west of Fletcher's Creek. A golf club is a permitted use within the boundaries of the Derrydale Golf Club, as those boundaries exist on the date these Policies come into effect.

16.17.3.4 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted:

- a. banquet hall;
- b. conference centre;

- c. financial institution;
- d. funeral establishment;
- e. manufacturing;
- f. restaurants;
- g. **secondary office**;
- h. self storage facility; and
- i. warehousing, distributing and wholesaling.

16.17.4 Transportation

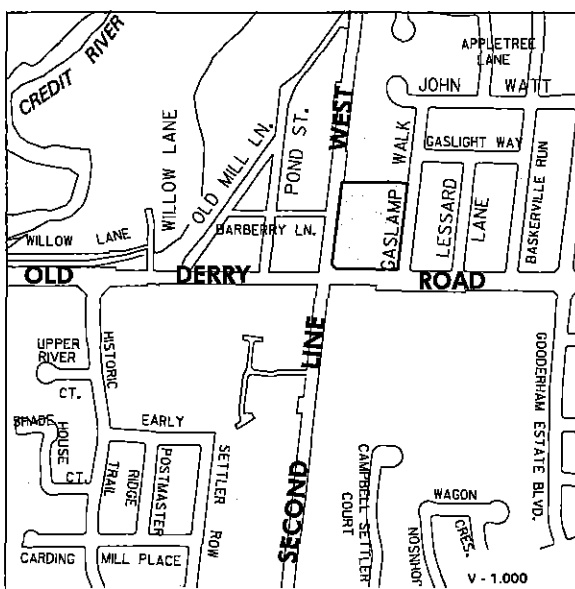
16.17.4.1 Public Lanes are considered part of the local road system and serve the rear of the properties that abut them. These Public Lanes, normally have rights-of-way less than 17 m, which will be determined during the development review process.

16.17.4.2 Second Line West may be terminated north and south of Provincial Highway 401 as part of the future widening of Provincial Highway 401. The precise timing and location of these points of termination north and south of Provincial Highway 401 will be determined by the City in conjunction with the appropriate authorities.

16.17.5 Special Site Policies

There are sites within the Character Area that merit special attention. Any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, the additional approvals of the Mississauga Heritage Advisory Committee and the Meadowvale Village Heritage Conservation District Review Committee, notwithstanding other policies of this Plan.

16.17.5.1 Site 1



16.17.5.1.1 Within the area identified as Special Site 1, it is the intent of these Character Area Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

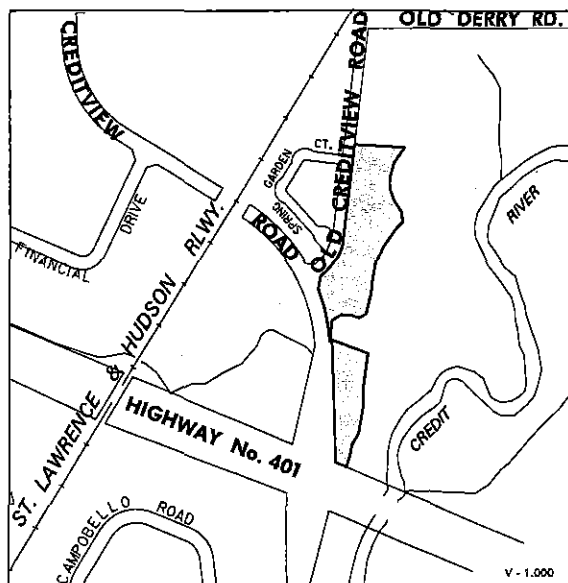
16.17.5.1.2 Notwithstanding the provisions of the Residential Low Density I and Public Open Space designations, Special Site 1 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low Density may include but are not limited to, overnight accommodation, including bed and breakfast, restaurants, public and

private community uses, an art gallery, and multiple unit housing.

16.17.5.1.3 The design and development of the community park lands will be done in consultation with the Meadowvale Village Heritage Conservation District Review Committee and the owners of the remaining component of the Gooderham Estate.

16.17.5.1.4 The lands designated Public Open Space will not be used to calculate the density of any development that should occur in the future on the balance of the site.

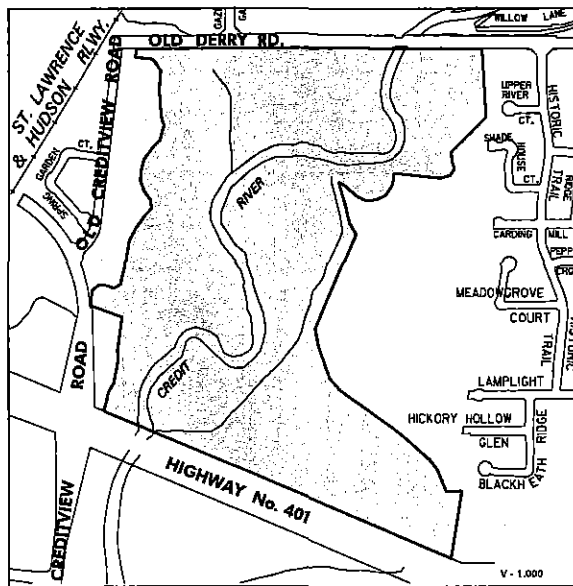
16.17.5.2 Site 2



16.17.5.2.1 The lands identified as Special Site 2 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

16.17.5.2.2 Notwithstanding the provisions of the Residential Low Density II designation, the lands may also be used for cluster townhouses, and offices having a residential scale and character at a maximum density of 0.5 **floor space index (FSI)**. Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 3.

16.17.5.3 Site 3



16.17.5.3.1 The lands identified as Special Site 3 are located south of Old Derry Road and straddle the Credit River.

16.17.5.3.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

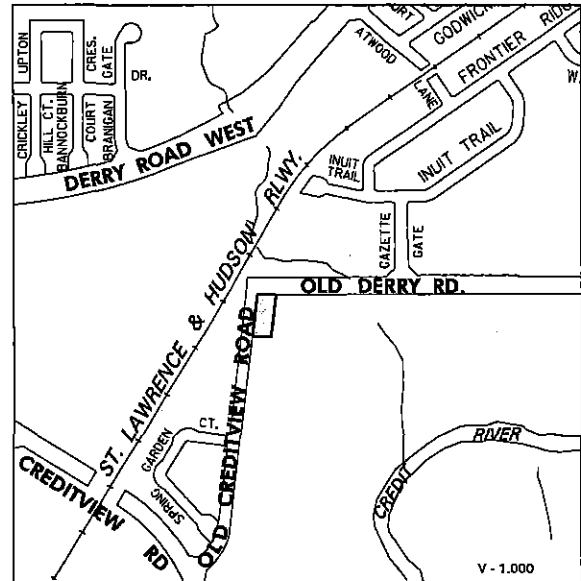
16.17.5.3.3 Development of Special Site 3 as a golf course will be subject to a comprehensive development concept for the site and any portion of Special Site 2 which would be used in connection with Special Site 3, will among other matters, satisfactorily address the following issues:

- compliance with Credit Valley Conservation's Policies for Floodplain Management to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River;
- compliance with Credit Valley Conservation's Watercourse and Valleyland Protection Policies to address environmental concerns, including the protection and preservation of native fish habitat;

c. compliance with Credit Valley Conservation's Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed; and

d. the widening of Provincial Highway 401.

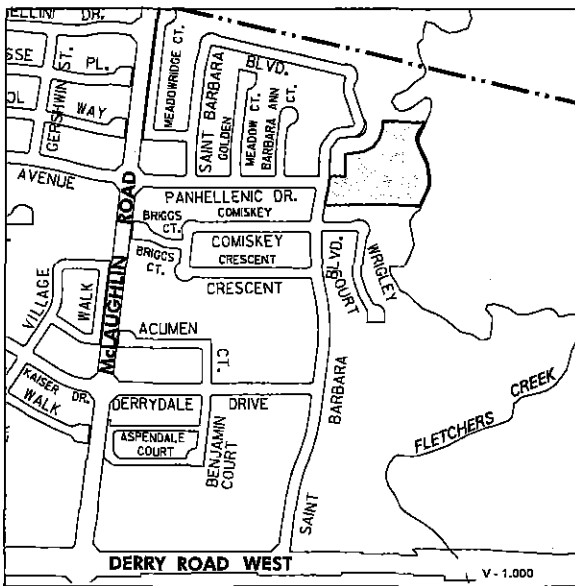
16.17.5.4 Site 4



16.17.5.4.1 The lands identified as Special Site 4 are located at the southeast corner of Old Creditview Road and Old Derry Road.

16.17.5.4.2 Notwithstanding the provisions of the Public Open Space designation, the lands may be used on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga.

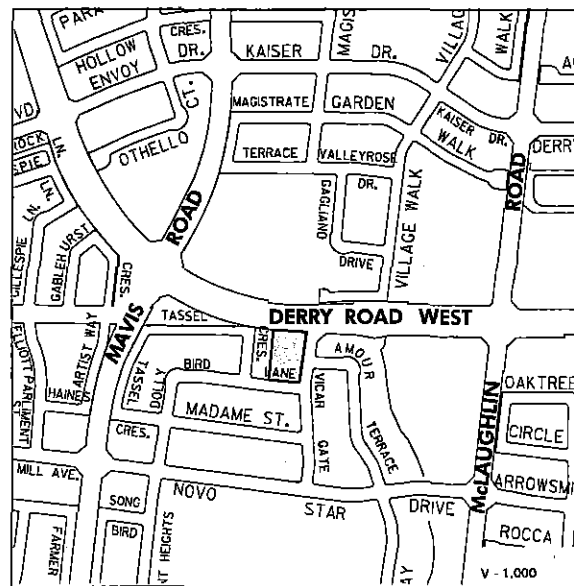
16.17.5.5 Site 5



16.17.5.5.1 The lands identified as Special Site 5 are located east of McLaughlin Road and north of Derry Road West.

16.17.5.5.2 Notwithstanding the provisions of the Residential Low Density II and Greenbelt designations, the lands may be used as a place of religious assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and floodplain management, the lands may be used for place of religious assembly, related and passive recreational uses, the exact nature and extent of which will be determined during the processing of development applications.

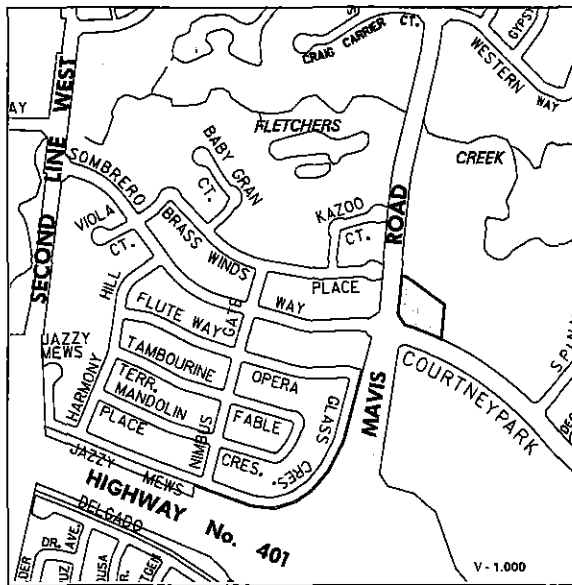
16.17.5.6 Site 6



16.17.5.6.1 The lands identified as Special Site 6, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

16.17.5.6.2 Notwithstanding the provisions of the Residential Low Density II designation, the existing house may be converted to a restaurant and/or offices subject to the provision of access to the satisfaction of the Region of Peel.

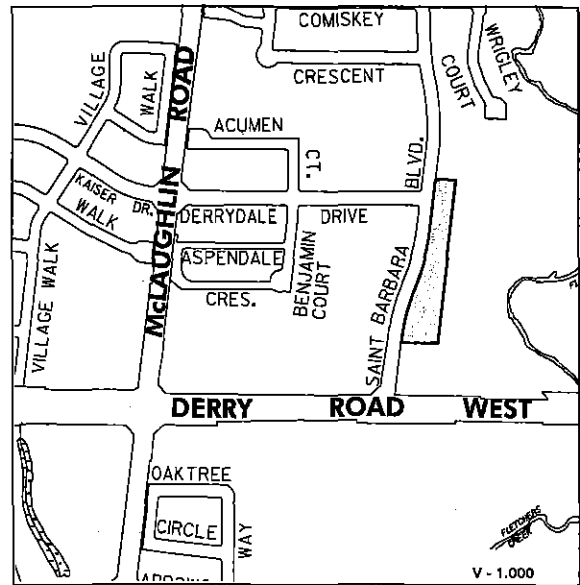
16.17.5.7 Site 7



16.17.5.7.1 The lands identified as Special Site 7 are located at the northeast corner of Courtney Park Drive and Mavis Road.

16.17.5.7.2 Notwithstanding the provisions of the Motor Vehicle Commercial designation, the lands may be developed for Convenience Commercial uses.

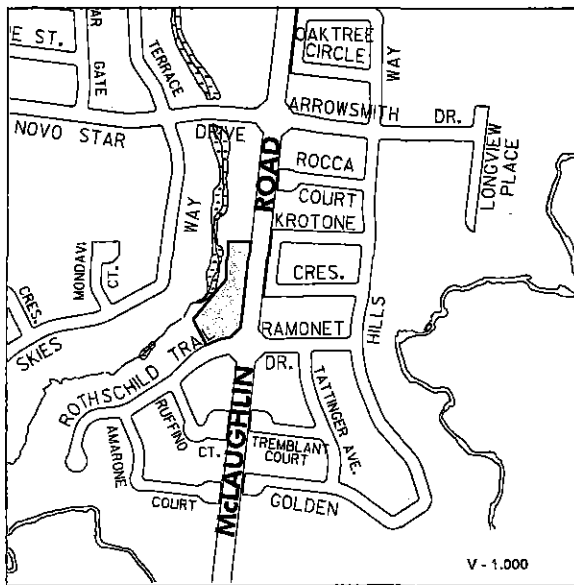
16.17.5.8 Site 8



16.17.5.8.1 The lands identified as Special Site 8 are located north of Derry Road West, east of McLaughlin Road.

16.17.5.8.2 Notwithstanding the provisions of the Business Employment designation, all community infrastructure will not be permitted.

16.17.5.9 Site 9

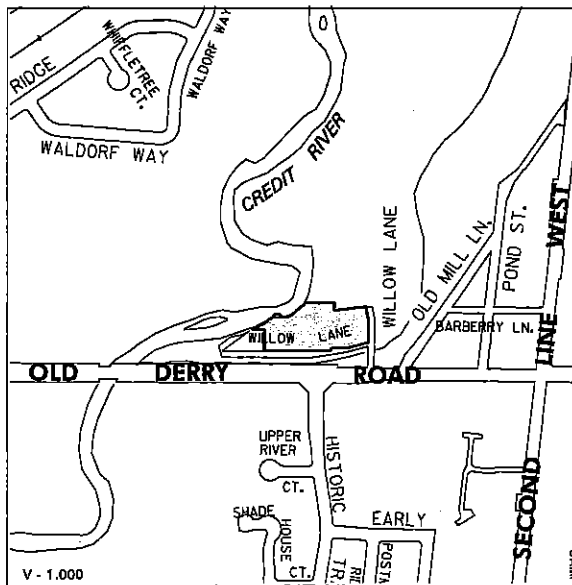


16.17.5.9.1 The lands identified as Special Site 9 are located on the west side of McLaughlin Road, south of Derry Road West.

16.17.5.9.2 Notwithstanding the provisions of the Residential Medium Density designation, apartment dwellings will be permitted.

16.17.6 Exempt Site Policies

16.17.6.1 Site 1



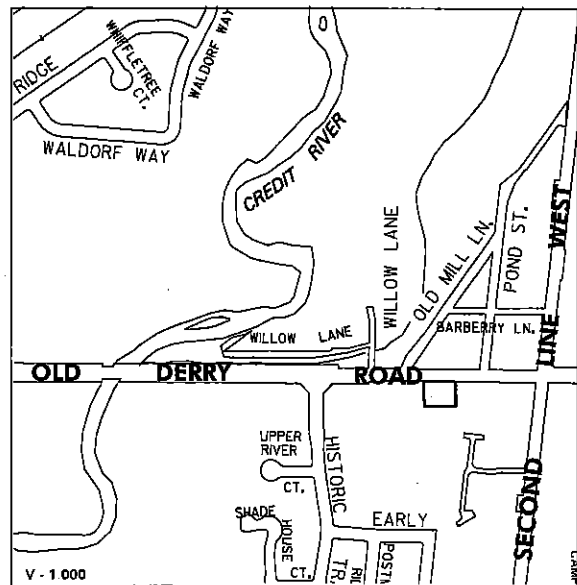
16.17.6.1.1 The lands identified as Exempt Site 1 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

16.17.6.1.2 Notwithstanding the provisions of the Greenbelt designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan.

Development of the subject lands will also be subject to the following:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River; and
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native fish habitat.

16.17.6.2 Site 2



16.17.6.2.1 The lands identified as Exempt Site 2 are located on the south side of Old Derry Road, west of Second Line West.

16.17.6.2.2 Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that it is in keeping with the historic character of the Meadowvale Village Heritage Conservation District Plan.

Proposed Meadowvale Village Neighbourhood Character Area Policies (Compare Version)

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16.17 Meadowvale Village

16.17.1 Urban Design Policies Context

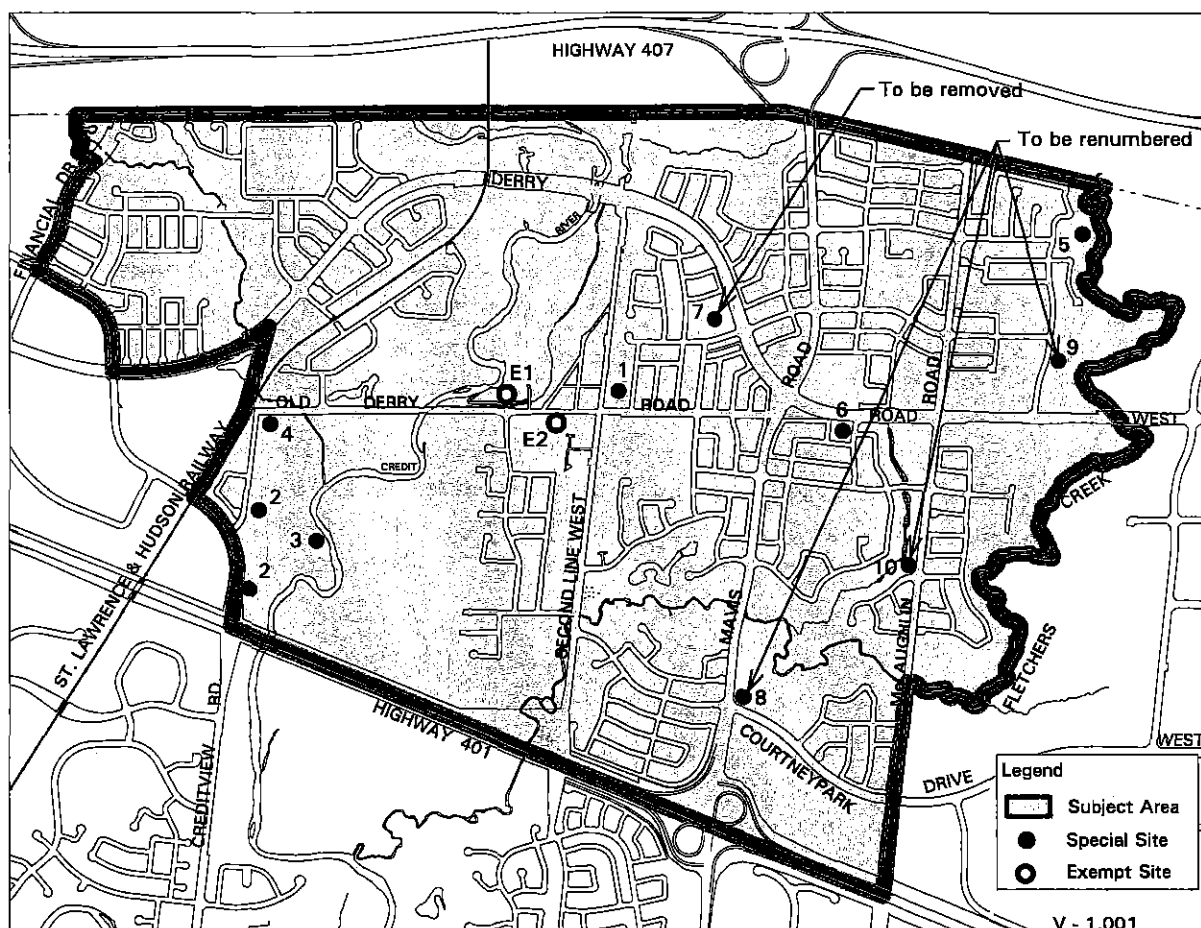
Community Design

16.17.1.1 In addition to general policies directing design elements which affect community identity and focus, two Precincts, as shown on Map 16.17 1: Meadowvale Village Precincts, require individual

attention:

- a. the Village Precinct represents the lands in and around the Heritage Conservation District;
- b. the Extended Village Precinct provides a buffer between other development and the Village.

16.17.1.2 Each Precinct includes lands with a variety of designations. The Urban Design Policies must be read together with the Land Use Policies of this Plan; together they are intended to encourage an



Map 16-17: Meadowvale Village Neighbourhood Character Area

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~~urban form and character which supports the development concept.~~

Community Identity and Focus

16.17.1 The Meadowvale Village Neighbourhood Character Area policies apply to both the Meadowvale Village Heritage Conservation District including the lands immediately surrounding the Village, and the majority of lands more removed from the Village that have been developed through residential plans of subdivision throughout the 1990's and 2000's.

Meadowvale Village was first established as a European settlement circa 1819. Its location, adjacent the Credit River, with a natural and open meadow and shallow valley or vale, was a prime location for starting a saw mill and grist mill. Throughout the nineteenth century the mill, supported by local agrarian farming, built a strong economic community and social life for its inhabitants. In the late nineteenth century the rail lines were routed around the Village which lead to its decline. The Village became the modest, small village that survived into the twentieth century. By the late 1960's, Meadowvale Village was still a rural community with much of its nineteenth century character intact.

The Ontario Heritage Act was introduced in 1974 to provide municipalities with the means to protect and conserve their rural village communities. Meadowvale Village was Ontario's first Heritage Conservation District as approved by the Ontario Municipal Board in 1980. The establishment of the Meadowvale Village Heritage Conservation District officially recognized its historical associations and existing built form that makes it unique in Mississauga.

The Heritage Conservation District remains distinct within the City of Mississauga. It has retained its cultural heritage landscape and attributes due to concerned residents and its early designation as a Heritage Conservation District which has managed change over the past 30 years.

16.17.2 Urban Design Policies

The Urban Design Policies apply to all lands within the Meadowvale Village Neighbourhood Character Area. Urban design policies specific to the Heritage Conservation District and lands immediately surrounding the Village, are detailed in the Village Precinct policies.

~~16.17.4-3.2.1~~ New Development will comply with ~~should create an identity for the Meadowvale Village Character Area which emphasizes the importance of~~ the Heritage Conservation District Plan and integrates individual developments into a cohesive whole.

~~16.17.4-42.2~~ An interconnected open space network including the valleys of the Credit River, Levi Creek and Fletcher's Creek is a key feature in the identity of the Character Area which should be recognized in any development or redevelopment by enhancing visual and, where appropriate, physical public access to these open spaces.

~~16.17.4-52.3~~ A highly interconnected street pattern, such as a grid or modified grid, is encouraged.

~~16.17.4-62.4~~ A concept plan may be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern and connections to adjacent developments. Appropriate land assembly may be encouraged to achieve the objectives of this Plan.

~~16.17.4-72.5~~ Subdivisions which provide a mixture of lot sizes which vary in a highly intermixed, seemingly random fashion to echo the lotting fabric of the Village are encouraged.

~~16.17.4-21/24.2.6~~ The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting – all of which differ from existing City standards. ~~In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the Meadowvale Village Urban Design Guidelines.~~

~~16.17.1-25.2.7 Within the Village Precincts and extended Village Precincts~~ Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, site and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening ~~should~~ shall ~~generally~~ meet the requirements of the Zoning By-Law. ~~Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District.~~

~~16.17.1-27.2.8 Streetscape Policies apply to all lands within the Meadowvale Village Character Area.~~ The design of the street right-of-way and the design of the lands along the street affect the **streetscape** and should have regard for the following:

- a. vistas and views of the Heritage Conservation District, and into and along the valleys of the Credit River, Levi Creek, and Fletcher's Creek should be created, maintained and enhanced;
- b. the creation of individual entry features to subdivisions is discouraged to avoid the creation of enclaves within the community;
- c. adjacent to Provincial Highways and elsewhere where "reverse frontages" are unavoidable and acoustic protection is required, such acoustic protection should be provided through berming to the greatest extent possible, minimizing the use of noise attenuation walls; and
- d. reverse frontage development will be prohibited along the existing alignment of Old Derry Road.

Building and Spaces

~~16.17.1-28.2.9 Buildings and Spaces Policies apply to all lands within the Meadowvale Village Character Area.~~ In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

~~a. sites within the Heritage Conservation District will be subject to the policies of the Meadowvale Village Heritage Conservation District plan and Conservation Principles and Design guidelines for the Meadowvale Village Heritage Conservation District;~~

~~b.~~ a. the presence of garages should be minimized to create an attractive **streetscape**. Garages should not project substantially beyond the front face of any house. Garages that project beyond the front of any house will be discouraged; small, recessed or detached garages are preferred. Additional measures may be required through the processing of development applications to ensure an acceptable **streetscape** is developed. Garages will not project beyond the face of any house located in areas designated Residential Low Density I; and

~~e.~~ b. reversed frontage lots may be permitted, providing the lots have a minimum depth of 45 m.

The Village Precinct

~~16.17.1.8~~ 2.10 The Village Precinct represents the lands in and around the Heritage Conservation District as shown on Figure Map 16-17.1: Meadowvale Village Precincts.

~~16.17.1.26~~ 2.11 The development of properties within the Heritage Conservation District and the Village Precincts will be subject to the site plan control. In case of the Heritage Conservation District, development of properties will require the approval of the Local Architectural Conservation Advisory Committee (LACAC) recommendation of the local Meadowvale Village Heritage Conservation District Review Committee and the Heritage Advisory Committee (HAC) in accordance with the Meadowvale Village Heritage Conservation District Plan.

16.17.4.9-2.12 The rural village character of the Heritage Conservation District must be maintained; for example, the small houses with complex massing, the generous front, rear and side setbacks,

the many mature trees and the irregular topography. These provisions should also guide new development ~~outside the~~ in close proximity to the Heritage Conservation District, ~~but within this Precinct.~~

16.17.4.40-2.13 The horizontal and vertical road alignments of existing roads within the Heritage Conservation District should be preserved with no widenings or significant changes to existing grades to ensure the preservation of existing hedgerow trees and Village character.

16.17.4.44-2.14 The ditched cross-sections of existing roads within the Heritage Conservation District should be maintained to retain character and to avoid disrupting the existing drainage pattern and thus affecting the health of existing trees; reconstruction of these roads to a curb and gutter cross-section will require an amendment to this Plan.

16.17.4.42-2.15 ~~The~~ Outside the Heritage Conservation District, the street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern with small blocks.

16.17.4.43-2.16 The existing grades should be maintained. Where acceptable drainage cannot be achieved through revised road layouts, lot sizes, lotting patterns or innovative drainage techniques, regrading may be permitted, providing that the effect on topography and vegetation is minimized.

16.17.2.17 Development will comply with and ensure the protection of the Village elements as stated in the Heritage Character Statement and Heritage Attributes as contained in the Heritage Conservation District Plan.

16.17.4.14-2.18 The design of subdivisions will provide for the appropriate development of the rear

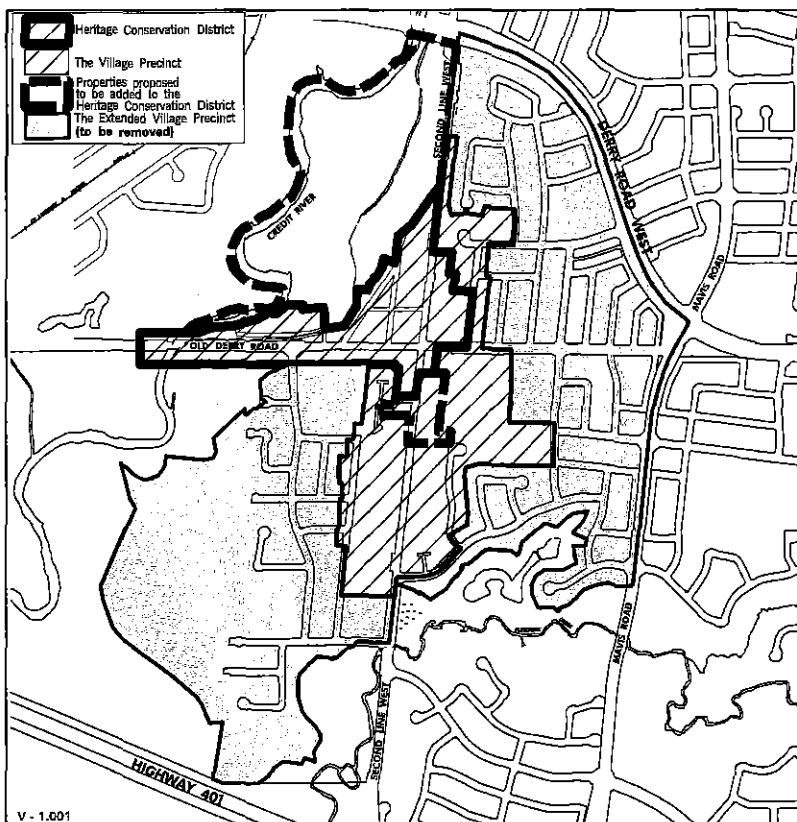


Figure Map 16-17.1: Meadowvale Village Precincts

yards of the existing lots fronting on both sides of Second Line West, south of Old Derry Road.

~~16.17.4.152.19~~ A concept plan will be required as part of the processing of any development application to illustrate the location of existing trees, the road and lotting pattern, connections to adjacent developments, existing and proposed grading, building envelopes, and garage locations.

~~16.17.4.162.20~~ The Precinct includes a progression of spaces and landscape features to define the edge of the Village; development near these gateways should enhance them and be in harmony with the character of the Village. The procession of spaces leading to the Village starts with a **streetscape** which is loosely enclosed by buildings or tree planting, followed by a **streetscape** which is enclosed by a canopy of trees which marks the entrance to the village.

~~16.17.4.172.21~~ Lots should vary in size from street block to street block to create a varied and interesting **streetscape** sympathetic to the varied lot fabric of the Heritage Conservation District.

~~16.17.2.22~~ Land severances within the Heritage Conservation District will not be permitted in order to protect the historic patterning of open space and their relationship to properties, structures and elements.

Site-Development Standards

~~16.17.4.18.2.23~~ Building heights should be limited to two and a half storeys, lot coverage should be addressed, and provision made for generous setbacks to ensure a sense of spaciousness around the Village, with larger setbacks closer to the Village.

~~16.17.4.19.2.24~~ Any person undertaking to develop a building proposed to contain less than 25 residential dwelling units on lands within the Village Precinct will be required to provide such plans and drawings as set out in the *Planning Act*, as amended.

~~16.17.4.20.2.25~~ Pedestrian access will be provided from the Community Centre through abutting land to the west to the existing park.

The Extended Village Precinct

~~16.17.1.22~~ This Precinct is shown on Map 16.17-1: Meadowvale Village Precincts.

~~16.17.1.23~~ The street pattern should be highly interconnected to extend the street fabric of the Village, such as through a grid or modified grid street pattern.

~~16.17.1.24~~ The development of these lands may include rolled curbs and gutters, fewer municipal sidewalks, and decorative street lighting all of which differ from existing City standards. In addition, side yard fencing, street trees, signage, open space linkages, bus shelters, mail delivery kiosks, and other street furniture should generally conform to the *Meadowvale Village Urban Design Guidelines*.

16.17.3 Land Use

~~16.17.2.3.1~~ The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area:

- a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres.

~~16.17.23.2~~ Notwithstanding the Residential Medium Density policies of this Plan, the Residential Medium Density designation permits only townhouses and semi-detached dwellings in localized circumstances where flexibility in lotting patterns will achieve urban design policies.

~~16.17.23.3~~ Notwithstanding the Greenbelt policies of this Plan:

- a. agricultural operations will be permitted; and
- b. it is recognized that a golf club is located on lands north of Derry Road West and west of Fletcher's Creek. A golf club is a permitted use within the boundaries of the Derrydale Golf Club, as those boundaries exist on the date these Policies come into effect.

16.17.23.4 Notwithstanding the Business Employment policies of this Plan, only the following uses will be permitted:

- a. banquet hall;
- b. conference centre;
- c. financial institution;
- d. funeral establishment;
- e. manufacturing;
- f. restaurants;
- g. ***secondary office***;
- h. self storage facility; and
- i. warehousing, distributing and wholesaling.

16.17.34 Transportation

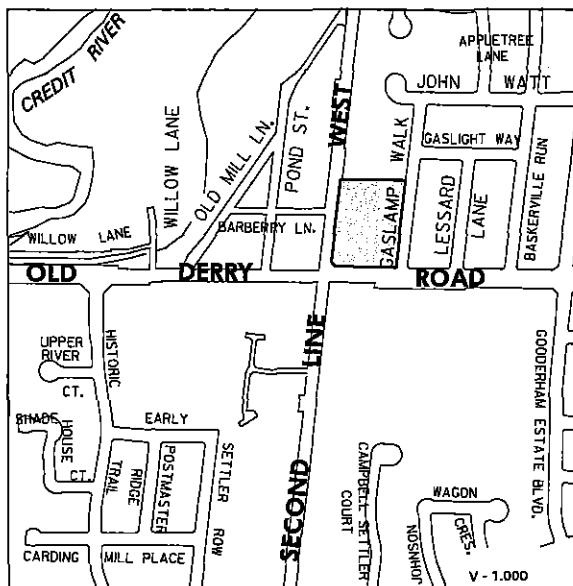
16.17.34.1 Public Lanes are considered part of the local road system and serve the rear of the properties that abut them. These Public Lanes, normally have rights-of-way less than 17 m, which will be determined during the development review process.

16.17.34.2 Second Line West may be terminated north and south of Provincial Highway 401 as part of the future widening of Provincial Highway 401. The precise timing and location of these points of termination north and south of Provincial Highway 401 will be determined by the City in conjunction with the appropriate authorities.

16.17.45 Special Site Policies

There are sites within the Character Area that merit special attention. Any application for development of lands affected by a Special Site Policy will be subject to the provisions of this section and where applicable, the additional approvals of the Mississauga Heritage Advisory Committee and the Meadowvale Village Heritage Conservation District Review Committee, notwithstanding other policies of this Plan.

16.17.45.1 Site 1



16.17.45.1.1 Within the area identified as Special Site 1, it is the intent of these Character Area Policies to establish a special site within the village. This site is located on the Gooderham Estate, located at the northeast corner of Old Derry Road and Second Line West.

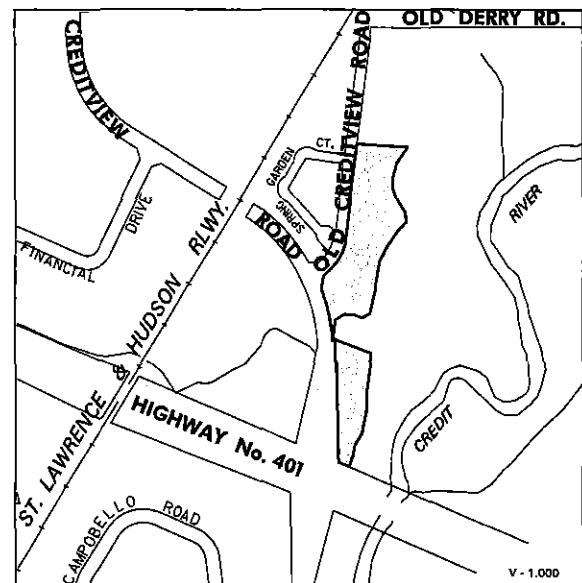
16.17.45.1.2 Notwithstanding the provisions of the Residential Low Density I and Public Open Space designations, Special Site 1 may also include the integration of open space with existing buildings and structures to be used for public and/or private uses. Permitted uses within the existing building designated Residential Low Density may include but are not limited to, overnight accommodation,

including bed and breakfast, restaurants, public and private community uses, an art gallery, and multiple unit housing.

16.17.45.1.3 The design and development of the community park lands will be done in consultation with the Meadowvale Village Heritage Conservation District Review Committee and the owners of the remaining component of the Gooderham Estate.

16.17.45.1.4 The lands designated Public Open Space will not be used to calculate the density of any development that should occur in the future on the balance of the site.

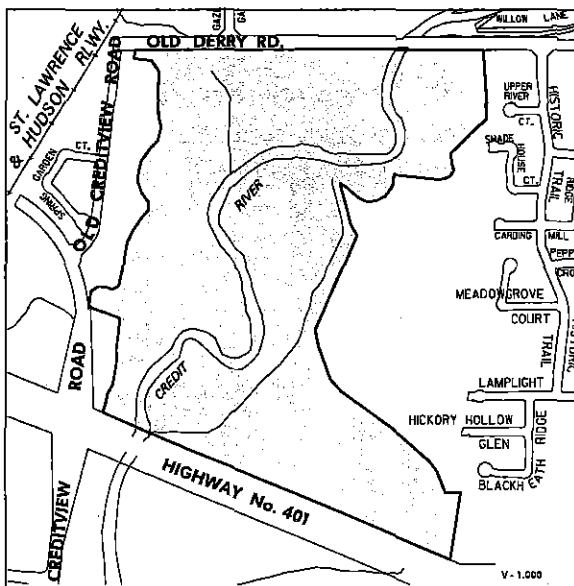
16.17.45.2 Site 2



16.17.45.2.1 The lands identified as Special Site 2 are located on the east side of Old Creditview Road and the east side of Creditview Road, north of Provincial Highway 401.

16.17.45.2.2 Notwithstanding the provisions of the Residential Low Density II designation, the lands may also be used for cluster townhouses, and offices having a residential scale and character at a maximum density of 0.5 **floor space index (FSI)**. Hospitality and recreational uses will be permitted, provided such uses are accessory to the establishment of a golf course on the lands designated Special Site 3.

16.17.45.3 Site 3



16.17.45.3.1 The lands identified as Special Site 3 are located south of Old Derry Road and straddle the Credit River.

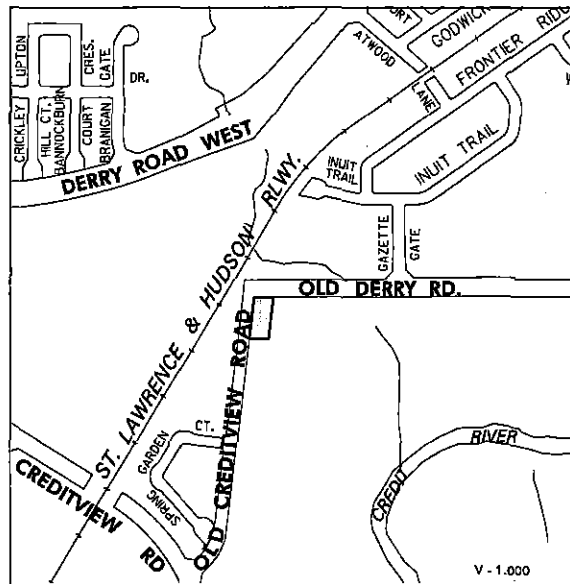
16.17.45.3.2 The lands are portions of the property known in 1995 as Sanford Farm and are designated Greenbelt. Notwithstanding the Greenbelt designation, these lands may be used for a golf course.

16.17.45.3.3 Development of Special Site 3 as a golf course will be subject to a comprehensive development concept for the site and any portion of Special Site 2 which would be used in connection with Special Site 3, will among other matters, satisfactorily address the following issues:

- compliance with Credit Valley Conservation's Policies for Floodplain Management to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River;
- compliance with Credit Valley Conservation's Watercourse and Valleyland Protection Policies to address environmental concerns, including the protection and preservation of native fish habitat;

- compliance with Credit Valley Conservation's Guidelines for the Review of Golf Course Development Proposals Within the Credit River Watershed; and
- the widening of Provincial Highway 401.

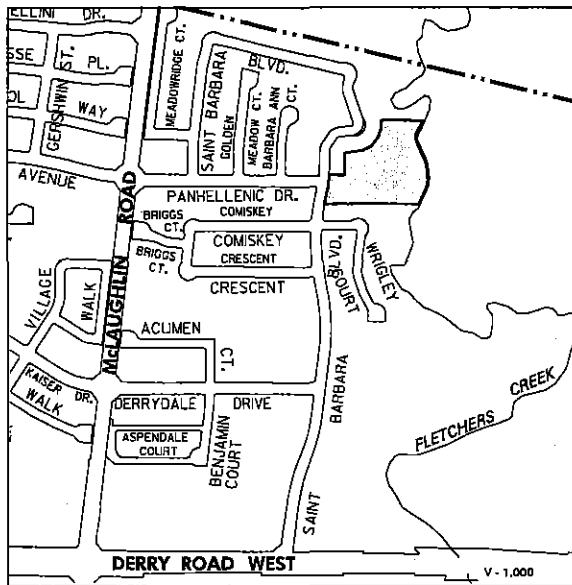
16.17.45.4 Site 4



16.17.45.4.1 The lands identified as Special Site 4 are located at the southeast corner of Old Creditview Road and Old Derry Road.

16.17.45.4.2 Notwithstanding the provisions of the Public Open Space designation, the lands may be used on an interim basis, for the sale of fresh produce, vegetables, and fruit, until such time as they are acquired for park purposes by the City of Mississauga.

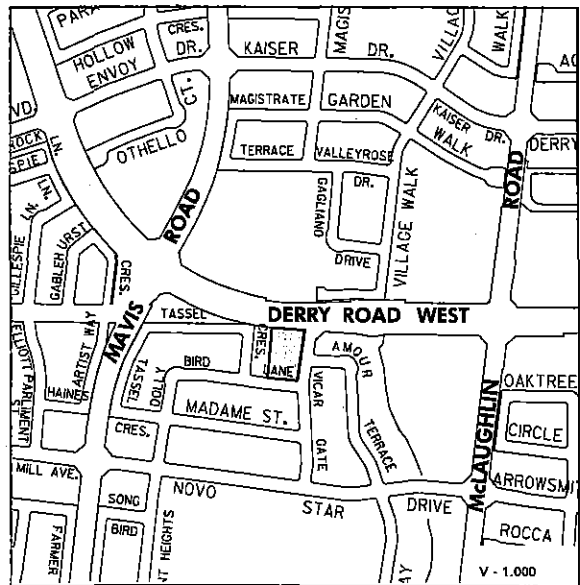
16.17.45.5 Site 5



16.17.45.5.1 The lands identified as Special Site 5 are located east of McLaughlin Road and north of Derry Road West.

16.17.45.5.2 Notwithstanding the provisions of the Residential Low Density II and Greenbelt designations, the lands may be used as a place of religious assembly. Subject to the Greenbelt policies of this Plan and Credit Valley Conservation policies for valleyland protection and floodplain management, the lands may be used for place of religious assembly, related and passive recreational uses, the exact nature and extent of which will be determined during the processing of development applications.

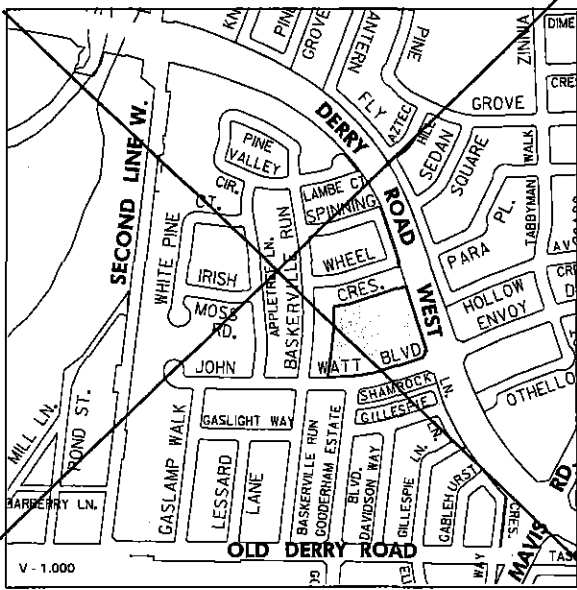
16.17.45.6 Site 6



16.17.45.6.1 The lands identified as Special Site 6, comprise the Brown-Vooro House, located on the south side of Derry Road West, west of McLaughlin Road.

16.17.45.6.2 Notwithstanding the provisions of the Residential Low Density II designation, the existing house may be converted to a restaurant and/or offices subject to the provision of access to the satisfaction of the Region of Peel.

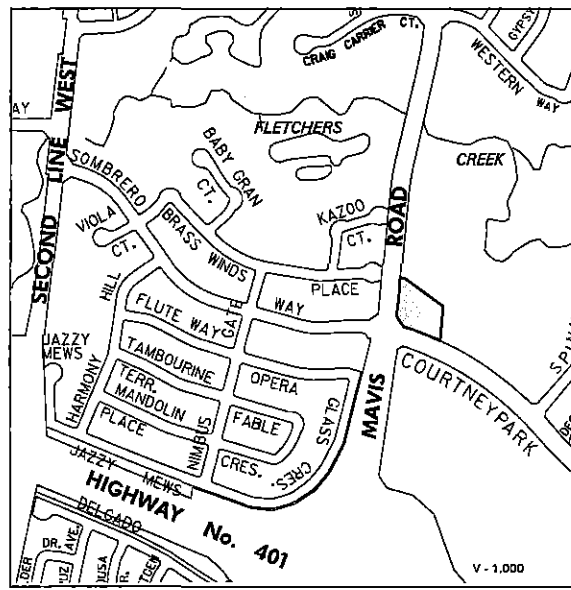
16.17.4.7 Site 7



~~16.17.4.7.1 The lands identified as Special Site 7 are located at the northwest corner of John Watt Boulevard and Derry Road West.~~

~~16.17.4.7.2 Notwithstanding the provisions of the Residential Low Density II designation, a 140 bed long term care facility with a maximum Gross Floor Area (GFA) of 8 340 m² and a maximum height of two storeys will also be permitted and limited commercial uses may be considered.~~

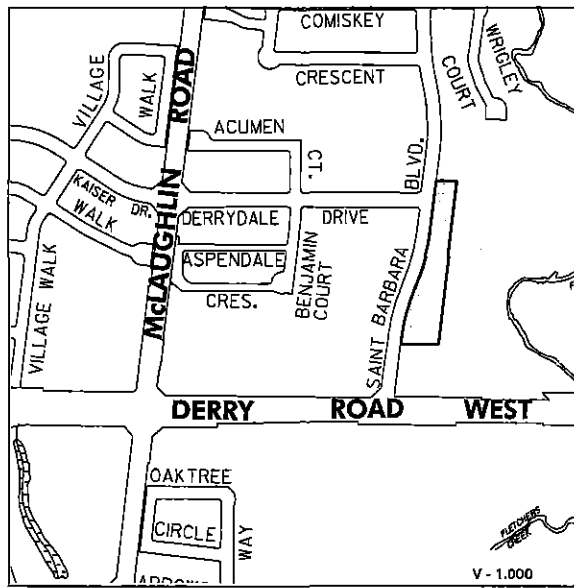
16.17.4.85.7 Site 87



16.17.4.8.5.7.1 The lands identified as Special Site 87 are located north of Derry Road West, east of McLaughlin Road.

16.17.4.8.5.7.2 Notwithstanding the provisions of the Business Employment designation, all community infrastructure will not be permitted.

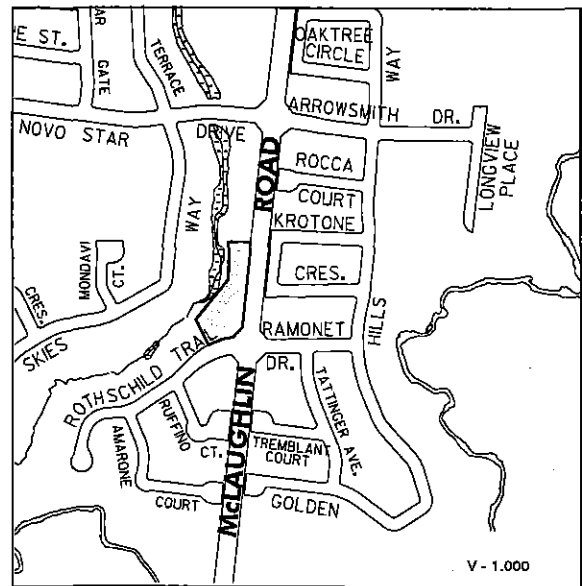
16.17.4.95.8 Site 98



16.17.4.95.8.1 The lands identified as Special Site 98 are located north of Derry Road West, east of McLaughlin Road.

16.17.4.95.8.2 Notwithstanding the provisions of the Business Employment designation, all community infrastructure will not be permitted.

16.17.4.105.9 Site 109

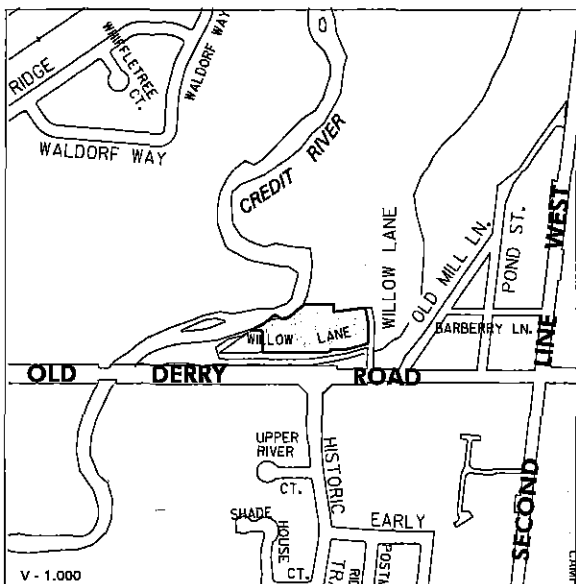


16.17.4.105.9.1 The lands identified as Special Site 109 are located on the west side of McLaughlin Road, south of Derry Road West.

16.17.4.105.9.2 Notwithstanding the provisions of the Residential Medium Density designation, apartment dwellings will be permitted.

16.17.56 Exempt Site Policies

16.17.56.1 Site 1



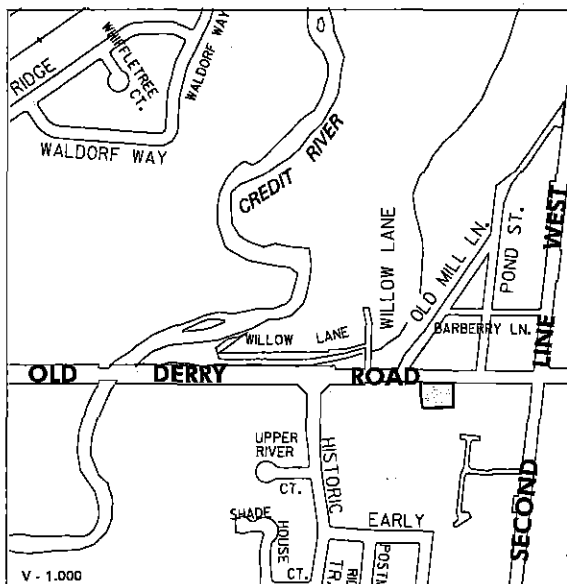
16.17.56.1.1 The lands identified as Exempt Site 1 are located on the north side of Willow Lane, and are subject to flooding from the Credit River.

16.17.56.1.2 Notwithstanding the provisions of the Greenbelt designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan.

Development of the subject lands will also be subject to the following:

- a. compliance with Credit Valley Conservation's *Policies for Floodplain Management* to address concerns related to flooding hazards, flood conveyance, floodplain storage and ice jamming along the Credit River; and
- b. compliance with Credit Valley Conservation's *Watercourse and Valleyland Protection Policies* to address environmental concerns, including the protection and preservation of native fish habitat.

16.17.56.2 Site 2



16.17.56.2.1 The lands identified as Exempt Site 2 are located on the south side of Old Derry Road, west of Second Line West.

16.17.56.2.2 Notwithstanding the provisions of the Convenience Retail Commercial designation, the existing motor vehicle service station, existing detached dwelling and the dwelling unit above a retail store in an existing detached dwelling will only be permitted, provided that it is in keeping with the historic character of the Meadowvale Village Heritage Conservation District Plan.

APR 15 2013



Corporate Report

Clerk's Files

Originator's
FilesEC.10.ENV
(2012)

DATE: March 26, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 15, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Natural Areas Survey 2012 Update**

RECOMMENDATION: That staff be directed to hold a public meeting at the Planning and Development Committee to consider amendment of Schedule 1: Urban System, Schedule 1a: Urban System-Green System and Schedule 3: Natural System of Mississauga Official Plan, to include revised boundaries of lands in the Natural Areas System, as shown on Appendix 1 of the report titled "Natural Areas Survey 2012 Update", dated March 26, 2013 from the Commissioner of Planning and Building.

**REPORT
HIGHLIGHTS:**

- The "Natural Areas Survey 2012 Update" report (provided under separate cover), provides detailed information on the condition of Mississauga's natural areas and an overview of the changes to the Natural Areas System based on the review of 40 natural areas in Wards 1 and 2.
- In 2012, there was an increase of 9.96 hectares (24.61 ac) to the Natural Areas System resulting from minor revisions to natural area boundaries.
- The Natural Areas System covers a total of 2,737 hectares (6,763 ac), representing 9.4% of the City's total land area.

BACKGROUND:

Mississauga Official Plan “Vision” and “Value the Environment” chapters convey that the City will:

- protect and maintain significant natural heritage systems;
- promote an ecosystem approach to planning;
- be proactive in the management and protection of its natural areas and features; and
- identify and promote the preservation, enhancement, remediation and restoration of the Natural Areas System.

The Natural Areas System consists of natural areas, residential woodlands, special management areas and linkages. Information on the Natural Areas System is reviewed on an annual basis to update information on floristics, fauna, site condition, boundary changes and management needs. Potential sites for expansion of the Natural Areas System are also identified based on the presence of native vegetation, location and connections to the current Natural Areas System. The information on natural areas is maintained in a series of fact sheets with detailed maps delineating vegetation communities, which are posted on the City’s Environmental Planning webpage.

The annual natural areas survey assists in implementing the Living Green Pillar of Mississauga’s Strategic Plan and the Living Green Master Plan and also contributes valuable information to project specific and city wide studies.

COMMENTS:

A summary of the “*Natural Areas Survey 2012 Update*” report has been provided for information for the next Environmental Advisory Committee meeting. The update report includes detailed information on the condition of the natural areas surveyed and an overview of the changes to the City’s Natural Areas System. In 2012, natural areas in Wards 1 and 2 were reviewed.

One of the main findings of the report, is that in 2012 there was an increase of 9.96 hectares (24.61 ac) in lands classified as natural areas as a result of minor revisions to boundaries. The report also includes recommendations that support the City’s on-going initiatives to protect, enhance and expand the Natural Areas System.

The 2012 Natural Areas Survey update did not identify potential sites proposed for inclusion in the Natural Areas System in view of the work being undertaken through the Natural Heritage and Urban Forest Strategy study. One of the main objectives of this study is to recommend sites to enhance and expand the Natural Areas System. The study is scheduled for completion in late 2013.

Amendment of Mississauga Official Plan Schedule 1: Urban System, Schedule 1a: Urban System-Green System and Schedule 3: Natural System of Mississauga Official Plan is recommended to include the revisions to boundaries of lands in the Natural Areas System, as illustrated in Appendix 1. Appendix 1 illustrates the main areas where boundaries have been updated, however, due to the scale of mapping and minor nature of the boundary revisions, some small areas are not visible on the map and have not been shown.

The inclusion of the areas updated will result in a total of 2,737 hectares (6,763 ac) within the Natural Areas System, which represents 9.4% of the City's total land area. The area totals and percentages in each of the Natural Area System classifications are as follows:

- 2,147 ha (5,305 ac) of Natural Areas (7.3%);
- 232 ha (573 ac) of Residential Woodlands (0.8%);
- 186 ha (459 ac) of Linkages (0.6%); and
- 172 ha (426 ac) of Special Management Areas (0.6%).

STRATEGIC PLAN: The report recommendations are consistent with the "Living Green" pillar for strategic change and implement the Strategic Plan goal for the City "to be responsible stewards of the land by conserving, enhancing and connecting natural environments".

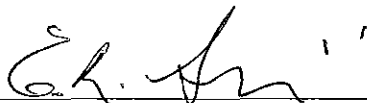
FINANCIAL IMPACT: Not Applicable.

CONCLUSION:

The information from the annual natural areas survey update will be used to monitor and develop strategic and planning policies and assist in the management of natural areas by facilitating decisions on appropriate uses and protection measures.

ATTACHMENTS:

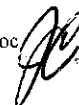
APPENDIX 1: Mississauga Natural Areas Survey 2012 Update Map
Under Separate Cover: *Natural Areas Survey 2012 Update (Report)*



Edward R. Sajecki







Commissioner of Planning and Building

Prepared By: Eva Kliwer, Policy Planner



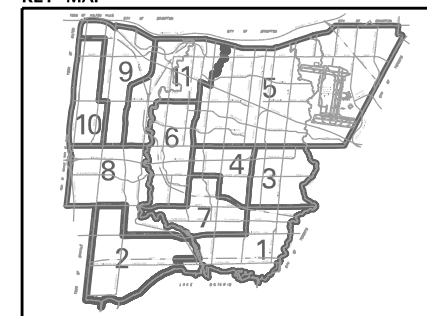
MISSISSAUGA NATURAL AREAS SURVEY 2012 UPDATE

Wards 1 & 2

-  Natural Area
-  Residential Woodland
-  Special Management Area
-  Linkage
- LV2 Natural Area Name
-  Ward Boundary
-  Main Areas of Updated Boundaries

2011

KEY MAP



0 500 1000 1500 2000
METERS



MISSISSAUGA
Leading today for tomorrow

Produced by
T&W Geomatics

2013

2012