



## AGENDA

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### PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, September 30, 2013 - 7:00 P.M.**

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

#### Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
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 <b>(Chair)</b>
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](mailto:mumtaz.alikhan@mississauga.ca)



Please note that the Planning and Development Committee meetings will be streamed live and archived at <http://www.mississauga.ca/videos>

## PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 30, 2013

### CALL TO ORDER

### DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

### APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting of September 16, 2013

### MATTERS TO BE CONSIDERED

1. Role of Mississauga Urban Design Advisory Panel  
File: MG.11.URB
  
2. PUBLIC MEETING  
Information Report on Rezoning and Draft Plan of Subdivision Applications to permit 24 semi-detached dwellings, 5337 and 5353 Ninth Line, South of Tacc Drive, east side of Ninth Line.  
Owner: Cal-Arvona Developments Inc.  
Applicant: KLM Planning Partners Inc., **Bill 51**, (Ward 10)  
File: OZ 13/004 W10 and T-M13001 W10
  
3. PUBLIC MEETING  
Information Report on City-initiated Official Plan Amendment and Rezoning to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, 990-994 Lakeshore Road West, south side of Lakeshore Road West, east of Lorne Park Road  
Owner: Roland Smitas, Sylvia Smitas and Simone Bradley  
Applicant: City of Mississauga, **Bill 51**, (Ward 2)  
File: CD.21 LAK

### ADJOURNMENT



# Corporate Report

Clerk's Files

Originator's  
Files MG.11.URB

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**DATE:** September 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 30, 2013

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Role of Mississauga Urban Design Advisory Panel**

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**RECOMMENDATION:** 1. That the Report dated September 10, 2013 from the Commissioner of Planning and Building entitled "Role of Mississauga Urban Design Advisory Panel", be received for information.

**REPORT  
HIGHLIGHTS:**

- At a recent Planning and Development Committee (PDC) meeting in June of this year, PDC had questions about the role of the Mississauga Urban Design Advisory Panel and directed that staff bring back a report for further discussion;
- A previous report was presented to PDC in June 2012 that recommended revisions to the Terms of Reference for the Panel and was intended to address City Council's concerns and enhance the Panel meeting procedure and protocol;
- This report reaffirms that modifications made to the Panel's Terms of Reference continue to be applicable, and as such no further changes are recommended at this time.

**BACKGROUND:** At the June 24, 2013 Planning and Development Committee (PDC) meeting, the Committee raised questions about the role of the Mississauga Urban Design Advisory Panel (Panel) in connection with a specific Official Plan and Rezoning application that has been appealed by the applicant to the Ontario Municipal Board

(OMB). The Committee expressed particular concern that the minutes/comments from the Panel meeting supporting the development proposal may influence the outcome of the OMB hearing on the application. As a result, Mayor McCallion directed staff to prepare a report on the role of the Panel for further discussion.

**COMMENTS:**

As outlined in the report attached as Appendix 1, the Planning and Building Department in October 2011 were requested by City Council to revisit the Terms of Reference for the Panel and bring a report to Planning and Development Committee with recommendations to ensure that the role of the Panel does not influence land use and policy planning. A Corporate Report, dated June 5, 2012 entitled "Mississauga Urban Design Advisory Panel – Revised Terms of Reference and Protocol" has incorporated the following revisions to the Terms of Reference which were adopted by Council on July 4, 2012 through PDC Recommendation 0043-2012:

- Projects with unresolved or major policy issues should not go to the Panel until they are resolved;
- In-camera sessions will be utilized to ensure land use and policy discussions remain between the Panel and City staff;
- The Panel will give advice based on the specific questions posed to the Panel;
- City staff will compose focused questions for the Panel based on urban design issues that they are seeking advice;
- The 1 – 3 questions will be more specific and emphasize only those matters to be considered;
- Land use and policy discussions occur during the in-camera session and between the Panel and City staff;
- The meeting minutes will record a few concise and succinct recommendations and comments from the Panel based on the specific questions posed by City staff.

As a result of these revisions, the Panel focuses on urban design matters in a manner so not to influence unresolved land use decisions.

It should also be noted that the development application in question at the June 24, 2013 PDC meeting was presented to the Panel on June 14, 2011, approximately one year prior to the Revised Terms of Reference for the Panel being adopted by Council on July, 4 2012.

**FINANCIAL IMPACT:** None

**CONCLUSION:** The Planning and Building Department have already incorporated revisions to the Mississauga Urban Design Advisory Panel's Terms of Reference, as outlined in the attached report from the Commissioner of Planning and Building dated June 5, 2012. This previous report addresses the concerns raised by Planning and Development Committee at the June 24, 2013 PDC meeting with respect to the role of the Panel. In view of the preceding, no further action is required at this time.

**ATTACHMENTS:** Appendix 1: Report dated June 5, 2012 from the Commissioner of Planning and Building entitled "Mississauga Urban Design Advisory Panel – Revised Terms of Reference and Protocol".



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Edward Nicolucci, Urban Designer*





# Corporate Report

Clerk's Files

 Originator's  
Files MG.11.URB

**PDC** JUN 25 2012

**DATE:** June 5, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 25, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Mississauga Urban Design Advisory Panel - Revised Terms of Reference and Protocol**

**RECOMMENDATION:**

1. That the Report dated June 5, 2012 from the Commissioner of Planning and Building entitled "Mississauga Urban Design Advisory Panel - Revised Terms of Reference and Protocol", be received for information.
2. That the Mississauga Urban Design Advisory Panel continue to operate under the direction of the Commissioner of Planning and Building, in accordance with the Revised Terms of Reference.

**REPORT  
HIGHLIGHTS:**

- The Terms of Reference and Protocol have been revised to strengthen the Panel's review process in a manner not to influence land use decisions.
- The documents have also been revised to provide better clarity in the Panel review process.

**BACKGROUND:** On October 12, 2011, City Council adopted Resolution 0239-2011 (see Appendix 1), which directed the Planning and Building Department to revisit the Terms of Reference for the Mississauga Urban Design Advisory Panel and bring a report to a future Planning and Development Committee meeting with recommendations.

The Mississauga Urban Design Panel - Pilot Project was formed on May 29, 2007 and was continued on a permanent basis with Council approval March 1, 2010.

**COMMENTS:****Purpose of the Mississauga Urban Design Advisory Panel (MUDAP)**

The Mississauga Urban Design Advisory Panel acts as an independent urban design advisory body to the Planning and Building Department. The Panel gives advice and makes recommendations to the Planning and Building Department on the potential physical, spatial and aesthetic impact of proposed projects. The Panel is strictly an advisory body and makes recommendations to staff only. It does not have the authority to approve or refuse projects or make policy decisions.

Through detailed review of projects, the Panel members have made numerous improvements to proposals and have encouraged a higher design standard for future projects.

**Concerns Expressed by City Council**

City Council has expressed concerns with the role of the Panel in influencing policy and land-use decisions. Of particular concern were the Panel's comments from the minutes of a Panel meeting that were quoted in an Ontario Municipal Board (OMB) decision for an Official Plan and Rezoning application (see Appendix 1).

**Revisions to Terms of Reference for the Mississauga Urban Design Advisory Panel**

The two previous documents, Terms of Reference (2007), see Appendix 2, and Panel Meeting Protocol (2007), see Appendix 3, have been combined into one document – Revised Terms of Reference and Protocol (see Appendix 4). The new document will reflect the changes noted below and provide housekeeping amendments to add more clarity to meeting procedures, better define the submission requirements, reflect the changes to the new Mississauga Official Plan and provide accurate terminology.

**1. Issue:**

Projects are usually brought to the Panel early in the design phase so as to have greater influence on the design. However, some proposals with official plan policy or land use issues were brought to the Panel for urban design review, while the policy issues were still under consideration and in these instances were premature.

**Recommendations:**

If there are major policy or land use issues associated with an application, the Planning and Building Department will not bring the matter before the Panel.

The Planning and Building Department will ensure that the Panel is focused on urban design matters in a manner not to influence land use decisions.

Meeting agendas will be sent to the Ward Councillor's office for any proposal in their Ward.

**2. Issue:**

With each proposal, the Planning and Building Department poses questions to the panel to assist with directing the panel's review and design response. These questions, in some instances, were vague and created an unfocused dialogue.

**Recommendations:**

City staff will compose more focused questions for the Panel based on urban design issues that they are seeking advice on.

**3. Issue:**

During Panel deliberations, the proponent is present for the discussion. Sometimes the views of an individual panel member may not be the same as the final advice from the Panel. This could be contentious if the applicant were to use these individual views against the collective advice of the Panel to the Planning and Building Department.

**Recommendations:**

In-camera sessions without the applicant present will be utilized to ensure open discussions remain between the Panel and Planning and Building Department staff.

Only the recommendations from the Panel on the questions posed by City staff will be brought forward to the open discussion with the applicant.

**4. Issue:**

The minutes capture all the comments and discussions of the meeting. Sometimes, the minutes do not fully respond to the posed questions. This can be contentious, as the applicant could use the minutes against the City for the benefit of their application.

The minutes become more important in any legal proceedings including the Ontario Municipal Board, as the applicant cannot secure the attendance of any members of the Panel for such proceedings. Prior to the Panel meetings, the City requests the applicant to sign a waiver letter to ensure that they do not seek the Panel members attendance at such proceedings.

**Recommendation:**

The minutes of the meeting will only record the Panel's recommendations and their comments based on the specific questions posed by City staff.

**5. Issue:**

The Terms of Reference should address the new intensification policies in the new Mississauga Official Plan.

**Recommendations:**

The project locations that the Panel will review have been revised to reflect the structure in the new Mississauga Official Plan. The areas include the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors, Major Transit Stations and Special Purpose Areas. The areas listed above represent locations for intensification and major development growth in the City.

The following phrase will be added to the Terms of Reference so as to include projects that may be outside these areas but warrant a review by the Panel. "The Commissioner of Planning and Building or in his/her absence the Director of the Development and Design Division has the discretionary power to waive or select projects for the Panel to review".

**6. Issue:**

There was no provision in the Terms of Reference for the term length for Panel member appointments.

**Recommendation:**

The revisions include clarity on the term length for Panel member appointments. As a housekeeping matter, a section providing conflict of interest guidelines, has also been added.

**FINANCIAL IMPACT:**

The 2012 Planning and Building Department Operating Budget identifies \$5,000.00 for incidentals to operate the Mississauga Urban Design Advisory Panel.

**CONCLUSION:**

The Planning and Building Department has had a great deal of success in reviewing development proposals with the Mississauga Urban Design Advisory Panel and have found that they have positively influenced urban design in the City. The proposed revisions to the Terms of Reference are intended to address City Council concerns and enhance the Panel meeting procedure and protocol.

**ATTACHMENTS:**

- Appendix 1: Council Resolution 0239-2011
- Appendix 2: Terms of Reference (2007)
- Appendix 3: Panel Meeting Protocol (2007)
- Appendix 4: Revised Terms of Reference and Protocol

  
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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Edward Nicolucci, Urban Designer*

**Mississauga Urban Design Advisory Panel -  
Revised Terms of Reference and Protocol**

**File: MG.11.URB**

**Council Resolution 0239-2011**

Moved by: J. Tovey, Seconded by: P. Mullin

WHEREAS the City of Mississauga has established an Urban Design Advisory Panel of well respected and knowledgeable professionals in planning, design, architecture, landscape architecture and transportation;

AND WHEREAS the Urban Design Advisory Panel's Terms of Reference delegate to them the responsibility to provide comment only, to Planning and Building Department staff on planning applications;

AND WHEREAS development applications not approved or in line with Mississauga's Official Plan are presented to the Urban Design Advisory Panel for comment;

AND WHEREAS the recent Ontario Municipal Board Decision on the Satellite property in Ward 2 considered comments from the Urban Design Advisory Panel in their final decision,

AND WHEREAS those comments were one factor in the Ontario Municipal Boards findings against the City of Mississauga;

AND WHEREAS it must be considered that future Ontario Municipal Board hearings may consider comments by the Urban Design Advisory Panel in rendering their decision;

NOW THEREFORE BE IT RESOLVED, that the Planning and Building Department be directed to revisit the Terms of Reference for the Mississauga Urban Design Advisory Panel and bring a report to a future Planning and Development Committee meeting with recommendations.

Carried



# The Mississauga Urban Design Advisory Panel

## Terms of Reference (2007)

### 1.0 Purpose of Mississauga Urban Design Advisory Panel:

The Mississauga Urban Design Advisory Panel ("Advisory Panel") acts as an independent urban design advisory body to the Planning and Building Department.

The Advisory Panel is strictly an advisory body and makes recommendations only. It does not have the authority to approve or refuse projects or make policy decisions.

### 2.0 Duties:

- 2.1 To give advice and make recommendations to the Planning and Building Department on the potential physical and aesthetic impact of proposed buildings, structures, landscapes, streetscapes, parks and infrastructure projects in the community, including an evaluation of its relationship to the site and its surroundings.
- 2.2 To give professional advice to the Planning and Building Department regarding any proposed policy or guidelines affecting the community's physical environment.
- 2.3 To ensure that the efforts to improve the quality of design through the reviews of the Advisory Panel are achieved in the context of an effective and timely process.

### 3.0 Scope of Work:

- All development, streetscape, parks and infrastructure projects in the City Centre.
- All major development applications in the following areas\*:
  - City Centre;
  - Hurontario Street;
  - Streetsville - Queen Street;
  - Port Credit – Lakeshore Road and Hurontario Street;
  - Clarkson – Lakeshore Road;
  - Cooksville – Dundas Street and Hurontario Street;
  - selected high profile employment uses on significant transportation corridors;

## The Mississauga Urban Design Advisory Panel

- developments at entrances into the City
- All major mixed use and high density residential development applications\*.
  - \* *The Commissioner of Planning and Building or in his/her absence the Director of the Development and Design Division has the discretionary powers to waive projects from the review of the Advisory Panel, if the project is not deemed to have significant community impact.*

### 4.0 Advisory Panel Membership:

- 4.1 The Advisory Panel will be comprised of not less than five (5) members. At least three (3) architects, one (1) landscape architect and one (1) other individual from a different discipline are needed for quorum.
- 4.2 The panel members will be selected by the Planning and Building Department from a pool of available designers for each meeting, based on their availability, potential conflict of interests and the scope of the project being evaluated.
- 4.3 The panel members are to be non-paid positions. Meals and travelling expenses will be covered by the City.
- 4.4 No member shall be appointed to the Advisory Panel, if they are employees of the City of Mississauga.
- 4.5 The panel members may be required to sign a confidentiality agreement in regards to presentation material forwarded to them as outlined in section 7.0 of the Terms of Reference.

### 5.0 Operation of the Advisory Panel:

- 5.1 The Director of the Development and Design Division will be responsible for the operation of the Advisory Panel.
- 5.2 Meeting Schedule:
  - Monthly meetings, as required.
- 5.3 The members of the Advisory Panel shall appoint, from their members, a Chairperson for each meeting.

## The Mississauga Urban Design Advisory Panel

- 5.4 The role of the chairperson is to preside over the discussions to ensure that matters brought forward before the Advisory Panel are fairly considered.
- 5.5 Any lobbying of the Advisory Panel members by the applicants is strictly prohibited. All conflicts of interest by the members of the Advisory Panel must be declared before the start of the meeting and remove themselves from any discussion of the item.
- 5.6 The Planning and Building Department will ensure that the proceedings of the meeting are properly recorded to the satisfaction of the chairperson.
- 5.7 Minutes of the meetings and the recording of the Panel Recommendations will be the responsibility of the Planning and Building Department.
- 5.8 Individual Advisory Panel Members should not be identified in the minutes, but specific comments can be recorded without attribution.
- 5.9 The Minutes will be reviewed by the Chair prior to being distributed to the Advisory Panel Members, relevant staff and the Applicant in final form.
- 5.10 Minutes will be sent to the Advisory Panel Members, Staff and the Applicant as soon as possible after the meeting, in order to provide staff and the applicant timely written summaries of the review.
- 5.11 Advisory Panel Members will be asked to approve the minutes at the next Advisory Panel Meeting and will have the opportunity to comment on the minutes at that time.
- 5.12 Applicants will not have the opportunity or ability to request any changes to the minutes.

### 6.0 Meeting Procedure

- 6.1 Staff of the Planning and Building Department will make a brief presentation ten (10) minutes maximum of the project outlining its context, background, scope, related by-laws, design policies or guidelines and to reiterate the design concerns which they would like the advisory panel to address.

In addition, the Planning and Building Department will outline any Urban Design related aspects of the project which they would like the Advisory Panel to address.

## The Mississauga Urban Design Advisory Panel

- 6.2 The applicant is then given an opportunity for a brief presentation, ten (10) minutes maximum, of the project. Audio visual equipment would be available should applicant chose to make a power point presentation.
- 6.3 The Advisory Panel then reviews the presentation material, followed by a discussion on the merits of the design of the project.

Please note that the applicant **will not participate** during the Advisory Panel discussions unless requested by the chairperson. However, Advisory Panel members may ask questions of the project team on any aspect of their development proposal.

With the guidance of the chairperson, the Advisory Panel will formulate their recommendations for the project at the end of the Advisory Panel Meeting. If the Advisory Panel feels that more information is required, the project will be deferred to a later date.

- 6.4 The chairperson may ask the applicant for a brief response to the recommendations, if any.
- 6.5 Following the meeting, the Planning and Building Department will undertake a review of the recommendations and determine the appropriate actions to be taken by the applicant.
- 6.6 The Planning and Building Department will advise the Advisory Panel on the actions taken, as a result of their recommendations, prior to the following Advisory Panel meeting.

### 7.0 Presentation Material:

- 7.1 The presentation material for projects to be reviewed must be submitted not less than **three (3) weeks in advance of the meeting**.
- 7.2 The presentation material should provide enough detail to be understood by the Advisory Panel members. This should include the following:
  - Key plan;
  - Coloured copies of the site plan, building elevation plans and landscape plans;
  - Photographs of the surrounding streetscape and adjacent lands;
  - Coloured renderings, digital perspectives or a physical massing model showing the proposed development and its relationship to the adjacent lands;
  - Floor plans for all ground related floors;

## The Mississauga Urban Design Advisory Panel

- Building elevations and materials;
  - A brief project description;
  - A letter from the design consultants addressing the merits of the proposed design recognizing: the design policies contained in the Official Plan and any applicable planning policies and urban design guideline documents and the surrounding building context.
- 7.3 All presentation material should be mounted on panels of no more than 0.9m x 1.2 m (3' x 4') in size.
- In addition, twenty (20)\*\* reduced copies of the presentation material in a bound booklet form of no more than 28 cm X 43 cm (11" x 17" landscape format) shall also be provided by the applicant to the Planning and Building Department.
- 7.4 The applicant may choose to prepare a PowerPoint Presentation with the above information to further explain the proposed application at the Advisory Panel Meeting.
- 7.5 Meeting agendas along with copies of the presentation material and the Planning and Building Department information will be forwarded to the Advisory Panel members and the applicant, not less than **two (2) weeks in advance of the meeting.**

*\*\*depending on the magnitude of the project more copies may be required.*

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# The Mississauga Urban Design Advisory Panel

## Panel Meeting Protocol (2007)

### **Prior to the meeting**

1. The Planner is to inform the applicant of the material requirements as noted Terms of Reference and the deadlines the information is required to the City in order for the applicant to make that designated panel meeting.
2. The Planner on file, together with the area manager and relevant involved staff (Urban Designer, Landscape Architect) will pose 1-3 questions regarding the application which they want the applicant to address and which they would like the Mississauga Urban Design Advisory Panel (MUDAP) to provide a peer review on.
3. A letter written by the coordinator of the MUDAP will be sent to the Panel Members outlining a brief summary of the proposal, the questions outlined in item (2), the information material provided by the applicant, and an agenda at least two (2) weekends prior to the panel date and cc'd to the applicant.
4. The Planner on the file is to contact the applicant at least two (2) days prior to the MUDAP meeting to ensure that the applicant is aware of the questions that have been proposed to them and to ensure that the applicant can confine their comments to ten (10) minutes maximum. The applicant is to be aware that all Panel Members have reviewed and received the information that the applicant prepared. No new information should be brought forward. This presentation should simply outline the main attributes of the proposal.

Please note that if a member of the applicants team is a member of MUDAP and has declared a conflict of interest, that member should not do the presentation to the Panel.

### **At the meeting**

**(Please note that all meetings will be recorded for accuracy of the MUDAP minutes)**

5. The Panel Members will review the minutes from the previous meeting which have been e-mailed to them. Any comments on the minutes will be recorded and addressed in the minutes for the next meeting.
6. The applicant will be requested to enter the room to join the panel meeting. The applicant will have five (5) minutes to set up any equipment/boards they intend to use to aid in their presentation.

7. The planner coordinating the application will make a maximum ten (10) minute presentation on the context of the area. This will include the general location of the proposal, surrounding uses/buildings the Official Plan designations, zoning, design guidelines/control documents, etc. The Planner may also include any history of the site, former applications, and relevant public information. The Planner will then go over the questions to be addressed by the Panel Members. Other staff may be required to make a presentation on the context as it relates to the specific guidelines, etc. within the ten (10) minute timeframe.
8. The applicant will then make a ten (10) minute presentation on the information that was submitted to MUDAP for their review. This presentation is to highlight key aspects of the proposal and to address the questions that have been asked by the City.
9. MUDAP will then have a short period of questions for clarification in which staff, the moderator, or the applicant may be requested to respond to.
10. Once MUDAP has clarified all issues the applicant will be asked to leave for a short ten (10) minute *in camera* session to provide the Panel time to consolidate comments and formulate a direction. Only the Panel Members will be permitted to speak during this portion of the meeting unless requested to by MUDAP members.
11. MUDAP will then openly discuss the application with the applicant present. No one other than the panel may speak during this session unless requested to by MUDAP members.
12. The applicant will then be asked to rejoin the MUDAP meeting to receive the recommendations. The recommendations should take no more than ten (10) – fifteen (15) minutes. Each Panel Member will be given the opportunity to speak and then the Chair will summarize the comments discussed in camera.
13. MUDAP will then provide direction to the applicant on if they need to return to the Panel for a further review.
14. The meeting will then be adjourned.

### **After the Meeting**

15. Staff will send a copy of the minutes to the Chair (or their designate) of MUDAP for their review and to ensure accuracy. Once the Chair (or their designate) has approved the minutes, the minutes will be sent out to all other MUDAP members, to staff and to the applicant in Draft form to be approved at the next panel meeting.

# The Mississauga Urban Design Advisory Panel

## Terms of Reference and Protocol

### 1.0 Purpose of the Mississauga Urban Design Advisory Panel:

The Mississauga Urban Design Advisory Panel ("Panel") acts as an independent urban design advisory body to the Planning and Building Department.

The Panel is strictly an advisory body and makes recommendations only. It does not have the authority to approve or refuse projects or make policy decisions.

### 2.0 Duties:

- 2.1 To give advice and make recommendations to the Planning and Building Department on the potential physical and aesthetic impact of proposed buildings, structures, landscapes, streetscapes, parks and infrastructure projects on the community, including an evaluation of its relationship to the site and its surroundings.
- 2.2 To give professional advice to the Planning and Building Department regarding any proposed policy or guidelines affecting the community's physical environment.
- 2.3 To ensure that the efforts to improve the quality of design through the reviews of the Panel are achieved in the context of an effective and timely process.

### 3.0 Scope of Work:

- All development, streetscape, parks and infrastructure projects in the City Centre.
- All major proposed development in the following areas\*:
  - Downtown;
  - Major Nodes;
  - Community Nodes;
  - Corporate Centres;
  - Intensification Corridors;
  - Major Transit Stations;
  - Special Purpose Areas.

## The Mississauga Urban Design Advisory Panel

- All major mixed use and high density residential development proposal/application.\*
  - \* *The Commissioner of Planning and Building or in his/her absence the Director of the Development and Design Division has the discretionary powers to waive or accept projects for the review of the Panel.*

### 4.0 Advisory Panel Membership:

- 4.1 The Panel will be comprised of architects, landscape architects, urban designers and a transportation engineer. To establish quorum during the meetings, the Panel should not have less than five (5) members, at least three (3) architects, one (1) landscape architect and one (1) other individual from a different discipline.
- 4.2 The Panel members will be selected by the Planning and Building Department from a pool of available designers for each meeting, based on their availability, potential conflict of interests and the scope of the project being evaluated.
- 4.3 Panel members will be appointed for a two year term. The terms of the Panel members will be staggered to ensure an orderly transition of the new members. The terms maybe extended depending on the composition of the Panel membership.
- 4.4 The Panel members are to be non-paid positions. Meals and travelling expenses will be covered by the City.
- 4.5 No member shall be appointed to the Panel, if they are employees of the City of Mississauga.
- 4.6 The Panel members may be required to sign a confidentiality agreement in regards to presentation material forwarded to them as outlined in section 7.0 Presentation Material.
- 4.7 Each Panel member has the duty to advise the Panel Coordinator and the Chair of any conflict of interest prior to a project review. If a conflict of interest arises, the Panel member shall decline to participate in the project review and remove themselves from the meeting. A conflict of interest is defined as any Panel member having a financial, personal or business interest in the project (e.g.

## The Mississauga Urban Design Advisory Panel

retained as a consultant for the same project), or where multiple interests, one of which could influence, corrupt or exploit a decision, or where the appearance of a conflict exists. Any declared conflicts will be recorded in the minutes.

- 4.8 A member shall cease to be a member of Panel if absent from three successive meetings without authorization from the Panel Coordinator.

### 5.0 Operation of the Advisory Panel:

- 5.1 The Director of the Development and Design Division as Panel Coordinator will be responsible for the operation of the Panel.
- 5.2 Meeting Schedule:
- Monthly meetings, as required.
- 5.3 The members of the Panel shall appoint a Chair from their members. An alternate Chair will be appointed in the event the Chair is absent.
- 5.4 The role of the Chair is to preside over the discussions to ensure that matters brought forward before the Panel are fairly considered.
- 5.5 Any lobbying of the Panel members by the proponents is strictly prohibited. All conflicts of interest by the Panel members must be declared before the start of the meeting and remove themselves from any discussion of the item.
- 5.6 The Panel meetings will be recorded to assist City staff and the Chair in accurately documenting the meeting minutes. Once the meetings minutes have been approved by the Panel the recording will be destroyed.
- 5.7 Individual Panel members should not be identified in the minutes, but specific comments can be recorded without attribution.
- 5.8 The draft meeting minutes will be prepared by City staff and then sent to the Panel Chair to ensure accuracy and 'draft approval'.

## The Mississauga Urban Design Advisory Panel

- 5.9 Once the Chair has 'draft approved' the minutes, they will be sent to the other Panel members either via e-mail or as part of a material submission for the next meeting.
- 5.10 The 'draft approved' minutes will be reviewed and approved by the Panel members at either the next Panel meeting or via email correspondence.
- 5.11 Comments on the 'draft approved' minutes will be recorded and addressed in the revised minutes for the next meeting or via email confirmation. Once approved by the Panel members they will be deemed 'final minutes'.
- 5.12 The 'final' minutes will be sent to the proponents and City staff. Proponents will not have the opportunity or ability to request any changes to the minutes. The final minutes reflect the recommendations and comments of the Panel and provide advice to City staff and the proponent.

### 6.0 Meeting Procedure:

- 6.1 In order to hold a designated Panel meeting, City staff will inform the proponent of the presentation material requirements (as noted in section 7.0) and the deadlines for the required information to be received by the City.
- 6.2 The proponent will courier or send via email, a copy of their computer presentation (i.e. PDF, PPT format) to the City 2 days in advance of the Panel meeting. The proponent's computer presentation will be loaded onto the City's computer projection/equipment. It is unacceptable to receive a revised computer presentation or to provide additional equipment on the day of the meeting.
- 6.3 City staff, together with the area manager will pose 1 to 3 specific questions regarding the project which they would like the Panel to review and provide advice.
- 6.4 A letter written by the Panel coordinator (or designate) will be sent to the Panel members outlining a brief summary of the proposal, the questions outlined in item section 6.3, the presentation material provided by the proponent (section 7.0), and an agenda, at least

## The Mississauga Urban Design Advisory Panel

two (2) weeks prior to the Panel meeting and copied to the proponent and the Ward Councillor.

- 6.5 City staff will contact the proponent at least two (2) days prior to the Panel meeting to ensure that the proponent is aware of the question(s). If requested, the proponent will sign and provide the City a copy of the 'Acknowledgement, Undertaking and Wavier' agreement letter.
- 6.6 The proponent will be invited into the meeting room by City staff. The proponent will have five (5) minutes to set up any equipment/boards they intend to use to aid in their presentation. As stated in section 6.2, the proponent's computer presentation will be loaded onto the City's computer projection/equipment.
- 6.7 Following introductions and any explanatory instructions by the Chair, City staff will make a brief presentation to a maximum of ten (10) minutes. City staff may outline the projects context, background and scope and highlight related planning and urban design, policies and/or guidelines.
- 6.8 In addition, City staff will ask the Panel to address the specific question(s) and outline any urban design related aspects of the project which they would like the Panel to review and provide advice on.
- 6.9 At the conclusion of the City staff's presentation, the Panel may ask for 'Questions of Clarifications' to City staff.
- 6.10 The proponent will be limited to a ten (10) minute maximum presentation. In an effort to be brief, the proponent should expect that the Panel members have received and reviewed the material information. No new information should be brought forward after the material submission has been received. The presentation should simply outline the main attributes of the proposal.
- 6.11 At the conclusion of the proponent's presentation, the Panel may ask for 'Questions of Clarifications' to the proponents.
- 6.12 The proponent will be asked to leave the meeting room and stand-by until requested to return. Panel members will deliberate in an In-

## The Mississauga Urban Design Advisory Panel

camera (closed door) session to make their final recommendations and comments.

- 6.13 During the In-camera session, the Chair will ask each Panel member to speak and give their comments based on the merits of the project and to give advice on the specific question(s). The Chair will collectively formulate the various comments and build consensus to develop a few succinct final recommendations and comments for the project.
- 6.14 City staff will ask the proponent to return to the meeting room when the Panel members have concluded the In-camera session. Only the Chair may ask the proponent additional questions or for a brief response to any of the Panel recommendations or comments.
- 6.15 One of the Panel recommendations could be that the proponent return to a future Panel meeting with the recommendations and comments addressed.
- 6.16 Following any additional thoughts, the Chair will state that the meeting is adjourned and/or begin the next project review that will proceed in the same manner.
- 6.17 The final minutes will be distributed to City staff and the proponents.
- 6.18 The Planning and Building Department should advise the Panel on the actions taken, as of a result of their recommendations and comments at the next Panel meeting.

### 7.0 Presentation Material:

- 7.1 Project presentation material must be submitted not less than **three (3) weeks in advance of the meeting.**
- 7.2 The presentation material should provide enough detail to be understood by the Panel members. This should include the minimum following information:
  - A brief description and statistics of the project;
  - Letter addressing the merits of the project in matters related to planning, urban design, policies, guidelines, etc.;
  - Address;
  - Key Plan and Context Plan;

## The Mississauga Urban Design Advisory Panel

- Contextual/character area, images and information;
- Conceptual master plan;
- Site plan drawing; Ground and floor plan drawings;
- Conceptual landscape drawings;
- Building elevations drawings;
- Perspective renderings;
- Cross-section drawings;
- Sun/shadow standards study;
- Signed copy by proponent of the Acknowledgement, Undertaking & Waiver form (if required);
- Sketch-Up model (if possible).

7.3 The presentation material should be prepared for a computer and projection system/equipment (i.e. PDF or PPT format). As an alternative or in addition to computer presentation, presentation material could be mounted on panels of no more than 0.9 m x 1.2 m (3' x 4') in size.

7.4 The proponent shall prepare twenty five (25)\*\* reduced copies of the presentation material in a bound landscape format booklet of no more than 28 cm X 43 cm (11" x 17") in size.

*\*\*depending on the magnitude of the project more copies may be required.*

K:\PLAN\DEVCONTL\GROUP\WPDATA\PDC\MiUD Advisory Panel - June 2012\Appendix 4 - Revised Terms of Reference\_June



# Corporate Report

Clerk's Files

Originator's  
Files OZ 13/004 W10  
T-M13001 W10

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**DATE:** September 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 30, 2013

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning and Draft Plan of Subdivision Applications**  
**To permit 24 semi-detached dwellings**  
**5337 and 5353 Ninth Line**  
**South of Tacc Drive, east side of Ninth Line**  
**Owner: Cal-Arvona Developments Inc.**  
**Applicant: KLM Planning Partners Inc.**  
**Bill 51**

**Public Meeting** **Ward 10**

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**RECOMMENDATION:** That the Report dated September 10, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1" (Detached Dwelling - Typical Lots) and "RM1-1" (Semi-Detached Dwellings) to "RM1-1" (Semi-Detached Dwellings) and "RM1 - Exception" (Semi-Detached Dwellings) zones under file OZ 13/004 W10 and a Draft Plan of Subdivision to permit 24 semi-detached dwellings under file T-M13001 W10, Cal-Arvona Developments Inc., 5337 and 5353 Ninth Line, be received for information.

**REPORT  
HIGHLIGHTS:**

- The applications are to allow for the development of 24 semi-detached dwellings and the extension of Arvona Place as a public road.

- Community concerns identified to date relate to traffic and parking;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Zoning By-law amendment and Draft Plan of Subdivision and satisfactory resolution regarding grading, retaining walls, stairs, walkway connections, and other design details.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	February 4, 2013 (received) March 5, 2013 (deemed complete)
Number of units:	24 semi-detached dwellings
Net Density:	34 units/ha (13.7 units/acre)
Maximum Height:	2 storeys/10.7 m (35.1 ft.)
Anticipated Population:	81* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Supporting Documents:	Planning Justification Report Draft Plan of Subdivision Context Map Preliminary Grading/Site Servicing Plan Parking Plan Acoustic Feasibility Study Architectural Elevations/Drawings Urban Design Guidelines

<b>Development Proposal</b>	
	Phase 1 Environmental Site Assessment

<b>Site Characteristics</b>	
Frontage:	97.0 m (318.2 ft.) along Ninth Line
Depth:	76.0 m (249.3 ft.)
Net Lot Area:	0.71 ha (1.75 ac.)
Existing Use:	Two detached dwellings

The development proposal for 24 semi-detached dwellings and the completion of Arvona Place would incorporate Blocks 548 to 553, inclusive on Registered Plan 43M-1357, which are remnant blocks from the adjacent subdivision to the north and are currently held by the City in escrow.

### **Green Development Initiatives**

The applicant is proposing the use of certain building materials such as low light gathering shingle colours to reduce hot roofs.

### **Neighbourhood Context**

The subject property is located in the Churchill Meadows Neighbourhood Character Area and is surrounded by existing low density residential units and community uses, including a day care and a park. Currently, there are two detached dwellings located on the site. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwellings
- East: Semi-detached dwellings and McCarron Park (P-418)
- South: Day care facility
- West: Across Ninth Line, vacant City lands (P-459)

**Mississauga Official Plan Designation and Policies for  
Churchill Meadows Neighbourhood (November 14, 2012)**

"**Residential Low Density II**" which permits detached, semi-detached and duplex dwellings, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

These development applications conform to the policies of Mississauga Official Plan.

**Existing Zoning**

"**R1**" (**Detached Dwellings – Typical Lots**), which permits detached dwellings on lots with minimum frontages of 22.5 m (73.81 ft.) and minimum lot areas of 750 m<sup>2</sup> (8,072.9 sq. ft.) and "**RM1-1**" (**Semi-Detached Dwellings**) which permits semi-detached dwellings with minimum frontages of 8.5 m (27.9 ft.) and minimum lot areas of 220 m<sup>2</sup> (2,368 sq. ft.), as well as detached dwellings in accordance with the "**R7**" (**Detached Dwellings – Shallow Lots**) zone regulations.

**Proposed Zoning By-law Amendment**

"**RM1-1**" (**Semi-Detached Dwellings**) to permit semi-detached dwellings on lots with minimum frontages of 8.5 m (27.9 ft.) and minimum lot areas of 220 m<sup>2</sup> (2,368 sq. ft.).

"**RM1-Exception**" (**Semi-Detached Dwellings**) to permit semi-detached dwellings on lots with minimum frontages of 8.5 m (27.9 ft.), minimum lot areas of 220 m<sup>2</sup> (2,368 sq. ft.) and reduced rear yards.

"**RM1-Exception**" (**Semi-Detached Dwellings**) to permit semi-detached dwellings on lots with minimum frontages of 7.5 m (24.6 ft.) and minimum lot areas of 190 m<sup>2</sup> (2,045 sq. ft.).

As part of the rezoning, the applicant is proposing that the detailed zone standards outlined in Appendix I-10 be applied. Further, the proposal will require relief from Council approved resolution

CPD 121-91, which requires 3 on-site parking spaces per unit for frontages less than 12.0 m (39.4 ft.).

### **COMMUNITY ISSUES**

A community meeting was held by Ward 10 Councillor Sue McFadden on May 1, 2013. No concerns regarding the proposal were raised with staff. To date, one e-mail from an area resident has been received expressing concerns with traffic and parking.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Satisfactory arrangements regarding grading, retaining walls, stairs, walkway connections, and other design details.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to servicing, grading, road construction and storm water which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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

**CONCLUSION:** All agency and City department comments have been received and after the public meeting has been held and all issues are resolved,

the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Churchill Meadows Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Context Plan
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: General Context Map



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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Katherine Mahoney, Development Planner*

**Cal-Arvona Developments Inc.**

**Files: OZ 13/004 W10  
T-M13001 W10**

### **Site History**

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned "R1" (Detached Dwelling – Typical Lot) and "RM1-1" (Semi-Detached Dwellings).
- November 14, 2012 – The Ontario Municipal Board approved Mississauga Official Plan except for those policies under appeal. The subject lands and associated policies are not under appeal. The lands are located in the Churchill Meadows Neighbourhood and designated "Residential Low Density II".



**LEGEND:**



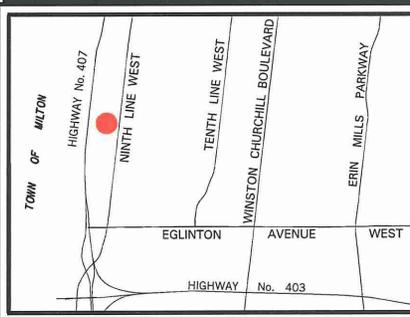
**SUBJECT LANDS**

DATE OF AERIAL PHOTO: 03 2012



**SUBJECT:**

**CAL-ARVONA DEVELOPMENTS INC.**



FILE NO:  
T-M13001 W10 &  
OZ 13004 W10

DWG. NO:

13304A

SCALE:

1:2000

DATE:

2013 09 30

DRAWN BY:

K. PROKOP

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



**PART OF SCHEDULE 10 LAND USE DESIGNATIONS  
OF MISSISSAUGA OFFICIAL PLAN**

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

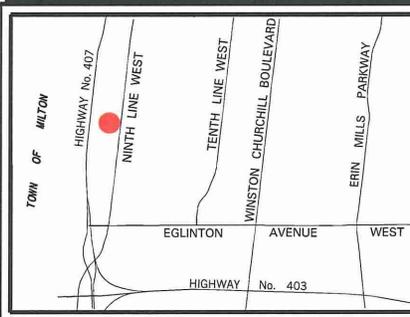
CITY STRUCTURE

Elements	
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

**SUBJECT LANDS**



**SUBJECT:**  
**CAL-ARVONA DEVELOPMENTS INC.**



**FILE NO:**  
T-M13001 W10 &  
OZ 13004 W10

**DWG. NO:**  
13304L

**SCALE:**  
1:2000

**DATE:**  
2013 09 30

**DRAWN BY:**  
K. PROKOP

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

APPENDIX 1-3





SUBJECT  
LANDS



PLAN

1 508

CONTEXT PLAN

R6

R7

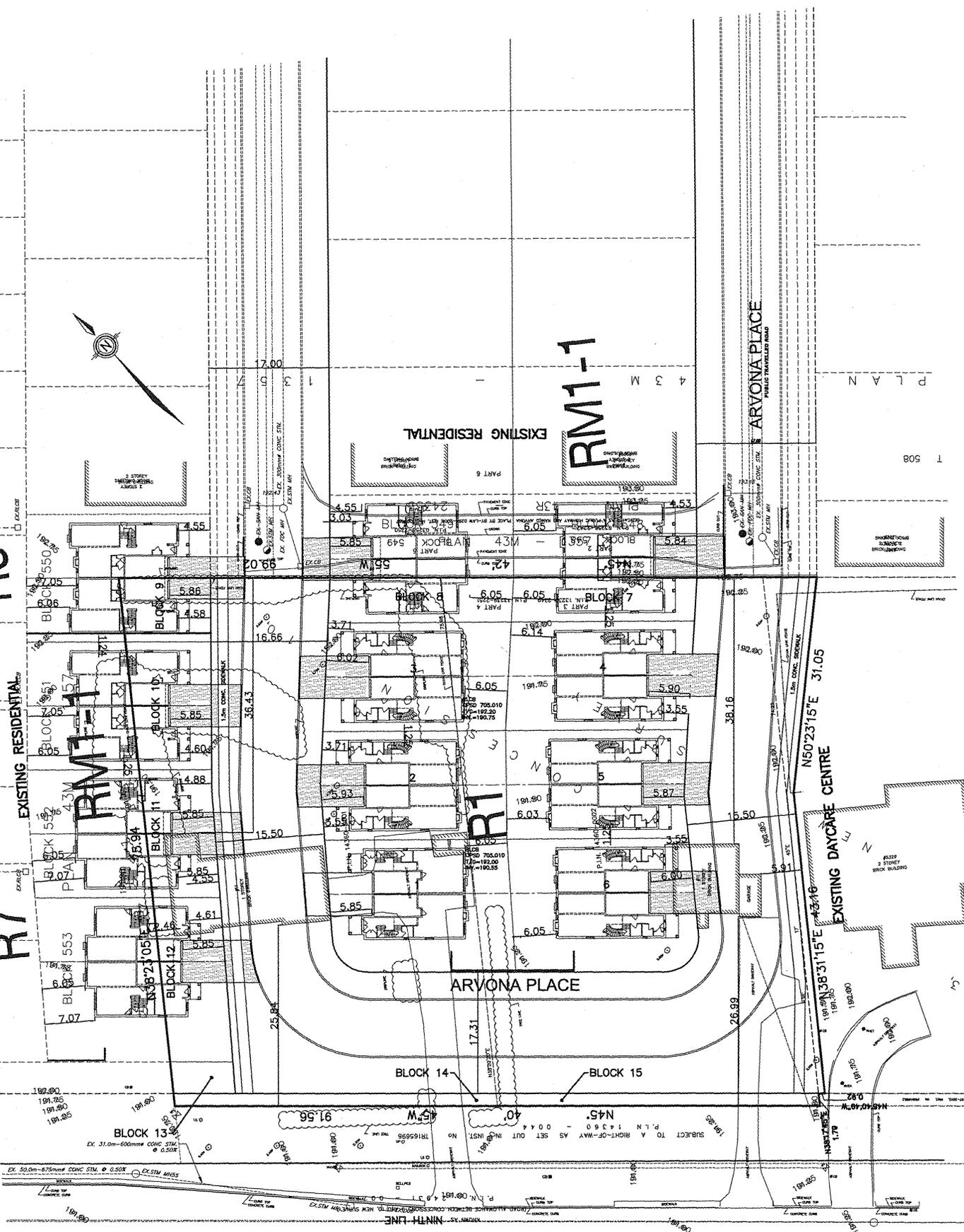
RM1-1

R1

EXISTING RESIDENTIAL

ARVONA PLACE

EXISTING DAYCARE CENTRE



NINTH LINE

PUBLIC TRAVELLED ROAD

EX. FDC MH158

33'-1 1/2" (10.25m) TOP OF ROOF  
26'-1 1/2" (7.94m) MEAN OF ROOF



FRONT ELEVATION 'A'

FRONT ELEVATION 'B'

FRONT ELEVATION 'C'

FRONT ELEVATION 'D'



Cal-Arvona Developments Inc.

Files: OZ 13/004 W10  
T-M13001 W10**Agency Comments**

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

<b>Agency / Comment Date</b>	<b>Comment</b>
Region of Peel (April 25, 2013)	The Developer will be required to enter into a Subdivision/ Servicing Agreement with the City and the Region for the construction of municipal sewer and water associated with the lands, which includes satisfactory items and clauses. These services will be in accordance with the latest Region standards and requirements. Prior to the issuance of building permits for all lots and blocks, satisfactory arrangements must be made with the Regional Municipality of Peel with regard to water service applications and payments of the required connection charges. The Region will not accept payment for building permits until fire protection for the development is available and all securities for the development are in place.
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 22, 2013 and March 19, 2013, respectively)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding educational facilities need not be applied for these development applications.  In addition, if approved, both School Boards require that warning clauses regarding temporary school accommodation and transportation arrangements be included in any Agreement of Purchase and Sale as well as the Development/and or Servicing Agreements. Notice signs must also be erected on site advising that students may have to be accommodated in temporary facilities or bused to schools.
City Community Services Department – Parks and Forestry Division/Park Planning Section (July 23, 2013)	Residents of this development will be served by McCarron Park (P-418), which is located approximately 70 m (230 ft.) from the site and contains a playground. Sparling Woods (P-404) is also situated 650 m (2,133 ft.) from the site. P-459 - Not Yet Named (undeveloped) is close to the development and

Cal-Arvona Developments Inc.

Files: OZ 13/004 W10  
T-M13001 W10

Agency / Comment Date	Comment
	<p>is located approximately 30 m (98 ft.) away.</p> <p>Should these applications be approved, a cash contribution for street tree planting on all public roads will be required. Further, prior to the issuance of building permits, payment of cash-in-lieu of parkland is required.</p> <p>According to the City Arborist, a Tree Inventory prepared by SBK, dated December 2012, identifies trees to be removed/preserved within the municipal boulevard along Ninth Line. Framed hoarding will be required for municipal trees to be protected.</p>
City Transportation and Works Department (August 14, 2013)	<p>This Department confirms receipt of a Site Servicing Plan, Grading Plan, Phase 1 Environmental Site Assessment, and Noise Feasibility Study, which are currently under review. Notwithstanding the findings of these reports and drawings, additional technical details have been requested, including proposed cross-sectional details confirming the compatibility with the adjacent lands to the south.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Report Meeting pending receipt and review of the foregoing.</p> <p>The owner is required to make satisfactory arrangements with the City and the Region of Peel for the dedication, design and construction of the road and municipal services required for the extension of Arvona Place in support of this development</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Enersource Hydro Mississauga Inc. Rogers Cable Bell Canada Ministry of Transportation</p>

**Cal-Arvona Developments Inc.****Files: OZ 13/004 W10  
T-M13001 W10**

<b>Agency / Comment Date</b>	<b>Comment</b>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Economic Development Office - City Manager's Department Culture Division – Community Services Department Fire Prevention – Community Services Department Region of Halton Town of Milton Peel Regional Police Credit Valley Hospital The Trillium Health Centre Sun-Canadian Pipe Line Company Ltd. Conseil Scolaire de District Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest</p>

Cal-Arvona Developments Inc.

Files: OZ 13/004 W10  
T-M13001 W10

## School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>6 Kindergarten to Grade 5</li> <li>2 Grade 6 to Grade 8</li> <li>2 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>McKinnon Public School <ul style="list-style-type: none"> <li>Enrolment: 666</li> <li>Capacity: 570</li> <li>Portables: 4</li> </ul> </li> <li>Ruth Thompson Middle School <ul style="list-style-type: none"> <li>Enrolment: 703</li> <li>Capacity: 629</li> <li>Portables: 5</li> </ul> </li> <li>Stephen Lewis Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,516</li> <li>Capacity: 1,530</li> <li>Portables: 2</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>• Student Yield: <ul style="list-style-type: none"> <li>4 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation: <ul style="list-style-type: none"> <li>St. Sebastian Elementary School <ul style="list-style-type: none"> <li>Enrolment: 661</li> <li>Capacity: 593</li> <li>Portables: 0</li> </ul> </li> <li>St. Joan of Arc Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,252</li> <li>Capacity: 1,371</li> <li>Portables: 4</li> </ul> </li> </ul> </li> </ul>

Cal-Arvona Developments Inc.

Files: OZ 13/004 W10

T-M13001 W10

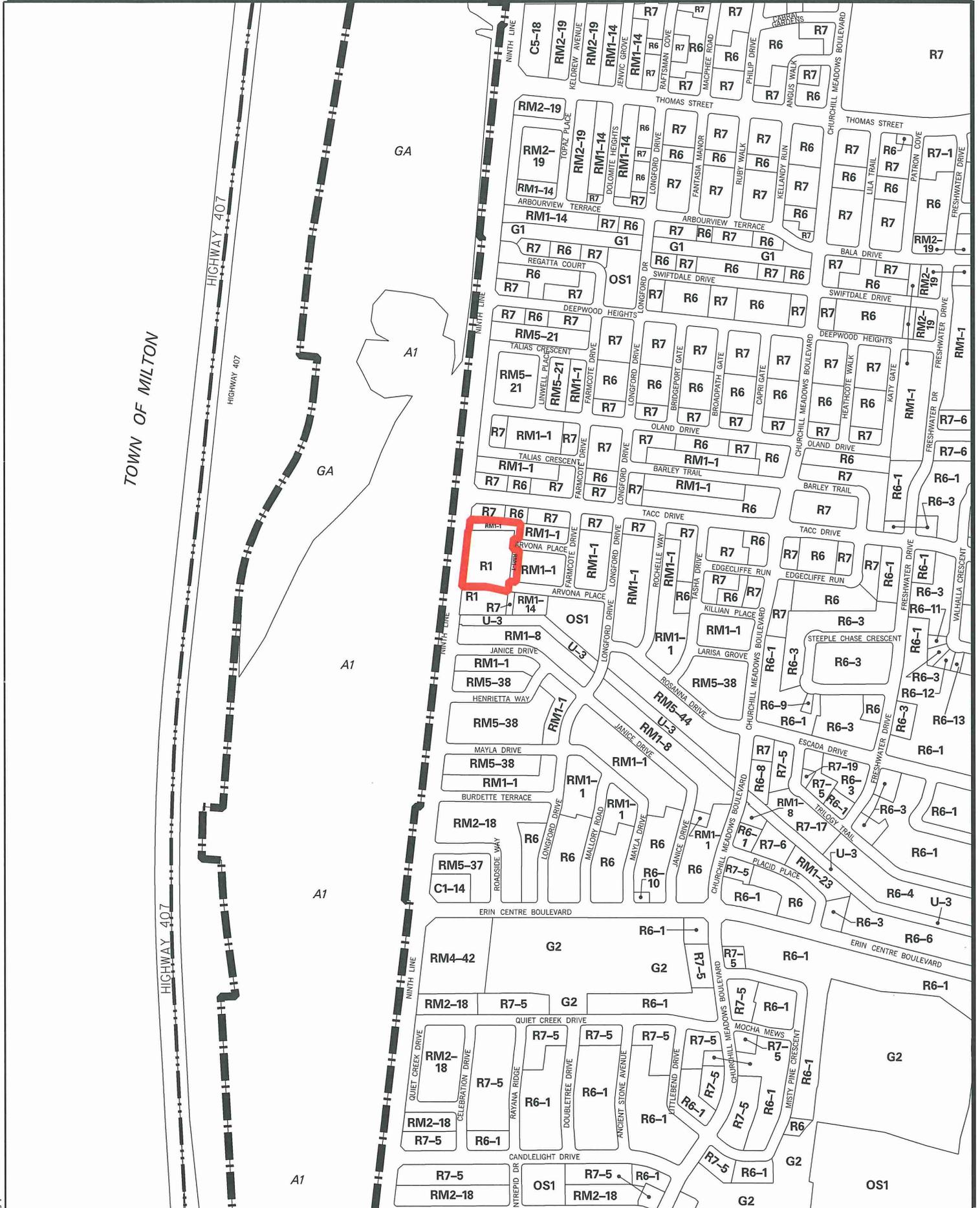
**Proposed Zoning Standards**

	<b>Existing "R1"</b>	<b>Existing "RM1-1"</b>	<b>Proposed "RM1- Exception"</b>	<b>Proposed "RM1- Exception"</b>
Permitted Use	Detached Dwelling	Detached and Semi-detached Dwellings	Detached and Semi-detached Dwellings	Detached and Semi-detached Dwellings
Minimum Lot Area (Interior)	750 m <sup>2</sup> (8,073 sq. ft.)	220 m <sup>2</sup> (2,368 sq. ft.)	220 m <sup>2</sup> (2,368 sq. ft.)	190 m <sup>2</sup> (2,045 sq. ft.)
Minimum Lot Frontage (Interior)	22.5 m (73.8 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	7.5 m (24.6 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	7.0 m (23.0 ft.)	7.0 m (23.0 ft.)	6.0 m (19.7 ft.)
Rear Wall Projection/ Encroachment	n/a	Where the abutting rear lot has a min. rear yard of 7.0 m (23.0 ft.), the min. rear yard may be reduced to 6.0 m (19.7 ft.) for a max. of 50% of the width of the rear wall.	A maximum of 50% of the width of the rear wall of the semi-detached dwelling shall be permitted to encroach a maximum of 1.0 m (3.3 ft.) into the required rear yard.	n/a
Parking	n/a	2 spaces per unit	2 spaces per unit	2 spaces per unit

GENERAL CONTEXT MAP

OZ 13004 W10  
T-M 13001 W10

APPENDIX I-11





# Corporate Report

Clerk's Files

Originator's  
Files CD.21 LAK

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**DATE:** September 10, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 30, 2013

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**City-initiated Official Plan Amendment and Rezoning**  
**To permit detached dwellings on the westerly portion of the**  
**lands not constrained by hazard lands associated with**  
**Moore Creek**  
**990-994 Lakeshore Road West**  
**South side of Lakeshore Road West, east of Lorne Park Road**  
**Owner: Roland Smitas, Sylvia Smitas and Simone Bradley**  
**Applicant: City of Mississauga**  
**Bill 51**

**Public Meeting** **Ward 2**

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**RECOMMENDATION:** That the Report dated September 10, 2013, from the Commissioner of Planning and Building regarding the City-initiated amendment to the Official Plan from "Private Open Space" and "Greenbelt" to "Residential Low Density I" and "Greenbelt" and to change the Zoning from "OS1-2" (Open Space) to "R2-5" (Detached Dwellings – Typical Lots) to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.) on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek under file CD.21 LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990 – 994 Lakeshore Road West, be received for information.

**REPORT  
HIGHLIGHTS:**

- The proposed City-initiated amendments are being undertaken by the Planning and Building Department in order to revert the zoning on the property so to allow detached dwellings with the same standards as previously permitted prior to the implementation of Zoning By-law 0225-2007. The change in zoning necessitates an Official Plan Amendment;
- The hazard lands which may become developable with the extension of the Moore Creek culvert and additional creek works will have a Greenbelt Overlay which will require the owners to satisfy all engineering requirements prior to any development.

**BACKGROUND:**

The adoption of Zoning By-law 0225-2007 in June 2007 changed the zoning of the subject property from "R2-2065" (Detached Residential) which permitted detached dwellings on lots with a minimum lot frontage of 30 m (98.4 ft.) to "OS1-2" (Open Space) which permits only private open space. The intent of the change was to bring the zoning into conformity with the applicable "Private Open Space" and "Greenbelt" official plan designations.

In conjunction with passing Zoning By-law 0225-2007, Council also passed Resolution 0136-2007 allowing any land owner to request Council to authorize an exception zone recognizing a prior approval as long as the request was received within one year of passing of Zoning By-law 0225-2007. The subject property owners approached the City within that timeframe requesting that the zoning of the lands be reverted such that they regain the zoning afforded to them by the previous residential zoning under former Zoning By-law 5500.

In reviewing the applicant's request, it was identified that while the property had historically been designated "Residential", the adoption of the Official (Primary) Plan in 1981 and the Lorne Park Secondary Plan in 1986, changed the designation to "Open Space" and "Greenbelt". City Plan which came into effect in July 1997 further changed the designation of the property to "Private Open Space" and "Greenbelt". These designations have continued to date through the different iterations of the City's Official Plan.

While the "Greenbelt" designation reflects the natural hazard lands associated with Moore Creek, it has been determined that the lands were inadvertently designated "Open Space" and further designated "Private Open Space", as the property was not part of the adjoining private open space lands to the south owned by Lorne Park Estates Association.

The applicant's request to revert the zoning to allow detached dwellings with the same standards as previously permitted necessitates an Official Plan Amendment, however, it has been indicated to the applicant that the hazard lands associated with Moore Creek must remain within a "Greenbelt" designation with an associated "G1" (Greenbelt) zone.

In order to afford the property owners the same residential permissions as were in place prior to the implementation of By-law 0225-2007, the Planning and Building Department has brought forward a City-initiated Official Plan Amendment and Rezoning as requested through Ward 2 Councillor, Pat Mullin.

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

**COMMENTS:****Neighbourhood Context**

The subject property is located in the Clarkson Lorne-Park Neighbourhood Character Area which is characterized as a stable residential area with generously sized lots. The subject site contains a variety of vegetation including some mature trees. Moore Creek traverses the site with the westerly portion of the creek being piped and out letting into an open culvert which flows southward into the private park owned by Lorne Park Estates Association. Information regarding the history of the site is found in Appendix I-1.

Additional information is provided in Appendices I-2 to I-6.

The surrounding land uses are described as follows:

North: Detached dwellings across Lakeshore Road West  
East: Detached dwellings  
South: Private Park within Lorne Park Estates  
West: Detached dwellings

### **Official Plan**

Mississauga Official Plan (2012) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject applications.

### **Current Mississauga Official Plan Designation and Policies for the Clarkson-Lorne Park Neighbourhood Character Area**

**"Private Open Space"** which permits conservation uses cemeteries, golf courses and accessory uses.

**"Greenbelt"** which permits uses generally associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System. These lands are identified as Natural Hazard Lands on Schedule 10 of Mississauga Official Plan.

The amendments are not in conformity with the land use designations.

### **Criteria for Site Specific Official Plan Amendments**

Section 19.5.1 of Mississauga Official Plan contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;
- a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

### **Proposed Official Plan Designation and Policies**

**"Residential Low Density I"** which permits only detached dwellings.

**"Greenbelt"** which permits uses as described above. These lands will continue to be identified as Natural Hazard Lands on Schedule 10 of Mississauga Official Plan.

### **Existing Zoning**

**"OS1-2" (Open Space)**, which permits only private open space. A portion of the site contains a Greenbelt Overlay to coincide with the existing "Greenbelt" designation.

### **Proposed Zoning By-law Amendment**

**"R2-5" (Detached Dwellings)**, to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.). This zoning is applicable to the residential properties to both the west and the east

and is equivalent to the zoning standards which were in effect prior to the implementation of Zoning By-law 0225-2007.

**"G1" (Greenbelt)**, to permit lands for flood control, stormwater management, erosion management, and natural heritage features and areas of conservation.

A Greenbelt Overlay is proposed to be placed over the entirety of the **"G1" (Greenbelt)** lands and also over the portion of **"R2-5" (Detached Dwellings)** lands where it may be possible to extend the Moore Creek culvert enclosure and remove those natural hazards, as illustrated in Appendix I-4. This will ensure that this portion of land will not be developed until such time that the appropriate culvert extension and creek works take place and that the limits of the modified natural hazards and setbacks be confirmed.

### **COMMUNITY ISSUES**

No community meetings have been held and no written comments have been received by the Planning and Building Department.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-5. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

#### **Hazard Lands**

The property owners have submitted a technical submission, including a Slope Stability and Erosion Analysis prepared by Terraprobe dated May 4, 2010 as well as a Bank Restoration drawing prepared by Geomorphic Solutions dated October 20, 2010. This information has generally delineated the hazard lands contained within the site and has also indicated that it may be feasible to enclose the portion of the Moore Creek culvert which runs along Lakeshore Road West. The implementation of this culvert extension and creek work proposal will require significant

infrastructure works and creek modifications on the subject property and onto adjacent lands owned by Lorne Park Estates. These works may facilitate the removal of some of the hazard lands thereby allowing more developable land along the Lakeshore Road West frontage. While the property owners have indicated that this may be pursued in the future, it does not constitute part of the subject amendments.

As mentioned in the above section, a Greenbelt Overlay will remain on this portion of the lands to ensure that no development takes place until all approval bodies are satisfied.

Based on the technical information provided, the easterly portion of the site will be required to remain designated "Greenbelt" with a proposed "G1" (Greenbelt) zone due to the natural hazard associated with Moore Creek. The property owners have indicated that they are willing to gratuitously dedicate these lands to the City. They will also be required to enter into appropriate agreements with the City in order to facilitate the dedication of this land.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Clarkson-Lorne Park Character Area Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map

Appendix I-5: Agency Comments

Appendix I-6: General Context Map



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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*

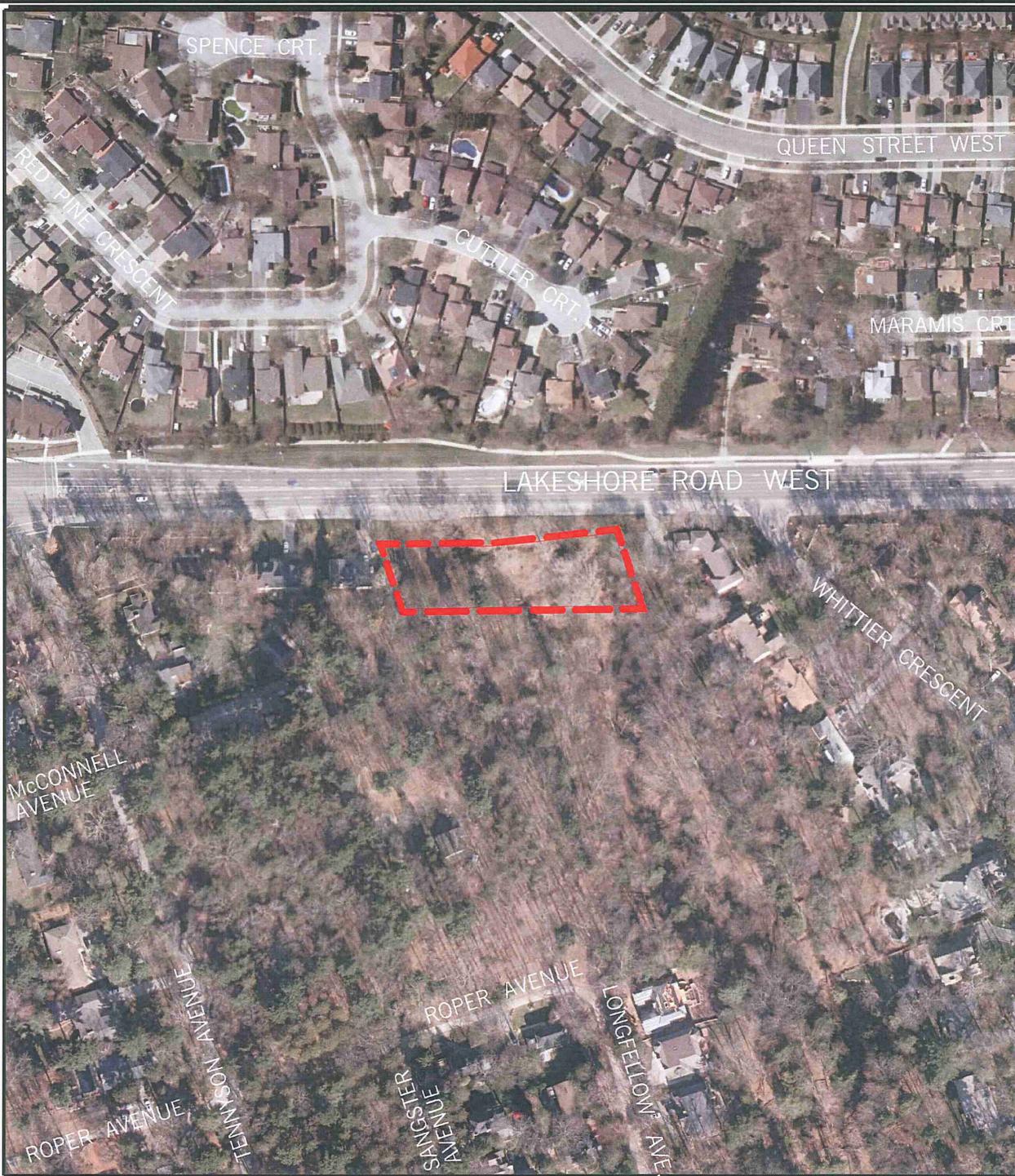


**Roland Smitas, Sylvia Smitas and Simone Bradley**

**File: CD.21 LAK**

### **Site History**

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "OS1-2" (Open Space).
- November 12, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated "Private Open Space" and "Greenbelt" in the Clarkson-Lorne Park Character Area.



**LEGEND:**



**SUBJECT LANDS**

DATE OF IMAGERY: SPRING 2013



**SUBJECT:** CITY OF MISSISSAUGA  
ROLAND SMITAS, SYLVIA SMITAS AND SIMONE BRADLEY



FILE NO:  
CD.21 LAK

DWG. NO:  
CD21A

SCALE:  
1:2500

DATE:  
2013 /09 /30

DRAWN BY:  
A.SHAH

APPENDIX I-2

**MISSISSAUGA**  
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**PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN**

LAND USE DESIGNATIONS

- |                            |                     |
|----------------------------|---------------------|
| Residential Low Density I  | Business Employment |
| Residential Low Density II | Industrial          |
| Residential Medium Density | Airport             |
| Residential High Density   | Institutional       |
| Downtown Mixed Use         | Public Open Space   |
| Downtown Core Commercial   | Private Open Space  |
| Mixed Use                  | Greenbelt           |
| Convenience Commercial     | Parkway Belt West   |
| Motor Vehicle Commercial   | Utility             |
| Office                     | To Be Determined    |

LAND USE LEGEND

- |   |                              |
|---|------------------------------|
| Heritage Conservation District                            | Civic Centre (City Hall)     |
| 1996 NEP/2000 NEF Composite Noise Contours                | City Centre/Transit Terminal |
| LBPIA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exempt from LBPIA Operating Area                     | Public School                |
| Natural Hazards   | Catholic School              |
|   | Hospital                     |
|   | Community Facilities         |

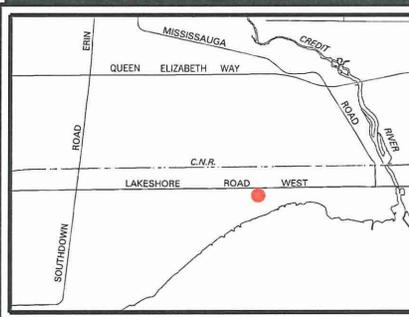
CITY STRUCTURE

- Elements
- |                |                      |
|----------------|----------------------|
| Downtown       | Corporate Centre     |
| Major Node     | Employment Area      |
| Community Node | Special Purpose Area |
| Neighbourhood  |                      |

SUBJECT LANDS



**SUBJECT:** CITY OF MISSISSAUGA  
ROLAND SMITAS, SYLVIA SMITAS AND SIMONE BRADLEY

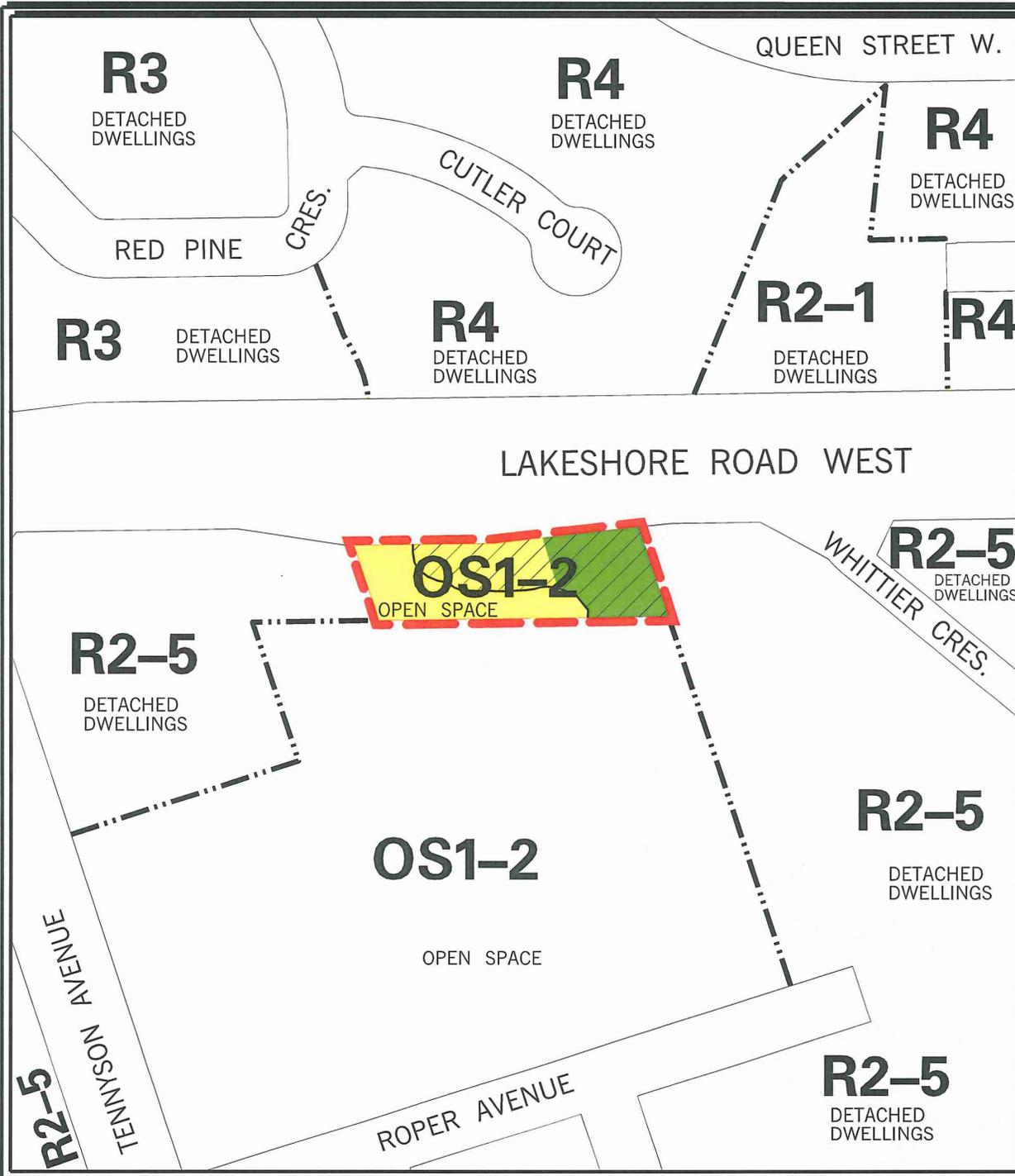


FILE NO:  
CD.21 LAK  
DWG. NO:  
CD21L\_MOP  
SCALE:  
1:2000  
DATE:  
2013 /09/30  
DRAWN BY:  
A.SHAH

APPENDIX I-3

**MISSISSAUGA**  
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**LEGEND:**



**PROPOSED OFFICIAL PLAN AMENDMENT FROM "PRIVATE OPEN SPACE" AND "GREENBELT" TO "RESIDENTIAL LOW DENSITY 1" AND PROPOSED REZONING FROM "OS1-2" (OPEN SPACE) TO "R2-5" (DETACHED DWELLINGS).**

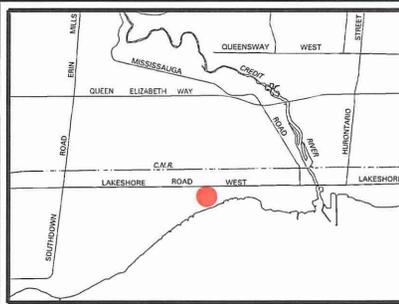
**PROPOSED REZONING FROM "OS1-2" (OPEN SPACE) TO "G1" (GREENBELT).**

**PROPOSED GREENBELT OVERLAY**

NOTE: PROPOSED ZONING IS DELINEATED AND SHOWN IN ITALICS WITHIN THE APPLICATION AREA. THIS IS NOT A PLAN OF SURVEY.



**SUBJECT:** CITY OF MISSISSAUGA  
ROLAND SMITAS, SYLVIA SMITAS AND SIMONE BRADLEY



<b>FILE NO:</b> CD.21 LAK	<b>APPENDIX</b> I-4
<b>DWG. NO:</b> CD21R	
<b>SCALE:</b> 1:2000	
<b>DATE:</b> 2013 /09 /30	
<b>DRAWN BY:</b> A.SHAH	

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File No.: CD.21 LAK

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (August 8, 2013)	The Region will provide waste collection servicing to residential developments provided the requirements outlined in the Waste Collection Design Standards Manual are satisfied.
Credit Valley Conservation (CVC) (September 6, 2013)	<p>CVC has reviewed the proposed Official Plan and Zoning By-law Amendment mapping and has no objection to the proposed limit of the Greenbelt designation in the Official Plan, and the limit of the "G1" zone (as noted on Appendix I-4), provided a Greenbelt Overlay is put in place to reflect the existing natural hazards on the remainder of the site. Following the completion of the proposed culvert and creek works, the limits of the natural hazards and setbacks will be confirmed, and the limit of the Greenbelt designation and "G1" zone can be further refined. It is anticipated that the Greenbelt overlay will be removed at this time.</p> <p>A CVC Permit is required to authorize the required culvert extension and creek works. This must be issued and the works completed and certified to the satisfaction of the City and CVC prior to any further land use approvals.</p> <p>Further, in keeping with CVC policy, staff recommends that all hazard lands and associated setbacks should be dedicated to the City of Mississauga for natural hazards management purposes.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (September 10, 2013)	<p>As the subject lands are located within the City's CL17 Natural Heritage Area, this Department is desirous of a gratuitous dedication of all lands within the applicant property to be zoned "G1" – Greenbelt. There are two options available for administering the land dedication:</p> <ol style="list-style-type: none"> <li>1. If the landowner gratuitously dedicate lands to be zoned "G1" – Greenbelt through the City-initiated Official Plan Amendment and Rezoning, the City is willing to be responsible for all surveying and transaction costs.</li> </ol>

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File No.: CD.21 LAK

Agency / Comment Date	Comment
	<p>2. If the City pursues the same land dedication through a future development application, the landowner will be responsible for all surveying and transaction costs.</p> <p>As this is a City-initiated Official Plan Amendment and Rezoning, it is requested that the Planning and Building Department present these two options to the affected landowner and advise us of the landowner's preference.</p>
<p>City Transportation and Works Department (August 15, 2013)</p>	<p>The proposed residential portion which contains hazard lands is to have a Greenbelt Overlay until an alternate proposal is implemented.</p> <p>Based on the review of the materials provided to date and understanding that no new lots or buildings are proposed, and that the subject site will remain as one lot, we have no objection in principle to the City-initiated Official Plan and Zoning amendments as proposed.</p> <p>In the event the owner pursues the development of additional "tableland" or increase the number of lots, this Department will require the following:</p> <ul style="list-style-type: none"> <li>• An updated Functional Servicing Report;</li> <li>• Topographic Plan and Grading Plan;</li> <li>• Development Agreement;</li> <li>• Servicing Agreement for Municipal Works for the culvert extension and enclosure of Moore Creek;</li> <li>• Financial arrangement to secure the creek works. The City has agreed to provide some financial contribution to these works as it relates to stability of the municipal right-of-way for Lakeshore Road West;</li> <li>• Easement in favour of the City for proposed municipal storm sewer;</li> <li>• Dedication of remaining Hazard Lands;</li> <li>• Storm Drainage specific comments would be provided with a future development application;</li> <li>• CVC approval for Moore Creek infrastructure and modification works;</li> <li>• A completed Environmental Site Screening Questionnaire and Declaration (ESSQD) form E2116 (Rev. 06/05), signed by a commissioner of oaths and the owner;</li> </ul>

Roland Smitas, Sylvia Smitas and Simone Bradley

File No.: CD.21 LAK

Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>• Phase 1 Environmental Site Assessment (ESA);</li> <li>• Written confirmation that the long-term stable top of bank, hazard line and any required development setbacks have been established to the satisfaction of the CVC;</li> <li>• Access should be consolidated to minimize points of access onto Lakeshore Road West, and;</li> <li>• Satisfactory arrangements are to be made with Enbridge Inc. to address the stabilization or decommissioning of existing gas services within the property.</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Community Services – Heritage Planning</li> <li>- Community Services – Urban Forestry</li> <li>- Enersource Hydro Mississauga</li> <li>- GO Transit (Metrolinx)</li> <li>- Enbridge Gas Distribution Inc.</li> <li>- Enbridge Pipelines Inc.</li> <li>- CN Rail</li> </ul>

