



## **AGENDA**

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THE CORPORATION OF THE CITY OF MISSISSAUGA

### **PLANNING & DEVELOPMENT COMMITTEE**

**MONDAY, FEBRUARY 24, 2014 - 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 (Chair)
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](mailto:mumtaz.alikhan@mississauga.ca)

**LIVE STREAMING:** <http://www.mississauga.ca/videos>



## **PLANNING & DEVELOPMENT COMMITTEE – FEBRUARY 24, 2014**

**PUBLIC MEETING STATEMENT:** In accordance with the *Planning Act, R.S.O. 1990, c.P13*, as amended, if a person or public body does not make oral submissions at a public meeting or make written submission to the City of Mississauga with respect to proposed Official Plan Amendment, Zoning By-law Amendment and/or Plan of Subdivision or Condominium, the person or public body is not entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB); and may not be added as a party to the hearing of an appeal before the OMB unless, in the opinion of the Board, there are reasonable grounds to do so.

To make written submissions or to be notified of future meetings, please direct your correspondence to Mississauga City Council, c/o Planning and Building Department at 300 City Centre Drive, Mississauga, ON, L5B 3C1, or by fax at 905-896-5553, or by email at [application.info@mississauga.ca](mailto:application.info@mississauga.ca).

### **CALL TO ORDER**

### **DECLARATIONS OF CONFLICT OF INTEREST**

### **APPROVAL OF PREVIOUS MINUTES**

Planning and Development Committee Meeting of February 3, 2014

### **MATTERS TO BE CONSIDERED**

1. Sign Variance Applications – Sign By-law 0054-2002, as amended  
File: BL.03-SIG (2014)
2. **PUBLIC MEETING**  
Information Report on Proposal to rezone and redesignate City owned lands for parkland and greenbelt uses  
City of Mississauga, **Bill 51**, (Wards 1, 7, 8, 9 & 11)  
File: CD.21.CON
3. Removal of the “H” Holding Symbol Application from Zoning By-law 0225-2007, 7427, 7431 and 7445 Ninth Line, east side of Ninth Line south of Highway 401  
Owner/Applicant: Erin Mills Development Corporation (Ward 9)  
File: H-OZ 13/003 W9
4. **PUBLIC MEETING**  
Information Report on Draft Plan of Subdivision Application and Removal of the “H” Holding Symbol to permit 16 detached dwellings on a public road, 5525 Ethan Drive, north side of Ethan Drive, west of Oscar Peterson Boulevard  
Owner: Argo Park Development Corporation  
Applicant: Freeman Planning Solutions, **Bill 51**, (Ward 10)  
File: H-OZ 13/005 W10 and T-M13006 W10

5. SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning  
Applications to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses, 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North  
Owner: 2286974 Ontario Inc.  
Applicant: Bousfields Inc, **Bill 51**, (Ward 2)  
File: OZ 12/010 W2

**ADJOURNMENT**



# Corporate Report

Clerk's Files

Originator's Files BL.03-SIG (2014)

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**DATE:** February 4, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 24, 2014

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

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

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**RECOMMENDATIONS:** That the Report dated February 4, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 13-06001  
Ward 1  
Wingporium  
170 Lakeshore Road East

To permit the following:

- (i) One (1) fascia sign on the south elevation with a sign area equal to 23.4% of the building façade.

- (b) Sign Variance Application 13-06512  
Ward 11  
Rama Gaming Centre  
2295 Battleford Road

- (i) One (1) ground sign that is located on a vacant lot adjacent to the property on which the goods, services or events are offered.

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

- (a) Sign Variance Application 13-06975  
Ward 7  
Thamor Jewels  
107 Dundas Street East

- (i) One (1) fascia sign erected on the second storey of the building.
- (ii) One (1) fascia sign on the south (front) elevation which projects above the parapet of the building.

**BACKGROUND:**

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

**COMMENTS:**

The Planning and Building Department has received three (3) Sign Variance Applications (see Appendices 1 to 3) for approval by Council. The application is 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. .

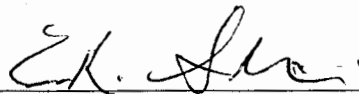
**FINANCIAL IMPACT:** Not applicable.

**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:** Wingporium  
Appendix 1-1 to 1-6

Rama Gaming Centre  
Appendix 2-1 to 2-8

Thamor Jewels  
Appendix 3-1 to 3-6



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Darren Bryan, Supervisor, Sign Unit*



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

February 4, 2014

**FILE:** 13-06001

**RE: Wingporium**  
**170 Lakeshore Road East - Ward 1**

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

<b>Section 13</b>	<b>Proposed</b>
Fascia signs are permitted a maximum sign area equal to 15% of the building façade.	A fascia sign on the south elevation with a sign area equal to 23.4% of the building façade.

**COMMENTS:**

The proposed signage will replace existing signage from the previous tenant. The proposed signage is consistent in scale and design to other signage in the area and the signage it will be replacing. For these reasons, the Planning and Building department finds the variance acceptable from a design perspective.

**VARIANCE RATIONAL**

Proposal Created exclusively For: The City of Mississauga

Property Address: 170 Lakeshore Ave East

Intended use of property: Commercial Restaurant

Re: Application for variance requesting enlargement of existing carrier box.

To: City Variance Committee


Date: 21/08/2013

This letter of rationale is in regards to the section of the sign bylaw that restricts the frontage of signage to only 15% of the total building. We, however, would like to install a carrier box to replace the current one, which will take up 23% of the frontage and match the old carrier box that was installed prior to our project.

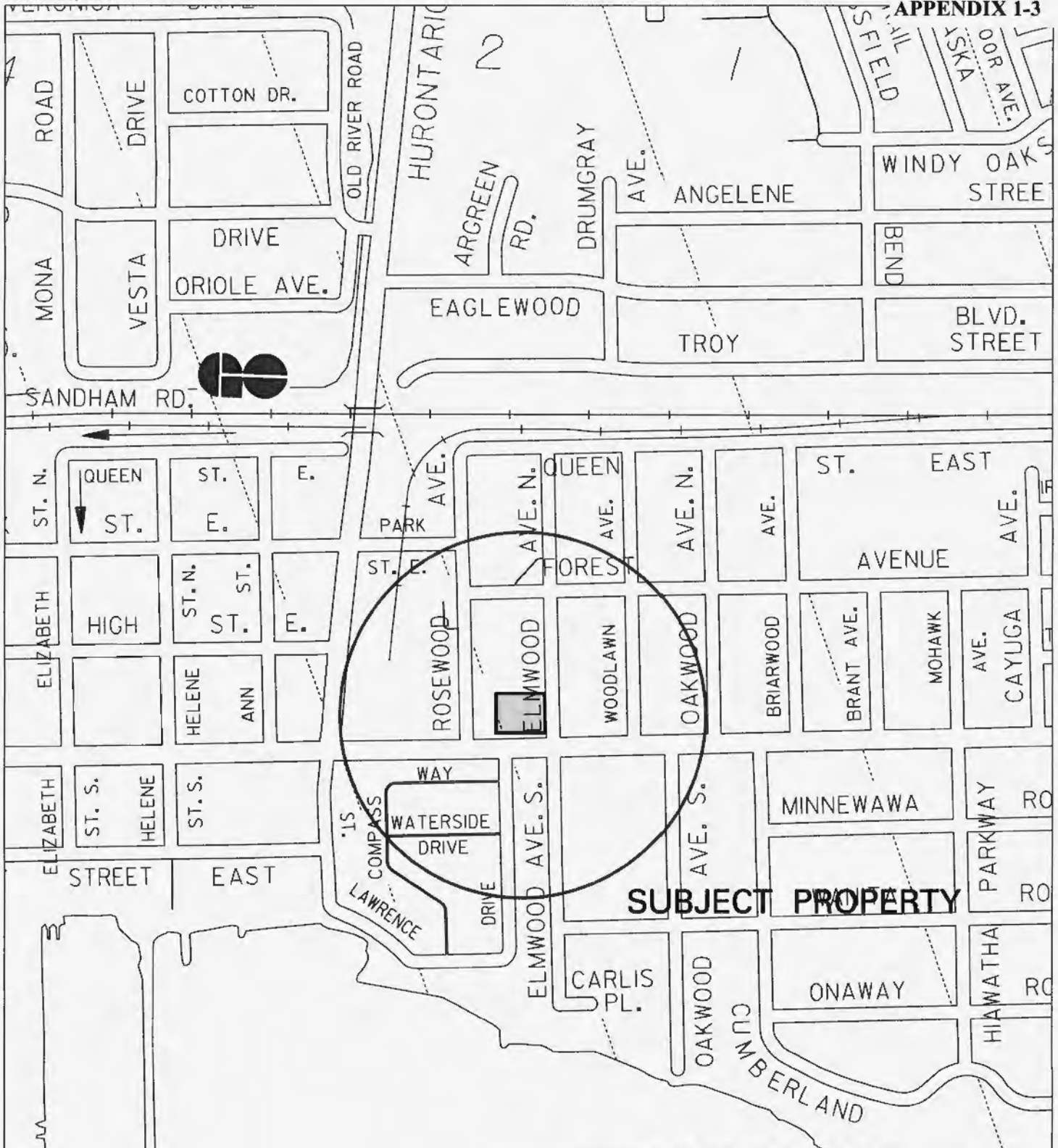
The section of building behind the carrier box is deteriorated and unappealing to look at, and the current carrier box that was installed to follow the sign bylaw exposes more of this facade. Also the current carrier box does not match the other existing signage on the neighbouring businesses, and feels out of place.

Please see the variance application for other issues to consider in this matter

Thank you in advance for your consideration

LAWHORD  




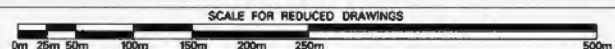


**MISSISSAUGA**  
Leading today for tomorrow



**Planning and Building  
Sign Unit**

**170 Lakeshore Road East  
#13-06001  
Wingporium**



# WINGPORIUM

Client: Wingporium  
Location: Lakeshore, Mississauga, ON  
Signage Type: Signage Proposal  
Option: 1.01

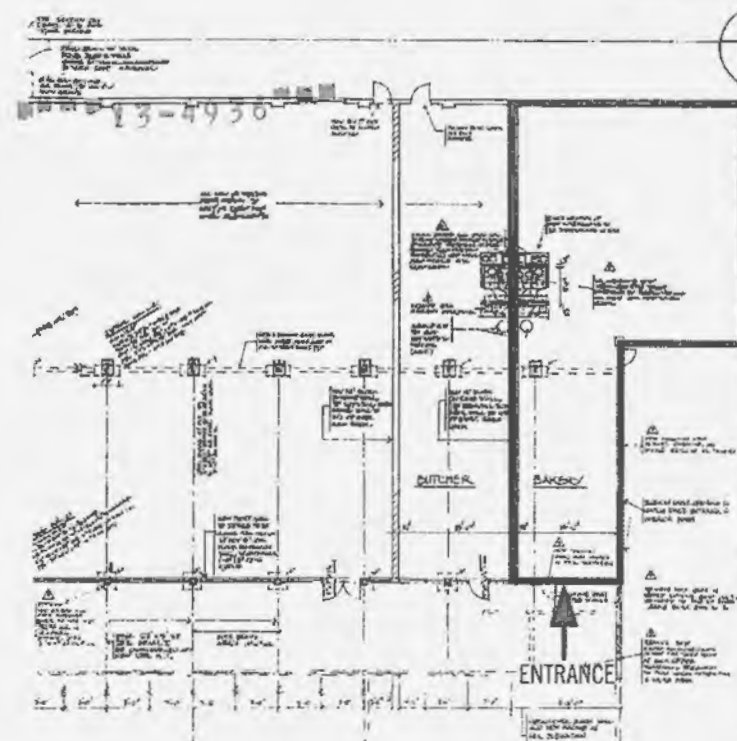


CITY OF MISSISSAUGA  
BUILDING DIVISION

JUL 11 2013

Preliminary Artwork

Site Check required prior  
to manufacturing



**Lovett Signs**



www.lovettsigns.ca  
525 Southgate Dr, Guelph ON  
T: 519 822 9958  
F: 519 822 2075  
E: sales@lovettsigns.ca

Client	Wingporium	Drawing #	Wingporium_Lakeshore_0_040813.cdr
Address	170 Lakeshore Rd E Mississauga ON	Illumination	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Salesperson	Mike Krulicki	Designer	JE
Start Date	04-08-13	Revision Date	04-16-13

Vinyl	<input checked="" type="radio"/> vinyl F007500-044	<input checked="" type="radio"/> black matrix A 6000-0	<input type="radio"/> colour code
Paint	<input checked="" type="radio"/> black	<input type="radio"/> colour code	<input type="radio"/> colour page

**B**  
001

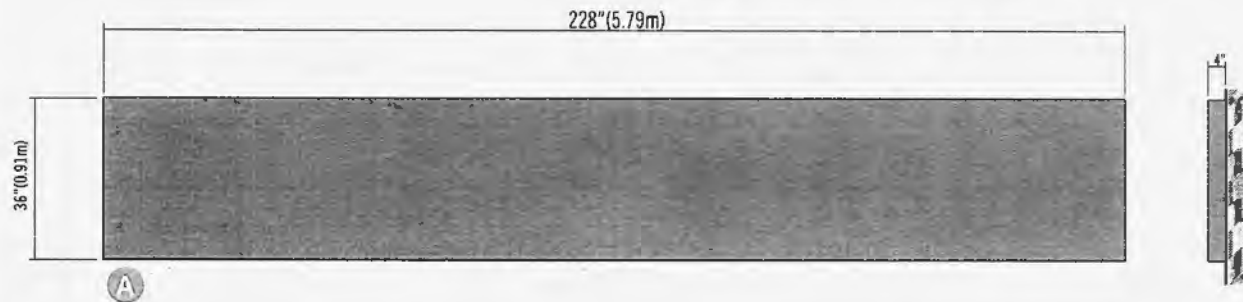
All artwork is Copyright Lovett Signs & Signs Ltd., And they will be used in whole or in part without permission.

For Compliance with the Sign By-law  
Refer To Approved Sign Permit Documents

# WINGPORIUM

Client: Wingporium  
Location: Lakeshore, Mississauga ON  
Signage Type: Signage Proposal  
Option: 1.01

## Proposed signage



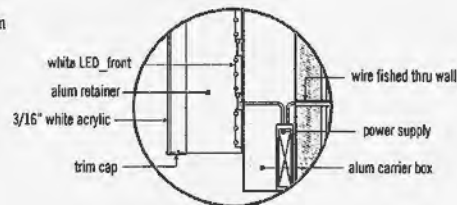
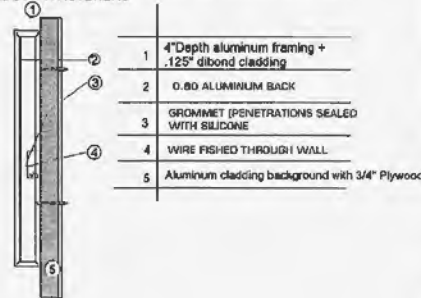
### New Illuminated Channel Letters \_Wing

- Router cut aluminum 5" returns to be painted black
- 3/16" white acrylic faces
- 1" black trim cap
- White LED illumination
- Letters to be mounted flush to carrier box

### New Illuminated Channel Box

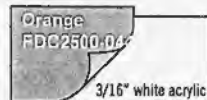
- Aluminum constructed 4" returns to be painted black
- Carrier box to be mounted flush to exterior bulkhead

4" x 5/8" LAG SCREWS, FASTENERS INSTALLED EVERY 4sq.ft.  
TOTAL OF 14 FASTENERS



### New Illuminated Channel Letters \_Porium

- Router cut aluminum 5" returns to be painted black
- 3/16" white acrylic faces
- 1" black trim cap
- White LED illumination
- Letters to be mounted flush to carrier box



Preliminary Artwork  
Site Check required prior  
to manufacturing

existing signage



proposed signage

**BANNER SIGN  
TO BE REMOVED**



**Lovett Signs**



www.lovett-signs.ca  
555 Southgate Dr. Guelph ON  
N1H 6T5  
T: 519-822-9333  
F: 519-822-2075  
sales@lovett-signs.ca

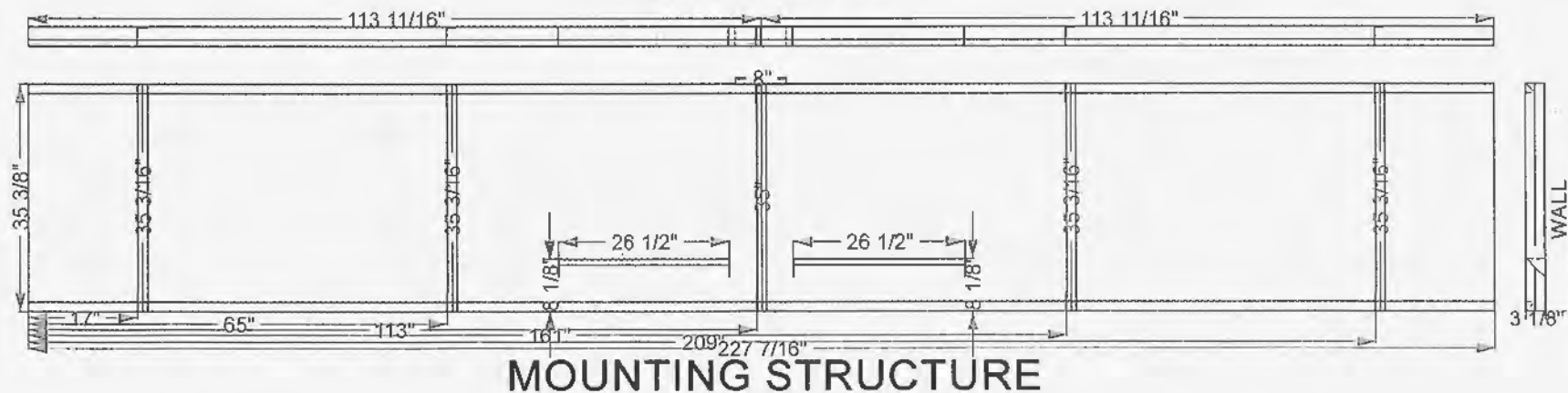
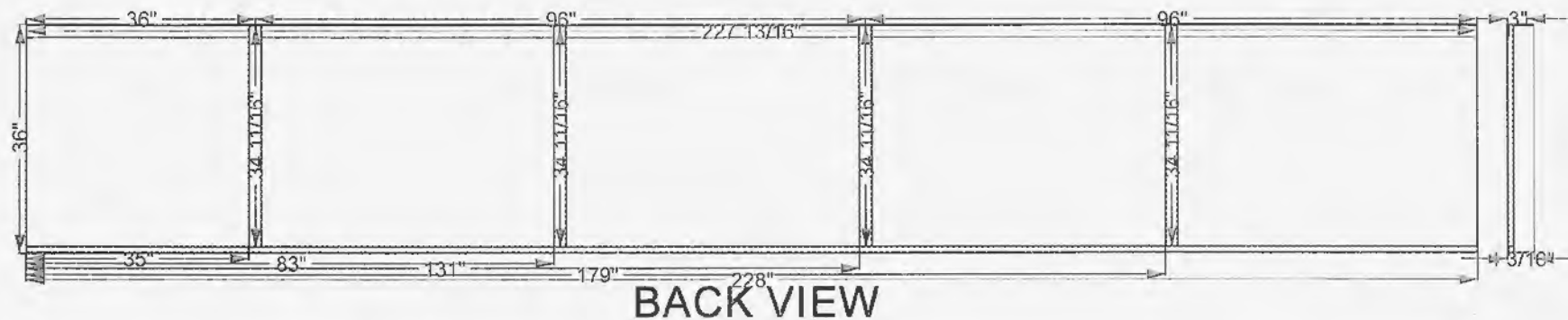
Client	Wingporium	Drawing #	Wingporium Lakeshore_D_040813.cdr	Vinyl	<input checked="" type="radio"/> orange FDC2510-044	<input type="radio"/> white translucent	<input type="radio"/> colour code
Address	170 Lakeshore Rd E Mississauga ON	Illumination	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	Paint	<input checked="" type="radio"/> black	<input type="radio"/> colour code	<input type="radio"/> colour code
Salesperson	Mike Krulicki	Designer	JE	Start Date	04-08-13	Revision Date	04-16-13

**A**  
001

# WINGPORIUM

Client: Wingporium  
Location: Lakeshore, Mississauga ON  
Signage Type: Signage Proposal  
Option: 1.01

Preliminary Artwork  
Site Check required prior  
to manufacturing



**LovettSigns**



www.lovettsgns.ca  
525 Saurbato Dr. Guelph ON  
T. 519 822 9558  
F. 519 822 2075  
E. sales@lovettsgns.ca

Client	Wingporium	Drawing #	Wingporium Lakeshore D_040813.cdr
Address	170 Lakeshore Rd E Mississauga ON	Illumination	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Salesperson	Mike Krulicki	Designer	JE
Start Date	04-08-13	Revision Date	04-16-13

Vinyl	<input checked="" type="radio"/> orange FDC500-044	<input type="radio"/> white translucent	<input type="radio"/> colour code:
Paint	<input checked="" type="radio"/> black	<input type="radio"/> colour code:	<input type="radio"/> colour code:

**B**  
001



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

February 4, 2014

**FILE:** 13-06512

**RE: Rama Gaming Centre**  
**2295 Battleford Rd. - Ward 11**

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

<b>Section 1</b>	<b>Proposed</b>
A ground sign must advertise goods, services or events that are provided on the premises on which the sign is located.	One (1) ground sign that is located on a vacant lot adjacent to the property on which the goods, services or events are offered.

**COMMENTS:**

The proposed ground sign is located on a separate property which is used as a parking lot for the subject business. The ground sign replaces an existing sign in the same location. The Planning and Building Department finds the variance acceptable from a design perspective.

# steel art signs

37 Esna Park Drive.  
Markham, Ontario  
L3R 1C9

Fax # (905) 474-0976  
Phone # (905) 474-1678 ext. 236

---

Date: November 5,

2013

To: Meadowvale Bingo

From: Just Cole

Attn:

---

REFERENCE RE: GROUND SIGN B (ON BATTLEFORD RD) SIGN VARIANCE

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The City of Mississauga requires that a letter of rational be submitted for the variance on your letter head.

Here is the proposed letter rational:

Att: Laura Toderico:

We are proposing to install one ground sign to replace our existing ground sign at our Battleford entrance. This entrance is to the parking lot for our facility. The sign will be located in approximately the same location as the existing sign and is designed to be in keeping with the extensive renovations we have done to our building.

A significant amount of work has been done on site to modernize and update this location. That work includes updating the signage. The proposed sign located on Battleford Rd may be considered as located on a separate lot but this sign is located on the same premises as the main building and is attached to the lot in which the main building is located.

We have been advised that the proposed sign does not comply with the definition of a ground sign:

**THE CORPORATION OF THE CITY OF MISSISSAUGA  
THE SIGN BY-LAW 54-02**

*"ground sign" means a sign directly supported by the ground without the aid of any other building or structure, which sign includes the names of owner(s) and/or tenant(s) and address and/or advertises goods, products, services or*

*events that are sold, offered, or provided on the premises on which the sign is located and does not include any other sign defined in this By-law;*

We would like to note that the placement of the sign is located on the premises on which the goods, products, services or events are sold, offered or provided. The issue is that the property has two separate lots and this sign is located on a division of the premises that is a separate lot from the main building.

Both lots abut each other and are required in order to provide sufficient parking to allow the premises to operate. The division of the premises fronting onto Battleford Rd where the sign is proposed to be located is to the rear parking lot for the facility and is joined to the main facility.

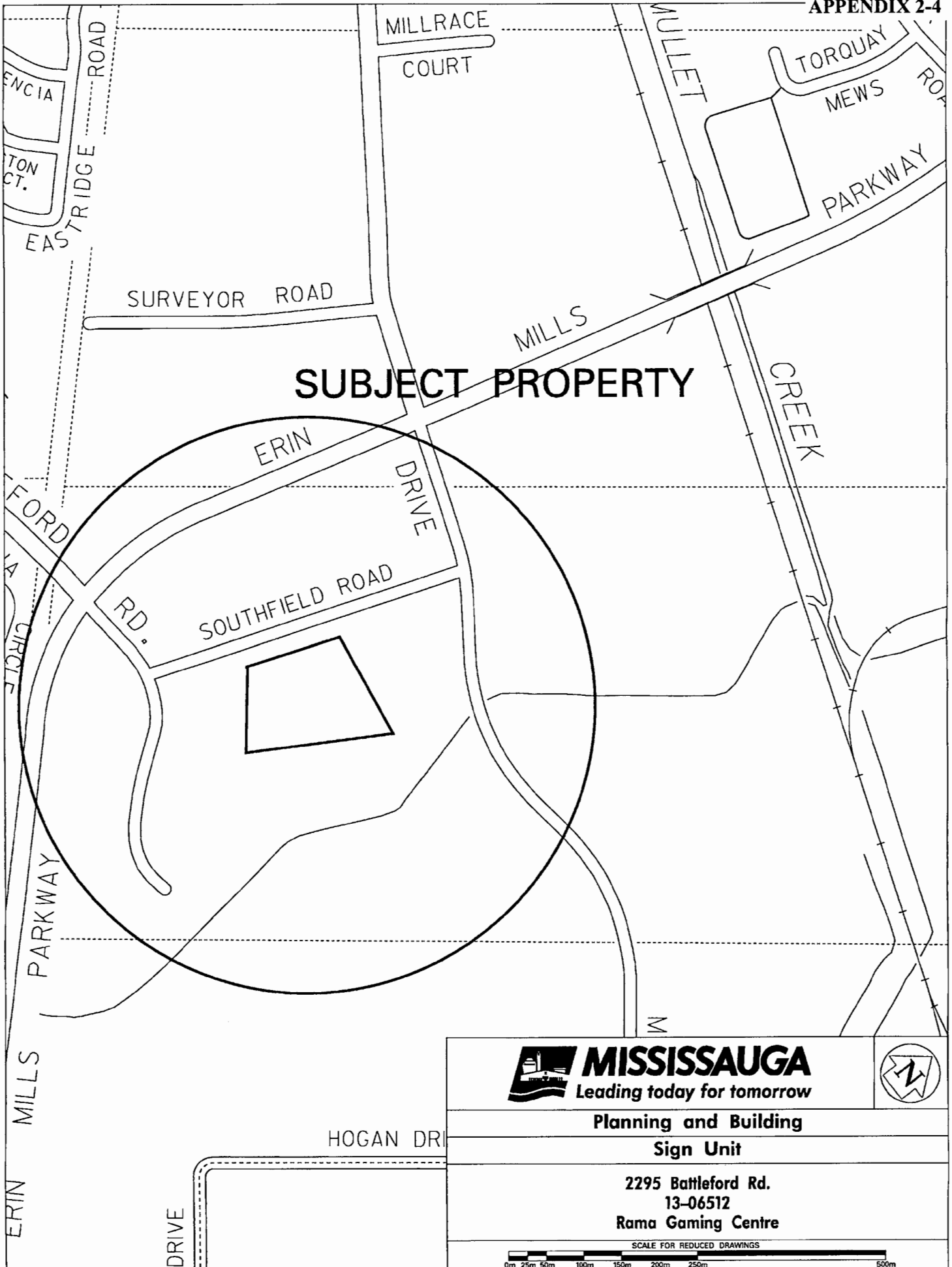
The interpretation of "premises" is what is in question here and we are therefore requesting permission to install our ground sign on Battleford Rd with the understanding that the lot for the parking for the facility is indeed the same premises in context and use and therefore the variance should be granted.

We could not operate our facility without this parking lot. We are the owners of both lots. We maintain both lots and use both lots identically. There are no physical barriers between the lots. They are the same premises.

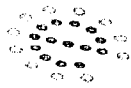
In all aspects of the sign bylaw the proposed sign is in compliance. It is only the interpretation of the term 'premises' that is in question.

Please approve our request to permit (1) ground sign fronting onto Battleford Rd at the entrance for Meadowvale Bingo.

Regards,





**enersource**

more than energy

November 29, 2013 (Via e-mail)

Meadowvale Bingo Hall  
2390 Southfield Road  
Mississauga, ON, L5N 2W8

Attention: **Tony Perugini**

**RE: Replacement of Sign on Battleford Road**

Good Day,

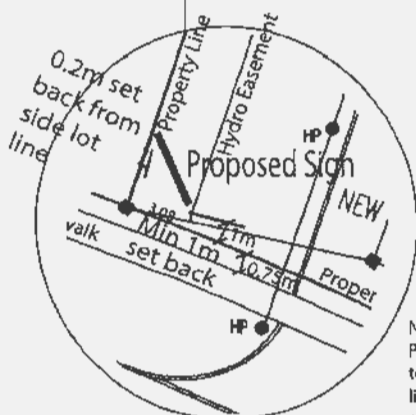
Enersource Hydro Mississauga (EHM) has reviewed the materials that you sent to us and we have no objection to the placing of your new sign in the access to our existing easement as shown on your drawing A-01.

All standard clearances must be maintained from our pole line both horizontally and vertically.

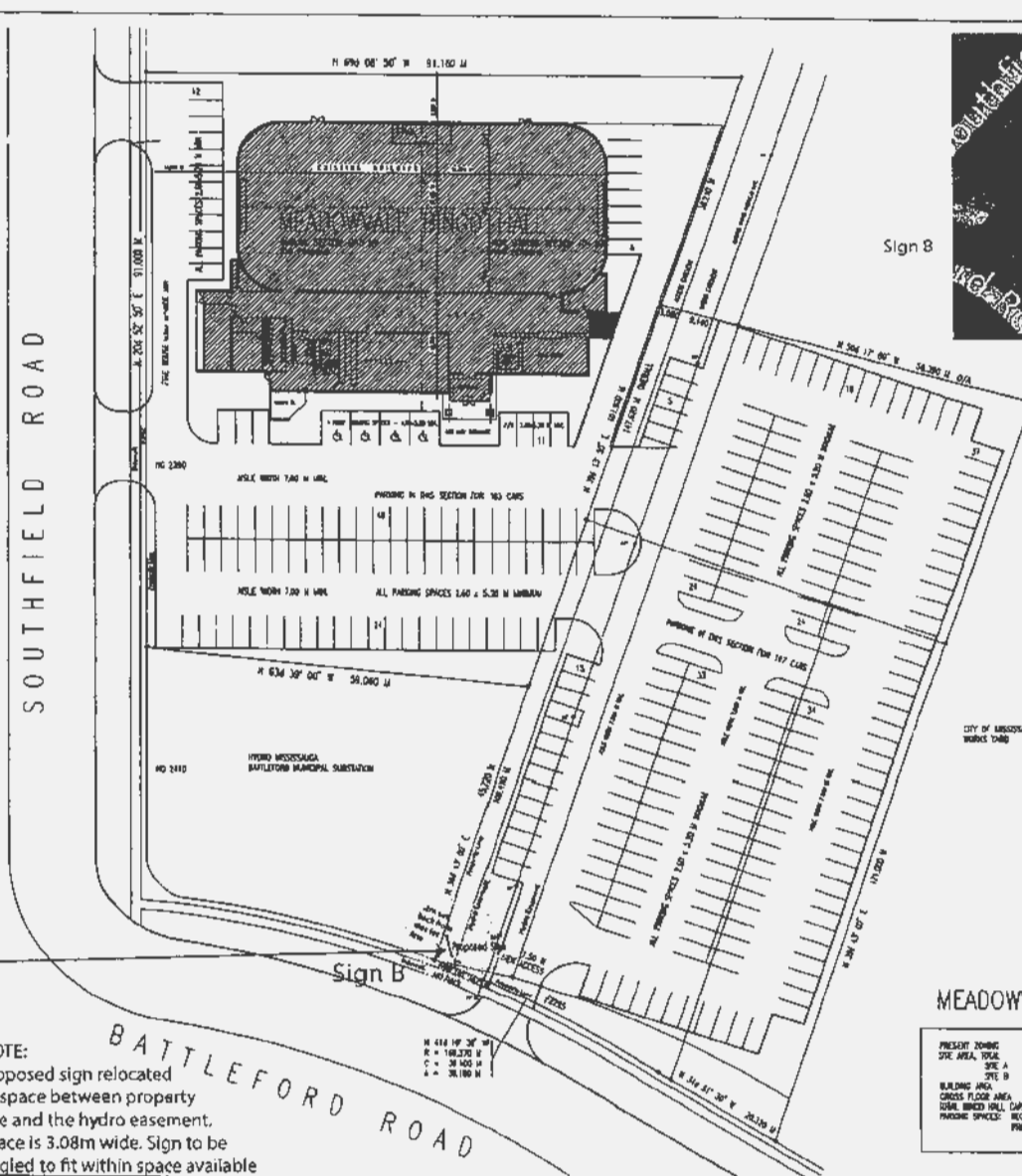
Yours truly

***James H. Berry***

James Berry CET  
(905) 283 4056  
Customer Project Technician  
Engineering & Operations  
Fax: (905) 566-2737  
E-mail [jberry@enersource.com](mailto:jberry@enersource.com)



NOTE:  
Proposed sign relocated  
to space between property  
line and the hydro easement.  
space is 3.08m wide. Sign to be  
angled to fit within space available



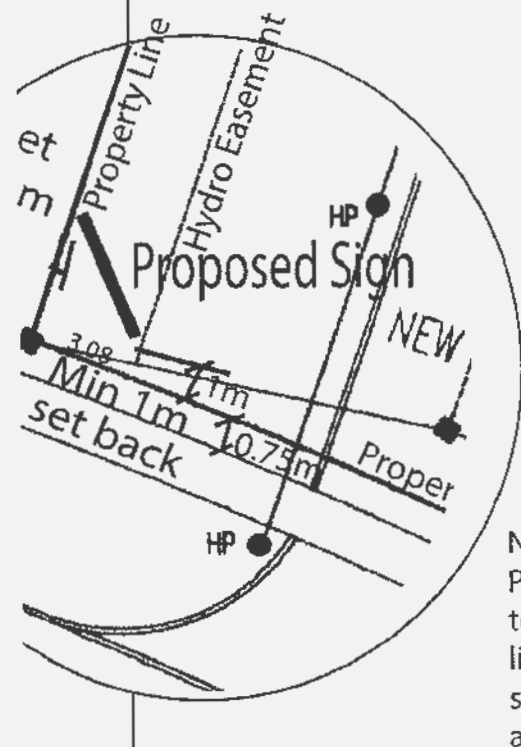
Sign 8

MEADOWVALE BINGO HALL

PRESENT ZONING	INDUSTRIAL M2	SUBJECTS TO ODA No. 4-22-78
SITE AREA, TOTAL	9,438.48 AC	(11,884.00 SF = 2,841.5 AC)
SITE A	7,979.08 AC	(17,201.5 SF = 1.25 AC)
SITE B	1,459.40 AC	(3,343.5 SF = 0.802 AC)
BUILDING AREA	1,387.25 AC	(3,125.0 SF = 72.5A)
CROSS FLOOR AREA	8275.55 AC	(17,500.50 SF)
TOTAL IMPROV. HALL		NO. PAVING ST. GAL.
PAVING SPACES:	246	(10.6 SF/100 SF GAL)
RECOMM.	30	(INCL. 4 PS FOR PARKING)
PREPARED		

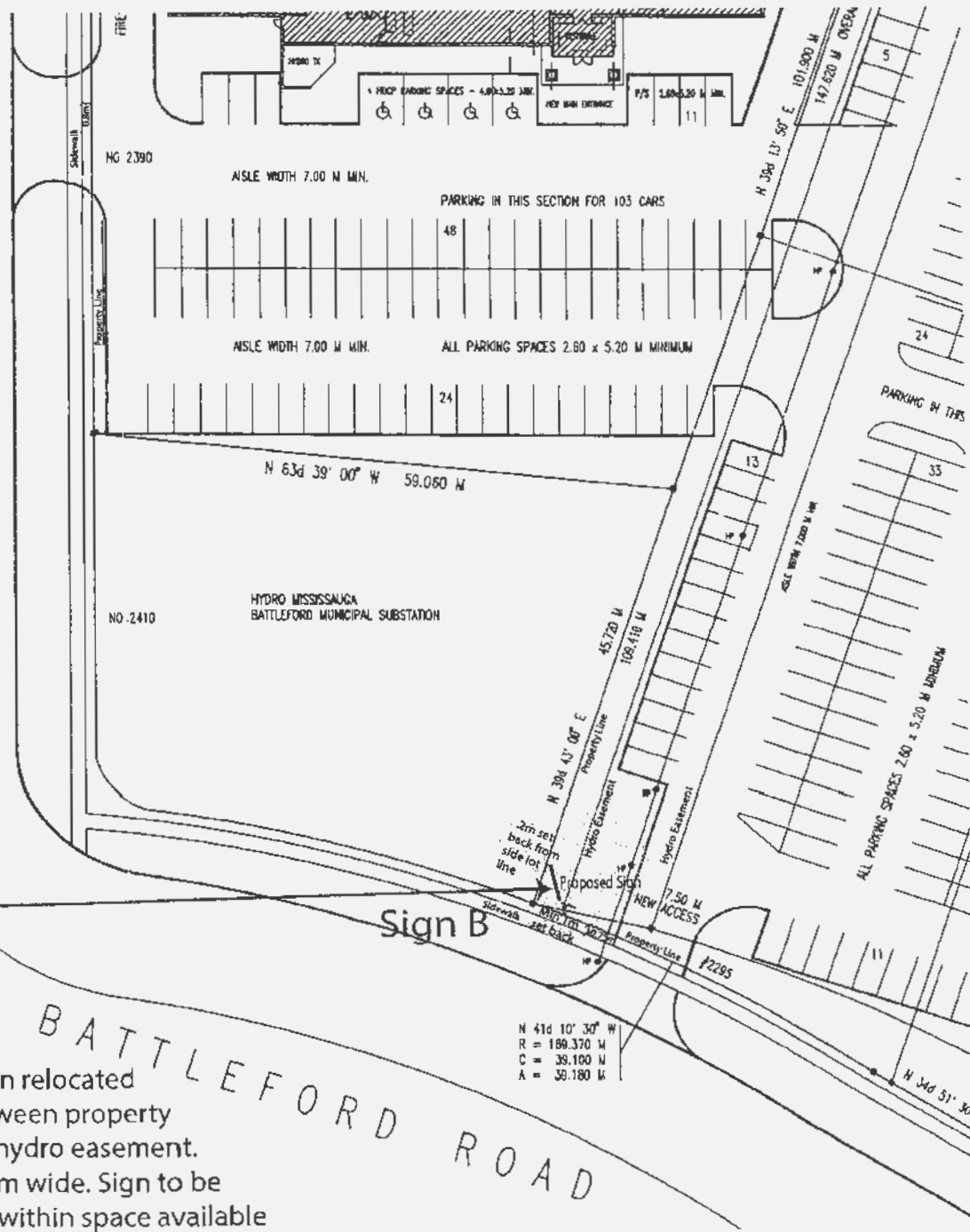
[illegible]

osed sign placement



NOTE:  
Proposed sign relocated  
to space between property  
line and the hydro easement.  
space is 3.08m wide. Sign to be  
angled to fit within space available

SOUTHFIELD ROAD



Client: Meaderville Bingo

Location: Mississauga ON

Project Title: B3

Sign Type/Id: D/F Ground Sign

Scale: as noted Date: 07.23.2013

Drawn: JB Approved:

Drawing No.: GD 13038-D-3 Revision: 2

No.	Description	Date
1	updated design	06.07.2013
2	update rails to wood	06.20.2013

Approvals:

Approved By:

Date:

ALL COLOURS/GRAPHICS  
TO BE APPROVED OR  
PROVIDED BY CLIENT

\*\*\* SITE CHECK REQUIRED

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consent of Steel Art Signs Corp.



Front Elevation

Scale: 1/2"=1'-0"

Proposed sign area:  
Front Face: 1.626m h x 1.958m w = 3.18 sq.m  
Back Face: 0.813m h x 1.073m w = 0.87 sq.m



Rear Elevation

Scale: 3/8"=1'-0"

## SIGN B (Battleford Frontage)



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

February 4, 2014

**FILE:** 13-06975

**RE:** **Thamor Jewels**  
**107 Dundas Street East – Ward 7**

The applicant requests the following variances to sections 13 and 17 of Sign By-law 0054-2002, as amended.

<b>Section 13</b>	<b>Proposed</b>
A fascia sign shall not be erected above the upper limit of the first storey.	One (1) fascia sign erected on the second storey of the building.
<b>Section 17</b>	<b>Proposed</b>
Fascia signs must not project above the top of the parapet of the building	One (1) fascia sign on the south (front) elevation which projects above the parapet of the building.

**COMMENTS:**

The requested second storey fascia sign is for a business which is located in a ground floor unit. The ground floor unit, where the business is located, has signage for the business consistent with other ground floor units in the area. The second floor signage is not in scale or character for this area and would set an undesirable precedent. As a result, the Planning and Building Department cannot support the requested variances.

12 Nov 2013

2360395 Ontario Inc  
A-29 Dundas St East  
MISSISSAUGA ON L5A 1V9  
Tel: 905-290-8318 Fax: 905-268-8318

City of Mississauga  
Planning and Building Department, Sign Unit  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
Tel: 905-896-5511 FAX: 905-896-5638

**Sub: Letter of Rationale**

**To Whom It May Concern:**

We kindly request you to permit the fascia sign on the 2<sup>nd</sup> story on special ground for the following reasons.

The rationalization of placing the sign has been proposed as both floors form an integral part of retail operation of Thamor Jewels.

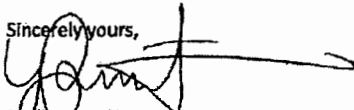
The zoning of these spaces classified as retail and special display will be presented on both floors to serve the customers in forthcoming time. The line contains word "Jewels" which will help public and patrons to recognize the shop and recognize its purpose.

The sign and its peripherals are safely designed and erected by a contractor who has done same job in the City for many times over the past several years.

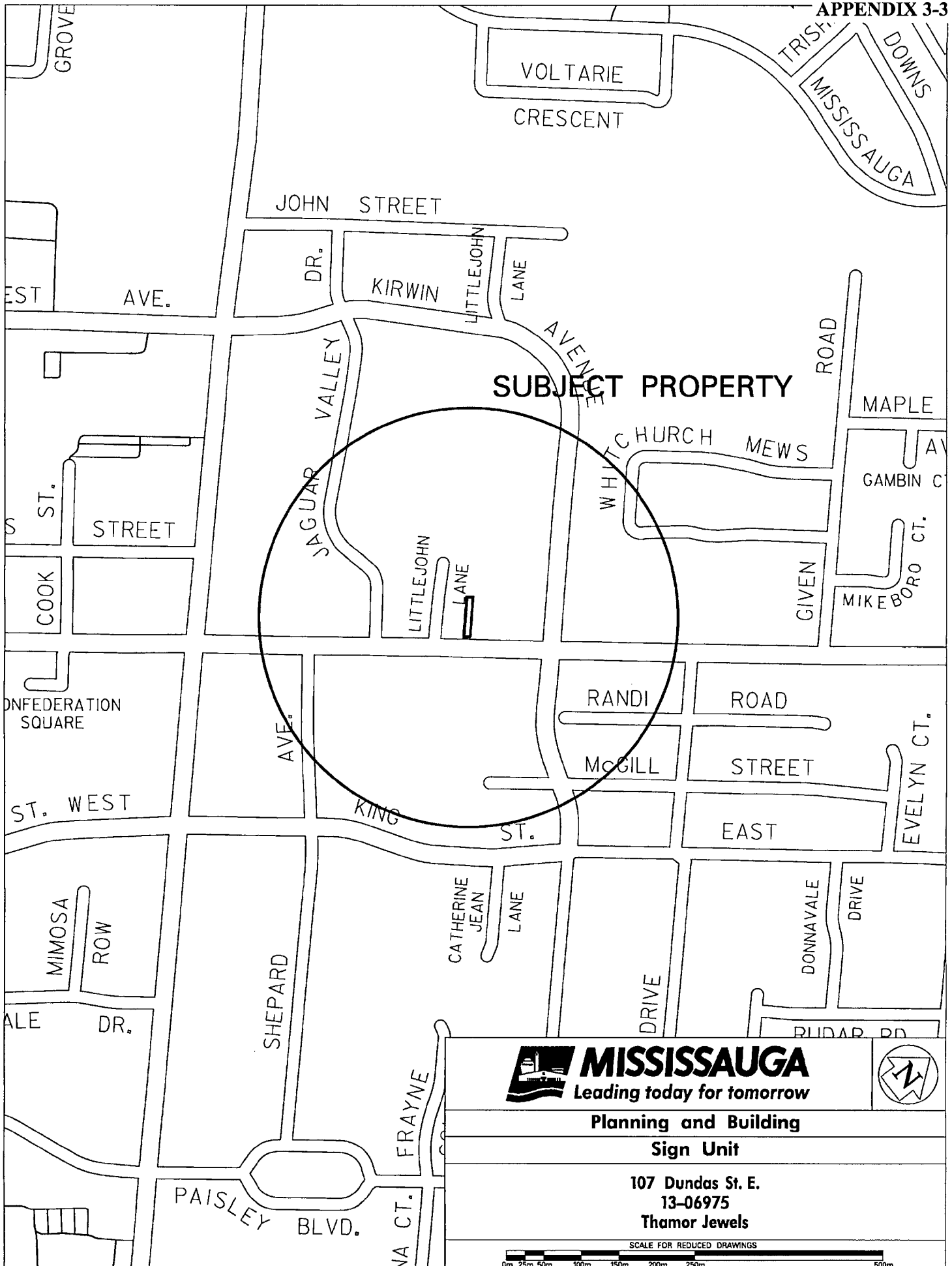
The retail space designed and built to the modern style with beautiful attires and it enhances the City's look on competitiveness.

If you have any questions or concern, please do not hesitate to contact me at 416-903-8414 or [pratheepan@glasence.com](mailto:pratheepan@glasence.com).

Sincerely yours,



Pratheepan Yoganathan  
2360935 Ontario Inc.



EXISTING TWO STORY  
STRIP PLAZA COMPLETE WITH  
BRICK & BLOCK.

EXISTING COMBUSTIBLE &  
NON COMBUSTIBLE CONSTRUCTION TO REMAIN.

EXISTING PARKING AT THE FRONT AND REAR TO REMAIN.

EXISTING FLOOR: MIN. 45 MIN F.R.R.

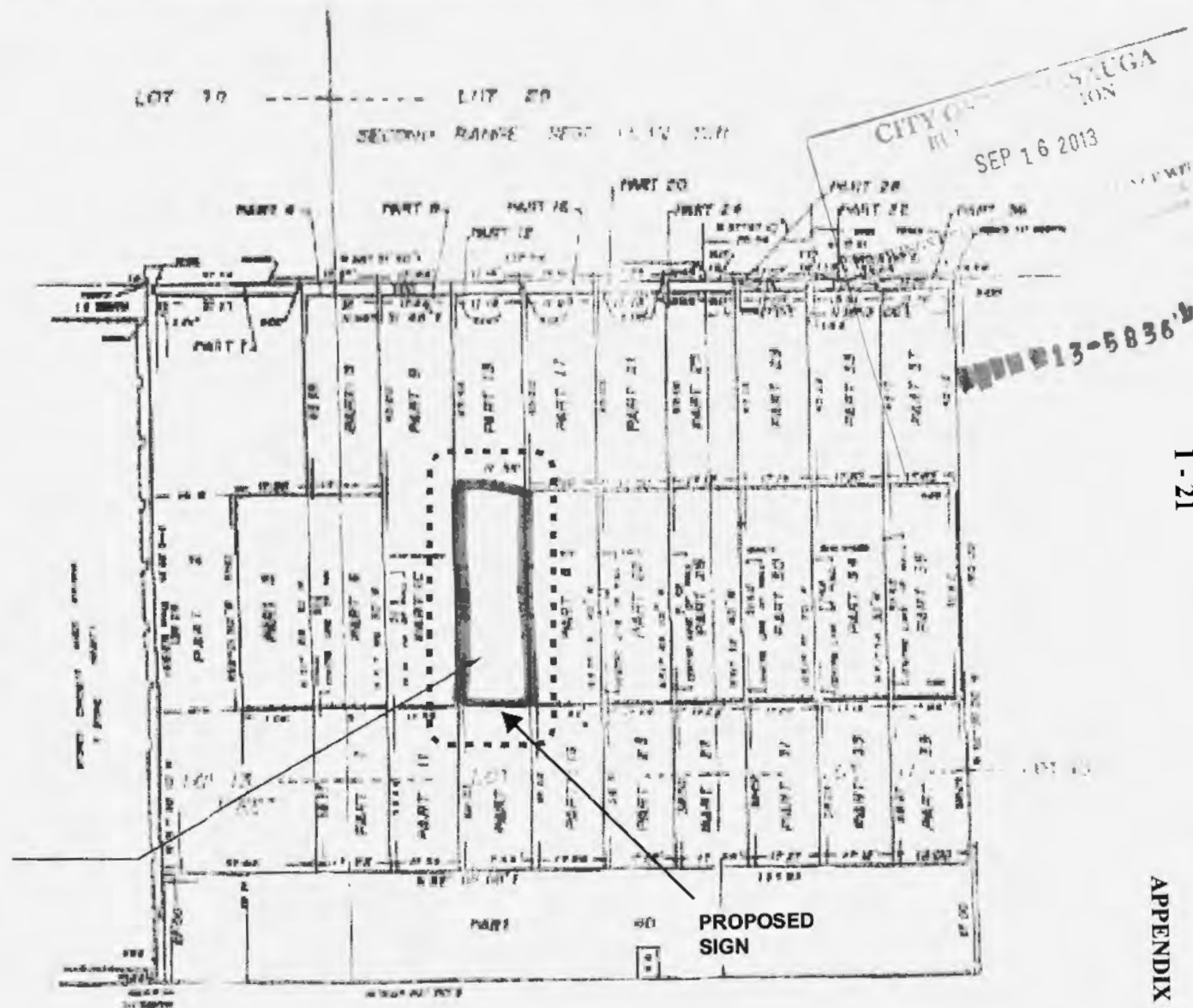
GROUND FLOOR: PROPOSED RETAIL ( GROUP-E)  
JEWELRY RETAIL SHOP - " THOMOR JEWELERS"

BASEMENT: STORAGE PURPOSE C/W  
EXIST. WASHROOM TO REMAIN

SPRINKLER NOT REQUIRED

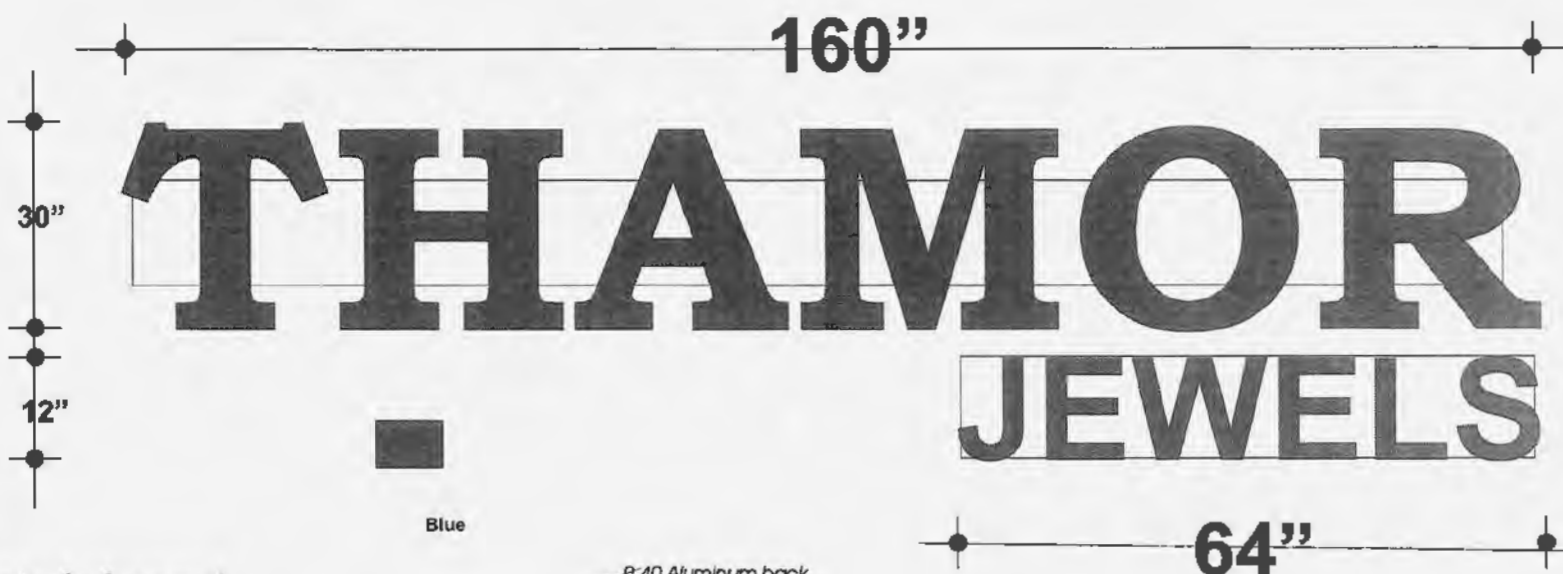
SUBJECT UNIT:  
107 DUNDAS STREET  
" THAMOR JEWELERS"

RETAIL ( Group-E)



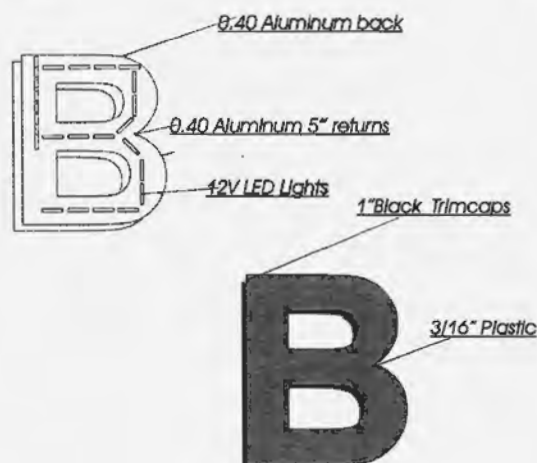
DUNDAS STREET WEST - THE KING'S HIGHWAY #5





### Illuminated channel

- .040 aluminum returns (White)
- .060 aluminum backing (White)
- 3/16" plastic face (Blue)
- Applied 3M vinyl
- 1" Black trimcap
- LED illumination; 120v



### Carrier Box

- 0.40 Aluminum Box
- 1"x1" Steel Angle Support



signs by jordan  
c/o 1831474 Ontario Inc.

905-550-0500  
signsbyjordan@mailcan.com

<b>PROJECT DESIGN</b>	CHANNEL LETTERS • AWNINGS • CUT-OUT LETTERS • PYLONS • MESSAGE CENTRES • ARCHITECTURAL STRUCTURES
COMPANY: Thamor Jewels	CONTACT: Uta
SITE ADDRESS: Mississauga	

All drawings and designs are property of 1831474 Ontario Inc.

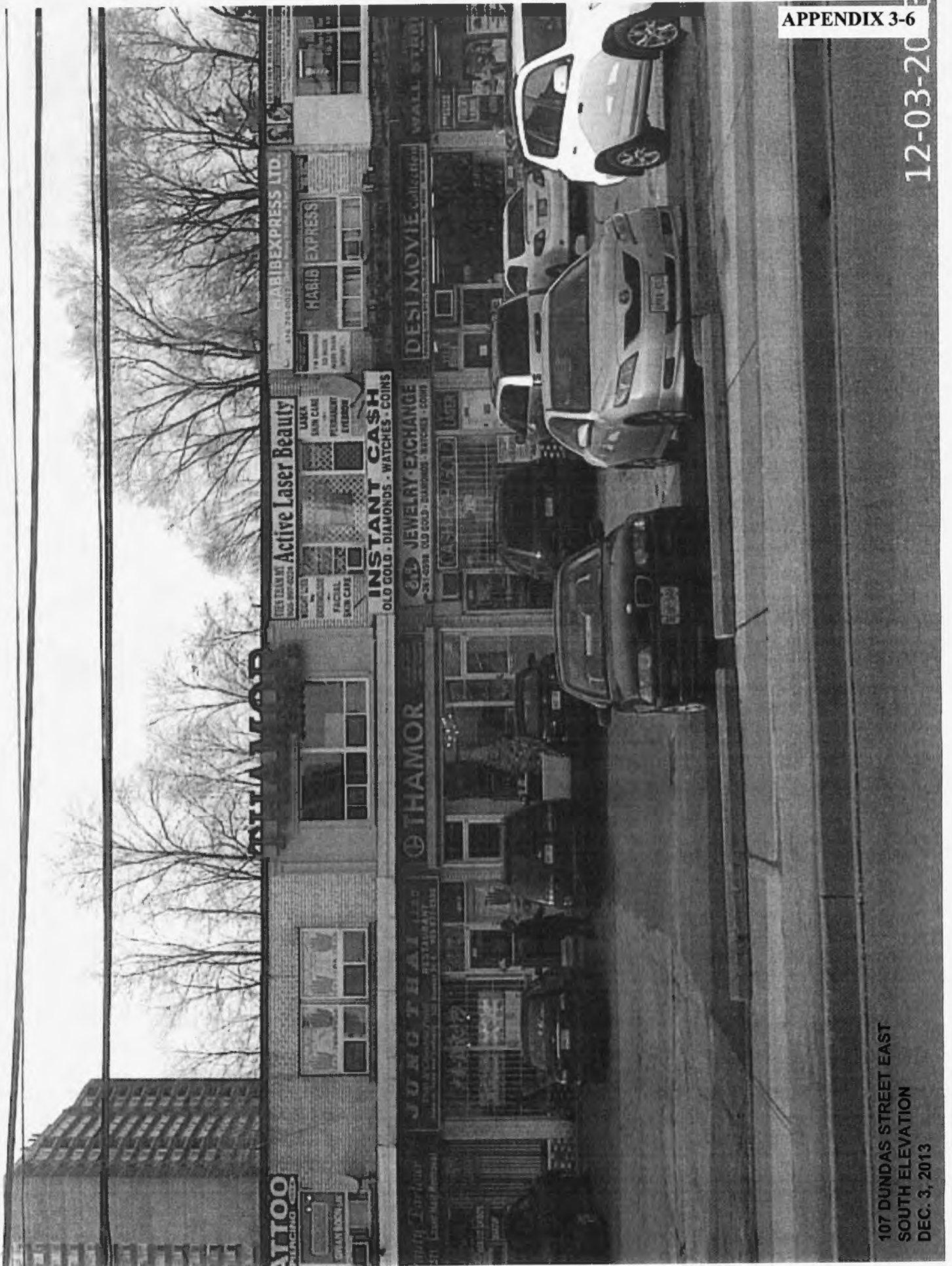
Service &  
Installation



Custom Design  
& Manufacturing



12-03-20



107 DUNDAS STREET EAST  
SOUTH ELEVATION  
DEC. 3, 2013



# Corporate Report

Clerk's Files

 Originator's  
Files CD.21.CON

**DATE:** February 4, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 24, 2014

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

**SUBJECT:** **Information Report**  
**Proposal to rezone and redesignate City owned lands for parkland and greenbelt uses**  
**City of Mississauga**  
**Bill 51**

**Public Meeting** **Wards 1, 7, 8, 9 & 11**

**RECOMMENDATION:** That the Report dated February 4, 2014, from the Commissioner of Planning and Building regarding proposed amendments to Mississauga Official Plan (MOP) and/or the Zoning By-law to permit Open Space or Greenbelt uses for certain City owned sites, as well as to permit Residential uses for a small portion of a Peel District School Board (PDSB) property, involved in a land exchange with the City, be received for information.

**BACKGROUND:** The purpose of this report is to recommend appropriate Official Plan designations and/or zone categories for five City owned properties that have been acquired through purchase, and one acquired through land exchange, to bring them into conformity with their intended open space, greenbelt or residential use.

**COMMENTS:** The proposed amendments affect six properties located across the City within Wards 1, 7, 8, 9 and 11 as illustrated on the Location Map included as Appendix I-1. Appendix I-2 contains a summary of the proposed Official Plan and/or Zoning By-law amendments.

## **Official Plan**

Three of the subject sites require amendments to Mississauga Official Plan. Site 1, the Douglas Drive closed road allowance, is to be designated "Greenbelt" as it does not currently have a land use designation and is located within a Natural Hazard Area. Site 2 is located at 2151 Camilla Road. The eastern portion of the property is to be redesignated to "Greenbelt" as it is a woodland on a large residential property, and the western portion of the site which fronts onto Camilla Road is to be redesignated to "Public Open Space", as it will be developed as parkland for the community. Site 3 at 2250 & 2264 Council Ring Road is actually two small parcels of land that the City exchanged with the Peel District School Board (PDSB) for lands associated with Brookmede Junior Public School and Brookmede Park. The lands that are now owned by the PDSB are to be redesignated to "Residential Low Density I" to match the designation of the remainder of the school site, and the City's parcel is to be redesignated to "Public Open Space" as it is now part of the existing parkland. Details of the proposed amendments are included in Appendix I-2.

## **Zoning**

The *Planning Act*, c.P. 13, as amended, requires that the City's Zoning By-law shall be in conformity with Mississauga Official Plan. Including the three sites noted above, the six properties that are the subject of this Report must be rezoned to ensure conformity with the Mississauga Official Plan land use designations. The details of the proposed changes in zone categories are included in Appendix I-2.

In addition, draft Official Plan Amendment and zoning maps, as relevant for each site, are provided in Appendices I-3 to I-8.

## **COMMUNITY ISSUES**

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

**DEVELOPMENT ISSUES**

A summary of the proposed amendments was sent to the Region of Peel, Credit Valley Conservation, Transportation and Works Department and the Community Services Department. No agency or Department had any comments on the circulated material.

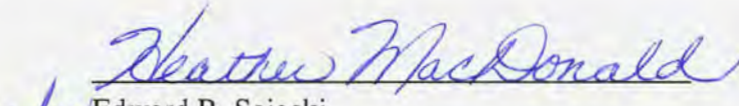
**OTHER INFORMATION**

**FINANCIAL IMPACT:** No financial impact.

**CONCLUSION:** After the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

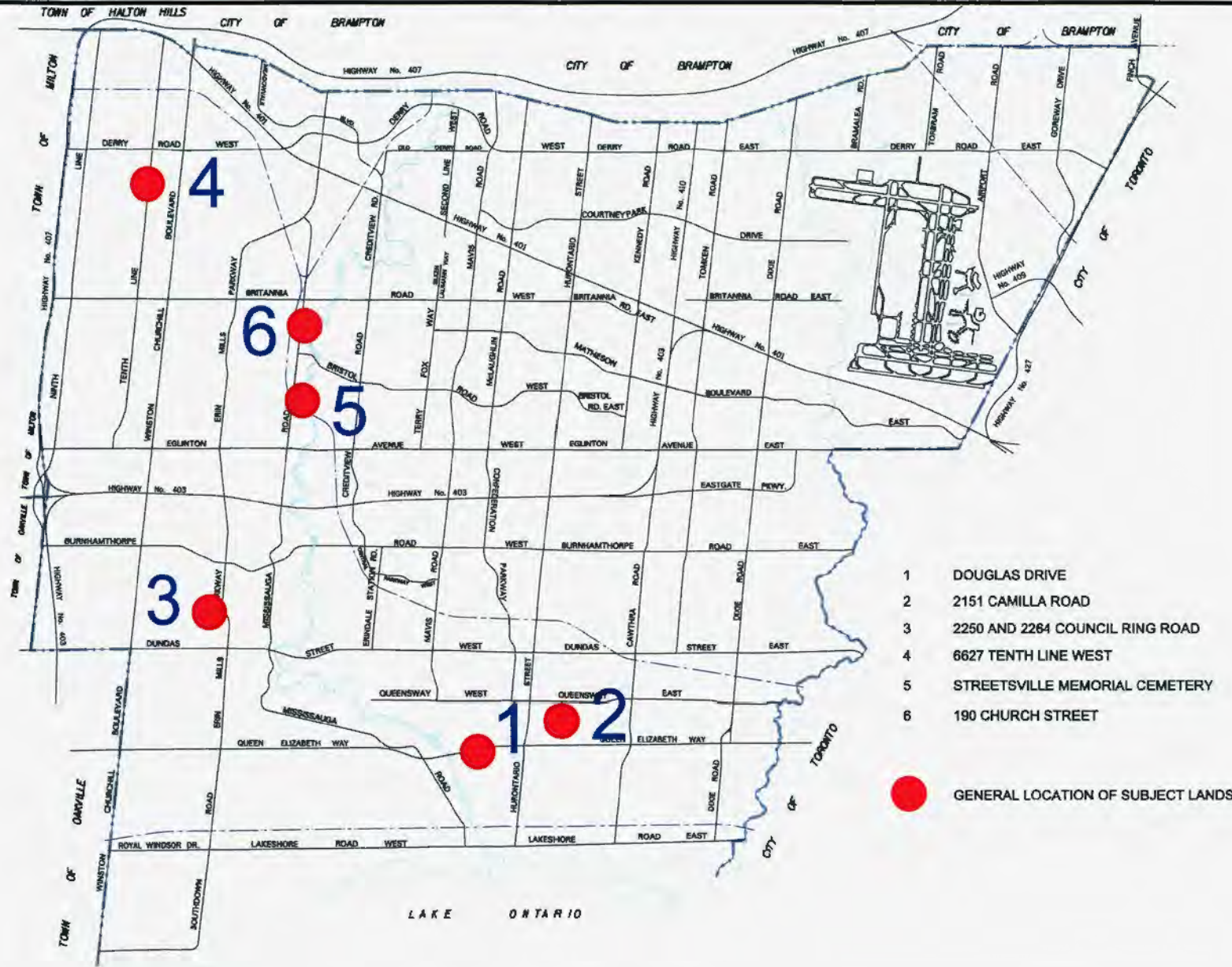
**ATTACHMENTS:**

- Appendix I-1: Location Map
- Appendix I-2: Summary of Proposed Mississauga Official Plan (MOP) and Zoning By-law Amendments
- Appendix I-3: Douglas Drive Closed Road Allowance Draft Official Plan and Zoning By-law Maps
- Appendix I-4: 2151 Camilla Road Draft Official Plan and Zoning By-law Maps
- Appendix I-5: 2250 & 2264 Council Ring Road Draft Official Plan and Zoning By-law Maps
- Appendix I-6: 6627 Tenth Line West Draft Zoning Map
- Appendix I-7: Streetsville Memorial Cemetery Draft Zoning Map
- Appendix I-8: 190 Church Street Draft Zoning Map

  
for Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Lisa Christie, Development Planner*





# LOCATION OF PROPERTIES FOR PROPOSED REZONING AND/OR MISSISSAUGA OFFICIAL PLAN AMENDMENT

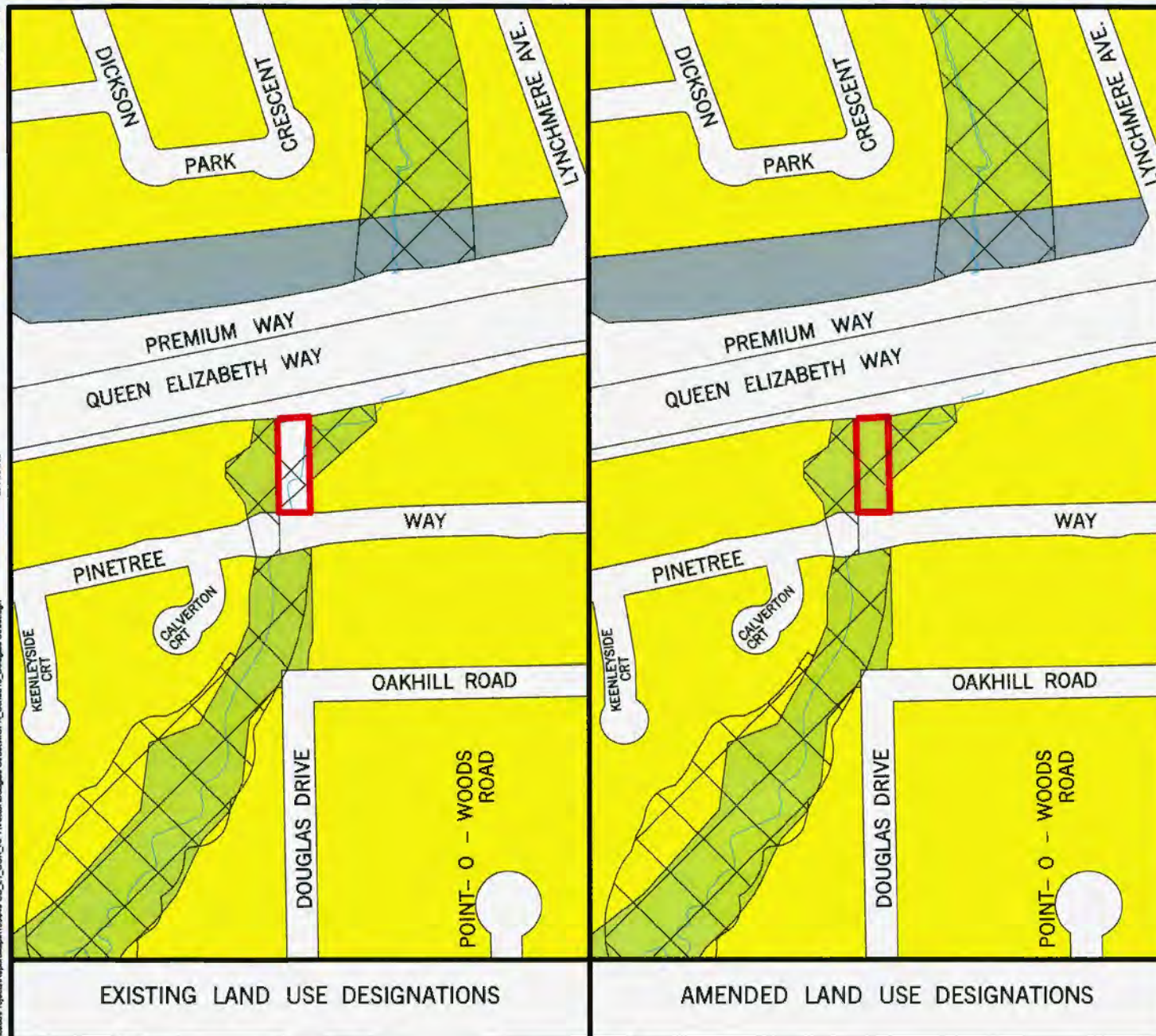
## Summary of Proposed Mississauga Official Plan (MOP) and Zoning By-law Amendments

Site Location	Character Area	Current Use	Acquisition	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning
1) Douglas Drive closed road allowance W1	Mineola Neighbourhood	Closed road allowance	Currently owned by the City	n/a	Greenbelt	"R2-1" & "R2-4" (Detached Dwellings - Exception)	"G1" (Greenbelt - Natural Hazards)
2) 2151 Camilla Road W7 (western portion)	Cooksville Neighbourhood	Commercial Nursery	Purchased by the City	Residential Low Density I	Public Open Space	"R3" (Detached Dwellings - Typical Lots)	"OS1" (Open Space - Community Park)
2151 Camilla Road W7 (eastern portion)				Residential Low Density I	Greenbelt	"R3" (Detached Dwellings - Typical Lots)	"G2" (Greenbelt - Natural Features)
3) 2250 Council Ring Road W8	Erin Mills Neighbourhood	Brookmede Junior Public School	Land exchange with Peel District School Board	Public Open Space	Residential Low Density I	"OS1" (Open Space - Community Park)	"R3" (Detached Dwellings - Typical Lots)
2264 Council Ring Road W8		Brookmede Park		Residential Low Density I	Public Open Space	"R3" (Detached Dwellings - Typical Lots)	"OS1" (Open Space - Community Park)

Site Location	Character Area	Current Use	Acquisition	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning
4) 6627 Tenth Line West W9	Meadowvale Neighbourhood	Vacant (future City park)	Purchased by the City	Utility	n/a <sup>(1)</sup>	"U" (Utility)	"OS1" (Open Space - Community Park)
5) Streetsville Memorial Cemetery W11	Streetsville Neighbourhood	Streetsville Memorial Cemetery	Currently owned by the City	Private Open Space	n/a	"OS1" (Open Space - Community Park)	"OS3-5" (Open Space - Cemetery - Exception)
6) 190 Church Street W11	Streetsville Neighbourhood	Jon Clipperton Park	Purchased by the City	Residential Low Density I	n/a <sup>(1)</sup>	"R3" (Detached Dwellings - Typical Lots)	"OS1" (Open Space - Community Park)

**Note:** (1) These sites were redesignated to Public Open Space as part of the General Amendments to MOP and only require a rezoning.





## 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)     |
| 1995 NEP/2000 NEF Composite Noise Contours               | City Centre Transit Terminal |
| LIPA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exempt from LIPA Operating Area                     | Public School                |
| Natural Hazards  | Catholic School              |
|  | Hospital                     |
|  | Community Facilities         |

## CITY STRUCTURE

## Elements

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

ND2 Region of Peel Non-Decision

AREA OF PROPOSED AMENDMENT

FROM:

NO DESIGNATION

TO:

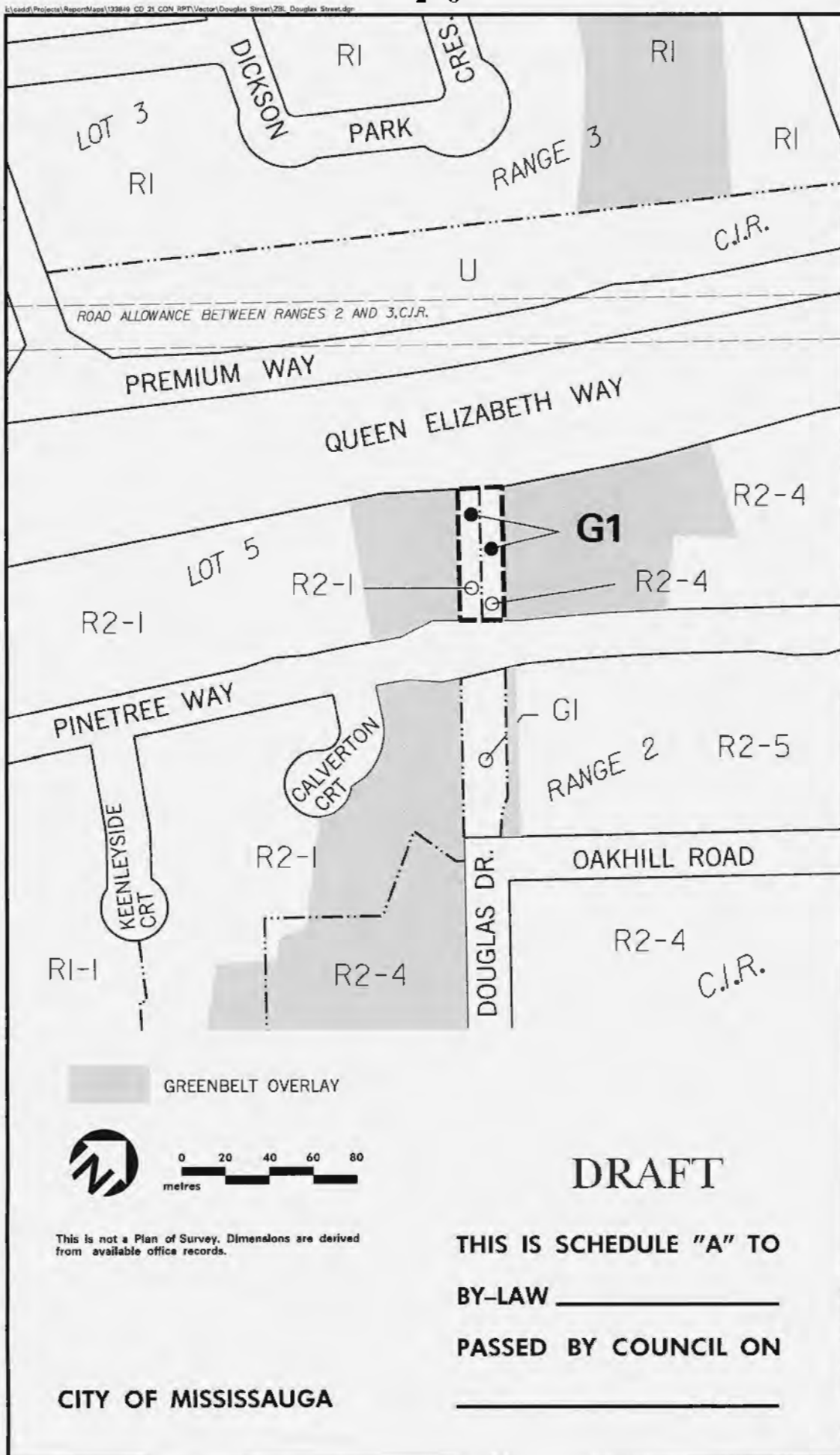
GREENBELT

DRAFT

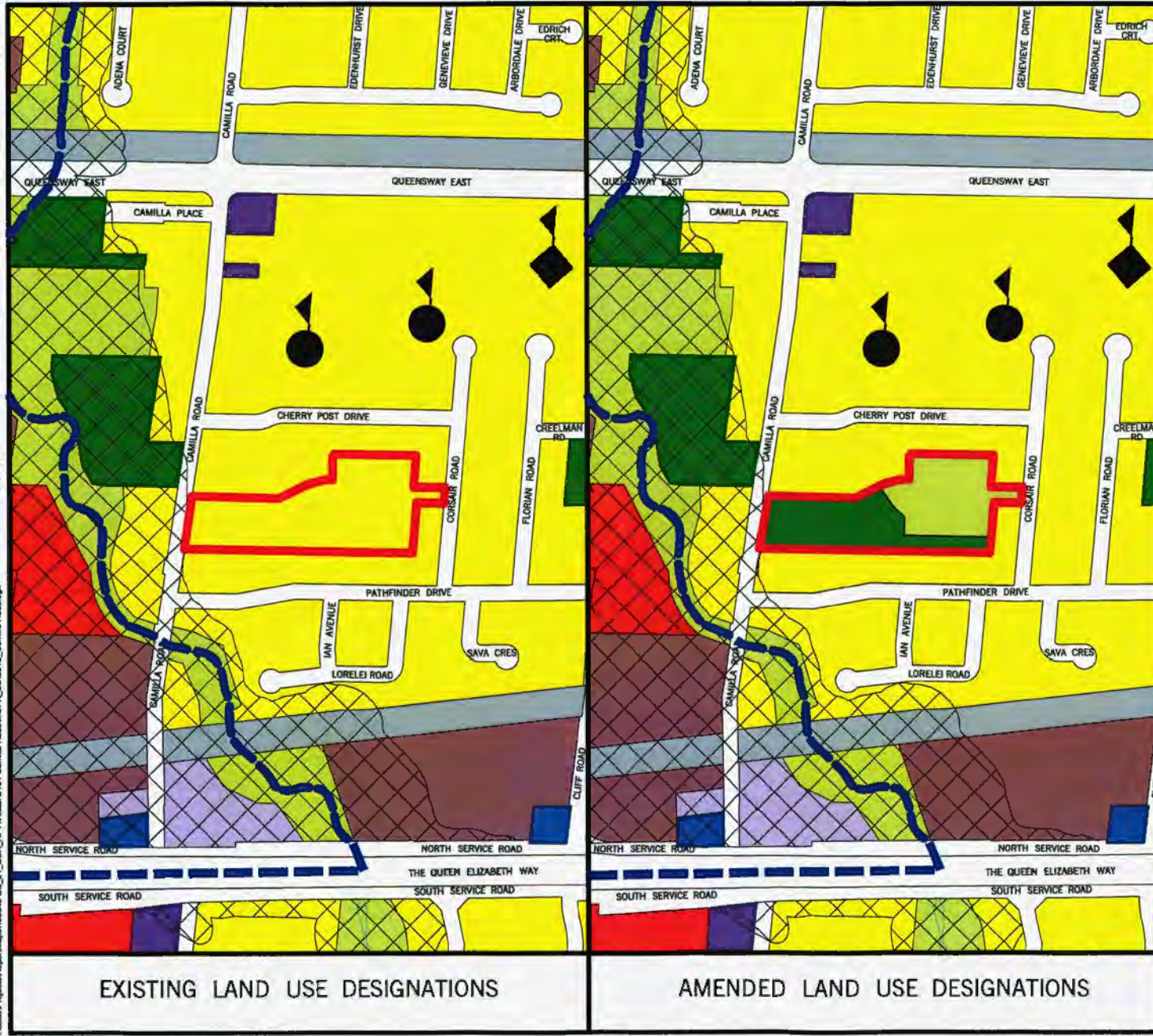
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Part of  
Schedule 10Land Use Designations  
of Mississauga Official Plan

City of Mississauga







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 |
| LBPA Operating Area Boundary See Aircraft Noise Policies | GO Rail Transit Station      |
| Area Exempt from LBPA Operating Area                     | Public School                |
| Natural Hazards  | Catholic School              |
|  | Hospital                     |
|  | Community Facilities         |

CITY STRUCTURE

- |                                 |                      |
|---------------------------------|----------------------|
| Downtown                        | Corporate Centre     |
| Major Node                      | Employment Area      |
| Community Node                  | Special Purpose Area |
| Neighbourhood                   |                      |
| ND2 Region of Peel Non-Decision |                      |

AREA OF PROPOSED AMENDMENT

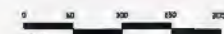
FROM:

- RESIDENTIAL LOW DENSITY I

TO:

- PUBLIC OPEN SPACE
- GREENBELT

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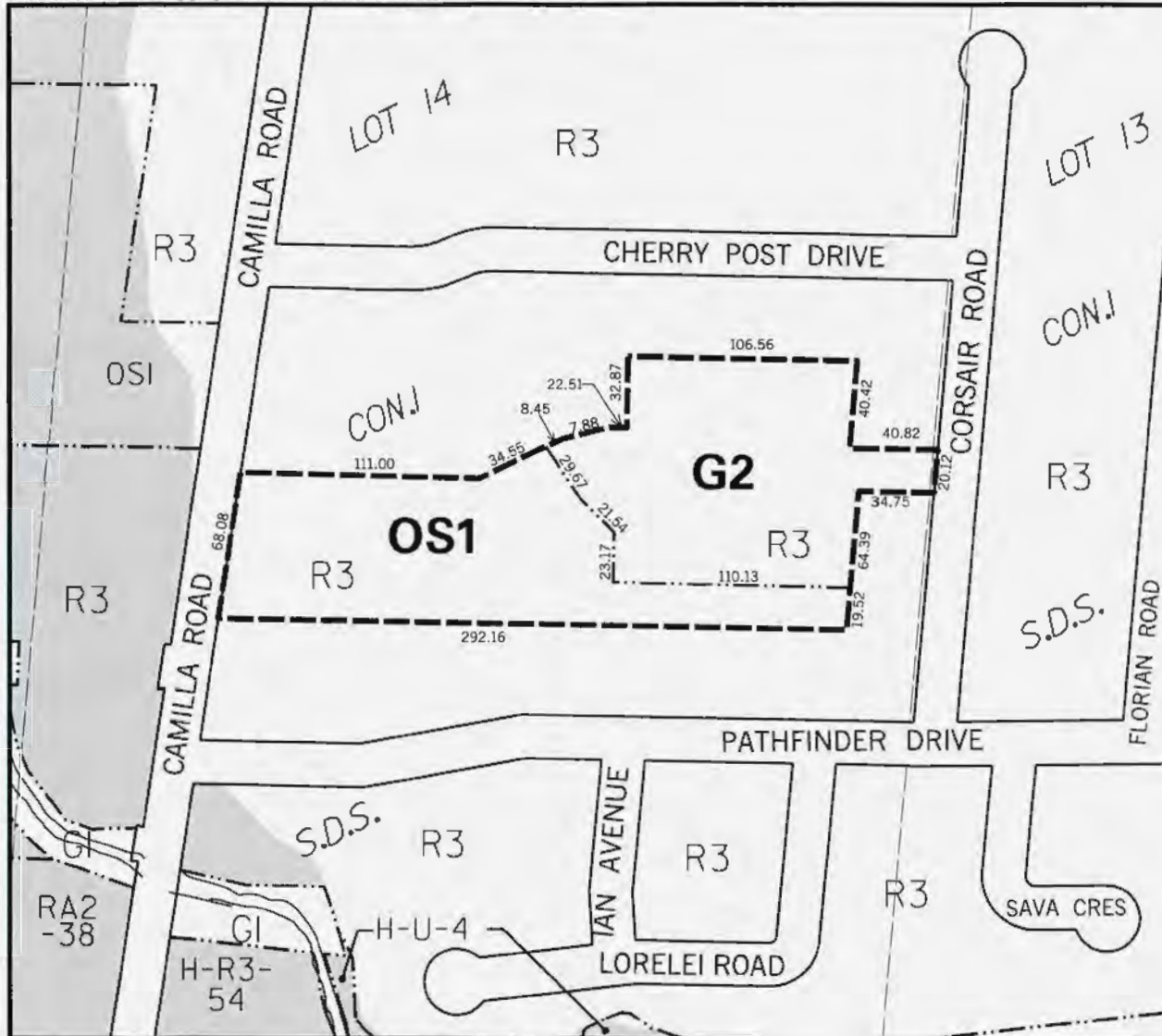


Part of  
Schedule 10

Land Use Designations  
of Mississauga Official Plan

City of Mississauga





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This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-32995.

CITY OF MISSISSAUGA

DRAFT

THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_



**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 Ball Waste
Motor Vehicle Commercial	Utility
Office	To Be Determined

**LAND USE LEGEND**

Heritage Conservation District	Civic Centre (City Hall)
1998 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPA 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	

ND2 Region of Peel Non-Decision

AREA OF PROPOSED AMENDMENT

**FROM:**

PUBLIC OPEN SPACE

**TO:**

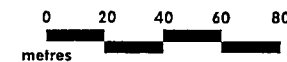
RESIDENTIAL LOW DENSITY I

PUBLIC OPEN SPACE

**DRAFT**

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Part of  
Schedule 10  
Land Use Designations  
of Mississauga Official Plan  
City of Mississauga



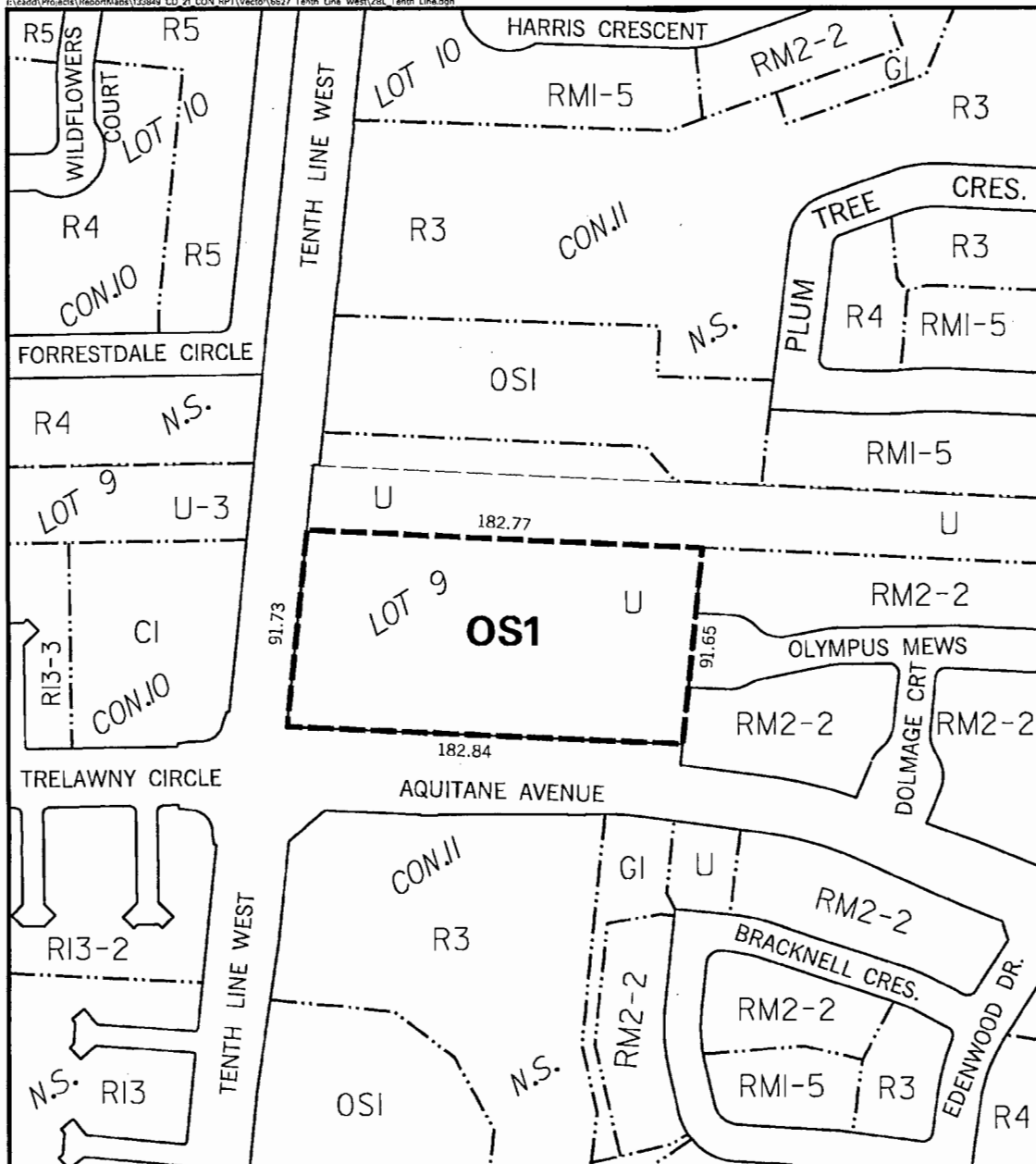
**2 - 12**

APPENDIX I-5  
PAGE 2

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PASSED BY COUNCIL ON

**PASSED BY COUNCIL ON**

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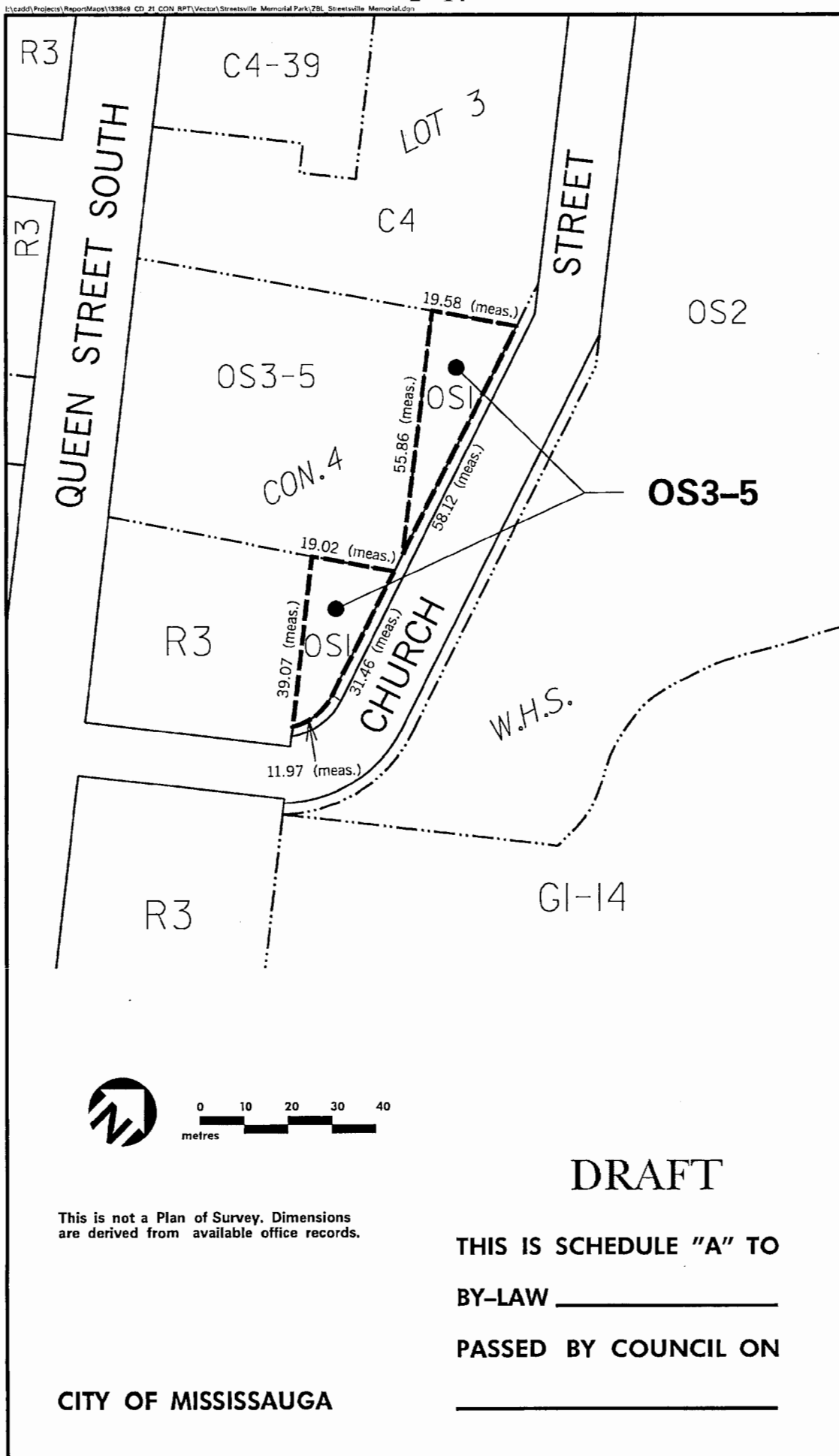
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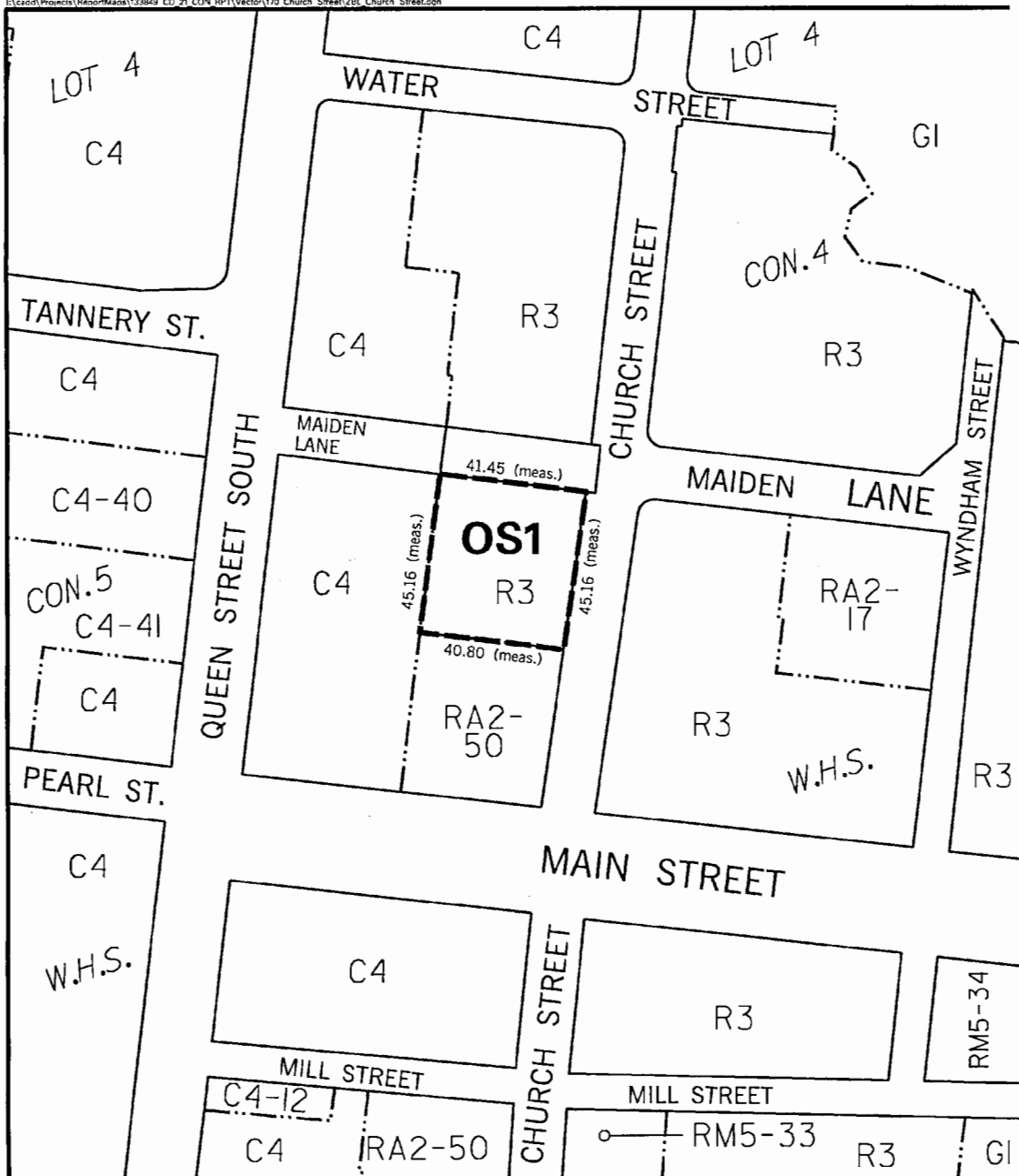
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**CITY OF MISSISSAUGA**





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BY-LAW \_\_\_\_\_

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA



# Corporate Report

Clerk's Files

Originator's

Files H-OZ 13/003 W9

**DATE:** February 4, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 24, 2014

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

**SUBJECT:** **Removal of the "H" Holding Symbol Application  
from Zoning By-law 0225-2007  
7427, 7431 and 7445 Ninth Line  
East side of Ninth Line south of Highway 401  
Owner/Applicant: Erin Mills Development  
Corporation** **Ward 9**

**RECOMMENDATION:** That the Report dated February 4, 2014, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 13/003 W9, Erin Mills Development Corporation, 7427, 7431, 7445 Ninth Line, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

**BACKGROUND:** On February 9, 2011, City Council enacted and passed By-law 0025-2011 which zoned the subject properties "H-E2-117" (Employment-Exception). Upon removal of the "H" holding symbol, the applicant will be able to proceed with the second phase of development on Blocks 2 and 3 of the Draft Plan of Subdivision, (See Appendix 1).

Council approved a Draft Plan of Subdivision application that included the subject lands under file T-M8006 W9 on December 15, 2010. The eastern portion of the plan of subdivision

became Phase 1 and was registered on July 29, 2013 as Registered Plan 43M-1930. Site Plan approval was subsequently granted on September 5, 2013 for 2 warehouse buildings in Phase 1 of the property. Phase 2 has not been registered, but will comprise 4 industrial buildings. Appendix 3 illustrates the location of the proposed buildings. The Planning and Building Department is currently processing a Site Plan application for one warehouse building on the Phase 2 lands under file SP 13/143 W9.

Upon removal of the "H" holding symbol, the by-law will allow for development of industrial buildings on the remainder of the property. The Holding symbol is to remain in effect until the following condition is met:

- (1) delivery of a noise assessment report to the satisfaction of the Transportation and Works Department of the City of Mississauga, confirming that satisfactory noise from the proposed uses is within the applicable Ministry of the Environment guidelines and will not have an adverse impact on the surrounding residential properties.

#### COMMENTS:

Section 36 of the *Planning Act* provides the legislative framework for the removal of the "H" holding symbol and allows municipalities to amend a by-law to remove the "H" holding symbol. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all land owners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected land owners by pre-paid first class mail.

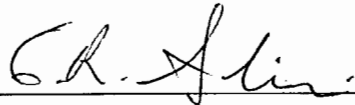
The condition for removing the "H" holding symbol has been fulfilled as the applicant has submitted a Preliminary Environmental Noise Report dated September 11, 2013. The report confirms that subject to the provision of a 2.40 m (0.94 ft.) high acoustic fence along the entire west property limit for Building 7 (see Appendix 3), the balance of the Phase 2 lands will be in compliance with the Ministry of Environment (MOE) NPC-205 exclusion limits. The Planning and Building Department recommends that a 2.0 m (6.56 ft.) fence on a 0.40 m (1.31 ft.) berm is constructed subject to the consideration of other grading and drainage matters.

In addition, detailed noise reports will be required prior to Site Plan approval through provisions in the Servicing and Development Agreements for all buildings in Phase 2. The required Development and Servicing Agreements for Phase 2 of this plan of subdivision are currently in process. The Transportation and Works Department is satisfied that the requirement for lifting of the "H" holding symbol for the Phase 2 lands has been satisfied. The Region of Peel indicated no concerns with this application.

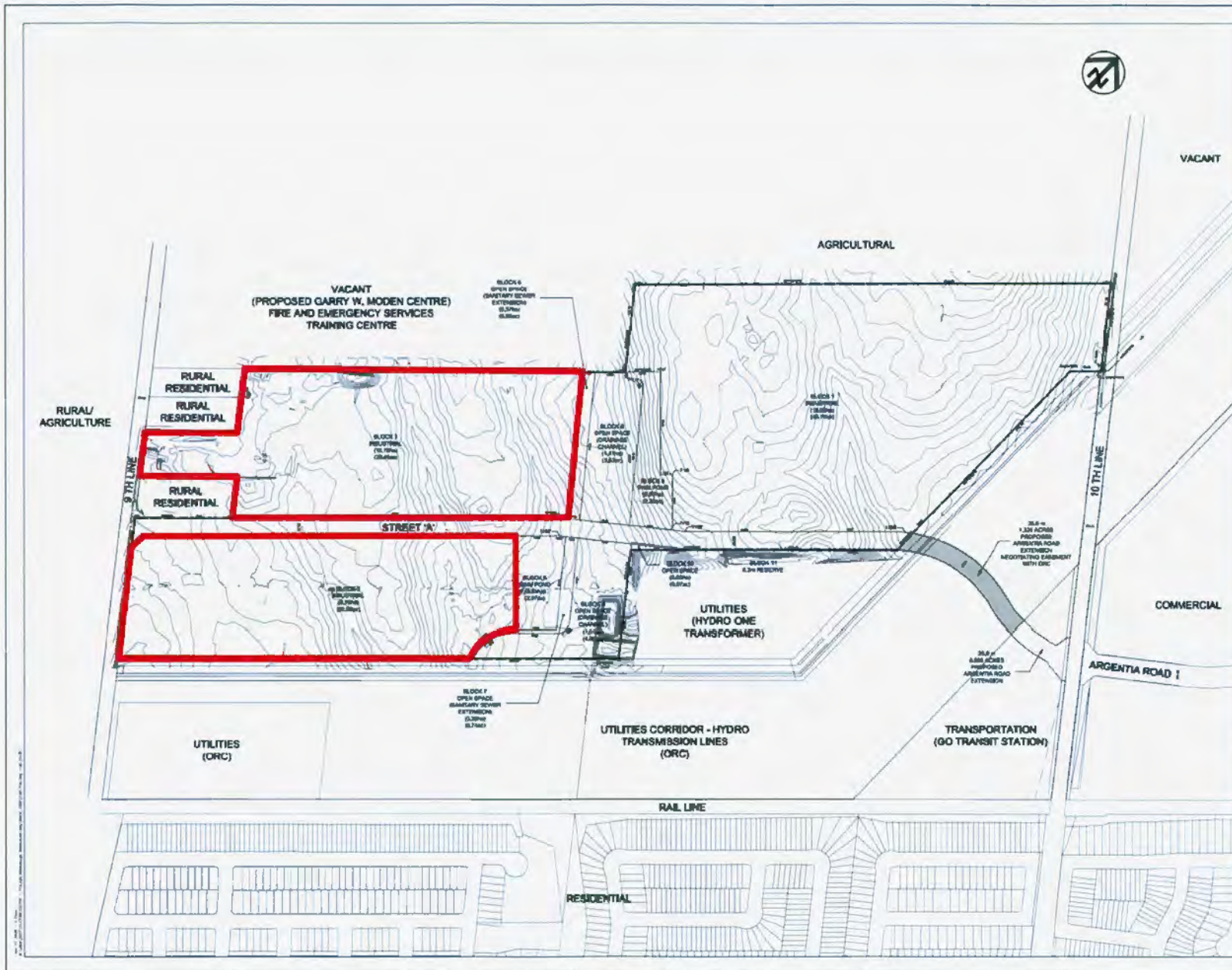
**FINANCIAL IMPACT:** Not applicable.

**CONCLUSION:** Since the condition to remove the "H" holding symbol has been satisfied, the "H" holding symbol can be removed.

**ATTACHMENTS:** Appendix 1: Draft Plan of Subdivision  
Appendix 2: Key Plan from Acoustical Report  
Appendix 3: Location of Proposed Buildings  
Appendix 4: Aerial Photograph  
Appendix 5: Excerpt of existing Zoning Map

  
\_\_\_\_\_  
Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Lauren Eramo-Russo, Development Planner*



# DRAFT PLAN OF SUBDIVISION

PARTS OF LOTS 13 AND 14, CONCESSION 10,  
FORMERLY IN THE TOWNSHIP OF TRAFALGAR,  
COUNTY OF HALTON, CITY OF MISSISSAUGA



## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O., 1990

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- 2.00 ALL LOTS TO BE SUBDIVIDED

## SCHEDULE OF LAND USE

LAND USE	AREA (AC)	AREA (SQ. FT.)
Residential	1.0	69,696
Commercial	1.0	69,696
Industrial	1.0	69,696
Public	1.0	69,696
Other	1.0	69,696
Utilities	1.0	69,696
Transportation	1.0	69,696
Other	1.0	69,696
TOTAL	10.0	696,960

## OWNER'S AUTHORIZATION

I, the undersigned, do hereby authorize the preparation of this plan of subdivision for the purpose of subdividing the land described in the schedule of land use.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that this plan of subdivision was prepared by me or under my direct supervision and that I am a duly qualified and licensed surveyor under the Survey Act, R.S.O. 1990, Chapter S.5.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## PLANNER'S CERTIFICATE

I, the undersigned, do hereby certify that this plan of subdivision was prepared by me or under my direct supervision and that I am a duly qualified and licensed planner under the Planning Act, R.S.O. 1990, Chapter P.2.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

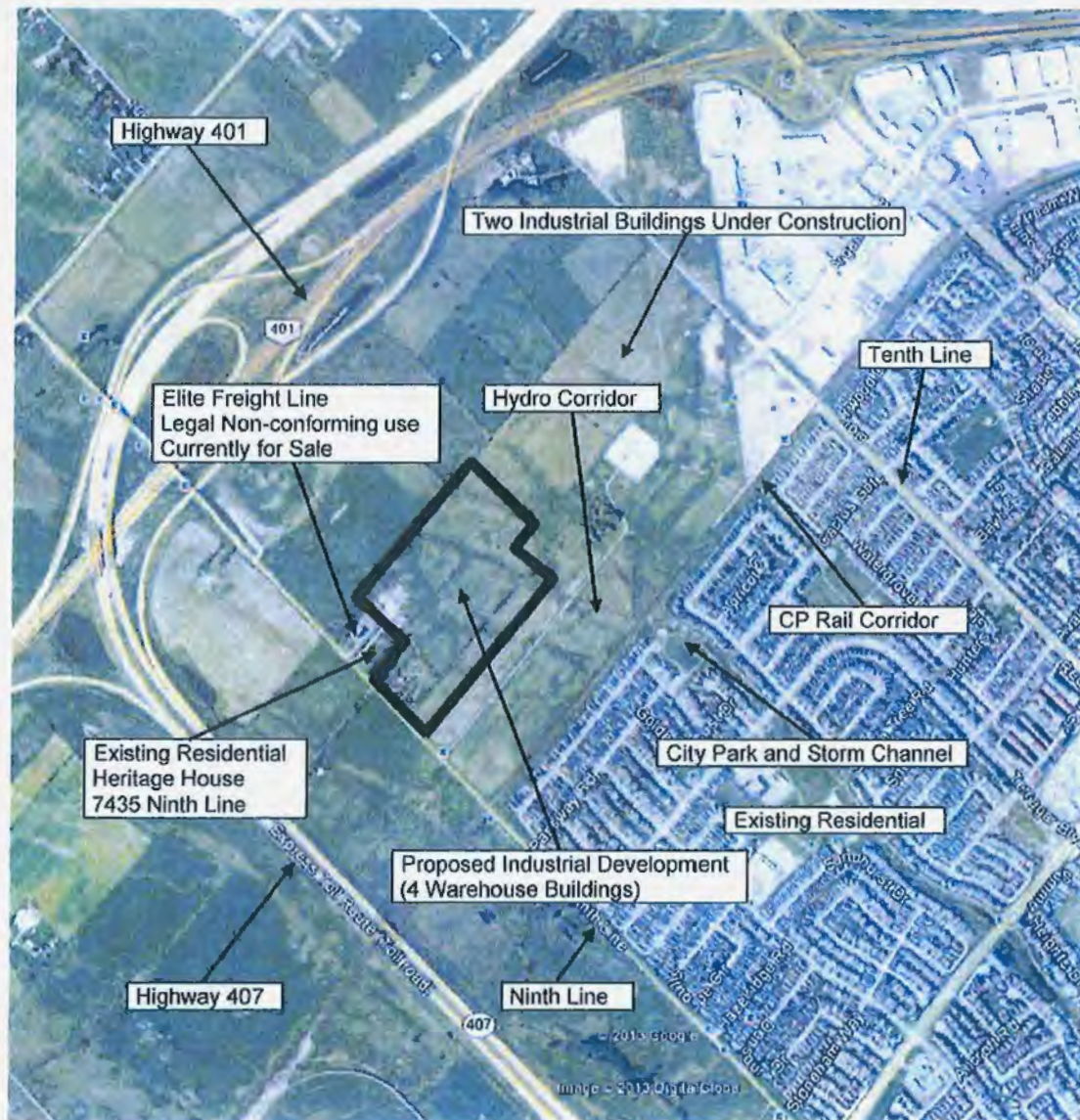
Printed Name: \_\_\_\_\_

**MMM GROUP**  
100 Commerce Valley Drive West  
Toronto, Ont. M5V 1A1  
416.882.1100  
1.888.882.7279  
www.mmm.ca

Scale 1:2500

10-07050-001-1001





N.T.S.

**Proposed Industrial Development  
Argentia Road Industrial Park  
City of Mississauga  
File: 21T-08006M Phase 2 (West)**

**Date: September 2013      File: 13-049**

**KEY PLAN  
FIGURE 1**











# LEGEND:



SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: 4 2013



## SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:  
HOZ 13/003 W9

DWG. NO:  
H13003A

SCALE:  
1:5500

DATE:  
2014 02 24

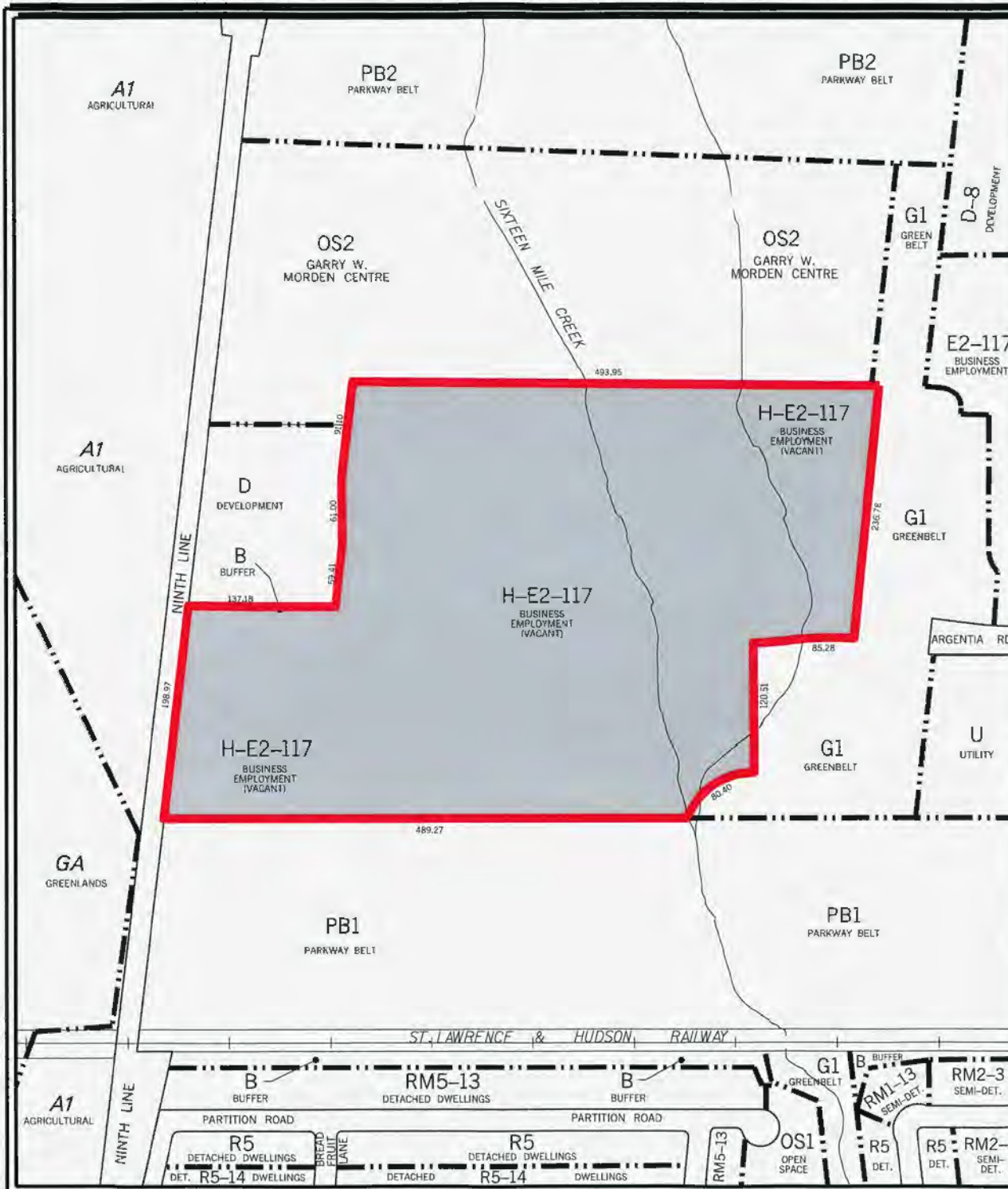
DRAWN BY:  
B. KRUGER

APPENDIX 4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





# LEGEND:



SUBJECT LANDS



PROPOSED REMOVAL OF THE 'H' HOLDING PROVISION FROM 'H-E2-117'.

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



## SUBJECT:

ERIN MILLS DEVELOPMENT CORPORATION



FILE NO:  
HOZ 13003 W9

DWG. NO:  
H13003R

SCALE:  
1:5500

DATE:  
2014 02 24

DRAWN BY:  
B. KRUGER

APPENDIX 5

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



# Corporate Report

Clerk's Files

Originator's  
FilesH-OZ 13/005 W10  
T-M13006 W10

**DATE:** February 4, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 24, 2014

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

**SUBJECT:** **Information Report**  
**Draft Plan of Subdivision Application and**  
**Removal of the "H" holding symbol**  
**To permit 16 detached dwellings on a public road**  
**5525 Ethan Drive**  
**North side of Ethan Drive, west of Oscar Peterson Boulevard**  
**Owner: Argo Park Development Corporation**  
**Applicant: Freeman Planning Solutions**  
**Bill 51**

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

**RECOMMENDATION:** That the Report dated February 4, 2014, from the Commissioner of Planning and Building regarding the application for a Draft Plan of Subdivision to permit 16 detached dwellings under file T-M13006 W10 and an application to remove the "H" holding symbol under file H-OZ 13/005 W10, Argo Park Development Corporation, 5525 Ethan Drive, be received for information.

## REPORT HIGHLIGHTS:

- The subject property is the final undeveloped parcel of the former McCracken farm that was substantially developed in 2012.
- Community concerns identified to date relate to the proposed lot frontages and areas, traffic and tree removal.
- Prior to the Supplementary Report, matters to be addressed

include the appropriateness of the proposed development and the submission and review of a detailed noise report and grading plan.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and community meetings have been held.

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

This property is an undeveloped block on a registered plan of subdivision that was substantially developed in 2012. This block was originally intended to be developed as one detached dwelling for the original landowner on an interim basis until the property could be fully developed.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Received: November 15, 2013 Deemed complete: November 21, 2013
Net Density:	22.2 units/ha (8.98 units/acre)
Number of units:	16 detached dwellings
Anticipated Population:	54* *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.
Maximum Height:	2 storeys/10.7 m (35.1 ft.)
Supporting Documents:	Functional Servicing Report Tree Inventory and Preservation Plan On-street parking plan
<b>Site Characteristics</b>	
Frontage:	85 m (280 ft.) along Ethan Drive
Depth:	95.33 m ( 312.76 ft.)

<b>Development Proposal</b>	
Net Lot Area:	0.905 ha (2.23 ac.)
Existing Use:	The land is currently vacant

Additional information is provided in Appendices I-1 to I-9.

### **Green Development Initiatives**

The applicant has indicated that they will be using energy efficient materials in the construction of the proposed dwellings and will be providing "Energy Star" rated appliances.

### **Neighbourhood Context**

The subject property is located in the Churchill Meadows Neighbourhood Character Area and is surrounded by detached and semi-detached dwellings. The property was previously occupied by a farm house, shed and accessory structures. On July 19, 2011, the Heritage Advisory Committee recommended that the dwelling was not worthy of heritage designation and that the owner's request to demolish the structure be approved. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached and semi-detached dwellings

East: Detached and semi-detached dwellings

South: Detached dwellings

West: Detached dwellings semi-detached dwellings

### **Official Plan**

**Mississauga Official Plan Designation and Policies for the Churchill Meadows Neighbourhood Character Area (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.

### **Removal of the "H" Holding Symbol**

On March 7, 2012, City Council enacted and passed By-law 0055-2012 which zoned the subject property "H-R7-24" (Detached Dwellings-Shallow Lots).

Section 36 of the *Planning Act* provides the legislative framework for the removal of the "H" holding symbol and allows municipalities to amend a by-law to remove the "H" holding symbol. A formal public meeting is not required; however notice of Council's intention to pass the amending by-law must be given to all land owners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice will be given to all affected land owners at the time the Supplementary Report is considered.

Upon removal of the "H" holding symbol, the current zoning for the property permits detached dwellings on lots with minimum frontages of 11.0 m (36.1 ft.).

### **COMMUNITY ISSUES**

Two community meetings were held by Ward 10 Councillor Sue McFadden on November 29, 2013 and January 20, 2014.

To date, one e-mail was received from an area resident expressing concerns with the number of trees proposed to be removed. The following is a summary of issues raised by the community:

- Insufficient lot frontage and lot area for the proposed 16 detached dwellings lots;
- Traffic related concerns; and
- Some residents that back onto the proposal are seeking financial compensation for a premium that was paid to back onto this parcel.

Community issues will be addressed in the Supplementary Report.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- Submission of a detailed noise report and grading plan will be required.
- Architectural Design Guidelines will be required based on the requirements of the "Churchill Meadows Neighbourhood Concept Plan Principles and Urban Design Guidelines" as a condition of draft plan approval, if the applications are approved. The Architectural Design Guidelines will be privately administered by a qualified architect and be subject to an agreement executed by the City and the applicant.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are other engineering matters with respect to servicing, grading, road construction and storm water, which will require the applicant to enter into appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision under file T-M13006 W10.

### **FINANCIAL IMPACT:**

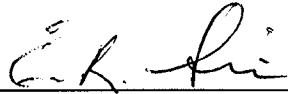
Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

### **CONCLUSION:**

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 applications.

**ATTACHMENTS:**

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



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Lauren Eramo-Russo, Development Planner*

**Argo Park Development Corporation****Files: OZ 13/005 W10  
T-M 13006 W10****Site History**

- March 7, 2012 - Council approved Rezoning and Draft Plan of Subdivision applications under files OZ 11/008 W10 and T-M11005 W10 which resulted in the adoption of OPA 122 and implementing Zoning By-Law 0055-2012 for the subject property.
- 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 "Residential Low Density II" in the Churchill Meadows Character Area.





# LEGEND:



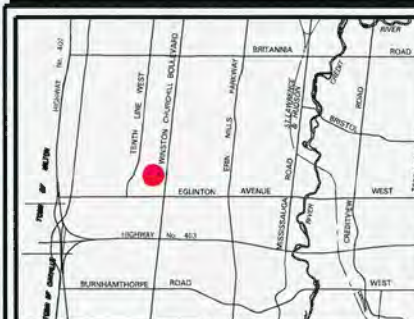
SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2013



SUBJECT:

ARGO PARK DEVELOPMENTS



FILE NO:  
T-M 13006  
H-OZ 13/005

DWG. NO:  
13005A

SCALE:  
1:2500

DATE:  
2014/02/24

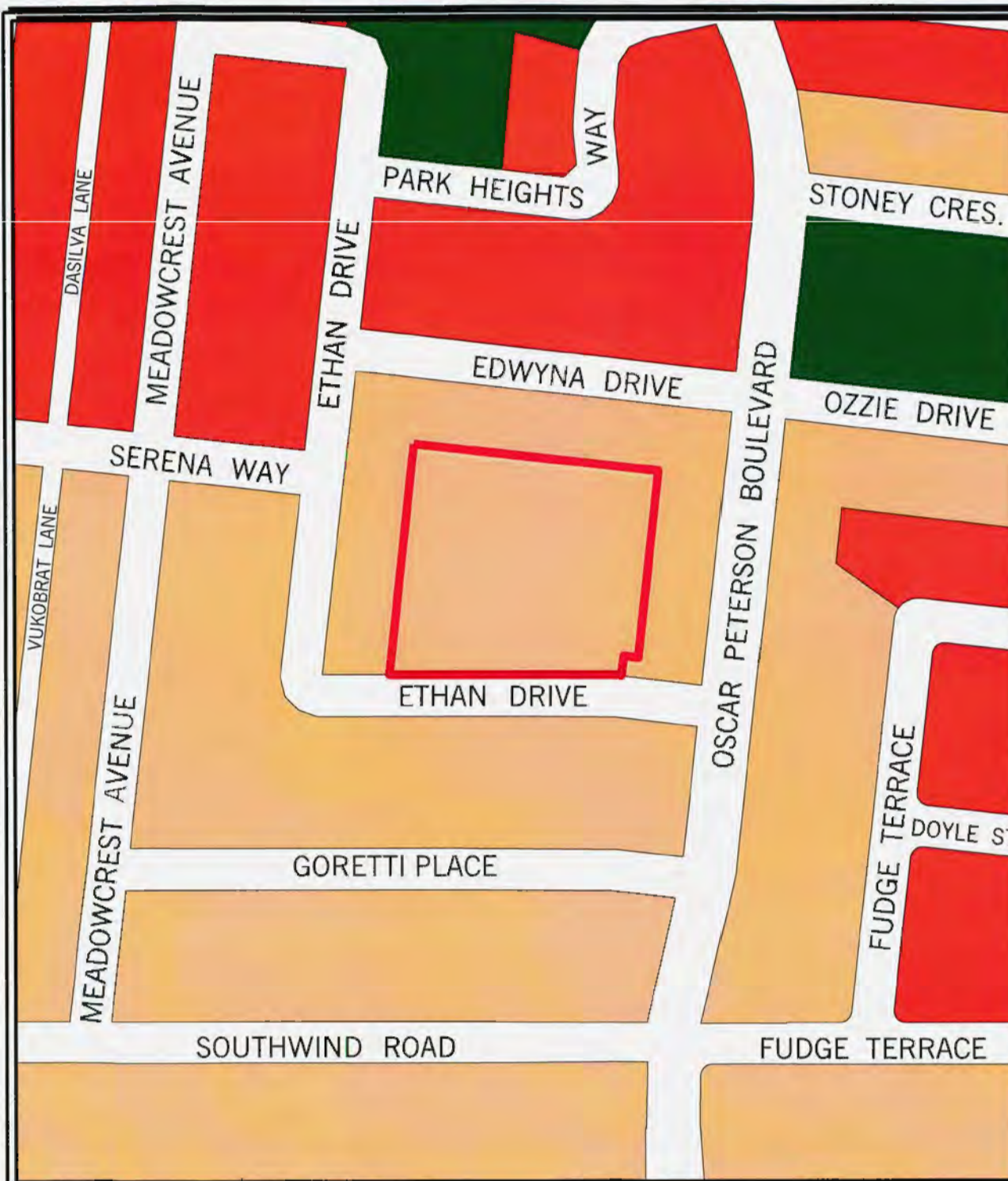
DRAWN BY:  
A.SHAH

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

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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)
1998 NEP/2000 NEP 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

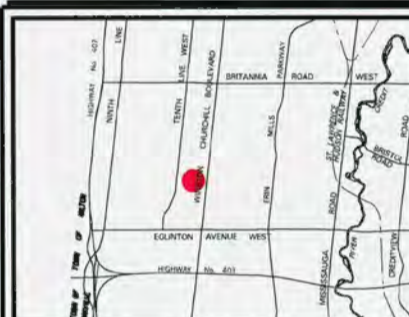
Elements	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

ND2 Region of Peel Non-Decision

**SUBJECT LANDS**



**SUBJECT: ARGO PARK DEVELOPMENTS**



FILE NO:  
T-M13006  
H-OZ 13/005

DWG. NO:  
13005L

SCALE:  
1:1200

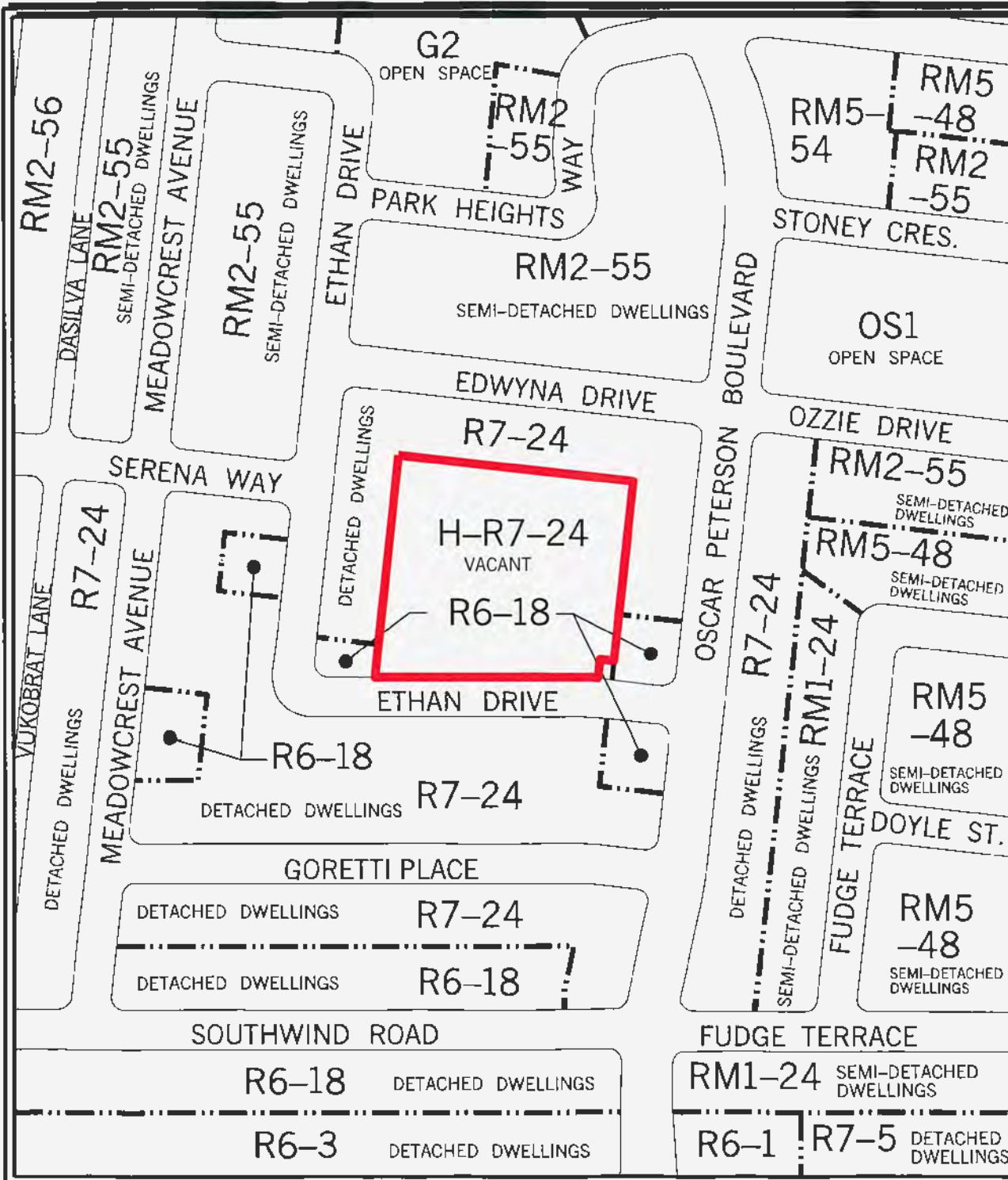
DATE:  
2014/02/24

DRAWN BY:  
A.SHAH

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

APPENDIX I-3



# LEGEND:



APPLICATION TO REMOVE  
THE "H" HOLDING SYMBOL  
FROM THE "H-R7-24" ZONE.

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



## SUBJECT:

**ARGO PARK DEVELOPMENTS**



FILE NO:  
T-M13006  
H-OZ 13/005

DWG. NO:  
13005R

SCALE:  
1:2500

DATE:  
2014/02/24

DRAWN BY:  
A.SHAH

APPENDIX 14

**MISSISSAUGA**  
Planning and Building

Produced by  
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DRAFT PLAN OF SUB-DIVISION





11 M (36 FT.) SINGLE DETACHED LOT ELEVATION



11.6 M (38 FT.) SINGLE DETACHED LOT ELEVATION



12.5 M (41 FT.) SINGLE DETACHED LOT ELEVATION

ELEVATIONS

Argo Park Development Corporation

File: H-OZ 13/005 W10  
T-M13006 W10**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (December 10, 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. 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 Region 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 (January 6, 2014)	Both School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.  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 (December 4, 2013)	Prior to the issuance of building permits for all lots and blocks within the plan of subdivision, satisfactory arrangements shall have been made with the Planning and Heritage Section and the Realty Services Section of Corporate Services with respect to the payment of cash-in-lieu for park or other public recreational purposes. The City will require the payment of cash-in-lieu for park or other public recreational purposes as a

Argo Park Development Corporation

File: H-OZ 13/005 W10  
T-M13006 W10

Agency / Comment Date	Comment
	condition of development prior to the issuance of building permits, and valued as of the day before the day of building permit issuance pursuant to Section 42(6) of the <i>Planning Act</i> and City of Mississauga by-laws and policies. In addition, a tree removal permit is required.
City Community Services Department – Culture Division (December 24, 2013)	The property is part of the former McCracken farm property, which was subject to redevelopment in 2011 as part of 21T-M11005 & OZ 11/008. A Heritage Impact Statement and Archaeological Assessment were submitted at that time and all heritage concerns have been addressed.
City Transportation and Works Department (December 11, 2013)	<p>This Department confirms receipt of a Draft Plan of Subdivision and a Functional Servicing Report. As part of the engineering submission process, a detailed grading plan and cross sections will be reviewed to finalize the grading details and compatibility with adjacent/existing lots, and proposed privacy fencing for Lots 1 and 16.</p> <p>A detailed noise report will be required no later than the second engineering submission prepared by an Acoustical Consultant. In addition, the servicing agreement shall include any connections on Ethan Drive and any underground services installed within City roads are to be backfilled with non-shrink material.</p> <p>Prior to registration, arrangements are to be made to the satisfaction of the City for the acquisition and gratuitous dedication of the full right of way width required for the construction of Street A.</p> <p>In the event this application is approved by Council, an inhibiting order will be placed on the lands immediately following registration of the Plan of Subdivision, until such time as satisfactory arrangements have been made with the City's Legal Services Section for the registration of the land conveyances required in support of this application.</p>
Canada Post (December 9, 2013)	Canada Post will not be requiring a CMB set-up fee for the above referenced project. It is requested that additional comments will be incorporated into the conditions of Draft Approval for this plan.

Argo Park Development Corporation

File: H-OZ 13/005 W10  
T-M13006 W10

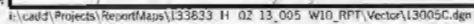
Agency / Comment Date	Comment
	<p>In addition, the owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:</p> <ol style="list-style-type: none"> <li>1. A Community Mailbox concrete base pad per Canada Post specifications.</li> <li>2. Any required walkway across the boulevard, as per municipal standards.</li> <li>3. Any required curb depressions for wheelchair access.</li> </ol> <p>The owner/developer further agrees to determine, provide and fit up a suitable temporary Community Mailbox location which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time.</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. Canada Post Rogers Cable Bell Canada Ministry of Transportation Mississauga Transit</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Peel Regional Police Fire Prevention- Community Services Department Sun-Canadian Pipe Line Company Ltd. Praxair Trillium Health Partners Conseil Scolaire de District Centre-Sud-Ouest Conseil Scolaire de District Centre-Sud</p>



Argo Park Development Corporation

File: H-OZ 13/005 W10  
T-M 13006 W10**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>Student Yield:                 <div>2 Kindergarten to Grade 8</div> <div>1 Grade 9 to Grade 12</div> </li> <li>School Accommodation:                 <div>St Bernard of Clairvaux</div> <div>Enrolment: 706</div> <div>Capacity: 512</div> <div>Portables: 0</div>   <div>St Joan of Arc</div> <div>Enrolment: 1176</div> <div>Capacity: 1371</div> <div>Portables: 4</div>   <div>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</div> </li> </ul>	<ul style="list-style-type: none"> <li>Student Yield:                 <div>6 Junior Kindergarten to Grade 8</div> <div>2 Grade 9 to Grade 12</div> </li> <li>School Accommodation:                 <div>McKinnon P.S</div> <div>Enrolment: 557</div> <div>Capacity: 570</div> <div>Portables: 3</div>   <div>Ruth Thompson M.S</div> <div>Enrolment: 704</div> <div>Capacity: 629</div> <div>Portables: 3</div> </li> </ul>





# Corporate Report

Clerk's Files

 Originator's  
Files OZ 12/010 W2

**DATE:** February 4, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 24, 2014

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

**SUBJECT:** **Official Plan Amendment and Rezoning Applications**  
**To permit a 324 unit condominium apartment building ranging**  
**in height from 4 to 6 storeys with limited ground floor**  
**commercial uses and to complete the partially constructed**  
**3-storey building at the southwest corner of the site for**  
**commercial/office uses**  
**1571, 1575 and 1601 Lakeshore Road West**  
**North side of Lakeshore Road West, east of Clarkson Road**  
**North**  
**Owner: 2286974 Ontario Inc.**  
**Applicant: Bousfields Inc.**  
**Bill 51**

**Supplementary Report**

**Ward 2**

**RECOMMENDATION:** That the Report dated February 4, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, minor changes to the applications have been proposed, including the reduction in the amount of commercial floor space, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of

subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan for a portion of the subject lands from "Residential High Density - Special Site 6" to "Residential High Density - Special Site" to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses, be approved.
3. That the application to change the Zoning from "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt - Natural Hazards) to "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception" (Mainstreet Commercial) and "G1" (Greenbelt - Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses be approved in accordance with the proposed zoning standards described in the Information Report, with the exception of the reduced commercial space from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.), subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
4. That the "H" Holding Symbol is to be removed from the "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception"

(Mainstreet Commercial) zonings applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated February 4, 2014, from the Commissioner of Planning and Building, have been satisfactorily addressed.

5. In the event these applications are approved by Council, and that a further amendment to remove the "H" Holding Symbol be applied for, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
6. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**REPORT  
HIGHLIGHTS:**

- Comments were received from the public regarding the generation of traffic from the development, access to the site and appropriateness of the use and built form;
- Since the Public Meeting, minor revisions have been made to the proposal, including a reduction in the amount of commercial floor space, additional technical studies regarding Turtle Creek have been submitted, and the Traffic Impact Study has been reviewed;
- Staff are satisfied with the revisions and additional information provided, find the proposal to be acceptable from a planning standpoint, and recommend that the applications be approved.

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on May 27, 2013, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0035-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

Since the public meeting the applicant has revised the proposal to reduce the amount of commercial space in the residential building from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.). While the internal layout of the ground floor has been revised as a result of the reduction in commercial space, the total number of units remains the same at 324.

In addition to the public meeting, a second focus group meeting was held by Ward 2 Councillor Pat Mullin on December 10, 2013.

**COMMENTS:**

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

**COMMUNITY ISSUES**

In addition to the earlier community and focus group meetings noted in the Information Report (Appendix S-1), a number of issues were raised by area residents at the May 27, 2013 public meeting, the December 10, 2013 focus group meeting and through written comments sent to the City. These issues are listed below along with the responses.

**Comment**

Comments were raised regarding impacts on traffic along Lakeshore Road West and the movement of vehicles into and out of the site, including the implications of queuing both internally and on Lakeshore Road West.

**Response**

Comments from the Transportation and Works Department regarding traffic volume and queuing of vehicles are included in the Updated Agency and City Department Comments section of this Report.



**Comment**

Concerns were raised regarding the fly ash contained beneath Birchwood Park, located immediately north and east of the site.

**Response**

The applicant has conducted borehole testing and submitted the appropriate engineering documents confirming that there will not be a conflict between the subject proposal and the fly ash remnants contained beneath Birchwood Park.

**Comment**

The adequacy of on-site visitor and commercial parking spaces was questioned.

**Response**

Based on the Parking Utilization Study submitted, and the reduction of the commercial area within the residential building from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.), the proposal now has an excess of 8 shared visitor and commercial parking spaces.

**Comment**

A comment was received regarding the built form of the building including opening both courtyards to the street and altering the heights of the three components of the building.

**Response**

The proposal includes a courtyard on the west side which is accessible to the sidewalk along Lakeshore Road West. The courtyard on the east side is elevated approximately one storey above ground level and forms a private terrace area for the residents of the development which is seen as an acceptable private amenity area. The heights as proposed are acceptable.

**Comment**

The Section 37 contribution should be based on the land lift value assessed against the former zoning permitting detached dwellings rather than the existing zoning put in place through the previous proposal which was not built.

**Response**

Legal advice has been provided indicating that the Section 37 contribution can only be considered on additional height and density above and beyond what the underlying by-law permits.

**UPDATED AGENCY AND CITY DEPARTMENT  
COMMENTS****Region of Peel**

Comments updated February 3, 2014 indicate that the Region will require an updated and satisfactory Functional Servicing Report prior to the lifting of the "H" Holding Symbol.

**Credit Valley Conservation (CVC)**

In comments updated February 4, 2014, CVC advises that based on the review of the revised Slope Stability Assessment, CVC staff is satisfied with the Long Term Stable Slope Line and the resulting limits of development.

On this basis, CVC staff are satisfied with tying the remaining outstanding technical issues to the lifting of the "H" Holding Symbol and the Development and Servicing Agreements. In summary, these issues include the final design of the culvert and removal of the lands from the flooding hazard (including satisfactory geomorphology and hydraulics), a satisfactory Functional Servicing Report, satisfactory landscape restoration plans and tree preservation plans, along with updated site plans, sediment and erosion control plans, grading plans and servicing plans.

It should also be noted that CVC staff cannot support Site Plan or Building Permit issuance until the culvert works have been completed and certification has been received from a professional engineer indicating that the flooding hazard has been removed from the subject property.

**City Transportation and Works Department**

Comments updated January 30, 2014 indicate that a satisfactory Noise Report and Functional Servicing Report have been received. Notwithstanding the finding of these reports, final details and drawings will be required at the Site Plan stage.

The Traffic Impact Study indicates that the traffic volumes attributed to the subject development can be satisfactorily accommodated on the existing road network. Through consultation with the developer, the existing centre median on Lakeshore Road West, in front of the property, will be reconstructed to provide additional eastbound left turn storage for vehicles entering the site.

In the event these applications are approved by Council, the necessary approvals and permit(s) will be required from CVC regarding any works adjacent to Turtle Creek.

Prior to and as a condition to lift the "H" Holding Provision, the owner shall deliver and execute a Servicing and Development Agreement in a form and on terms satisfactory to the City.

Furthermore, the applicant will be required to provide a final Phase 2 Environmental Site Assessment, including a Letter of Reliance, Clean-up report, Delineation/Remediation Action Plan and a Record of Site Condition to be filed on the Environmental Site Registry.

**City Community Services Department – Parks and Forestry Division/Park Planning Section**

Comments updated February 4, 2014, indicate that prior to lifting the "H" Holding Symbol, all greenbelt lands shall be gratuitously dedicated to the City in a condition that is consistent with an approved Greenbelt Restoration Plan. The Greenbelt Restoration plan will form the basis for a detailed cost estimate for restoration works that will be incorporated into the appropriate servicing/development agreement.

In addition, all proposed streetscape improvements shall be approved in accordance with plans that are satisfactory to Community Services and which will form the basis for a detailed streetscaping cost estimate that will be incorporated into the appropriate servicing/development agreement.

The servicing/development agreements will also secure for tree protection (in accordance with an approved tree inventory and preservation plan), fencing, appropriate warning clauses and other matters as deemed appropriate by Community Services.

Further, permission for construction access through the adjacent park (P-137 Birchwood Park) or dedicated greenbelt lands will not be granted. Excavation onto City owned lands will not be permitted and an undisturbed condition at the shared property line is to be maintained and controlled throughout the entire construction process.

Prior to issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.

## **PLANNING COMMENTS**

### **Clarkson Village Study Update**

On June 24, 2013, the Supplementary Report for the Lakeshore Road West - Clarkson Village Study was brought forward to the Planning and Development Committee who recommended approval of the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 with modifications related to a reduced maximum building height for certain lands within the study area. Staff were also directed to complete Built Form Standards for Lakeshore Road West - Clarkson Village with the appropriate revisions to reflect the reduced building heights in the recommendations. Council adopted the Committee's recommendations at its meeting on July 3, 2013. Staff are working

towards finalizing these amendments for adoption by Council and anticipate them coming forward to Council shortly.

### **Official Plan**

While the applications were submitted under the policies of Mississauga Plan, the applicant has consented to the application being converted to amend Mississauga Official Plan (2012).

The proposal requires an amendment to the Mississauga Official Plan Policies for the Clarkson-Lorne Park Neighbourhood Character Area. As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below, along with a discussion of how the proposed applications address the criteria.

***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***

While Mississauga Official Plan characterizes Neighbourhoods as stable residential areas, the policies also illustrate a managed approach to growth which directs development to strategic areas which allow for a more compact, multi-modal form of development while respecting the existing context. Policies indicate that where higher densities are proposed, they should be located on sites identified on local area plans and along corridors, while providing appropriate transitions in use, built form, density and scale. The subject site is uniquely situated as it does not have any residential properties immediately abutting it as it is surrounded by Birchwood Park to the north and east and Turtle Creek to the west. It is also located along Lakeshore Road West which is identified as a Corridor in the Plan. The proposed buildings face the street and create a congruent street wall with transparent windows facing the public realm. Additionally, no parking is being provided between the street wall and the road; visitor parking spaces and commercial parking spaces are being

shared and also share the same driveway entrances. These aforementioned characteristics are set as directives for development along Corridors.

The Plan further stipulates that within a Neighbourhood, a maximum building height of four storeys will apply unless otherwise stated in other Character Area policies. Proposals greater than four storeys may still be considered where they demonstrate an appropriate transition in height and built form that respects the surrounding context. While the commercial building on the southwest corner of the site has a height of three storeys, the residential building has a height of four on the west side which rises to six storeys on the east side as the slope of the land lowers. At the building's tallest point on the east side, it abuts the parking lot of Birchwood Park and as such does not present any detrimental impacts. It should be noted that the existing "Residential High Density – Special Site" designation on the lands permits a six storey apartment building, albeit in a different configuration.

The proposed building provides adequate setbacks to surrounding properties through appropriate landscaped buffers and does not create adverse shadow impacts. The building also enhances the streetscape through building form, architecture and landscaping. The proposed redesignation will therefore not adversely impact or destabilize the overall intent of the above referenced goals and objectives of the Official Plan and meets the criteria under which a higher density development can be considered.

***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***

The subject property is uniquely situated as there is no abutting development nor will there be future development adjacent to the site. Notwithstanding this condition, the subject proposal is configured such that it does not impose significant negative impacts to the surrounding park. The grades of the park rise in a northerly direction away from Lakeshore Road West, thereby

reducing the impact of the height at the rear of the proposed building.

The site was subject to a previous Official Plan Amendment which changed the designation to "Residential High Density – Special Site" permitting a six storey apartment building and townhouses and established the type of built form which is acceptable and appropriate for the site. While the applicant is proposing an increase in density from what is currently permitted, the bulk and scale is not significantly different. Accordingly, the proposed development is considered suitable for the lands and compatible with the surrounding uses.

***Is there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***

Based on the comments received from the applicable City departments and agencies, the existing infrastructure is adequate to support the proposed development. Further review of infrastructure details will be required to be satisfied prior to the removal of the "H" Holding Symbol.

***Has 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 been provided by the applicant?***

Staff have reviewed the applicant's Planning Justification Report, which speaks to the merits of the proposal as well as the relevant policies contained within Mississauga Official Plan. The report was found to be acceptable.

### **Zoning**

The proposed "H-RA2- Exception" (Apartment Dwellings) and "H-C4-Exception" (Mainstreet Commercial) zones are appropriate to accommodate the proposed condominium apartment building and three storey retail/office building. The proposed zoning



standards described in the Information Report continue to be applicable with the exception of the reduced commercial space from 870 m<sup>2</sup> (9,365 sq. ft.) to 357 m<sup>2</sup> (3,843 sq. ft.). An exception schedule shall also form part of the implementing by-law securing the layout of the proposal. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

### **Bonus Zoning**

On September 26, 2012 Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning which, in accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

Should these applications be approved by Council, and that a further amendment to remove the "H" Holding Symbol be applied for, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

Given the "H" Holding Symbol being applied to the proposed Zoning, discussion regarding the securement of the community benefits will be made a condition of the removal of the holding provision.

### **"H" Holding Provision**

The current zoning contains an "H" Holding Symbol which was applied through the previous rezoning of the site. Given that the site was never developed, the majority of the provisions associated with the "H" Holding provision continue to apply. It is intended that through the subject applications, the "H" Holding provisions

continue to apply with modifications necessitated by the subject proposal until such time as the following matters have been satisfactorily addressed:

- satisfactory site plan, streetscape plan, grading plan, acoustical report, functional servicing report and servicing plans;
- gratuitous dedication of all greenbelt lands;
- receipt of securities for parkland and greenbelt protection and reinstatement, tree protection hoarding and chain link fencing for the adjacent park and greenbelt lands;
- satisfactory tree preservation plan and issuance of tree permit;
- submission of technical reports, issuance of a permit from CVC, and construction of the required Turtle Creek culvert;
- satisfactory Restoration Planting Plan and Erosion and Sediment Control Drawings to the satisfaction of CVC and the City;
- Enter into a Servicing Agreement for the installation of municipal services and associated works in support of the development, including the provision of securities, any contributions, fees and insurance;
- Enter into a Development Agreement for the implementation of warning clauses, requirements prior to Site Plan approval, and provisions to establish any necessary reciprocal easements/agreements for shared access, services and facilities associated with the future condominium development;
- inclusion of warning clauses in the development agreement advising prospective purchasers of the range of facilities within the abutting Birchwood Park;
- satisfactory arrangements with the Region of Peel, Public Works Department with respect to provision of regional services;
- submission of a final Phase 2 Environmental Site Assessment, including a letter of reliance, clean-up report, remediation action plan and a record of Site Condition to be filed on the Environmental Site Registry;

- design and installation of the Clarkson-Lorne Park entry feature within the municipal right-of-way to the satisfaction of the City;
- execution of a Section 37 – Public Benefits agreement to the satisfaction of the City.

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding provision would be removed by further amendment to the Zoning By-law.

### **Site Plan**

The applicant will be required to obtain Site Plan approval for the proposed development. While the applicant has addressed many concerns through the concept plan, further refinement of architectural elements, tree preservation and landscaping will take place through the review of the Site Plan drawings.

### **Green Development Initiatives**

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

- rainwater harvesting for on-site irrigation;
- permeable paving;
- reflective white roofing;
- living walls to be used for fencing or noise mitigation;
- internal bicycle storage;
- high efficiency lighting, plumbing and glazing.

### **FINANCIAL IMPACT:**

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

### **CONCLUSION:**

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant to reduce the amount of commercial space on the ground

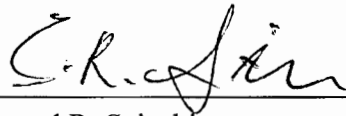
floor of the residential building does not constitute a substantial change to the proposal, it is recommended that no further public notice be required regarding the proposed changes.

The proposed Official Plan Amendment and Rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to permit a 324 unit condominium apartment building and three storey commercial/office building is compatible with the surrounding land uses for reasons as outlined in the report.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses for the lands.

**ATTACHMENTS:**

Appendix S-1: Information Report  
Appendix S-2: Recommendation PDC-0035-2013  
Appendix S-3: Excerpt of Clarkson-Lorne Park Neighbourhood  
Character Area Land Use Map  
Appendix S-4: Revised Concept Plan  
Appendix S-5: Revised Elevations  
Appendix S-6: Conceptual Drawings



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*



# Corporate Report

Clerk's Files

Appendix S-1

Originator's

Files OZ 12/010 W2

**PDC** MAY 27 2013

**DATE:** May 7, 2013

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 27, 2013

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a 324 unit condominium apartment building ranging**  
**in height from 4 to 6 storeys with limited ground floor**  
**commercial uses and to complete the partially constructed**  
**3-storey building at the southwest corner of the site for**  
**commercial/office uses**  
**1571, 1575 and 1601 Lakeshore Road West**  
**North side of Lakeshore Road West, east of**  
**Clarkson Road North**  
**Owner: 2286974 Ontario Inc.**  
**Applicant: Bousfields Inc.**  
**Bill 51**

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

**RECOMMENDATION:** That the Report dated May 7, 2013, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan for a portion of the subject lands from "Residential High Density – Special Site 6" to "Residential High Density - Special Site" and to change the Zoning from "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards) to "H-RA2-Exception" (Apartment Dwellings), "H-C4-Exception" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to

complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses under file OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be received for information.

**REPORT  
HIGHLIGHTS:**

- Community concerns identified to date relate to the generation of traffic, accessibility to the site and the need for the proposed type of development;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan and Zoning By-law amendment, resolution of design and grading details, and submission and review of revised plans and technical materials relating to engineering and conservation matters.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and community meetings have 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:	August 10, 2012 (Received) September 25, 2012 (Deemed Complete)
Existing Gross Floor Area:	1 015 m <sup>2</sup> (10,925 sq. ft.)
Height:	4 to 6 storeys
Lot Coverage:	43.1%
Floor Space Index:	1.88 (Overall) 1.80 (Excluding commercially zoned lands)
Landscaped Area:	47%
Net Density:	184 units/ha 75 units/acre

<b>Development Proposal</b>	
Gross Floor Area:	Apartment: 27 600 m <sup>2</sup> (297,085 sq. ft.) Commercial: 870 m <sup>2</sup> (9,365 sq. ft.) Commercial (partially constructed building): 1 015 m <sup>2</sup> (10,925 sq. ft.) Total Commercial: 1 885 m <sup>2</sup> (20,290 sq. ft.) Total Overall: 33 150 m <sup>2</sup> (356,825 sq. ft.)
Number of units:	324 apartment units
Anticipated Population:	790* *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.
Parking Required:	Residential 178 1-bedroom x 1.25 = 223 spaces 146 2-bedroom x 1.40 = 204 spaces Total: 427 spaces 324 x 0.20 visitor spaces = 65 spaces* Non-Residential: 70 spaces* *Application of Shared Parking Formula for residential visitor and non-residential = 110 spaces Grand Total: 537 spaces
Parking Provided:	435 underground spaces 45 surface spaces Total: 480 spaces
Supporting Documents:	<ul style="list-style-type: none"> <li>- Planning and Urban Design Rationale</li> <li>- Shadow Study</li> <li>- Traffic Impact Study and Parking Utilization Study</li> <li>- Environmental Noise Assessment</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Geotechnical Soil Investigation Report</li> </ul>



Development Proposal	
	<ul style="list-style-type: none"> <li>- Slope Stability Analysis</li> <li>- Turtle Creek Geomorphic and Erosion Assessment</li> <li>- Plan of Survey</li> <li>- Site Plan, Floor Plans, Roof Plan, Elevations and Sections</li> <li>- Engineering Drawings</li> <li>- Composite Utility Plan</li> <li>- Landscape and Streetscape Plan</li> <li>- Tree Inventory/Protection Plan</li> <li>- Valley Edge Restoration Planting Plan</li> <li>- Parcel Registry, Easement and Restriction Documents</li> <li>- Archaeological Satisfaction Letter</li> </ul>

Site Characteristics	
Frontage:	177 m (581 ft.) – Lakeshore Road West
Depth:	115 m (377 ft.)
Net Lot Area:	1.76 ha (4.35 ac.)
Existing Use:	A partially constructed 3-storey building at the southwest corner of the site. The remainder of the site is vacant.

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

### Green Development Initiatives

The applicant has proposed that the site could accommodate rainwater harvesting, on-site bicycle parking and storage, high efficiency lighting and windows, low flow fixtures and the inclusion of green "living walls".

### Neighbourhood Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area and the eastern edge of the Clarkson Village Community Node. The property slopes down

significantly from west to east. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Birchwood Park

East: Parking lot for Birchwood Park

West: One and two-storey retail, office and service commercial buildings along Lakeshore Road West, detached dwellings and Turtle Creek greenbelt area

South: Detached dwellings

**Current Mississauga Official Plan Designation and Policies for the Clarkson Village Community Node and the Clarkson-Lorne Park Neighbourhood Character Area (November 14, 2012)**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 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, including a City wide appeal of the "Mixed Use" designation.

The subject lands are located within the Clarkson Village Community Node and the Clarkson-Lorne Park Neighbourhood Character Area and are part of the Lakeshore Road Corridor. The lands are designated "**Residential High Density – Special Site 6**", "**Mixed Use**" and "**Greenbelt**".

"**Residential High Density - Special Site 6**" permits a maximum Floor Space Index (FSI) of 1.5, a maximum of 210 apartment dwelling units, and 32 townhouse dwellings, and a maximum apartment building height of six (6) storeys.

"**Mixed Use**" permits a variety of uses including, but not limited to commercial, personal service, institutional, residential and secondary office uses, which is defined as business, professional,

and administrative offices less than 10 000 m<sup>2</sup> (107,643 sq. ft.) or accommodating less than 500 jobs. A self-storage facility, detached and semi-detached dwellings and motor vehicle sales and rentals are not permitted.

**"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 conservation of natural heritage features and areas.

The applications are not in conformity with the portion of the subject lands designated "Residential High Density - Special Site 6".

There are other policies in the Official Plan which also are applicable in the review of these applications which have been outlined within Appendix I-9.

#### **Clarkson Village Study**

On September 20, 2010, Planning and Development Committee (PDC) considered a report on the Clarkson Village Study and recommended that a public meeting be held on the proposed amendments to the City's Official Plan and Zoning By-law 0225-2007. A Public Meeting was held on February 13, 2012, at which time Planning staff presented a report outlining the proposed amendments and heard feedback from persons in attendance at the meeting. It is expected that a final report on comments on the Clarkson Village Study will be scheduled for an upcoming Planning and Development Committee meeting prior to the summer.

Notwithstanding the foregoing, the subject applications will be evaluated on their own merits having regard to relevant work that will have been undertaken through the study by the time the Supplementary Report is prepared on these applications.

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

**"Residential High Density – Special Site"** to permit a maximum Floor Space Index (FSI) of 1.8, a maximum of 324 apartment dwelling units in a building ranging in height from 4 to 6 storeys and ground floor commercial uses up to a maximum gross floor area of 900 m<sup>2</sup> (9,688 sq. ft.).

The **"Mixed Use"** and **"Greenbelt"** designations will continue to apply to the areas currently designated as such.

### **Existing Zoning**

**"H-RA2-46" (Apartment Dwellings)**, which permits 32 townhouse units in addition to a maximum 210 unit apartment building subject to site specific regulations. All site development plans shall comply with Schedule RA2-46 of this Exception. The "H" Holding Symbol is to be removed from the whole or any part of the lands upon satisfaction of the requirements listed in Appendix I-10.

**"H-C4-45" (Mainstreet Commercial)**, which permits townhouse dwellings, office, retail store, personal service establishment and repair service uses. All site development plans shall comply with Schedule C4-45 of this Exception. The "H" Holding Symbol is to be removed from the whole or any part of the lands upon satisfaction of the requirements listed in Appendix I-10.

**"G1" (Greenbelt - Natural Hazards)**, which permits flood control, stormwater management, erosion management and natural heritage features and areas conservation.

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

**"H-RA2-Exception" (Apartment Dwellings)**, to permit apartment dwellings as well as limited ground floor commercial uses in accordance with standards contained in Appendix I-11. The current requirements for removing the "H" Holding Symbol listed in Appendix I-10 will continue to apply.

**"H-C4-Exception" (Mainstreet Commercial)**, to permit the commercial uses in accordance with standards contained in Appendix I-11. The current requirements for removing the "H" Holding Symbol listed in Appendix I-10 will continue to apply.

**"G1" (Greenbelt - Natural Hazards)**, which permits flood control, stormwater management, erosion management and natural heritage features and areas conservation.

### **BONUS ZONING**

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 - Bonus Zoning. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted development are deemed good planning by Council through the approval of a development application. Should these applications be approved in principle by Council, or through the Ontario Municipal Board, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 2 Councillor, Pat Mullin on February 26, 2013 and a subsequent focus group meeting was held on March 26, 2013. The applicant also hosted their own public open house on January 15, 2013.

Issues raised by the community at the community and focus group meetings are summarized below and will be addressed in the Supplementary Report:

- impacts on traffic along Lakeshore Road West and the movement of vehicles into and out of the site, including the implications of queuing both internally and on Lakeshore Road West;
- Concerns regarding the fly ash contained beneath Birchwood Park;

- the adequacy of on-site visitor and commercial parking spaces; and
- the necessity of more condominium apartment units.

### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- revision to the parking layout in order to remove parking spaces from the floodplain;
- consideration of further refinement of the architectural features including entrances and the buildings relationship to the street;
- the location and design of the Village Gateway feature;
- the streetscape treatment along Lakeshore Road West; and
- the resolution of grading concerns adjacent to Birchwood Park.

### **OTHER INFORMATION**

#### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm drainage, noise attenuation, boulevard improvements and streetscape requirements which will require the applicant to enter into appropriate agreements with the City.

#### **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:**

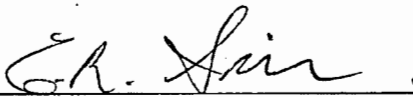
Most agency and City department comments have been received and after the public meeting has been held and all issues are



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

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Clarkson-Lorne Park Neighbourhood Character Area/Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Relevant Mississauga Official Plan Policies
- Appendix I-10: Removal of "H" Holding Symbol Requirements
- Appendix I-11: Proposed Zoning Standards
- Appendix I-12: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: David Breveglieri, Development Planner*

2286974 Ontario Inc.

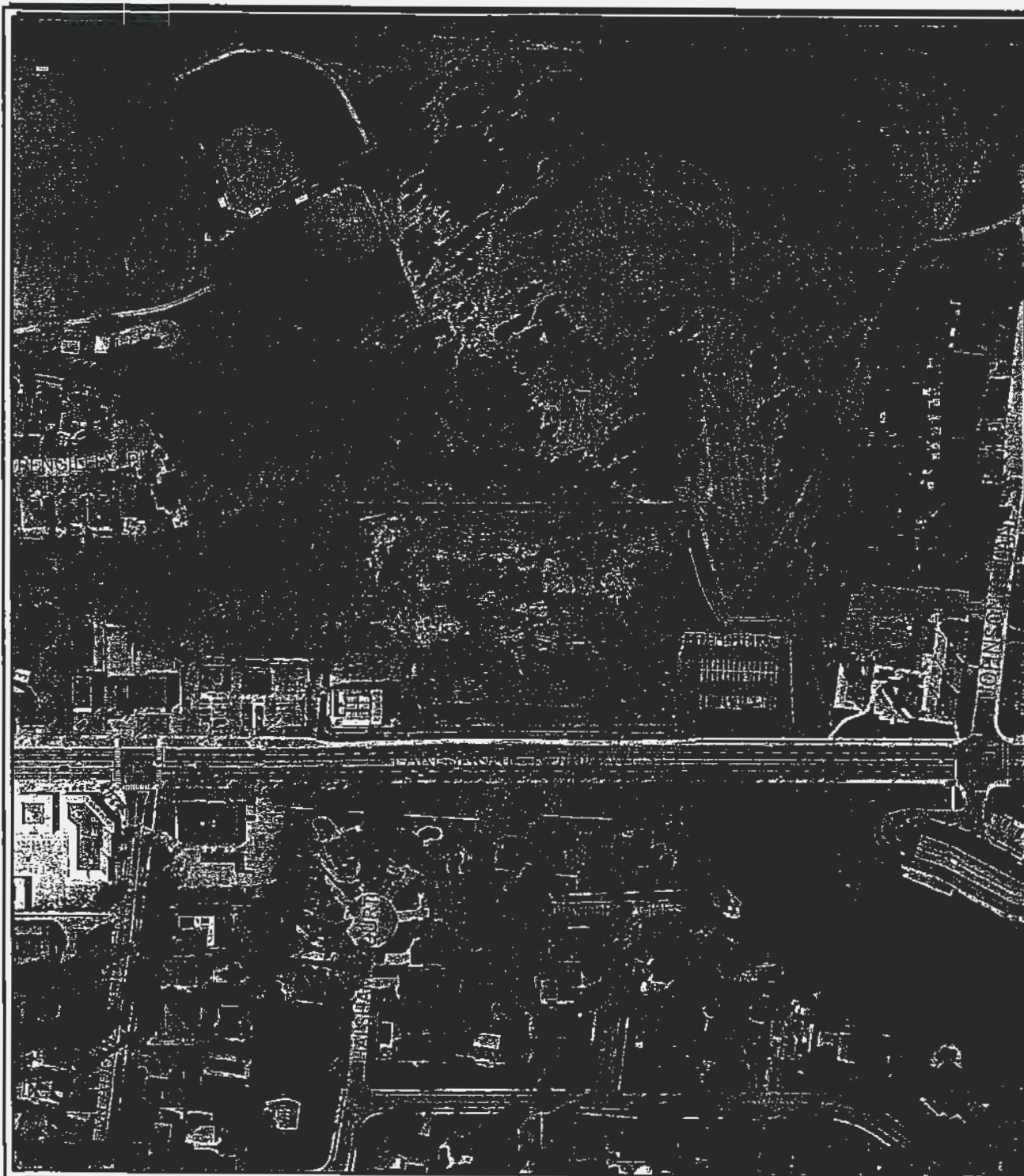
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**Site History**

- May 5, 2003 - Region of Peel approved the Clarkson-Lorne Park District Policies of Mississauga Plan which continued to designate the subject lands "Residential Low Density II";
- June 20, 2003 – Official Plan Amendment and Rezoning applications submitted under file OZ 03/022 W2 to develop the lands for 50 townhouse dwellings;
- August 17, 2004 – Applications amended to propose 78 townhouse dwelling units, 24 of which front onto Lakeshore Road West in a mixed commercial/residential configuration;
- March 23, 2005 – Applications further revised to propose 248 units, including a maximum of 210 apartment units in a 6 storey apartment building, 34 row dwelling units, and 4 mixed commercial/residential row dwelling units fronting Lakeshore Road West;
- December 12, 2005 – Applications were adopted by Council including provision for an "H" Holding Symbol;
- July 5, 2006 – Council adopted implementing Official Plan and Zoning By-law amendments;
- November 16, 2006 – Minor variance application under file 'A' 492/06 was granted for parking, front and side yard setbacks, lot area and to permit a sales pavilion on the ground floor with model suites on upper floors of the 3 storey building fronting Lakeshore Road West. The Committee granted approval of the use of the building for a temporary period of five (5) years expiring on December 31, 2011;
- May 16, 2007 – Site plan application under file SP 07/132 W2 submitted for a temporary sales office. Application cancelled on October 3, 2012;
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals were filed the provisions of the new By-law apply. The subject lands are zoned "H-RA2-46" (Apartment Dwellings), "H-C4-45" (Mainstreet Commercial) and "G1" (Greenbelt-Natural Hazards);

**2286974 Ontario Inc.****File: OZ 12/010 W2**

- June 29, 2007 – Application for Removal of H Holding provision under file H-OZ 07/002 W2 submitted for subject lands. Application cancelled on May 16, 2011;
- July 11, 2007 - Site plan application SP 07/184 W2 submitted to permit 32 townhouse dwelling units. File cancelled on May 16, 2011;
- June 27, 2008 – Conditional building permit issued for temporary sales office;
- November 14, 2012 - The Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan (2011), as modified, save and except certain appeals which have no effect on the subject applications. The subject lands are designated "Residential High Density – Special Site 6", "Mixed Use" and "Greenbelt".



LEGEND:



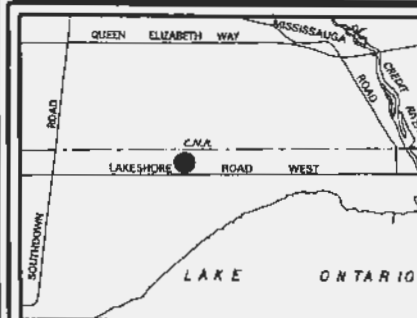
SUBJECT LANDS

DATE OF AERIAL PHOTO : MARCH 2012  
THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

2286974 ONTARIO INC.



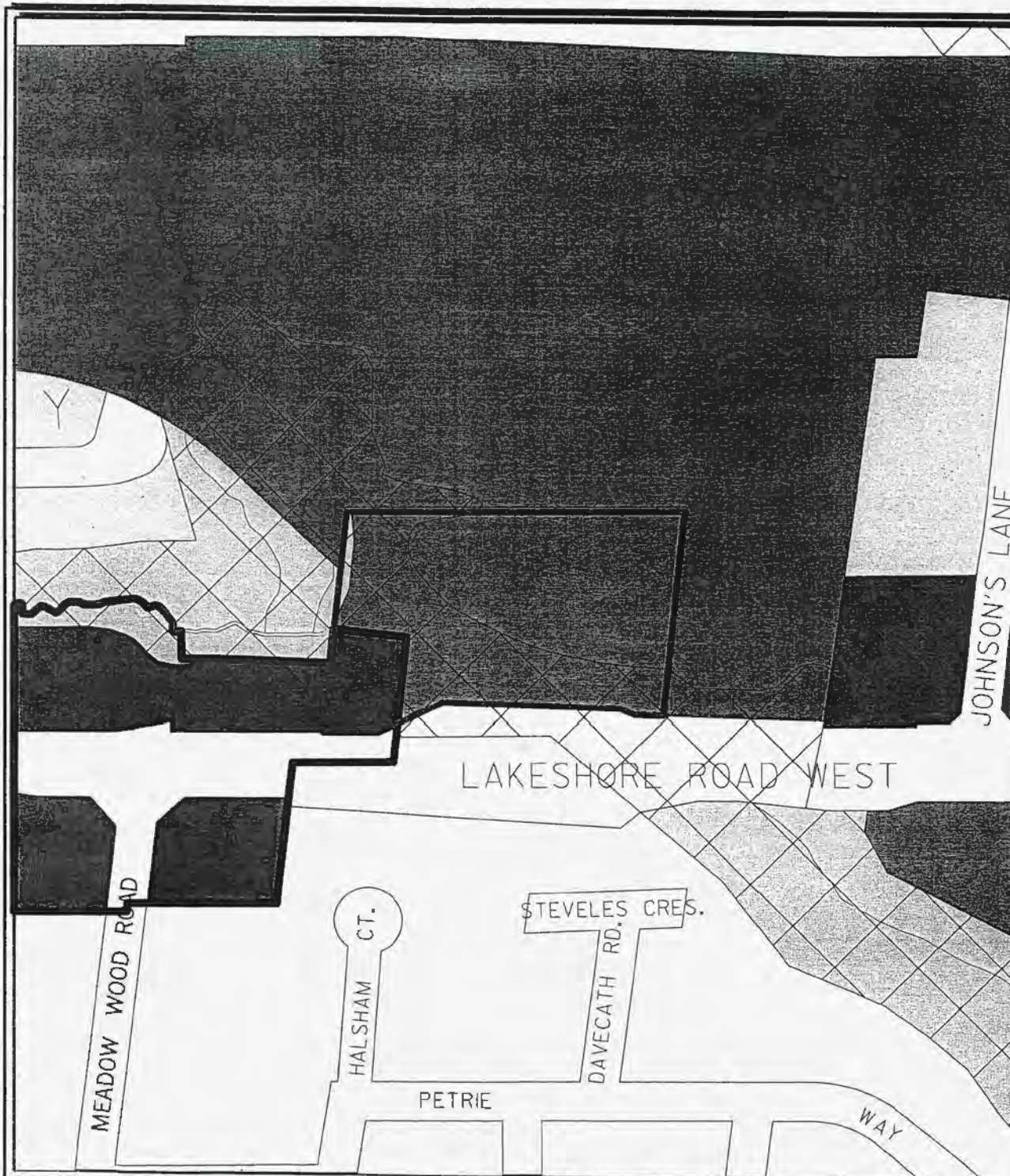
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PDC DATE:  
2013 05 27  
DRAWN BY:  
K. PROKOP

APPENDIX I-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 NEP Composite Noise Contours		City Centre Transit Terminal
	LDPIA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exempt from LDPIA 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		
	NO2 Region of Peel Non-Decision		

SUBJECT LANDS



SUBJECT:

**2286974 ONTARIO INC.**



FILE NO:  
OZ 12010 W2

DWG. NO:  
12010L

SCALE:  
1:3000

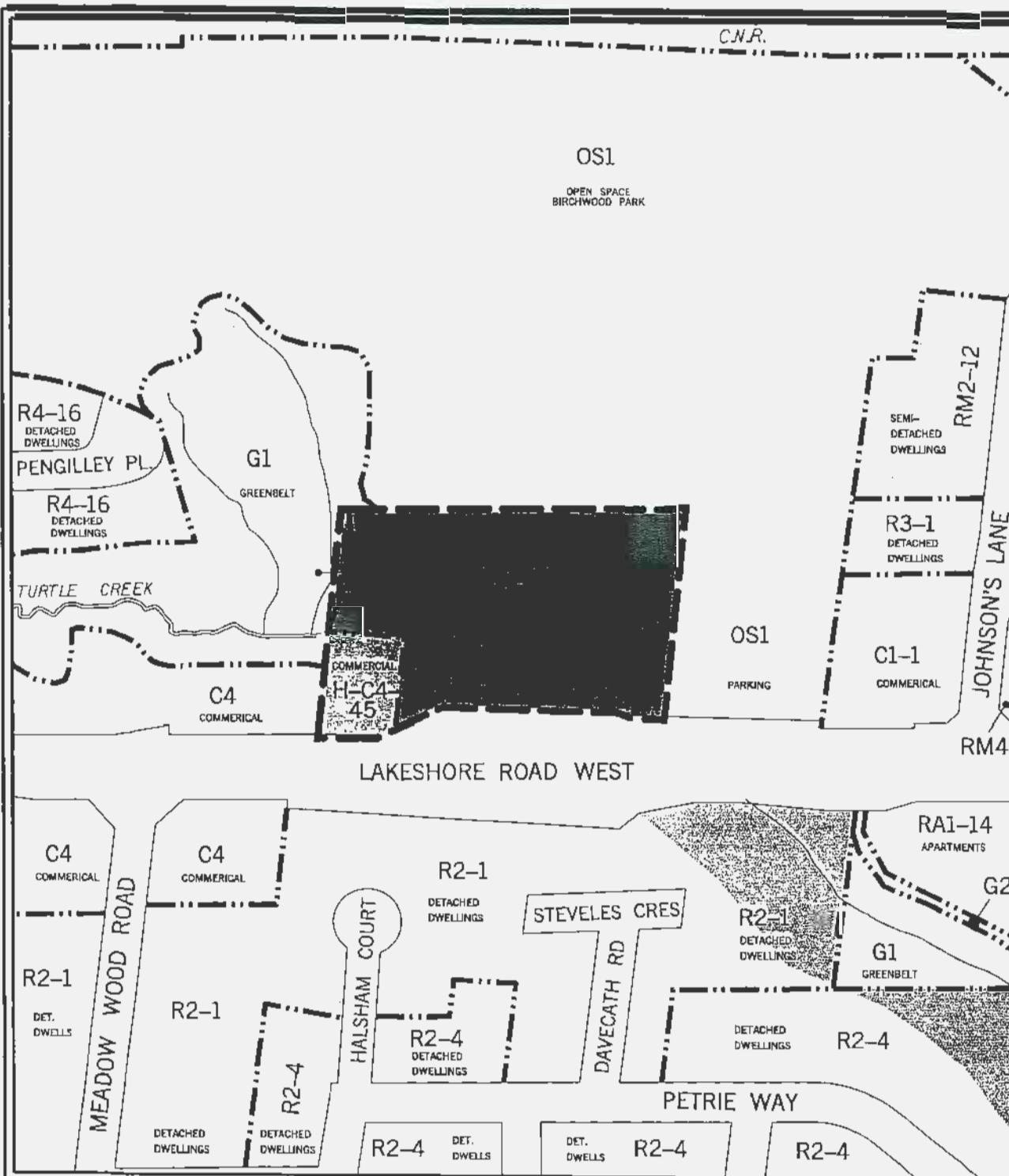
DATE:  
2013 05 27

DRAWN BY:  
K. PROKOP

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

APPENDIX 1-3



# LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY-SPECIAL SITE 6' TO 'RESIDENTIAL HIGH DENSITY-SPECIAL SITE' AND PROPOSED REZONING FROM 'H-RA2-46' (APARTMENT DWELLINGS) TO 'H-RA2-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 324 UNIT CONDOMINIUM APARTMENT BUILDING RANGING IN HEIGHT FROM 4 TO 6 STOREYS WITH LIMITED GROUND FLOOR COMMERCIAL USES.



PROPOSED REZONING FROM 'H-C4-45' (MAINSTREET COMMERCIAL) TO 'H-C4-EXCEPTION' (MAINSTREET COMMERCIAL) TO PERMIT COMMERCIAL OFFICE USES IN THE PARTIALLY CONSTRUCTED BUILDING.



TO REMAIN 'GREENBELT' AND 'G1' (GREENBELT-NATURAL HAZARDS).

NOTE: THE "MIXED USE" POLICIES UNDER MISSISSAUGA OFFICIAL PLAN ARE CURRENTLY UNDER CITY-WIDE APPEAL

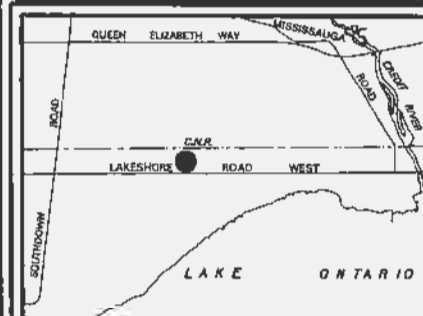
EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.

THIS IS NOT A PLAN OF SURVEY.



## SUBJECT:

2286974 ONTARIO INC.



FILE NO:  
OZ 12010 W2  
DWG. NO:  
12010R  
SCALE:  
1:3000  
PDC DATE:  
2013 05 27  
DRAWN BY:  
K. PROKOP

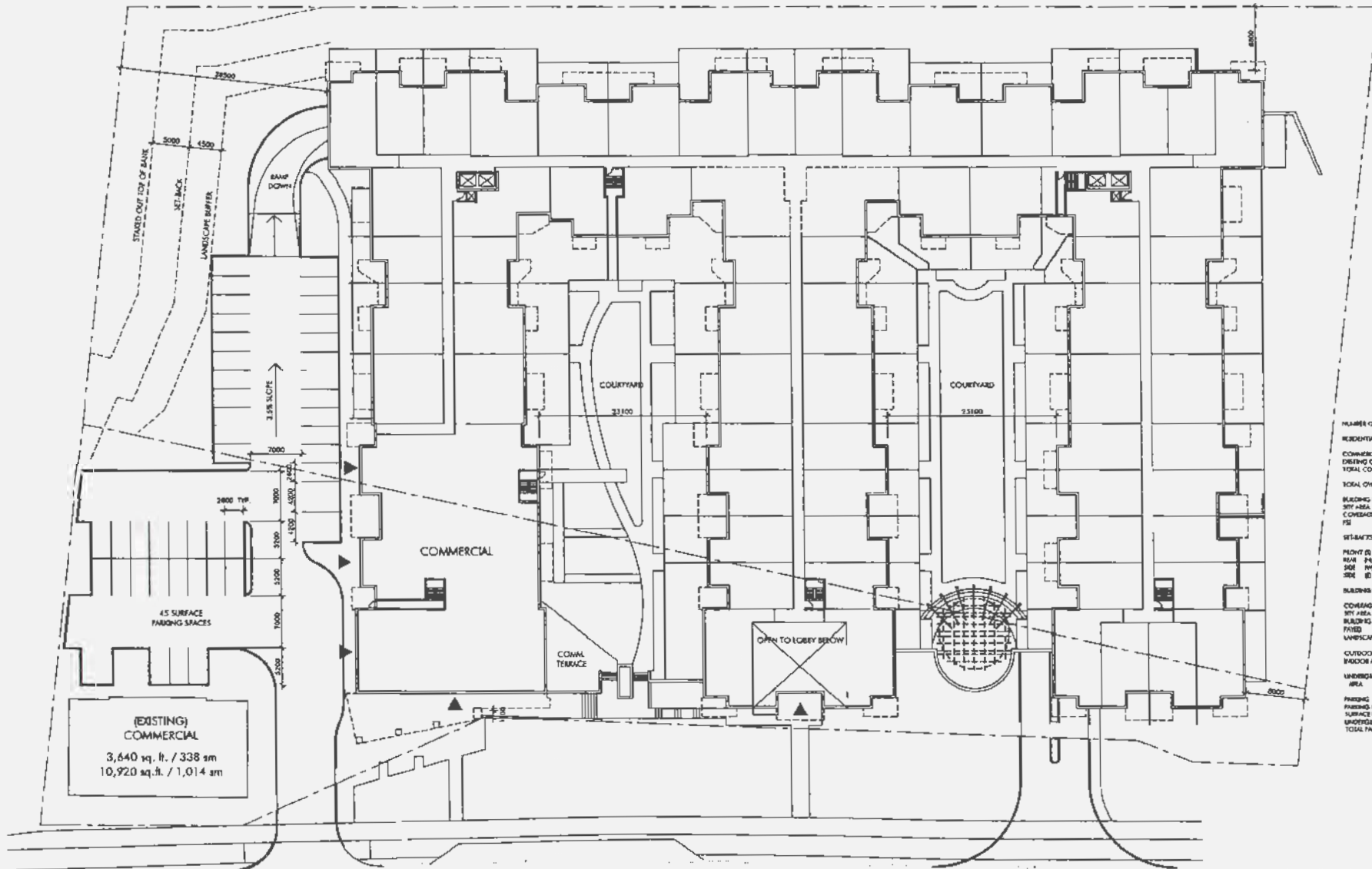
APPENDIX 1-4

MISSISSAUGA  
Planning and Building

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T&W, Geomatics

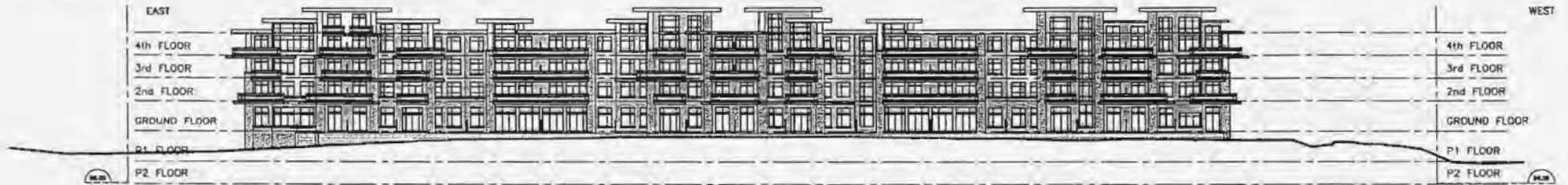


# CONCEPT PLAN



NUMBER OF UNITS	324
RESIDENTIAL GFA	297,093 sq.ft. / 27,600 sm
COMMERCIAL AREA	8,348 sq.ft. / 870 sm
EXISTING C1 BUILDING	16,725 sq.ft. / 1,545 sm
TOTAL COMMERCIAL	25,073 sq.ft. / 2,315 sm
TOTAL OVERALL GFA	326,825 sq.ft. / 30,115 sm
BUILDING FOOTPRINT	7,754 sm
STY AREA	17,277 sm
COVERAGE	43.1%
PSI	1.64
SET-BACKS	10' (FRONT) 10' (SIDE) 10' (REAR)
HEIGHT	7.5 m
REAR SET-BACK	7.5 m
SIDE SET-BACK	4.5 m
BUILDING HEIGHT	18.0 m (max) (subject to review)
COVERAGE	12.91%
STY AREA	7,754 sm
POSD	1,632 sm
LANDSCAPED	6,271 sm
OUTDOOR AMENITY AREA	24,873 sq.ft. / 2,290 sm
INDOOR AMENITY AREA	1,945 sq.ft. / 180 sm
UNDERGROUND PARKING	167,230 sq.ft. / 15,534 sm
PARKING	480
PARKING PROVIDED	480
UNDERGROUND PROVIDED	415
TOTAL PARKING PROVIDED	480

# ELEVATIONS



REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION



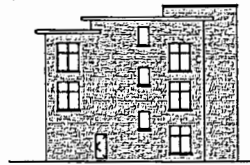
EAST ELEVATION



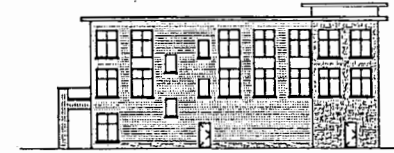
WEST ELEVATION

# ELEVATIONS

## EXISTING COMMERCIAL BUILDING



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



TYPICAL COURTYARD ELEVATION

2286974 Ontario Inc.

File: OZ 12/010 W2

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (November 5, 2012).	<p>This property is within the vicinity of Birchwood Park. This site was used for the disposal of flyash and bottom ash from the Lakeview Generating Station. Leachate has been detected. A park is located on the site and is catalogued by the MOE as A220105.</p> <p>Comments from the Region outline necessary revisions to the Functional Servicing Report (FSR) as well as waste collection requirements prior to the preparation of a Supplementary Report.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (October 25, 2012 and October 9, 2012)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards also require that warning clauses with respect to temporary school and transportation arrangements be included in any Agreements of Purchase and Sale and the Development and/or Servicing Agreements.</p>
Credit Valley Conservation (CVC) (February 22, 2013)	<p>The Functional Servicing Report is required to be updated. Also the Concept Plan must be updated with the following:</p> <ul style="list-style-type: none"> <li>• Topographic surveyed elevations (contours) including Creek with Tributary (from Topographic Surveyed Map by Rady Pentek)</li> <li>• Staked and approved Top of Bank by CVC</li> <li>• Long Term Stable Slope Line along with sections from Geotechnical Report by Soil engineers, dated July 11, 2012 <u>for both slopes</u></li> <li>• Existing and Proposed floodlines</li> </ul>

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> <li>• Appropriate setbacks based on CVC policy</li> </ul> <p>CVC staff recommends that the applicant consider, if feasible, incorporating Low Impact Development (LID) Best Management Practices (BMP) as part of the SWM measures to be employed through the proposed development.</p> <p>Over time, the slope may recede to the area of the hazard limit. It is recommended that the distance between any proposed structures and the hazard limit should be maximized to the extent feasible. It has been CVC's experience that when hazard lands are lost due to slope failures, there is some urgency for an engineered solution by the residents. These engineered solutions are usually not supported by CVC.</p> <p>CVC have the following recommendations for developments near the crest of slope:</p> <ul style="list-style-type: none"> <li>• Provide an access point along the crest of the slope.</li> <li>• Keep heavy equipment and loads away from the slope.</li> <li>• Allow for the re-direction of surface flows away from the slope hazard areas.</li> <li>• Provide tableland areas for potential future re-vegetation and/or re-forestation.</li> <li>• Maintain healthy trees and vegetation in the hazard and slope areas.</li> <li>• Allow for the placement of sediment controls measure and limit of working easement.</li> <li>• Do not dispose of garden waste in the hazard or slope areas.</li> <li>• Where applicable, the above recommendation should be followed to minimize potential slope hazards.</li> </ul>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 15, 2013)	<p>Future residents of the proposal will receive park service at Birchwood Park (P-137), which is located adjacent to the development site and contains active recreational facilities, namely: lit and unlit ball diamonds, a soccer field, play sites, basketball hoops, a toboggan hill, a public washroom, parking lots and a park pathway which may, at some point in the future be lit.</p>



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Agency / Comment Date	Comment
	<p>Permission for construction access through the adjacent park (P-137 Birchwood Park) or proposed greenbelt property will not be granted. Excavation onto City owned lands will not be permitted and an undisturbed condition at the shared property line is to be maintained and controlled throughout the entire construction process.</p> <p>Prior to the Supplementary Report proceeding, resolution of issues pertaining to the interface between the at-grade parking lot on the west side of the site and the lands to be dedicated to the City as Greenbelt will be required. A Greenbelt Restoration Plan and Tree Preservation Plan shall be submitted to the satisfaction of Community Services.</p> <p>As part of the Servicing and Development Agreements, a detailed cost estimate for works relating to the approved Greenbelt Restoration Plan will be required, as well as further provisions to secure for items such as but not limited to greenbelt and parkland protection and reinstatement, tree protection, and 1.5 m (4.9 ft.) high black vinyl chainlink fencing along the mutual property line shared with Birchwood Park (P-137). Further provisions will prohibit stockpiling of material on City lands.</p> <p>Prior to enactment of the implementing Zoning By-law, the applicant shall gratuitously dedicate all greenbelt lands in a condition acceptable to the City, as well as submit a cash contribution for securities to ensure greenbelt and parkland protection and reinstatement, tree protection, removal of existing street trees on Lakeshore Road West, parkland fencing, and a processing fee for streetscape review.</p> <p>Detailed design of items related to the interface between Birchwood Park (P-137) and the proposed development such as fencing, upgraded streetscape works, and grading along the mutual property line of Birchwood Park and the development site will be finalized as part of the Site Plan Approval process.</p> <p>Community Services is collaborating with other City Departments, external stakeholders and the applicant to appropriately locate new Clarkson Village Gateway Signage as part of this development.</p>

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Agency / Comment Date	Comment
	Prior to issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.
City Community Services Department – Culture Division (October 12, 2012)	Archaeological concerns have been addressed.
City Community Services Department – Fire and Emergency Services Division (January 28, 2013)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable. However, based on the limited information contained in these applications, it is unclear as to how compliance with both the OBC and By-law 1036-81 will be achieved with respect to street frontages, fire access and exterior fire protection such as hydrants. This will be assessed through the site plan and building permit review processes.
City Transportation and Works Department (April 24, 2013)	<p>A Noise Report, Functional Servicing Report and Traffic Impact Study have been received and are currently under review. Detailed comments/conditions will be provided prior the Supplementary Report pending the review of the foregoing.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant will be required to revise the grading and site plans and provide the appropriate details and cross sections to address grading concerns along the perimeter of the site adjacent to Birchwood Park and Turtle Creek. In addition, confirmation will be required regarding the proposed tenure and the sequencing of any future phases.</p> <p>Furthermore, a Phase 2 Environmental Site Assessment, including a Letter of Reliance, has been requested to address the possibility of contamination and remediation on the subject lands in accordance with City Policy.</p> <p>Approval will be required from the CVC regarding changes to the grading and floodplain, design of the culvert and on-site stormwater management requirements.</p>

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File: OZ 12/010 W2

Agency / Comment Date	Comment
	Further detailed comments/conditions will be provided prior the Supplementary Report pending the review of the revised material.
Bell Canada (October 17, 2012)	A detailed review of the applications has been completed and an easement may be required to service the subject property depending on a review of more detailed applications under the <i>Planning Act</i> .
Canada Post (October 10, 2012)	<p>As this project is a multi-unit residential and commercial/retail development, a centralized mail receiving area must be provided in order for Canada Post to provide mail service to the residents. When there are more than 100 units, a secure rear loading mail room must be provided. Refer to the National Postal Delivery Standards Manual for detailed specifications for construction that must be adhered to.</p> <p>If mailboxes are placed indoors it is required that arrangements are to be made by the developer for an electronic mechanism override for the main door so that the mail delivery person may access the mailbox panel inside the building.</p> <p>As per revised National Delivery Policy, in most cases, street level residences and businesses will receive mail delivery at centralized locations, not directly to their door. For example, extra mail compartments can be provided to sufficiently accommodate these.</p> <p>It is also requested that the developer contact Canada Post for a postal code. Existing postal coding will be revised. New postal codes will be issued in the future.</p>
GO Transit (Metrolinx) (October 31, 2012)	<p>A specific warning clause is required to be included in any Development Agreements, Offers to Purchase or Agreements of Purchase and Sale or Lease for all residential units within 300 m (984 ft.) of the rail corridor.</p> <p>The Owner shall grant Metrolinx an environmental easement for operational emissions registered on title against the subject residential dwellings in favour of Metrolinx.</p>

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File: OZ 12/010 W2

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"><li>- Development Services, City of Mississauga</li><li>- Enbridge Gas</li><li>- Enersource Hydro Mississauga Inc.</li><li>- Rogers Cable</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>- Conseil Scolaire de District Catholique Centre-Sud</li><li>- Conseil Scolaire de District Centre-Sud-Ouest</li><li>- Credit Valley Hospital</li><li>- Realty Services, City of Mississauga</li><li>- The Trillium Health Centre</li></ul>

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**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>29 Kindergarten to Grade 5</li> <li>15 Grade 6 to Grade 8</li> <li>31 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation:           <ul style="list-style-type: none"> <li>Whiteoaks P.S.               <ul style="list-style-type: none"> <li>Enrolment: 676</li> <li>Capacity: 558</li> <li>Portables: 3</li> </ul> </li> <li>Hillcrest M.S.               <ul style="list-style-type: none"> <li>Enrolment: 482</li> <li>Capacity: 476</li> <li>Portables: 1</li> </ul> </li> <li>Lorne Park S.S.               <ul style="list-style-type: none"> <li>Enrolment: 1,121</li> <li>Capacity: 1,236</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Student Yield:           <ul style="list-style-type: none"> <li>7 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>School Accommodation:           <ul style="list-style-type: none"> <li>St. Christopher               <ul style="list-style-type: none"> <li>Enrolment: 461</li> <li>Capacity: 443</li> <li>Portables: 2</li> </ul> </li> <li>Iona Catholic               <ul style="list-style-type: none"> <li>Enrolment: 1,238</li> <li>Capacity: 723</li> <li>Portables: 17</li> </ul> </li> </ul> </li> </ul>

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## **Applicable Mississauga Official Plan (2011) Policies**

### **Clarkson-Lorne Park Neighbourhood Character Area and Clarkson Village Community Node Character Area**

The proposed development is located within the both Clarkson Lorne Park Neighbourhood Character Area and the Clarkson Village Community Node Character Area and are also part of the Lakeshore Road Corridor.

### **Community Nodes**

Section 14.1.1.2 – For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.

### **Neighbourhoods**

Section 16.1.1.1 – For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.

Section 16.1.1.2 – Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that:

- a. an appropriate transition in heights that respects the surrounding context will be achieved;
- b. the development proposal enhances the existing or planned development;
- c. the City Structure hierarchy is maintained; and
- d. the development proposal is consistent with the policies of this Plan.

### **Urban Design Policies**

Sections 14.2.1 and 16.5.1 – The Urban Design Policies for both sections state that development should be compatible with and enhance the character on the neighbourhood as a diverse established community by integrating with the surrounding area and that development should be



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designed to reflect and enhance the Clarkson Village Mixed Use area streetscape.

### **Neighbourhoods**

Section 5.3.5.3 – Where higher density uses are proposed, they should be located on sites identified by a local area plan, along Corridors or in conjunction with existing apartment sites or commercial centres.

Section 5.3.5.5 – Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

Section 5.3.5.6 – Development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

### **Corridors**

Section 5.4.4 – Development on Corridors should be compact, mixed use and transit-friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.

Section 5.4.7 – Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.

Section 5.4.8 – Corridors will be subject to a minimum building height of two storeys and the maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through planning studies. Except along Intensification corridors and within Major Transit Station Areas, the minimum building height requirement will not apply to Employment Areas.

### **Build a Desirable Urban Form**

Section 9.1.3 – Infill and redevelopment within a Neighbourhood will respect the existing and planned character.

Section 9.1.5 – Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.

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Section 9.1.6 – The urban form of the city will ensure that the Green System is protected, enhanced and contributes to a high quality urban environment and quality of life.

Section 9.2.2.1 – Heights in excess of four storeys will be required to demonstrate that an appropriate transition in height and built form that respects the surrounding context will be achieved.

Section 9.2.2.4 – While new development need not mirror existing development, new development in Neighbourhood will:

- a. respect existing lotting patterns;
- b. respect the continuity of front, rear and side yard setbacks;
- c. respect the scale and character of the surrounding area;
- d. minimize overshadowing and overlook on adjacent neighbourhoods;
- e. incorporate stormwater best management practice;
- f. preserve mature high quality trees and ensure replacement of the tree canopy; and
- g. be designed to respect the existing scale, massing, character and grades of the surrounding area.

Section 9.2.2.7 – Development on Corridors will be encouraged to:

- a. assemble small land parcels to create efficient development parcels;
- b. face the street, except where predominate development patterns dictate otherwise;
- c. not locate parking between the building and the street;
- d. site building to frame the street and where non-residential uses are proposed to create a continuous street wall;
- e. provide entrances and transparent windows facing the street for non-residential uses;
- f. support transit and active transportation modes;
- g. consolidate access points and encourage shared parking, service areas and driveway entrances; and
- h. provide concept plans that show how the site can be developed with surrounding lands.

Section 9.3.1.7 – Streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting and signage.

Section 9.3.1.9 – Development and elements within the public realm will be designed to provide continuity of the streetscape and minimize visual clutter.

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Section 9.5.1.1 – Buildings and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 9.5.1.3 – Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.

Section 9.5.1.11 – New residential development abutting major roads should be designed with a built form that mitigates traffic noises and ensures the attractiveness of the thoroughfare.

Section 9.5.3.2 – Buildings must clearly address the street with principal doors and fenestrations facing the street in order to:

- a. ensure main building entrances and at grade uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk;
- b. provide strong pedestrian connections and landscape treatments that link the buildings to the street; and
- c. ensure public safety.

Section 9.5.3.7 – Buildings will be pedestrian oriented through the design and composition of their facades, including their scale, proportion, continuity, rhythms, texture, detailing and materials.

Section 9.5.4.1 – Development proposals should enhance public streets and the open space system by creating a desirable street edge condition.

Section 9.5.4.4 – Along Corridors where an urban character is appropriate, buildings should be located close to and aligned with the street to enclose the street.

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

Section 19.5 of Mississauga Official Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;

**2286974 Ontario Inc.****File: OZ 12/010 W2**

- 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 applications;
- 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.

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File: OZ 12/010 W2

**Removal of "H" Holding Symbol Requirements**

That the "H" Holding provision is to be removed from the whole or any part of the lands zoned "H-C4-45" (Mainstreet Commercial) and "H-RA2-46" (Apartment Dwellings), by further amendment, upon satisfaction of the following requirements:

- (1) submission of a satisfactory site plan, acoustical report, functional servicing report, grading plan, tree preservation plan and servicing plans;
- (2) issuance of any required tree permit(s) in accordance with By-law No. 0474-2005;
- (3) payment in an amount satisfactory to the City of Mississauga for street tree plantings along Lakeshore Road West;
- (4) receipt of clearance from the Ministry of Culture with respect to the archaeological assessment;
- (5) gratuitous transfer and dedication of Lakeshore Road West right-of-way widening to the City of Mississauga;
- (6) gratuitous transfer and dedication of all lands zoned "G1" (Greenbelt) to the City of Mississauga;
- (7) provision of securities satisfactory to the City of Mississauga for parkland and greenbelt protection and reinstatement, tree protection hoarding and chain link fencing for the adjacent park and greenbelt lands;
- (8) issuance of a permit from the Credit Valley Conservation for the installation of the required Turtle Creek culvert;
- (9) installation of the required Turtle Creek culvert works to the satisfaction of the Credit Valley Conservation;
- (10) delivery of an executed development and/or servicing agreement in a form satisfactory to the City of Mississauga, including the implementation of all requirements and warning clauses outlined in any outstanding technical studies or reports, in addition to warning clauses advising prospective purchasers of the range of facilities within the abutting Birchwood Park;
- (11) confirmation that satisfactory arrangements have been made with the Region of Peel Public Works Department with respect to both the provision of municipal services (water and sanitary sewer) and the adequacy of services to the proposed development.

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## Proposed Zoning Standards

Item	Existing "RA2-46" By-law Standard	Proposed "RA2-Exception" By-law Standard
Maximum total number of apartment, long-term care and retirement dwelling units	210	324
Maximum number of townhouse dwelling units	32	N/A
Maximum gross floor area-apartment dwelling zone	16 200 m <sup>2</sup> (174,381 sq. ft.)	28 600 m <sup>2</sup> (307, 858 sq. ft.)
Maximum gross floor area - residential used for townhouse dwellings	6 800 m <sup>2</sup> (73,197 sq. ft.)	N/A
Maximum gross floor area-non-residential	N/A	900 m <sup>2</sup> (9,687 sq. ft.)
Maximum height	6 storeys (as per Exception Schedule)	6 storeys
Permitted Commercial Uses	N/A	Retail store; personal service establishment; restaurant; take-out restaurant; veterinary clinic; animal care establishment; commercial school; office; medical office; financial institution
Parking Standards	<p>1.25 resident spaces per one-bedroom unit</p> <p>1.4 resident spaces per two- bedroom apartment unit</p> <p>0.2 visitor spaces per unit</p>	<p>1.1 resident spaces per one-bedroom unit (196 parking space requirement)</p> <p>1.3 resident spaces per two-bedroom unit (190 parking space requirement)</p> <p>0.2 visitor spaces per unit (65 space requirement)</p> <p>3.2 spaces per 100 m<sup>2</sup> – office</p> <p>4.0 spaces per 100 m<sup>2</sup> – retail/ personal service</p> <p>Provision for 94 shared residential visitor/commercial parking spaces</p>

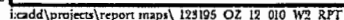


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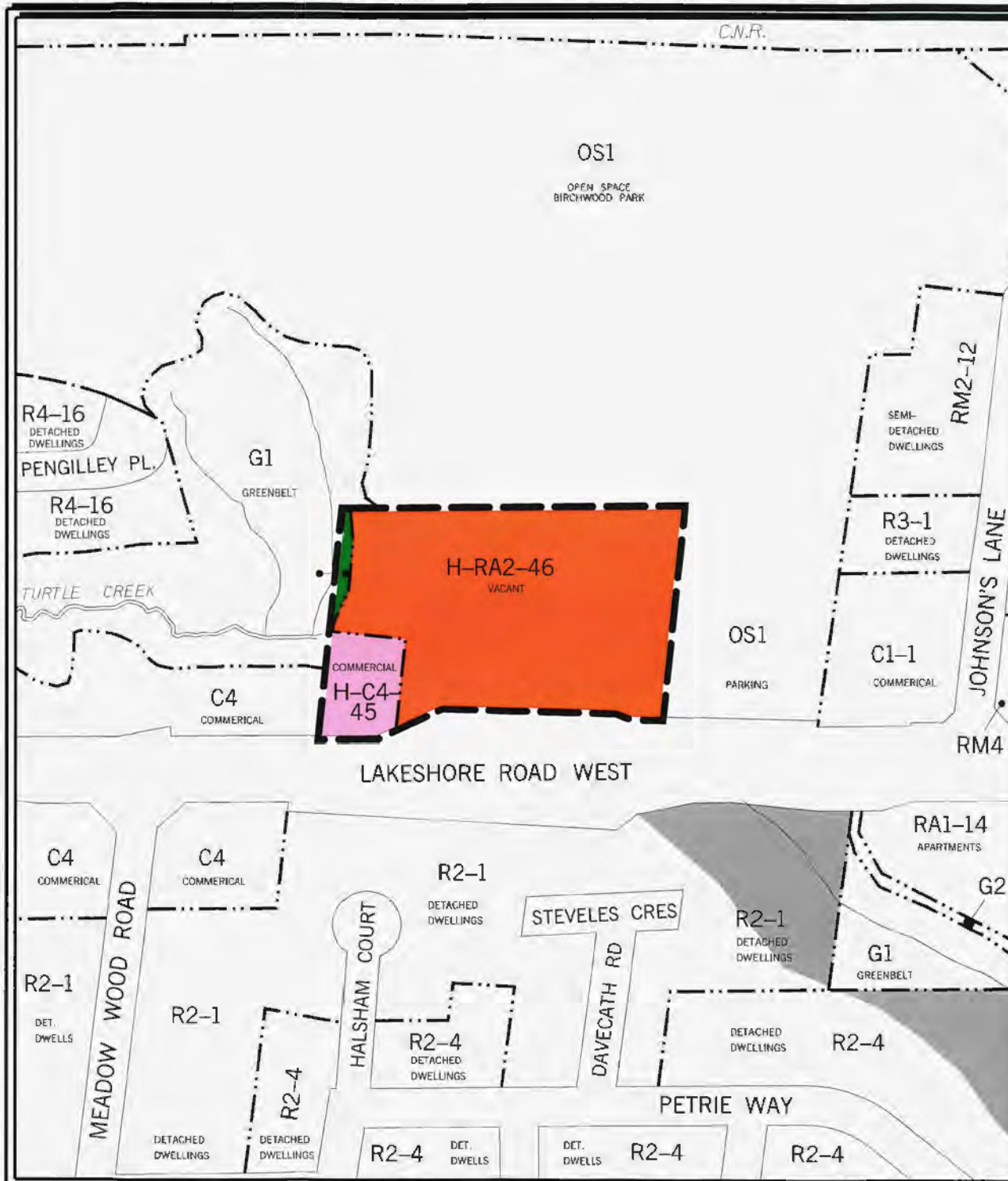
**Proposed Zoning Standards**

<b>Item</b>	<b>Existing "C4-45" By-law Standard</b>	<b>Proposed "C4-45-Exception" By-law Standard</b>
Permitted Uses	(1) Townhouse Dwelling (2) Office (3) Retail Store (4) Personal Service Establishment (5) Repair Service	Uses as specified for a C4 zone
Parking Standard	2 spaces per townhouse dwelling  3.2 spaces per 100m <sup>2</sup> – office  4.0 spaces per 100m <sup>2</sup> – retail/personal service	3.2 spaces per 100 m <sup>2</sup> – office  4.0 spaces per 100 m <sup>2</sup> – retail/personal service  Provision for 94 shared residential visitor/commercial parking spaces



**Appendix S-2****2286974 Ontario Inc.****File: OZ 12/010 W2****Recommendation PDC-0035-2013**

"That the Report dated May 7, 2013, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan for a portion of the subject lands from 'Residential High Density – Special Site 6' to 'Residential High Density - Special Site' and to change the Zoning from 'H-RA2-46' (Apartment Dwellings), 'H-C4-45' (Mainstreet Commercial) and 'G1' (Greenbelt-Natural Hazards) to 'H-RA2-Exception' (Apartment Dwellings), 'H-C4-Exception' (Mainstreet Commercial) and 'G1' (Greenbelt-Natural Hazards) to permit a 324 unit condominium apartment building ranging in height from 4 to 6 storeys with limited ground floor commercial uses and to complete the partially constructed 3-storey building at the southwest corner of the site for commercial/office uses under file OZ 12/010 W2, 2286974 Ontario Inc., 1571, 1575 and 1601 Lakeshore Road West, north side of Lakeshore Road West, east of Clarkson Road North, be received for information."



# LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY-SPECIAL SITE 6' TO 'RESIDENTIAL HIGH DENSITY-SPECIAL SITE 6' AND PROPOSED REZONING FROM 'H-RA2-46' (APARTMENT DWELLINGS) TO 'H-RA2-EXCEPTION' (APARTMENT DWELLINGS) TO PERMIT A 324 UNIT CONDOMINIUM APARTMENT BUILDING RANGING IN HEIGHT FROM 4 TO 6 STOREYS WITH LIMITED GROUND FLOOR COMMERCIAL USES.



PROPOSED REZONING FROM 'H-C4-45' (MAINSTREET COMMERCIAL) TO 'H-C4-EXCEPTION' (MAINSTREET COMMERCIAL) TO PERMIT COMMERCIAL/OFFICE USES IN THE PARTIALLY CONSTRUCTED BUILDING.



TO REMAIN 'GREENBELT' AND 'G1' (GREENBELT-NATURAL HAZARDS).

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



## SUBJECT:

2286974 ONTARIO INC.



FILE NO:  
OZ 12010 W2  
DWG. NO:  
12010R  
SCALE:  
1:3000  
PDC DATE:  
2014 02 24  
DRAWN BY:  
K. PROKOP

APPENDIX S-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



1401 LAKESHORE ROAD WEST

VANDYK DEVELOPMENT GROUP

SMV

## APPENDIX

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REVISED LANDSCAPE SET-BACKS  
SITE / GROUND FLOOR PLAN

138115 1:250 A101

T 418,500.1800 F 418,500.0750

DATE: Jan 30, 2014 - 12:00pm





REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION



EAST ELEVATION



WEST ELEVATION

## ELEVATIONS





