



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, MAY 4, 2015 - 7:00 P.M.

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

Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Vacant (as of issue)	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8 (Chair)
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. 5423 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca

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



PLANNING & DEVELOPMENT COMMITTEE – MAY 4, 2015

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be 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.

Send written submissions or request notification of future meetings to:

Mississauga City Council
c/o Planning and Building Department – 6th Floor
Att: Development Assistant
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting – April 13, 2015.

MATTERS TO BE CONSIDERED

1. Application to remove an “H” Holding Symbol, 3600 Thomas Street, Southwest corner of Thomas Street and Tenth Line West
Owner/Applicant: City of Mississauga
File: CD.21.THO (Ward 10)
2. **RECOMMENDATION REPORT**
Applications to permit 7 detached dwellings, 6155 Ninth Line and Blocks 220, 221 and 228 on Plan 43M-1457, Southeast corner of Ninth Line and Osprey Boulevard
Owner: Centreville Homes (Ninth Line) Inc.
Files: OZ 13/015 W10 and T-M13005 W10
3. **RECOMMENDATION REPORT**
Applications to permit the replacement of three existing 3 storey rental apartment buildings with three rental apartment buildings with heights of 17, 18 and 19 storeys, 2700 Aquitaine Avenue, South side of Aquitaine Avenue, east of Glen Erin Drive
Owner: 7838794 Canada Inc. (c/o Carttera Private Equities Inc.)
File: OZ 13/013 W9

ADJOURNMENT



Corporate Report

Clerk's Files

 Originator's
Files CD.21.THO

DATE: April 14, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 4, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Application to remove an "H" Holding Symbol**
3600 Thomas Street
Southwest corner of Thomas Street and Tenth Line West
Owner/Applicant: City of Mississauga **Ward 10**

- RECOMMENDATION:**
1. That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File CD.21.THO, City of Mississauga, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.
 2. That the Commissioner of Corporate Services be authorized to sign an Owner Certification Statement in order to file a Record of Site Condition for the subject lands with the Ministry of Environment and Climate Change (MOECC).

BACKGROUND: Appendices 1 and 2 identify the subject property in the context of the surrounding lands and the existing zoning designation. Fire Station #122 is located on the western portion of the subject property and has been in operation since 2003. The Community Services Department determined that the easterly portion of the property was no longer required for Fire and Emergency Service purposes and could be declared surplus and sold.

On July 3, 2013, General Committee approved Recommendation GC-0450-2013, which declared the vacant portion of these city owned lands as surplus. On February 4, 2015, General Committee received and approved the Community Services Department report that provided historical property information and contained the recommendation (GC-0031-2015) to authorize the Planning and Building Department to initiate the process to lift the "H" holding symbol on the subject lands prior to their sale (See Appendices 3 and 4).

COMMENTS:

In comments received on March 30, 2015, staff from the Corporate Services Department requested Council authorization for the Commissioner of Corporate Services to sign an Owner Certification Statement to permit a Record of Site Condition for the subject lands to be filed with the Ministry of Environment and Climate Change and to include the request for authorization in this report.

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 since the easterly portion of the property has been declared surplus and is, therefore, not required for emergency services. If directed by Council, a by-law will be prepared to remove the "H" holding symbol on the property.

FINANCIAL IMPACT:

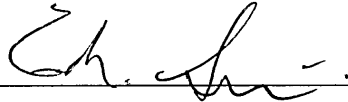
Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION:

Given that the conditions to remove the "H" holding symbol have now been satisfied, the "H" holding symbol can be removed. It is also appropriate to authorize the Commissioner of Corporate Services to sign an owner certification statement in order to file a record of site condition with the MOECC.

ATTACHMENTS:

- Appendix 1: Aerial Photograph
- Appendix 2: Excerpt of Existing Zoning Map
- Appendix 3: GC-0450-2013 and GC-0031-2015
Recommendations
- Appendix 4: Community Services Department Report dated
January 13, 2015



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Lauren Eramo-Russo, Development Planner



LEGEND:



EXISTING FIRE STATION



SURPLUS PARCEL

DATE OF AERIAL IMAGERY: SPRING 2014



SUBJECT: City of Mississauga



FILE NO:
CD.21.THO

DWG. NO:
CD21THOA

SCALE: 1:2200

DATE:
04-MAY-15

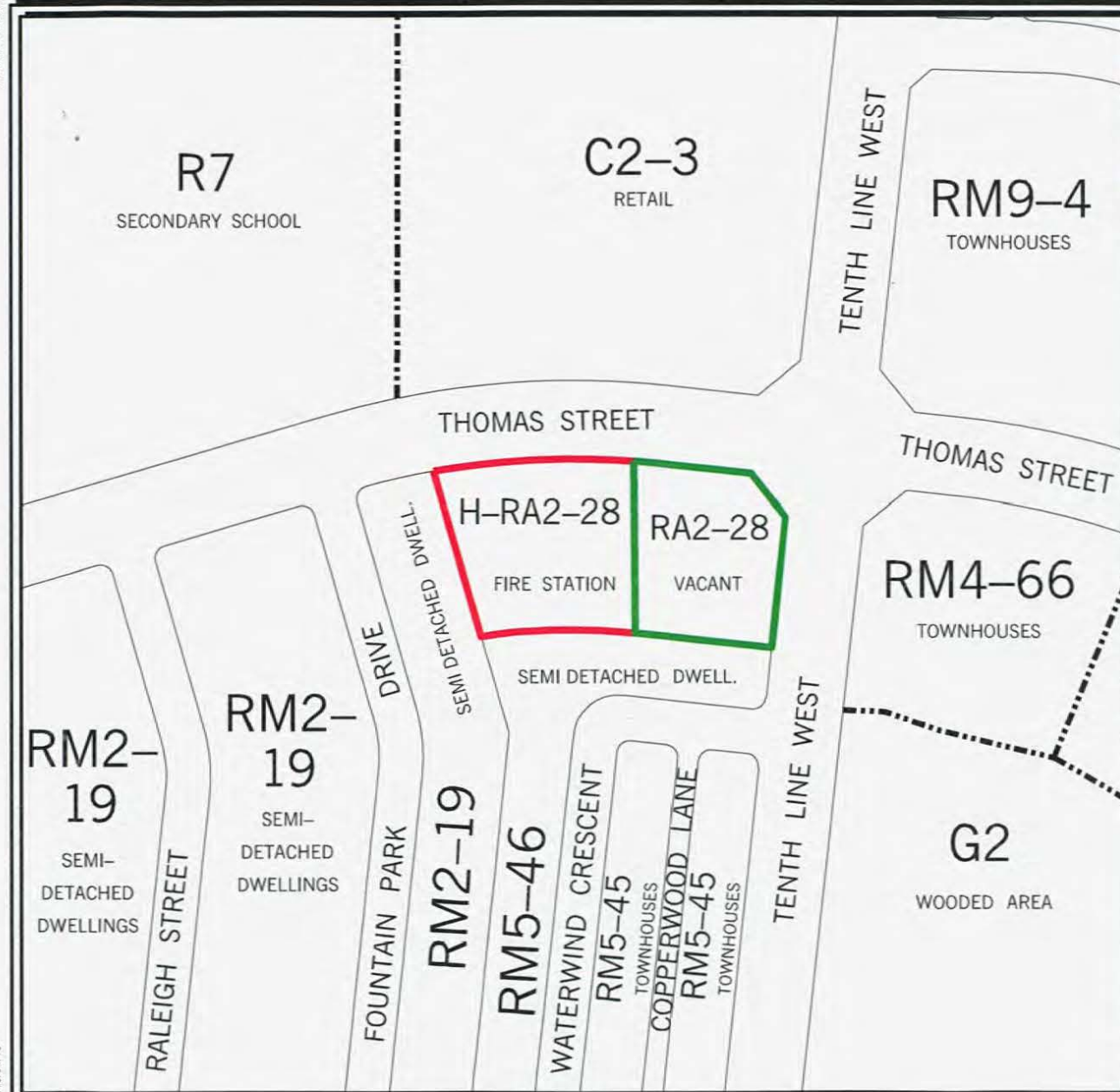
DRAWN BY:
J.BERNARD



MISSISSAUGA

Produced by
T&W, Geomatics

APPENDIX 1



LEGEND:



FIRE STATION



**LANDS AFFECTED BY THE
REMOVAL OF THE "H" SYMBOL**

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



SUBJECT: CITY OF MISSISSAUGA



FILE NO:
CD.21.THO

DWG. NO:
CD21THOA

SCALE: 1:2200

DATE:
04-MAY-15

DRAWN BY:
J.BERNARD

APPENDIX 2



MISSISSAUGA

Produced by
T&W, Geomatics

Appendix 3**GC-0031-2015 Recommendation:**

That the Planning and Building Department be directed to commence a City initiated lifting of the "H" holding provision on the surplus lands located at 3600 Thomas Street.

GC-0450-2013 Recommendation:

1. That a portion of City owned land located on the southwest corner of Thomas Street and Tenth Line, south of Britannia Road West and west of Winston Churchill Blvd., municipally known as 3600 Thomas Street, be declared surplus to the City's requirements. The subject lands contain an area of approximately 3,522.5 square metres (0.87 acres) and are legally described as Block 2, Registered Plan 43M-1493 and Block 248 Registered Plan 43M1495, designated as Part 3, on the draft reference plan prepared by Alnashir Jeraj, OLS, in the City of Mississauga, Regional Municipality of Peel, in Ward 10.
2. That Realty Services staff be authorized to submit an application to the Planning and Building Department (Development and Design Division) to facilitate the lifting of the "H" holding provision on the lands to be declared surplus, as set out in Recommendation 1 of this report.
3. That Realty Services staff be authorized to proceed to dispose of the lands to be declared surplus at fair market value by way of sale on the open market, and report to Council seeking approval of an Agreement of Purchase and Sale for the disposal of the surplus lands.
4. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of subject lands.
5. That the funds derived from the sale of the subject lands on the open market be credited to the Capital Reserve Fund (Account 33121).



Corporate Report

Clerk's Files

Originator's
Files

PO.10.CRE

DATE: January 13, 2015

TO: Chair and Members of General Committee
Meeting Date: February 4, 2015

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: City initiated lifting of the "H" holding provision on the surplus
lands at 3600 Thomas Street
(Ward 10)

General Committee

FEB 04 2015

RECOMMENDATION: That the Planning and Building Department be directed to commence a City initiated lifting of the "H" holding provision on the surplus lands located at 3600 Thomas Street.

**REPORT
HIGHLIGHTS:**

- The City purchased 3600 Thomas Street (0.77 ha (1.9 acres)) in 2002 for the purpose of constructing Fire Station #122.
- Fire Station #122 has been in service since 2003.
- The vacant easterly portion of this property, with an area of approximately 0.35 ha (0.87 acres), is not required for Fire and Emergency Services' needs.
- On July 3, 2013, the easterly portion of the property was declared surplus and approved for disposal by Council.
- The property is zoned H-RA2-28.
- Prior to selling the property the holding provision is to be removed.

BACKGROUND:

In 1998, funds were identified in the Capital Budget for the future acquisition of a site for Fire Station #122. In 2001, the City purchased a 0.8 ha (1.9 acre) parcel located on the south west corner of Thomas Street and Tenth Line in order to construct Fire Station #122. The fire station construction was subsequently completed in April 2003 and has been in service since May 2003.

Fire Station #122 was constructed on the westerly portion of the City property municipally known as 3600 Thomas Street. It has since been determined that the vacant easterly portion of this property, approximately 0.35 ha (0.87 acres), is not required for any additional Fire and Emergency Services needs.

On July 3, 2013, Council approved the recommendation to declare the subject lands surplus and dispose of at fair market value by way of sale on the open market.

COMMENTS:

The subject lands are currently zoned H-RA2-28, with the "H" holding provision imposed to ensure that written confirmation is provided by the City of Mississauga indicating that the lands are not required for essential emergency services (Fire Station). No other use is permitted until such time as the 'H' is removed. The underlying zoning (RA2-28) permits an Apartment Dwelling, a Long Term Care Dwelling and a Retirement Dwelling as per the City's Official Plan.

The Community Services Department has expressed their desire to sell the surplus lands at 3600 Thomas Street, but in order to do so must lift the holding provision. A City initiated lifting of the "H" holding provision by the Planning and Building Department will allow the lands to be more marketable for disposal.

STRATEGIC PLAN:

Mississauga's Strategic Plan states that Mississauga will be responsible in developing connected neighbourhoods. As part of the "Completing our Neighbourhoods" strategic pillar for change, the objective is to develop compact, mixed-use neighbourhoods that will give residents the ability to engage safely in all aspects of their everyday lives, within walking distance and easy access.

FINANCIAL IMPACT: Revenue generated by the sale of the lands will be credited to the Capital Reserve Fund (Account 33121). The sale proceeds will be used to offset a funding transfer being requested from the Capital Reserve Fund to enable the purchase of other fire station lands.

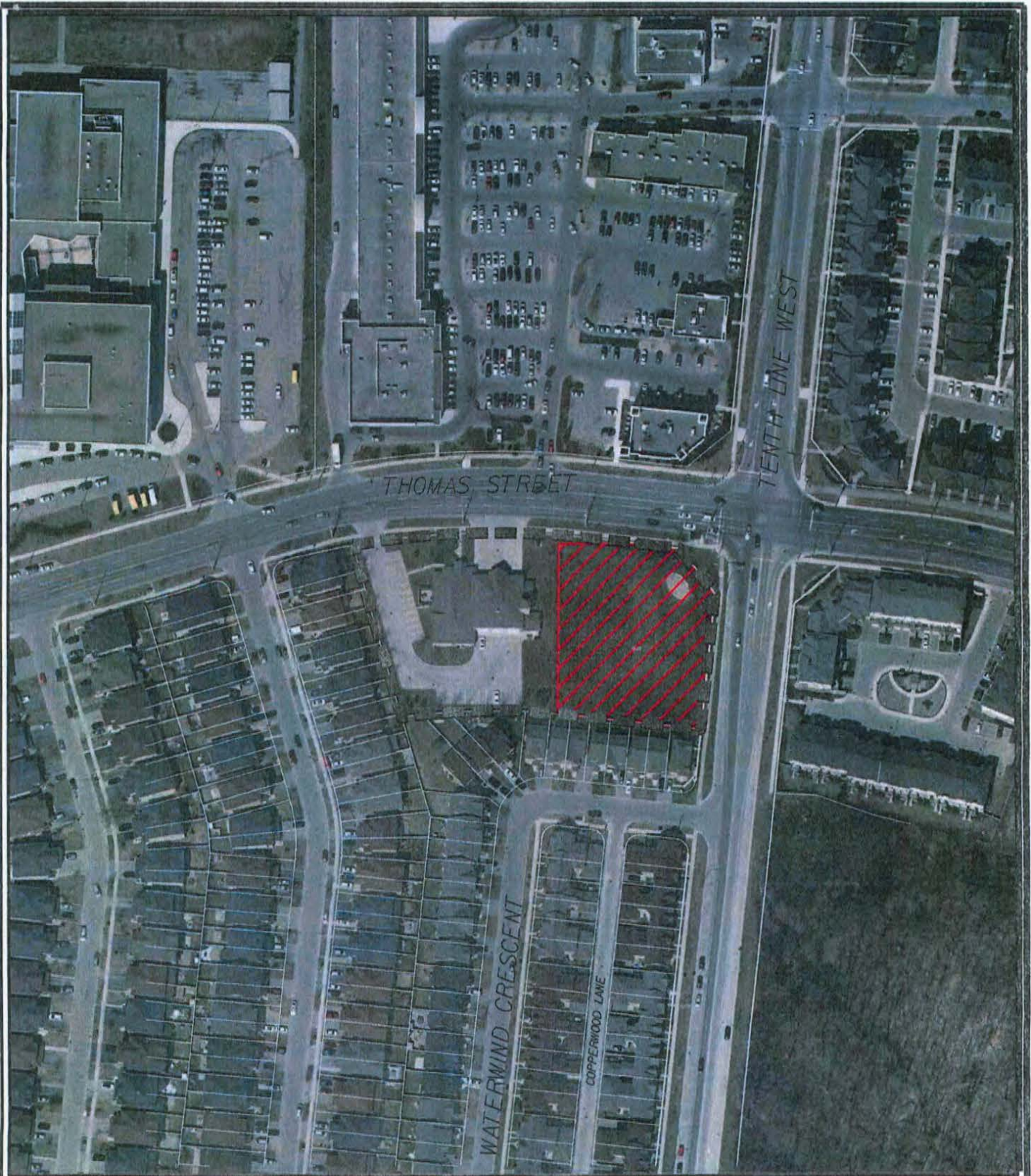
CONCLUSION: That the Planning and Building Department be directed to lift the "H" holding provision to allow the subject lands to be marketable for disposition on the open market.

ATTACHMENTS: Appendix 1: Location of the proposed lands subject to the lifting of the "H" holding provision (Ward 10)



Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

Prepared By: Roger da Cunha, Planner, Park Planning



3600 Thomas Street



Lands subject to lifting of the "H" holding provision 0.35 ha (0.87 acres)



Property Boundary 0.79 ha (1.96 acres)



APPENDIX 1

SCALE:
1:2000

DRAWN BY:
T.GONCALVES



MISSISSAUGA



Corporate Report

Clerk's Files

Originator's

Files OZ 13/015 W10
T-M13005 W10

DATE: April 14, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 4, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit 7 detached dwellings
6155 Ninth Line and Blocks 220, 221 and 228 on
Plan 43M-1457
Southeast corner of Ninth Line and Osprey Boulevard
Owner: Centreville Homes (Ninth Line) Inc.**

Recommendation Report

Ward 10

RECOMMENDATION: That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/015 W10 and T-M13005 W10, Centreville Homes (Ninth Line) Inc., 6155 Ninth Line and Blocks 220, 221 and 228 on Plan 43M-1457, southeast corner of Ninth Line and Osprey Boulevard, be adopted in accordance with the following:

1. That the application to change the Zoning from "R1" (Residential - Detached Dwellings – Typical Lots) and "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "R7-Exception" (Residential – Detached Dwellings – Shallow Lots) and "B" (Buffer) to permit a plan of subdivision for seven (7) detached dwellings and a buffer block in accordance with the proposed revised zoning standards described in Appendix R-9 of this report, be approved subject to the following conditions:

- (a) That the draft plan of subdivision under File T-M13005 W10 be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
 - (c) 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 Dufferin-Peel Catholic District School Board and Peel District School Board not apply to the subject lands.
2. That the City initiated request to change the zoning for City owned Block 228 on Plan 43M-1457 from "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "B" (Buffer) to permit a buffer block be approved.
3. That the draft plan of subdivision under file T-M13005 W10, be recommended for approval subject to the conditions contained in Appendix R-10.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- Stringent stormwater management requirements have been imposed on the development which have been satisfactorily addressed by the applicant;
- The massing of the proposed dwellings has been reduced to address transition and compatibility concerns with the surrounding homes;
- A city initiated rezoning is required to complete the City owned buffer along Ninth Line between Pondview Way and Osprey Boulevard;

- The applications are acceptable from a planning standpoint and should be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on September 8, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. At the public meeting, the Planning and Development Committee passed Recommendation PDC-0068-2014, which was subsequently adopted by Council and is attached as Appendix R-2.

Since the Public Meeting, changes to the proposal have been made by the applicant to reduce the massing of the proposed three storey dwellings and to attenuate noise from Ninth Line to the satisfaction of the Transportation and Works Department. The proposed dwellings are now shown with: reduced ceiling heights; lower eave heights that are generally the same height as the surrounding homes; no third storey dormer windows facing the street; reduced driveway widths to increase front yard landscaping, and reduced roof pitch and limited third storey space for the proposed dwellings adjacent to the existing dwellings (see Appendix R-6). The height of the proposed noise attenuation barrier along Ninth Line has been increased and the proposed retaining wall has been removed. The noise attenuation barrier now includes a fence and berm consistent with the noise attenuation barriers to the north and south of the subject lands.

A "B" (Buffer) zone is proposed to recognize a 3.0 m (9.8 ft.) wide buffer block which will accommodate the noise attenuation fence, berm and landscaping adjacent to Ninth Line (Appendix R-5). Block 228 on Plan 43M-1457, which immediately abuts the subject property, is owned by the City and is currently zoned "R7-8". Since this small parcel will be a buffer block, it is appropriate to amend its zoning to "B" (Buffer) as well (Appendix R-3).

To address outstanding technical matters associated with the proposed development, the applicant submitted revised plans and studies in support of the proposal which have been reviewed by staff.

COMMENTS:

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

COMMUNITY ISSUES

Ward 10 Councillor, Sue McFadden, held a community meeting on October 29, 2013 and concerns were raised by residents with respect to: flooding issues in the area, the number and size of the proposed dwellings, and the resulting increase in local traffic. Two members of the public also raised these same concerns at the Public Meeting on September 8, 2014.

A second community meeting was held by the Councillor on April 2, 2015. The past and current presidents of the Lisgar Residents' Association were in attendance, as well as two additional residents. No objections were raised with the proposed detached dwellings.

Comment

The outstanding stormwater flooding issue in the area needs to be resolved prior to the City permitting this development

Response

The applicant has been required to demonstrate that the proposed dwellings will not add any additional flow into the stormwater management system. The applicant's engineer is proposing to install underground infiltration chambers within the front yard of each proposed lot to meet this requirement. The Transportation and Works Department has reviewed the proposed underground infiltration chambers and find this solution to be acceptable. Additional details are discussed in the updated comments from the Transportation and Works Department (Appendix R-8).

Comment

Developer's proposal is to install sump pumps and raise the grade elevation of the property

Response

The Transportation and Works Department has reviewed the proposed site grading and drainage, which is to be self-contained, and have found it to be acceptable.

Comment

The proposed homes do not appear to be a similar size to the homes in the area

Response

The proposed three storey dwellings will conform to the 10.7 m (35.1 ft.) zone standard for dwelling height in this area and the front elevations are designed to appear more like two storey dwellings. The proposed dwellings for Lots 3 and 7, adjacent to the existing dwellings, will be designed with a smaller third floor space, lower roof pitch and compatible eave height to address transition (Appendix R-7).

Comment

The proposed homes will increase traffic in the area

Response

The Transportation and Works Department has reviewed the proposal and is satisfied that the vehicular trips generated by the proposed seven dwellings will have limited impacts on the surrounding road network and can be adequately accommodated.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS**

Updated comments have been received from City Departments and Agencies, which are contained in Appendix R-8.

PLANNING COMMENTS

Official Plan

As noted in Appendix R-1, the subject lands are designated "Residential Low Density II" in the Lisgar Neighbourhood Character Area in Mississauga Official Plan. The proposed detached dwellings conform with the current land use designation.

Zoning

The applicant proposes to maintain the minimum required setbacks as per the surrounding "R7-8" and "R7" base zone requirements, with the exception of a reduced rear yard of 6.5 m (21.3 ft.) on Lot 1 (Appendix R-5). The applicant has addressed staff concerns with respect to the design of the proposed dwellings in terms of transition and compatibility with the existing homes. Additional regulations have been requested by staff to be included in the implementing by-law, including:

- More restrictive regulations for the two proposed dwellings adjacent to the existing dwellings in terms of a maximum gross floor area for the third storey to reduce the roof slope and a maximum eave height consistent with the existing dwellings;
- Reduced maximum eave height for the remainder of the proposed dwellings; and
- Maximum driveway width of 5.4 m (17.7 ft.) consistent with other driveways in the area. This development does not require relief from Council approved resolution CPD 121-91, as sufficient on-site parking is provided.

The proposed "B" (Buffer) buffer block will be dedicated to the City and will include the proposed entryway feature at the southeast corner of Ninth Line and Osprey Boulevard. The details for the entryway feature and buffer planting will be reviewed through the detailed servicing agreement process. A warning clause will be required in the purchase and sale agreement for Lot #1 advising purchasers of the proposed corner entryway

feature. The city initiated rezoning for Block 228 on Plan 43M-1457 will provide for the completion of a 3.0 m (9.8 ft.) wide buffer block along Ninth Line between Pondview Way and Osprey Boulevard.

The proposed "R7-Exception" (Residential – Detached Dwellings - Shallow Lots) and "B" (Buffer) zones with the revisions outlined in Appendix R-9, are appropriate to implement the proposed Draft Plan of Subdivision under file T-M13005 W10 and the City initiated rezoning.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval in accordance with *Section 41* of the *Planning Act*, in order to evaluate the proposed elevations, detailed grading and drainage for the development.

Draft Plan of Subdivision

The revised draft plan of subdivision (Appendix R-4) was reviewed by City Departments and agencies and is acceptable subject to certain conditions as outlined in Appendix R-10. Since the lands are the subject of a draft plan of subdivision under File T-M13005 W10, development will be subject to the completion of services and registration of the plan.

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 external agency concerned with the development of the lands.

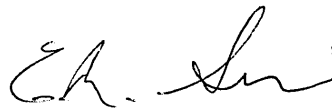
CONCLUSION: The proposed Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal represents an infill development of detached dwellings that are compatible with the surrounding land uses.

2. The proposed development meets the overall intent, goals and objectives of Mississauga Official Plan.
3. The proposed "R7-Exception" and "B" zones are appropriate to accommodate the requested uses and to implement the proposed Draft Plan of Subdivision under File T-M13005 W10.
4. The proposed City initiated Rezoning is appropriate to accommodate the completion of a buffer block along Ninth Line between Pondview Way and Osprey Boulevard.
5. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in the orderly development of the lands at an appropriate density and scale.

ATTACHMENTS:

- Appendix R-1: Information Report
- Appendix R-2: Recommendation PDC-0068-2014
- Appendix R-3: Revised Zoning Map
- Appendix R-4: Revised Draft Plan of Subdivision
- Appendix R-5: Revised Concept Plan
- Appendix R-6: Revised Streetscape Plan
- Appendix R-7: Revised Front Elevation for Lots 3 and 7
- Appendix R-8: Updated Agency and City Department Comments
- Appendix R-9: Draft Zoning By-law
- Appendix R-10: Conditions of Draft Approval



Edward R. Sajecki
Commissioner of Planning and Building
Prepared By: Stephanie Segreti, Development Planner

2-9



Corporate Report

Clerk's Files

Originator's

Files OZ 13/015 W10
T-M13005 W10**PDC** SEP 08 2014

DATE: August 19, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Rezoning and Draft Plan of Subdivision Applications
To permit seven (7) detached dwellings
6155 Ninth Line
Southeast corner of Ninth Line and Osprey Boulevard
Owner: Centreville Homes (Ninth Line) Inc.
Applicant: Weston Consulting
Bill 51

Public Meeting

Ward 10

RECOMMENDATION: That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R1" (Residential – Detached Dwellings – Typical Lots) and "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "R7 – Exception" (Residential – Detached Dwellings – Shallow Lots) and "B" (Buffer) under File OZ 13/015 W10 and a Draft Plan of Subdivision to permit seven (7) detached dwellings and a buffer block under File T-M13005 W10, Centreville Homes (Ninth Line) Inc., 6155 Ninth Line, be received for information.

**REPORT
HIGHLIGHTS:**

- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Zoning By-law amendment and Draft Plan of Subdivision and the satisfactory resolution of issues including the number of lots proposed, buffer blocks, noise attenuation, drainage, stormwater management, grading and other design details.

BACKGROUND:

The above-noted applications have been circulated for technical comments. 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:

Development Proposal	
Applications submitted:	Received: October 3, 2013 Deemed complete: October 30, 2013
Number of units:	Seven (7) detached dwellings
Maximum Height:	10.7 m (35.1 ft.)
Net Density:	28.45 units/ha 11.51 units/acre
Anticipated Population:	27* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Supporting Documents:	Planning Justification Report Draft Zoning By-law Draft Plan of Subdivision Aerial/Context Plan and Surveys Grading and Servicing Plans Noise Feasibility Study Phase 1 Environmental Site Assessment Arborist Report & Tree Preservation Plan (revised) Stage 1-2 Archaeological Assessment

Site Characteristics	
Frontage:	53.25 m (174.70 ft.) along Ninth Line
Depth:	37.78 m (123.95 ft.)
Net Lot Area:	0.246 ha (0.608 ac.)
Existing Use:	One detached dwelling with an accessory building

Additional information is provided in Appendices I-1 to I-13.

Neighbourhood Context

The subject property is located in the Lisgar Neighbourhood Character Area and contains a detached dwelling with access from Ninth Line. A large subdivision was developed around this parcel in 2001. The applicant purchased the subject property, along with the abutting Blocks 220 and 221 on Plan 43M-1457 from the surrounding subdivision, which were held in escrow by the City for Mattamy Homes. The lands on the west side of Ninth Line are currently being reviewed by the City to determine future land uses for the Ninth Line corridor. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwellings fronting onto Osprey Boulevard
- East: Detached dwellings
- South: Detached dwellings fronting onto Pondview Way and south of Pondview Way is Lisgar Meadow Brook Park which contains a stormwater management pond known as Osprey Marsh
- West: Detached dwellings on rural lots and vacant city-owned lands. Further west is Highway 407

Current Mississauga Official Plan Designation and Policies for the Lisgar Neighbourhood Character Area

"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.

The applications are in conformity with the land use designation and no official plan amendment is required.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-11.

Existing Zoning

"R1" (Residential – Detached Dwellings – Typical Lots) for the portion of the lands that contain the existing residence. This zoning permits detached dwellings on lots with frontages of 22.5 m (73.8 ft.) and a minimum interior lot area of 750 m² (8,072.9 sq. ft.) and a minimum corner lot area of 835 m² (8,987.9 sq. ft.).

"R7-8" (Residential – Detached Dwellings – Shallow Lots) for Block 220 along Pondview Way and Block 221 along Osprey Boulevard. This zoning is the same for the adjacent subdivision. The "R7-8" zone permits detached dwellings with interior lot frontages of 11.0 m (36.1 ft.) and corner lot frontages of 14.3 m (46.9 ft.), amongst other regulations.

Proposed Zoning By-law Amendment

"R7 - Exception" (Residential – Detached Dwellings – Shallow Lots), to permit seven (7) detached dwellings in accordance with the proposed zone standard contained within Appendix I-12. The four lots along Pondview Way are proposed to have a reduced minimum lot frontage of 10.1 m (33.13 ft.).

"B" (Buffer) to permit a 3.0 m (9.8 ft.) buffer block adjacent to Ninth Line for separation, noise attenuation and landscaping purposes.

This proposal will require relief from Council approved resolution CPD 121-91, which requires three (3) on-site parking spaces per unit for lots with frontages less than 12.0 m (39.4 ft.). Only two (2) on-site parking spaces per dwelling are proposed.

COMMUNITY ISSUES

No community meetings were held for this proposal and one e-mail from an area resident has been received expressing concerns with flooding in the area.

Comments raised by the community through the public meeting process will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Satisfactory arrangements regarding attenuation of noise sources impacting the development in accordance with the City/Ministry of the Environment (MOE) guidelines. An increased noise attenuation barrier and resulting berm, drainage swale and walkway may impact the viability of Lot 4;
- Satisfactory arrangements regarding grading and stormwater management given the basement water infiltration issues experienced in the Lisgar community;
- Satisfactory arrangements regarding the proposed gateway entrance feature at the southeast corner of Ninth Line and Osprey Boulevard and the proposed setback between the

dwelling on Lot 1 to the entrance feature located on a separate buffer block to be dedicated to the City;

- Appropriateness of the proposed Zoning By-law, Draft Plan of Subdivision and concept plans to ensure compatibility with the surrounding built homes; and
- Arrangements for the dedication of a road widening along Ninth Line, a sight triangle and a 0.3 m (1.0 ft.) reserve at the intersection of Ninth Line and Osprey Boulevard.

OTHER INFORMATION

Development Requirements

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

The applicant will not be required to enter into a Servicing Agreement for municipal works, as no road construction or municipal servicing will be required, save and except the provision of connections from the lots to municipal services within the road allowances.

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.

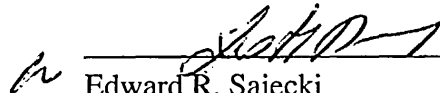
CONCLUSION:

Most agency and City department comments have been received and after the public meeting has been held and all the 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 Lisgar Neighbourhood Character Area Land Use Map
- Appendix I-4: Excerpt of Existing Land Use and Zoning Map
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Concept Plan
- Appendix I-7: Elevations for Lot 1
- Appendix I-8: Elevations for Lot 4
- Appendix I-9: Agency Comments
- Appendix I-10: School Accommodation
- Appendix I-11: Relevant Mississauga Official Plan policies
- Appendix I-12: Proposed Zoning Standards
- Appendix I-13: General Context Map

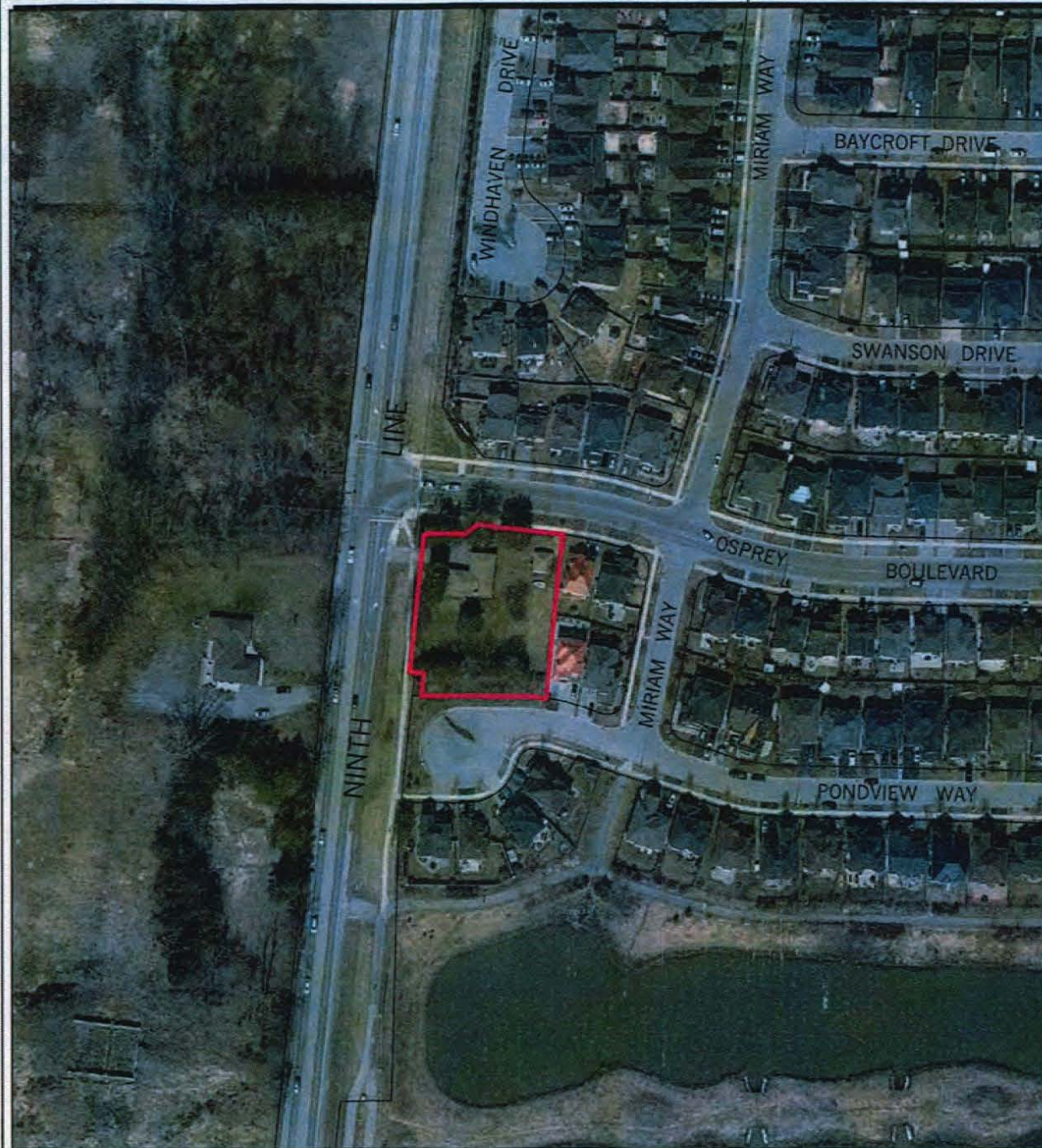

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner

Centreville Homes (Ninth Line) Inc.**File: OZ 13/015 W10
T-M13005 W10****Site History**

- October 8, 2000 – Rezoning to permit detached dwellings, school block, park and greenbelt lands approved for the lands to the north, east and south of the subject property municipally known as 6155 Ninth Line. The abutting Blocks 220 and 221 were part of the Draft Plan of Subdivision. The Draft Plan of Subdivision was registered on May 9, 2001.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands containing the detached dwelling and accessory building, municipally known as 6155 Ninth Line, is zoned "R1" (Residential – Detached Dwellings – Typical Lots). Blocks 220 and 221 on Plan 43M-1457 are zoned "R7-8" (Residential – Detached Dwellings – Shallow Lots).
- November 14, 2012 – Mississauga Official Plan came into force except for those policies under appeal. The subject lands are designated "Residential Low Density II" in the Lisgar Neighbourhood Character Area.

SPENTBL\$



LEGEND:

SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO APRIL 2014.



**SUBJECT: CENTREVILLE HOMES
NINTH LINE INC.**



FILE NO:
OZ 13015 W10
T-M13005 W10
DWG. NO:
13015A
SCALE:
1:2000
PDC DATE:
2014 09 08
DRAWN BY:
B. KRUGER

APPENDIX 1-2

MISSISSAUGA
Planning and Building

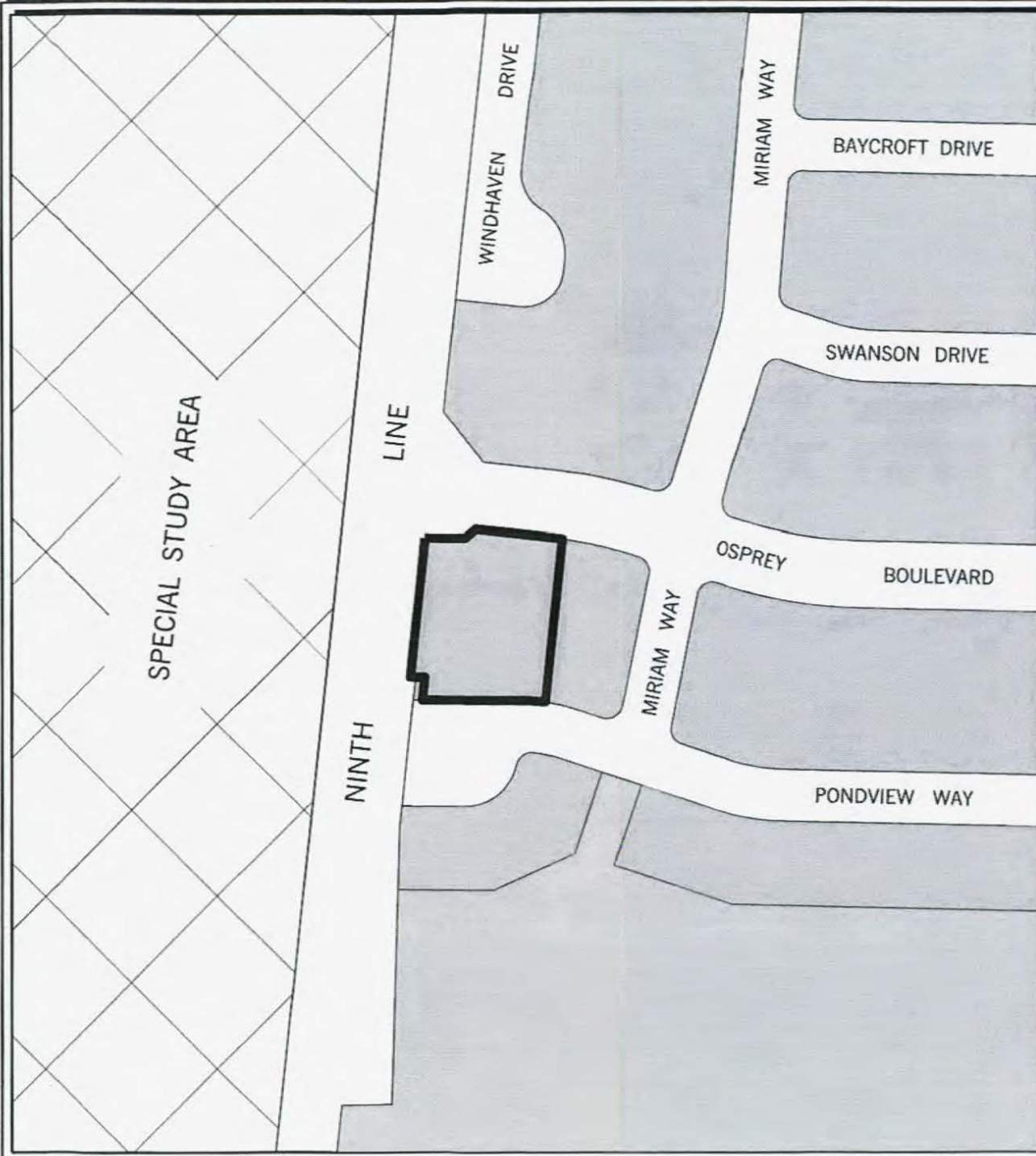
Produced by
T&W, Geomatics

13-9 2-17

2014/07/30

Betsy

SPENTBL\$



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

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

CITY STRUCTURE

Elements

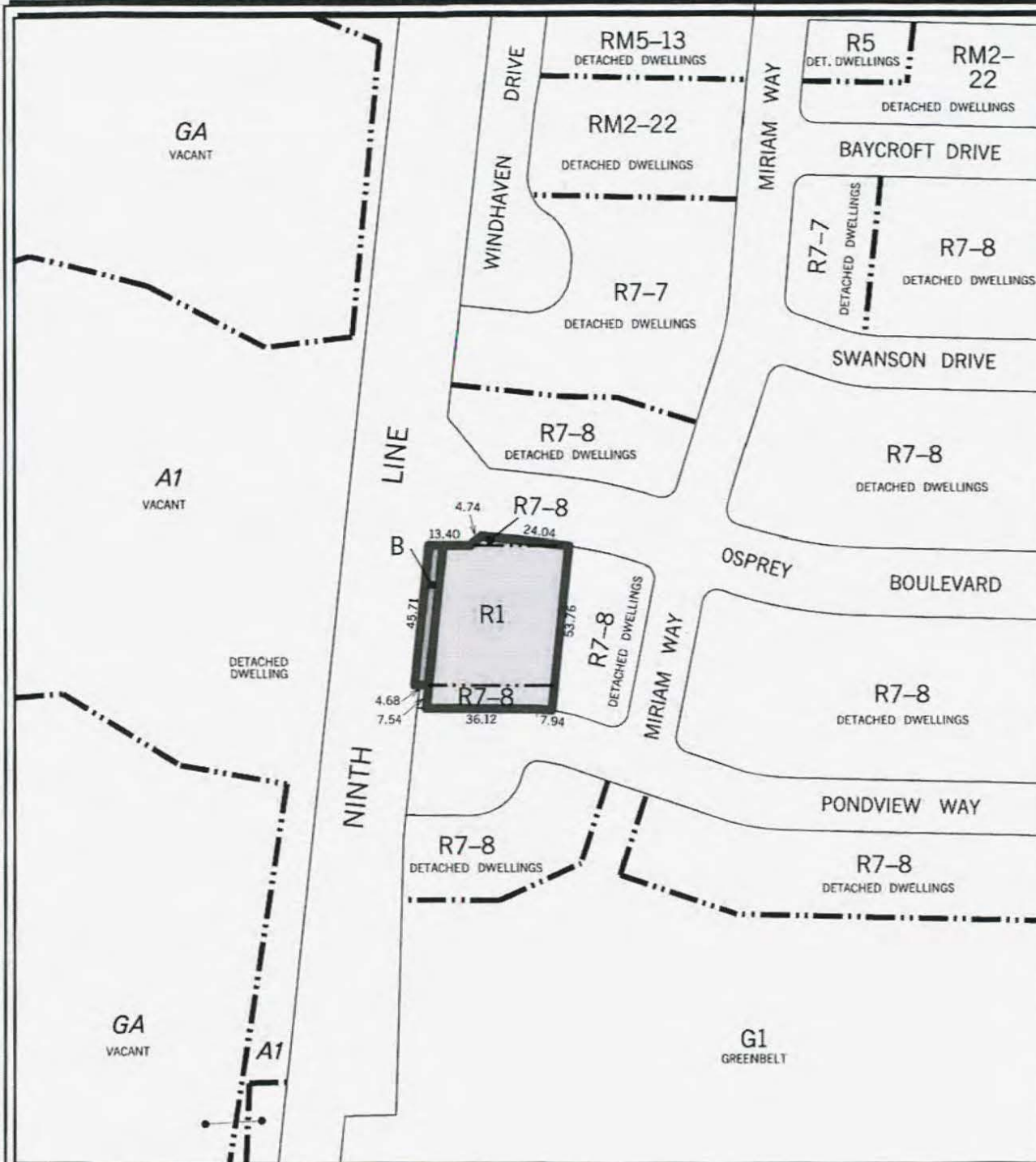
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	

SUBJECT LANDS

SUBJECT: CENTREVILLE HOMES
NINTH LINE INC.

	FILE NO: OZ 13015 W10 T-M13005 W10
	DWG. NO: 13015L
	SCALE: 1:2000
	DATE: 2014 09 08
	DRAWN BY: B. KRUGER

SPENTBL\$



LEGEND:

PROPOSED REZONING FROM "R1" (RESIDENTIAL - DETACHED DWELLINGS-TYPICAL LOTS) AND "R7-8" (RESIDENTIAL - DETACHED DWELLINGS-SHALLOW LOTS) TO "R7-EXCEPTION" (RESIDENTIAL - DETACHED DWELLINGS-SHALLOW LOTS) TO PERMIT SEVEN (7) DETACHED DWELLINGS.

PROPOSED REZONING FROM "R1" (RESIDENTIAL - DETACHED DWELLINGS-TYPICAL LOTS) TO "B" (BUFFER) TO PERMIT A BUFFER BLOCK.

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



**SUBJECT: CENTREVILLE HOMES
NINTH LINE INC.**



FILE NO:
OZ 13015 W10
T-M13005 W10
DWG. NO:
13015R
SCALE:
1:2000
PDC DATE:
2014 09 08
DRAWN BY:
B. KRUGER

APPENDIX 1-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

2014/09/05

scottia

13-11 2-19

DRAFT PLAN OF SUBDIVISION

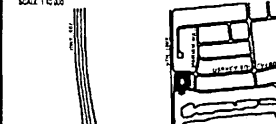
PART OF LOT 8
CONCESSION 10, NEW SURVEY
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)



WESTON CONSULTING
planning + urban design

KEY PLAN

SCALE 1:500



SUBJECT PROPERTY

OWNER'S CERTIFICATE:

I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

SEE ORIGINAL SUBMISSION

Date: _____

SURVEYOR'S CERTIFICATE:

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

SEE ORIGINAL SUBMISSION

Date: _____

ADDITIONAL INFORMATION:

[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to May 21, 2014.

- a), b), e), f), g), h) - on plan.
- c) - on key plan
- d) - see statistics
- h) - piped water to be installed by developer
- i) - day loan
- k) - all services to be made available by developer
- j) - nil

DEVELOPMENT STATISTICS:

	UNITS	AREA(M ²)
Residential Single-Detached (Lots 1-7):	7	0.218
Road Widening (Block 8):		0.014
Landscape Buffer (Block 9):		0.013
0.3 metre Reserve (Block 10):		0.001
Entry Feature Block (Block 11):		0.002
TOTAL	7	0.248



WESTON CONSULTING
planning + urban design

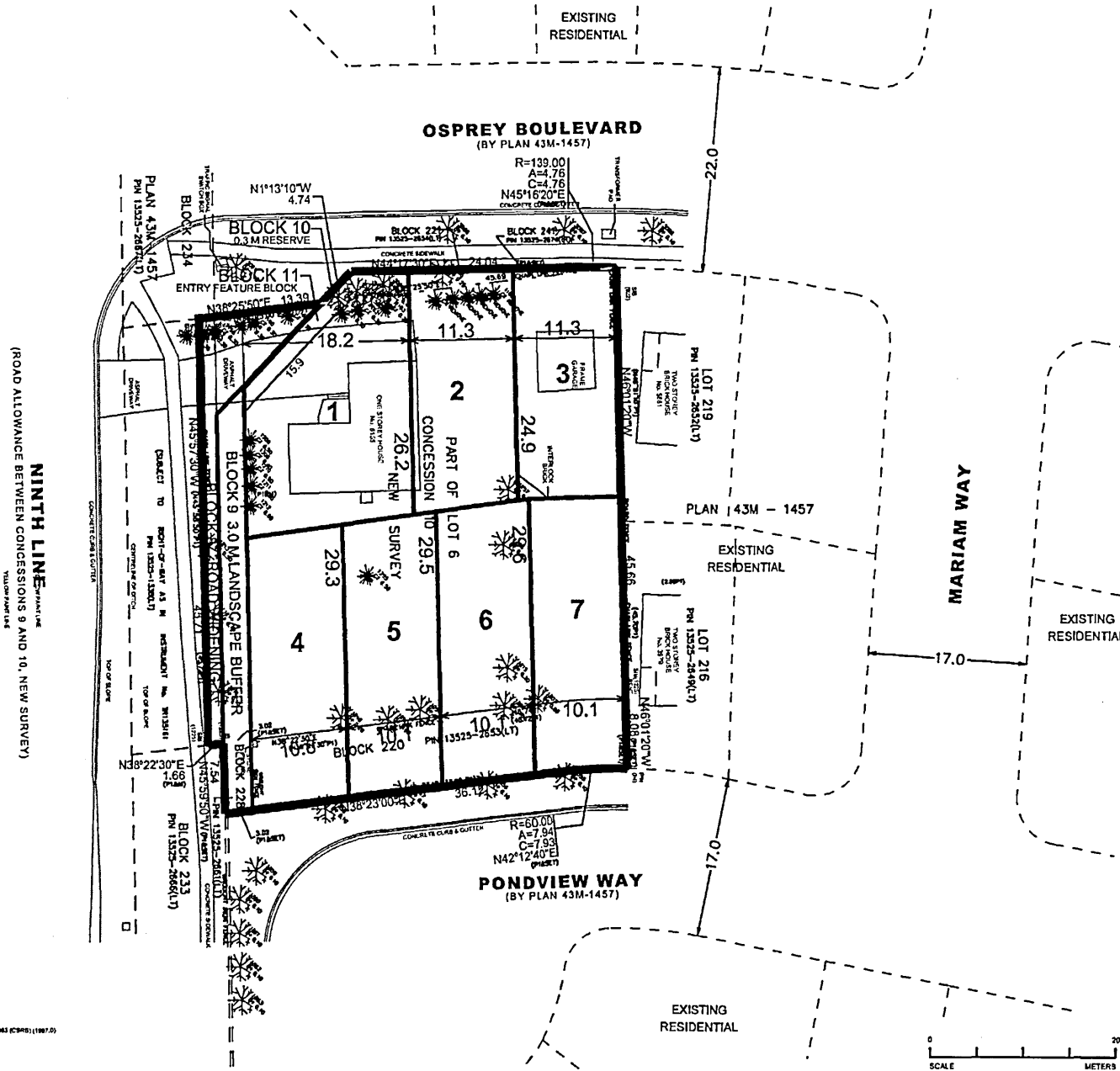
1400 KENNEDY ROAD, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L3
TEL: 905.876.1111 FAX: 905.876.1112

REVISIONS LIST

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2014.04.14	Revised by Surveyor	SM	
2	2014.04.14	Revised by Surveyor	SM	
3	2014.04.14	Revised by Surveyor	SM	
4	2014.04.14	Revised by Surveyor	SM	
5	2014.04.14	Revised by Surveyor	SM	
6	2014.04.14	Revised by Surveyor	SM	
7	2014.04.14	Revised by Surveyor	SM	
8	2014.04.14	Revised by Surveyor	SM	
9	2014.04.14	Revised by Surveyor	SM	
10	2014.04.14	Revised by Surveyor	SM	
11	2014.04.14	Revised by Surveyor	SM	
12	2014.04.14	Revised by Surveyor	SM	
13	2014.04.14	Revised by Surveyor	SM	
14	2014.04.14	Revised by Surveyor	SM	
15	2014.04.14	Revised by Surveyor	SM	
16	2014.04.14	Revised by Surveyor	SM	
17	2014.04.14	Revised by Surveyor	SM	
18	2014.04.14	Revised by Surveyor	SM	
19	2014.04.14	Revised by Surveyor	SM	
20	2014.04.14	Revised by Surveyor	SM	

CAD: (S) 1:1000 (plan) (D) 1:500

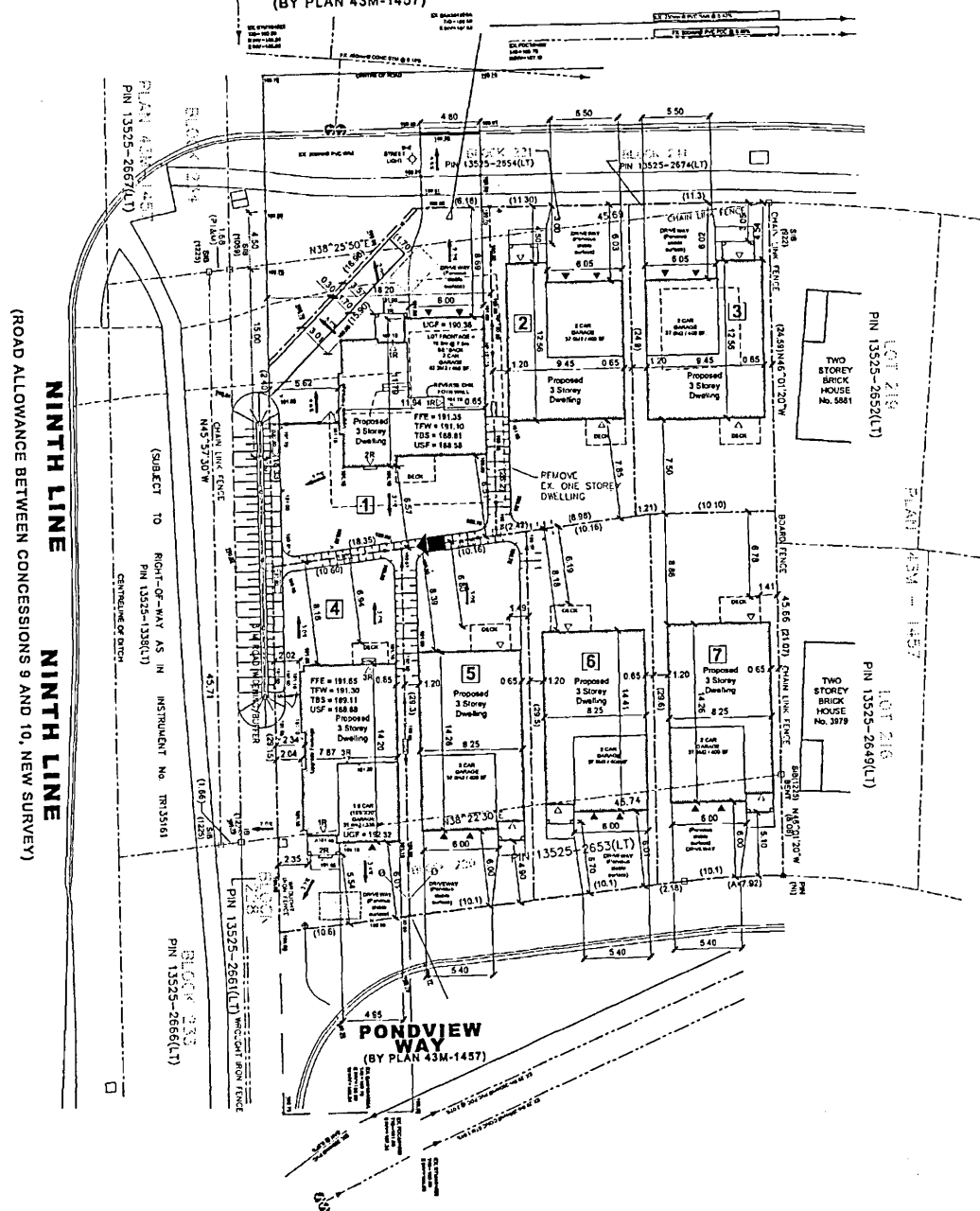
D1



- NOTES:
1. Lot Portages calculated at the Building Line pursuant to the City of Mississauga Zoning By-law.
 2. All observed reference points are indicated by UTM Zone 17, NAD83 (CRS) (1987/5).
 3. Distances shown on this plan are in meters.

(Conceptual Proposed Development Plan)
TOPOGRAPHIC SURVEY OF
Block 220 & Block 221
Plan 43M-457

OSPREY BOULEVARD
(BY PLAN 43M-1457)



















File: .Winth Line Stats3.pdf
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KEY MAP

**LOT LOCATION**

ADDRESS: 8155 NINTH LINE
MISSISSAUGA, ONTARIO

LEGEND:

-  CATCH BASIN
 CORNER PROPERTY MARKER
 TRANSFORMER
 SERVICE CONNECTION DBL
 SERVICE CONNECTION
 WATER CONNECTION
 STREET LIGHT
 BELL BOX
 CABLE BOX
 TREE
 SHRUBS
 MAIL BOX
 AIR CONDITIONER
 DOOR
 WINDOW (S) ON WALL
 DOWN SPOUT TO SPLASH PAD
(11' 27') DOWN
DOWN
UP
R RISER
FFE FINISHED FLOOR ELEVATION
TFW TOP OF FOUNDATION WALL
TBS TOP OF BASEMENT SLAB
USF UNDER SIDE FOOTING
USIF UNDER SIDE FOOTING
USFP UNDERSIDE FOOTING PORCH
USFR UNDERSIDE FOOTING REAR
EWEH EXISTING WINDOW ELEVATION
HEIGHT
WUB WALK UP BASEMENT
— CHAIN LINK FENCE
— WOOD FENCE
===== EXISTING WALLS
240.35' PROPOSED GRADE ELEV.

CERTIFICATION:

[illegible]

NOTES

DESIGN FIRM:
VULCAN DESIGN INC.

130 Bass Pro Mills Drive
Unit: 61, Suite 201
Concord, OH 44032
PH: 416-885-5200
FAX: 905-268-0813
EMAIL: dbarry@vulcandesigninc.com

CLIENT

CLIENT: Centreville Homes (Ninth Line) Inc.

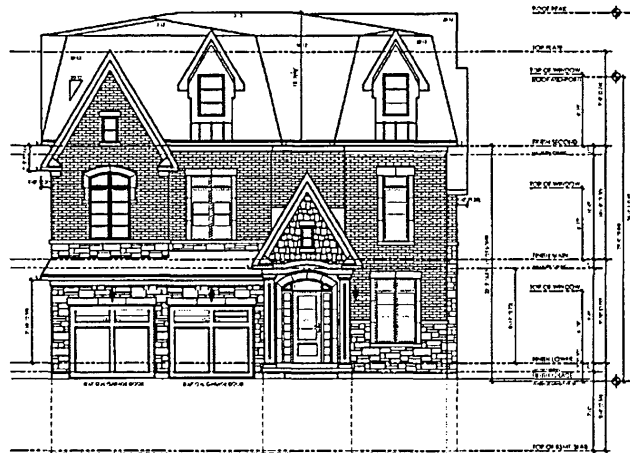
PROJECT: 6155 NINTH LINE
MISSISSAUGA, ONTARIO

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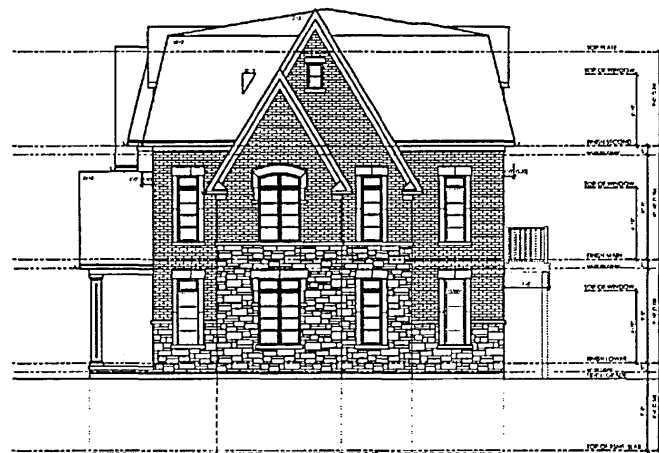
SPA DRAWINGS - ISSUED FOR SPA MAR. 03/14

APPLICATION NO. SP1 14/0000

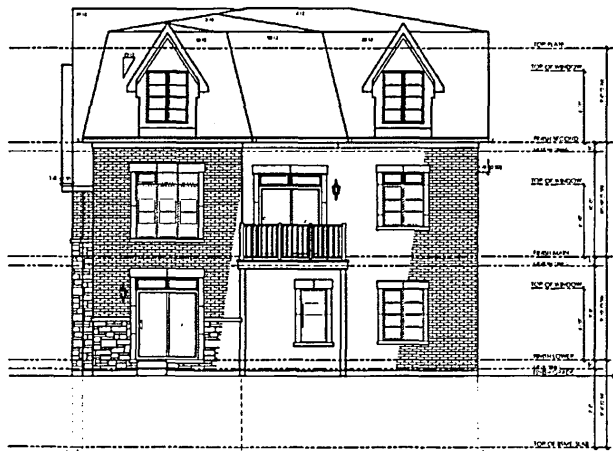
V14-0222



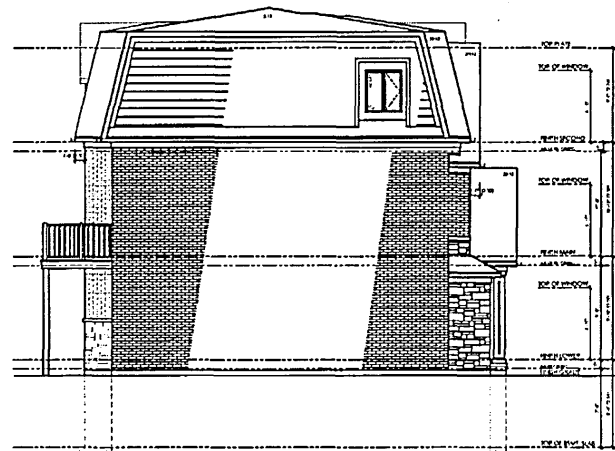
PROPOSED FRONT ELEVATION (ELEVATION #1 OF 1)



PROPOSED FLANKAGE ELEVATION (ELEVATION #2 OF 1)



PROPOSED REAR ELEVATION (ELEVATION #3 OF 1)



PROPOSED LEFT SIDE ELEVATION (ELEVATION #4 OF 1)

AREA CALCULATIONS			
FOOTPRINT	8.00	47.75	74.8
ROOF AREA	117.75	42.1	118.9
CEILING AREA	118.0	42.1	118.9
WALL AREA	21.0	42.1	8.7
WALL AREA	87.0	42.1	36.2
WALL AREA	21.0	42.1	8.7
WALL AREA	21.0	42.1	8.7

COVERED CALCULATIONS			
FOOTPRINT	8.00	47.75	74.8
CEILING AREA	118.0	42.1	118.9
WALL AREA	21.0	42.1	8.7
WALL AREA	87.0	42.1	36.2
WALL AREA	21.0	42.1	8.7
WALL AREA	21.0	42.1	8.7

ABBREVIATIONS	
WOOD	
W1 2/2"X8"	D1 DOUBLE JOIST
W2 2/2"X10"	T1 TRIM JOIST
W3 2/2"X12"	CT CROWN MOULD
W4 3/2"X8"	DO DO OVER
W5 3/2"X10"	R1 ROOF JOIST
W6 3/2"X12"	ST STEEL
W7 2/2"X8"	S8 SOLID BRANIC
W8 2/2"X10"	ST8 STEEL BRANIC
W9 2/2"X12"	PL PLANT LIND
W10 2/2"X8"	FL FLUSH
W11 2/2"X10"	DR DROPPED
W12 2/2"X12"	FG FRIED GLASS
W13 2/2"X8"	FTDR FOUNDAISON
W14 2/2"X10"	B1 BLACK GLASS
W15 2/2"X12"	J1 JACK BRASS
W16 2/2"X8"	W1 UNDERSIDE
W17 2/2"X10"	W2 TOP OF
W18 2/2"X12"	W3 FRIED GLASS
W19 2/2"X8"	C1G CROWN

LEGEND	
	SOLID BRANIC
	CONCENTRATED PLANT LIND
	PRE-PLACE VENT
	DROP VENT
	STONE VENT
	CELLAR VENT
	SMOKE ALARM
	CARBON MONOXIDE DETECTOR
	HOSE REEL
	WATERPROOF ELECTRICIAN OUTLET
	HOOD/CEILING VENT
	DROP VENT
	GAS LINE
	CABLE LINE
	PHONE JACK
	C/P W/Exhaust Fan
	PULL CHAIN C/Ls LIGHT
	CHG-Lg LIGHT
	3-WAY SWITCH
	LIGHT SWITCH
	120-VOLT RECEPTACLE
	ELECTRIC RECEPTACLE (NOT ON FIRST FLOOR)
	ROOF VENT
	FLOOR DRAIN

DESIGN FIRM
VULCAN DESIGN INC.
 130 Broadview Ave.
 Unit 61 Concord, ON L4K 5X2
 PH: 416-885-3300
 FAX: 905-364-0813
 EMAIL: info@vulcandesigninc.com
 CONTACT PERSON: DANIEL BERT

NO.	REVISION	DATE	BY
1	Revised Drawing	10/10/13	DB
2	Revised Drawing	10/10/13	DB
3	Revised Drawing	10/10/13	DB
4	Revised Drawing	10/10/13	DB
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6	Revised Drawing	10/10/13	DB
7	Revised Drawing	10/10/13	DB
8	Revised Drawing	10/10/13	DB
9	Revised Drawing	10/10/13	DB
10	Revised Drawing	10/10/13	DB

PROJECT: V14-0222
 6155 NINTH LINE
 MISSISSAUGA, ON
 CLIENT: CENTREVILLE DEVEL.
 SCALE: 3/16" = 1'-0"

MODEL: LOT 1
 PAGE: SPA2

13-14

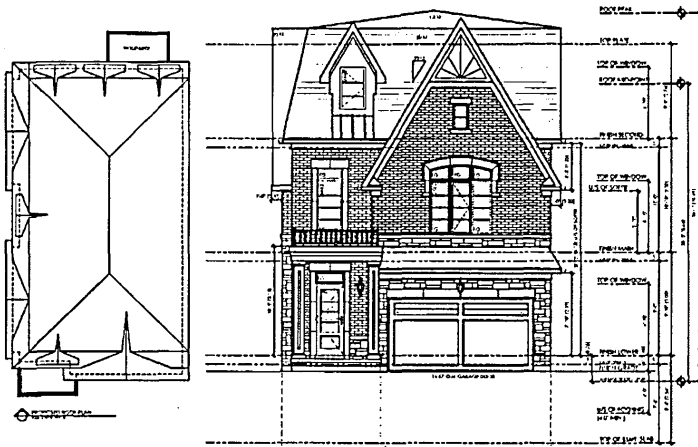
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APPENDIX I-7

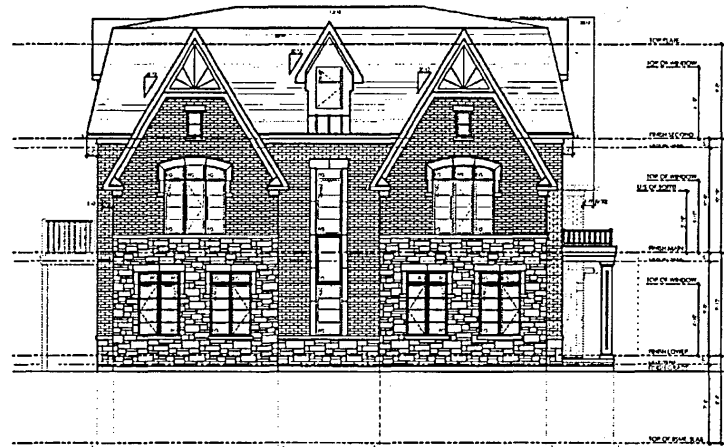
SPA DRAWINGS - ISSUED FOR SPA MAR. 03/14

APPLICATION NO. SP1 14/0000

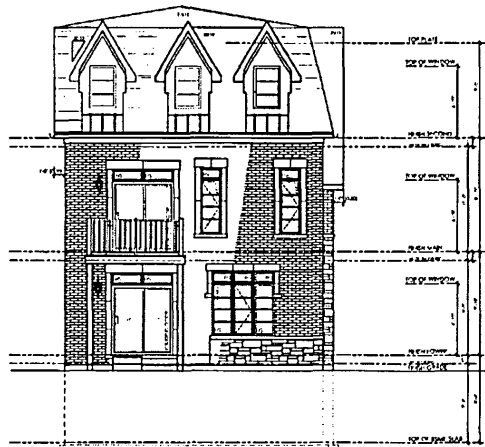
V14-0222



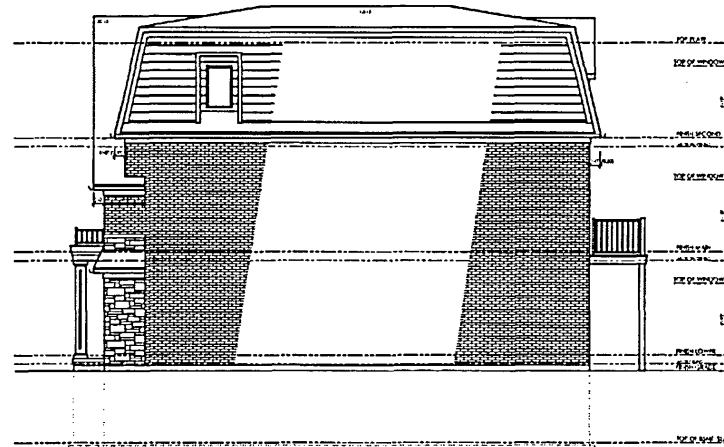
PROPOSED FRONT ELEVATION (LOT 4)



PROPOSED PLAN VIEW ELEVATION (LOT 4)



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

KEY	ABBREVIATIONS
W1 2/2" x 2"	D1 DOWEL JOIST
W2 2/2" x 2"	T1 TRIPLE JOIST
W3 2/2" x 2"	G1 GROUND FLOOR
W4 2/2" x 2"	DO DOOR
W5 2/2" x 2"	R1 ROOF JOIST
W6 2/2" x 2"	SL STEEL
W7 2/2" x 2"	S1 SOLID BRASS
W8 2/2" x 2"	DE DECKING (PULP)
W9 2/2" x 2"	PL PINE (LOAD)
W10 2/2" x 2"	FL FLOOR
W11 2/2" x 2"	DR DRYWALL
W12 2/2" x 2"	HC HUNG GLASS
W13 2/2" x 2"	FDN FOUNDATION
W14 2/2" x 2"	B1 BLACK GLASS
W15 2/2" x 2"	J1 JAIL FLOOR
W16 2/2" x 2"	US UNDER
W17 2/2" x 2"	VO TOP OF
W18 2/2" x 2"	FO FLOOR GLASS
W19 2/2" x 2"	C1G CEMENT

LEGEND
<ul style="list-style-type: none"> TOILET CONCENTRATED POND (LOAD) WINE PLACE VENT DIPPER VENT STOVE VENT CELLAR VENT SHOWER ALARM CARBON MONOXIDE DETECTOR HOSE REEL WATERPROOF BATHING (GULL) HOOD/CHELLAR VENT DIPPER VENT GAS LINE CABLE LINE PHONE JACK CEDING EXHAUST FAN PAL CHAMP CLOS. LIGHT CIRCUIT BREAK 3 WAY SWITCH LIGHT SWITCH 120 VOLTS RECEPT ELECTRIC RECEPT (HOT OR FRESH FLOOR) ROOF VENT ROOF DRAIN

AREA CALCULATIONS
<ul style="list-style-type: none"> FIRST FLOOR 111.2 SECOND FLOOR 111.2 ROOF 111.2 TOTAL 333.6
COVERAGE CALCULATIONS
<ul style="list-style-type: none"> FIRST FLOOR 111.2 SECOND FLOOR 111.2 ROOF 111.2 TOTAL 333.6

DESIGN FIRM
VULCAN DESIGN INC.
 130 Broadview Ave. Unit 41
 Concord, ON L4G 3G2
 PH: 416-665-5200
 FAX: 416-665-5201
 EMAIL: dunn@vulcandesigninc.com
 CONTACT PERSON: DANIEL BERRY

NOTES
<ul style="list-style-type: none"> 1. All dimensions are in feet and inches. 2. All dimensions are to the center of the member unless otherwise noted. 3. All dimensions are to the finished surface unless otherwise noted. 4. All dimensions are to the center of the member unless otherwise noted. 5. All dimensions are to the center of the member unless otherwise noted.

PROJECT: V14-0222
 6155 NINTH LINE
 MISSISSAUGA, ON
 CLIENT: CENTREVILLE DEVEL.
 SCALE: 3/16" = 1'-0"

PROJECT	MODEL
V14-0222	LOT 4
6155 NINTH LINE	SPA4
MISSISSAUGA, ON	
CLIENT: CENTREVILLE DEVEL.	
SCALE: 3/16" = 1'-0"	

Centreville Homes (Ninth Line) Inc.

File: OZ 13/015 W10
T-M13005 W10**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (August 5, 2014)	Please be advised that all Draft Plan Conditions must be satisfied to regional standards. There is adequate water and sanitary servicing in the area. The developer will be required to enter into a Development Agreement with the Region of Peel for the construction/extension/connection to all municipal water and sewer associated with these lands. The applicant will be responsible for the payment of applicable fees, development charges, legal costs and all other costs associated with the development of this site.
Dufferin-Peel Catholic District School Board (December 20, 2013) Peel District School Board (December 11, 2013)	Both School Boards responded that they are satisfied with the 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. In addition, if approved, both School Boards also 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.
City Community Services Department – Parks and Forestry Division/Park Planning Section (July 9, 2014)	Osprey Marsh (P-466), zoned G1, is located 60 m (196 ft.) from the subject lands and contains a walking trail. In addition, Johnny Bower Park (P-365), zoned OS1, is located 470 m (1,541 ft.) from the site and contains a play site. Prior to draft approval, street tree contributions and buffer planting securities are required for Ninth Line. All existing municipal trees to be removed, replaced, and protected have been identified by the City Arborist. Further, prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational

Centreville Homes (Ninth Line) Inc.

File: OZ 13/015 W10
T-M13005 W10

Agency / Comment Date	Comment
	purposes is required pursuant to Section 42(6) of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.
City Community Services Department – Heritage Section (November 11, 2013)	Following the review of the Stage 1 and 2 Archaeological Assessments, Heritage Planning staff advises that it has no concerns with the applications.
City Community Services Department – Fire and Emergency Services Division (March 7, 2014)	Emergency response time to the site and water supply available are acceptable, therefore, this Division has no concerns.
City Transportation and Works Department (July 28, 2014)	<p>This Department confirms receipt of a Site Plan, Functional Servicing Report, Conceptual Grading Plan, Utility Plans, Noise Feasibility Study, Traffic Impact Study and Phase 1 Environmental Site Assessment.</p> <p>The Noise Feasibility Study, dated May 20, 2014, prepared by HGC Engineering, has analysed the noise impacts on the subject lands and recommended mitigation measures to be implemented to achieve satisfactory noise levels consistent with City/MOE guidelines. It has been reviewed in conjunction with the Grading Plan and cross-sections for the proposed noise attenuation barrier along Ninth Line. The applicant has been requested to provide a revised grading plan and cross-sections to confirm the feasibility of Lot 4 with a required 3.4 m (11.15 ft.) high noise attenuation barrier along Ninth Line.</p> <p>Stormwater discharge from this development will contribute to the area influenced by the on-going investigation of basement infiltration experienced in the Lisgar Community. This Department is working with the applicant to define stringent stormwater management controls that will negate further impacts to the existing system.</p>

Centreville Homes (Ninth Line) Inc.

File: OZ 13/015 W10
T-M13005 W10

Agency / Comment Date	Comment
	Further detailed comments/conditions will be provided prior to the Supplementary Report Meeting pending receipt and review of the foregoing.
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>Rogers Cable Bell Canada Canada Post Enersource Halton Region</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services Conseil Scolaire de District Centre-Sud-Ouest Conseil Scolaire de District Centre-Sud Ministry of Transportation Town of Milton Lisgar Resident's Association</p>

Centreville Homes (Ninth Line) Inc.

File: OZ 13/015 W10
T-M13005 W10

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Osprey Woods Public School <ul style="list-style-type: none"> Enrolment: 524 Capacity: 540 Portables: 3 Lisgar Middle School <ul style="list-style-type: none"> Enrolment: 672 Capacity: 688 Portables: 0 Meadowvale Secondary School <ul style="list-style-type: none"> Enrolment: 1319 Capacity: 1497 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Simon Stock <ul style="list-style-type: none"> Enrolment: 417 Capacity: 584 Portables: 0 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1756 Capacity: 1320 Portables: 16

Centreville Homes (Ninth Line) Inc.

File: OZ 13/015 W10

T-M13005 W10

Relevant Mississauga Official Plan Policies

Below is an overview of some of the policies which apply to these applications:

	Specific Section/ Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
Chapter 9 – Build a Desirable Urban Form	Section 9.1 Section 9.2.2 Section 9.5 Section 9.5.2	MOP will ensure that new development respects the identity and character of the surrounding context and requires properties to develop in a manner that contributes to the overall vision for the city.
Chapter 16 - Neighbourhoods	Section 16.1.2 Section 16.14	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.

Centreville Homes (Ninth Line) Inc.

File: OZ 13/015 W10
T-M13005 W10**Proposed Zoning Standards**

Zone Standards	Existing "R1" Zoning Standards	"R7" Zoning Standards	Proposed "R7- Exception" Zoning Standards
Minimum Lot frontage – Interior Lot	22.5 m (73.8 ft.)	11.0 m (36.1 ft.)	10.1 m (33.1 ft.)

APPENDIX I-13



Centreville Homes (Ninth Line) Inc.

Files: OZ 13/015 W10
T-M13005 W10

Recommendation PDC-0068-2014

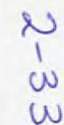
PDC-0068-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from 'R1' (Residential – Detached Dwellings – Typical Lots) and 'R7-8' (Residential – Detached Dwellings – Shallow Lots) to 'R7 – Exception' (Residential – Detached Dwellings – Shallow Lots) and 'B' (Buffer) under File OZ 13/015 W10 and a Draft Plan of Subdivision to permit seven (7) detached dwellings and a buffer block under File T-M13005 W10, Centreville Homes (Ninth Line) Inc., 6155 Ninth Line, be received for information.

OZ 13/015 W10 & T-M13005 W10



*Produced by
T&W, Geomatics*



(Conceptual Proposed Development Plan)
TOPOGRAPHIC SURVEY OF
Block 220 & Block 221
Plan 43M-457

OSPREY BOULEVARD (BY PLAN 43M-1457)

NINTH LINE
(ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10, NEW SURVEY)

NINTH LINE

PN 13525-2666(LT)

(SUBJECT TO RIGHT-OF-WAY AS IN INSTRUMENT NO. T1135181)

PN 13525-2666(LT)

PONDVIEW WAY (BY PLAN 43M-1457)

KEY MAP



LOT LOCATION:
ADDRESS: 8155 NINTH LINE
MISSISSAUGA, ONTARIO

LEGEND

- CATCH BASIN
- CORNER PROPERTY MARKER
- TRANSFORMER
- SERVICE CONNECTION DBL
- SERVICE CONNECTION
- WATER CONNECTION
- STREET LIGHT
- BELL BOX
- CABLE BOX
- TREE
- SHRUBS
- MAIL BOX
- AIR CONDITIONER
- DOOR
- WINDOW(S) ON WALL
- DOWN SPOUT TO SPLASH PAD
- LOT LINE DIMENSION
- DOWN UP
- RISER
- FFE FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- TBS TOP OF BASEMENT SLAB
- USF UNDER SIDE FOOTING
- USFG UNDERSIDE FOOTING GARAGE
- USFP UNDERSIDE FOOTING PORCH
- USFR UNDERSIDE FOOTING REAR
- EWHR EGRESS WINDOW ELEVATION
- WUB WALK UP BASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING WALLS
- 240.35' PROPOSED GRADE ELEV.

VULCAN DESIGN INC.
130 Shaw Plaza Drive
Unit B1, Suite 201
Camden, ON L4K 5K2
PH: 416-846-5205
FAX: 905-266-0813
EMAIL: shawn@vulcandesign.com

SCALE
1:200

PAGE
S1

Client: Centreville Homes (Ninth Line) Inc.

Project: 6155 NINTH LINE
MISSISSAUGA, ONTARIO

NO.	REVISION	DATE	DWN.	CHK.
1.	ISSUED FOR REVIEW	FEB 12/14	DCB	DCB
2.	REVISE LOT 1 & 4	MAY 30/14	DCB	DCB
3.	REV. LOTS 12 & 13 FABRIC	MAY 6/14	DCB	DCB
4.	COORDINATE FRONTAGE NO. 5	AUG 6/14	DCB	DCB
5.	ADJUST BURN & FENCE	NOV 11 2015	DCB	DCB
6.	REVISE D.W. WIDTHS	MAR 12 2015	DCB	DCB
7.	REVISE STAT. CHRT FOR LOT 347	MAR 30 2015	DCB	DCB

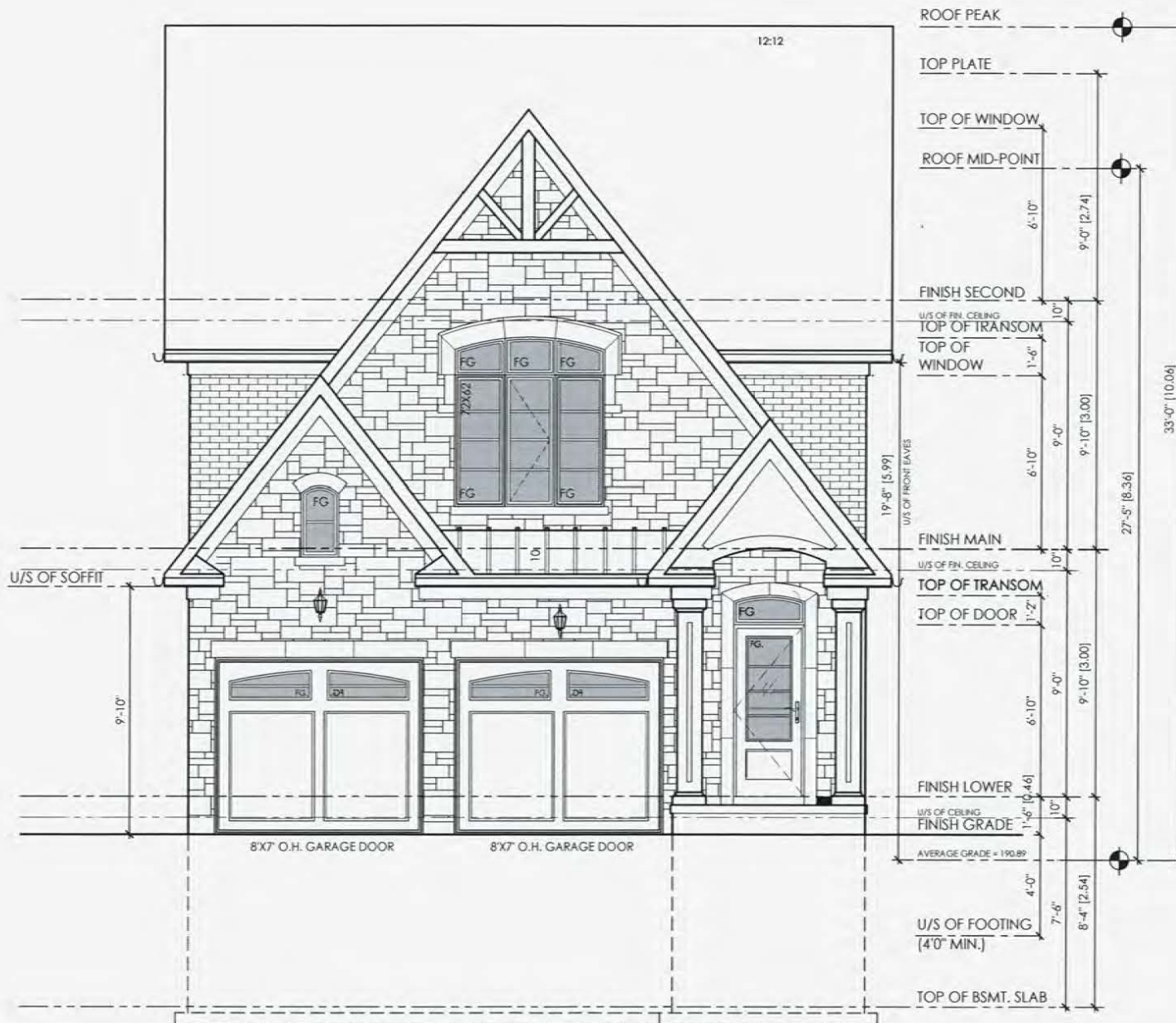
LOT STATISTICS									
Lot#	Lot Area (sq. ft.)	Lot Area (sq. m.)	Lot Depth (ft.)	Lot Width (ft.)	Lot Length (ft.)	Lot Area (sq. ft.)	Lot Area (sq. m.)	Lot Depth (ft.)	Lot Width (ft.)
LOT 1	10,000	929	100	100	100	10,000	929	100	100
LOT 2	10,000	929	100	100	100	10,000	929	100	100
LOT 3	10,000	929	100	100	100	10,000	929	100	100
LOT 4	10,000	929	100	100	100	10,000	929	100	100
LOT 5	10,000	929	100	100	100	10,000	929	100	100
LOT 6	10,000	929	100	100	100	10,000	929	100	100
LOT 7	10,000	929	100	100	100	10,000	929	100	100
SITE STATISTICS									
Lot#	Lot Area (sq. ft.)	Lot Area (sq. m.)	Lot Depth (ft.)	Lot Width (ft.)	Lot Length (ft.)	Lot Area (sq. ft.)	Lot Area (sq. m.)	Lot Depth (ft.)	Lot Width (ft.)
LOT 1	10,000	929	100	100	100	10,000	929	100	100
LOT 2	10,000	929	100	100	100	10,000	929	100	100
LOT 3	10,000	929	100	100	100	10,000	929	100	100
LOT 4	10,000	929	100	100	100	10,000	929	100	100
LOT 5	10,000	929	100	100	100	10,000	929	100	100
LOT 6	10,000	929	100	100	100	10,000	929	100	100
LOT 7	10,000	929	100	100	100	10,000	929	100	100
BUILDING STATISTICS									
Lot#	Lot Area (sq. ft.)	Lot Area (sq. m.)	Lot Depth (ft.)	Lot Width (ft.)	Lot Length (ft.)	Lot Area (sq. ft.)	Lot Area (sq. m.)	Lot Depth (ft.)	Lot Width (ft.)
LOT 1	10,000	929	100	100	100	10,000	929	100	100
LOT 2	10,000	929	100	100	100	10,000	929	100	100
LOT 3	10,000	929	100	100	100	10,000	929	100	100
LOT 4	10,000	929	100	100	100	10,000	929	100	100
LOT 5	10,000	929	100	100	100	10,000	929	100	100
LOT 6	10,000	929	100	100	100	10,000	929	100	100
LOT 7	10,000	929	100	100	100	10,000	929	100	100



Osprey Blvd.



Pondview Way



PROPOSED FRONT ELEVATION - LOT 7

SCALE: AS NOTED ON PAGE

2-36

APPENDIX R-7

Centreville Homes (Ninth Line) Inc.Files: OZ 13/015 W10
T-M13005 W10

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

Agency / Comment Date	Comment
Community Services – Park Planning (March 16, 2015)	In comments updated on March 16, 2015, a revised Tree Preservation Plan / Landscape Plan is required prior to draft approval to determine planting and costing for the landscape buffer and entryway feature.
City Transportation and Works Department (March 9, 2015)	<p>This department reviewed the updated Site Plan, Stormwater Management Design Strategy, Grading Plan, Servicing Plan, Noise Feasibility Study, Cross-Sections and Phase 1 Environmental Site Assessment submitted in support of the applications.</p> <p>Stringent stormwater management requirements have been imposed on the subject development as it is located in an area of influence with respect to a basement infiltration investigation of existing properties. These requirements necessitated the applicant to propose an approach that maintained rainwater runoff similar to existing conditions. The disconnection of foundation weeping tiles and implementation of stormwater storage units (infiltration chambers) on each property will help to infiltrate and hold back flows to achieve these requirements. In the event this application is approved by Council, warning clauses will be required in the Purchase and Sale Agreement for every lot advising prospective purchasers that underground infiltration chambers are proposed within the front yard of each lot and will be the responsibility of the purchaser in terms of maintenance and ensuring downspouts continue to be connected to the chambers. Prior to Registration, the Owner is required to enter in to a Development Agreement which will include the necessary warning clauses and securities for the stormwater storage units.</p> <p>Subsequent to the Noise Feasibility Study, dated May 20, 2014, a letter dated January 22, 2015 has been provided to verify the noise barrier height required along Ninth Line to achieve satisfactory noise levels consistent with City/MOE guidelines. The grading plan and cross-sections have also been revised to reflect the noise barrier as proposed and confirmed</p>

Centreville Homes (Ninth Line) Inc.

Files: OZ 13/015 W10

T-M13005 W10

Agency / Comment Date	Comment
	the feasibility of Lot 4 to the satisfaction of this Department. Site specific details will be addressed through the processing of a future site plan application.

Centreville Homes (Ninth Line) Inc.

Files: OZ 13/015 W10
T-M13005 W10

DRAFT BY-LAW

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.3.3.25	Exception: R7-25	Map # 56	By-law:
In a R7-25 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following regulations shall apply:			
Regulations			
4.3.3.25.1	Minimum lot area - interior lot		279 m ²
4.3.3.25.2	Minimum lot frontage – interior lot		10.1 m
4.3.3.25.3	Minimum interior side yard to lands zoned B		2.0 m
4.3.3.25.4	Minimum rear yard		7.5 m
4.3.3.25.5	Minimum rear yard where a lot abuts lands zoned B		6.5 m
4.3.3.25.6	Maximum height from average grade to lower edge of eaves		6.4 m
4.3.3.25.7	Maximum height from average grade to lower edge of eaves where a lot abuts lands zoned R7-8		6.0 m
4.3.3.25.8	Maximum gross floor area - residential of third storey where a lot abuts lands zoned R7-8		88 m ²

Centreville Homes (Ninth Line) Inc.

Files: OZ 13/015 W10
T-M13005 W10

4.3.3.25	Exception: R7-25	Map # 56	By-law:
In a R7-25 zone the permitted uses and applicable regulations shall be as specified for a R7 zone except that the following regulations shall apply:			
4.3.3.25.9	Maximum driveway width		5.4 m
4.3.3.25.10	Maximum garage width:		6.0 m
	Measured from the inside face of the garage side walls		

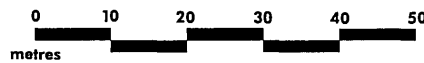
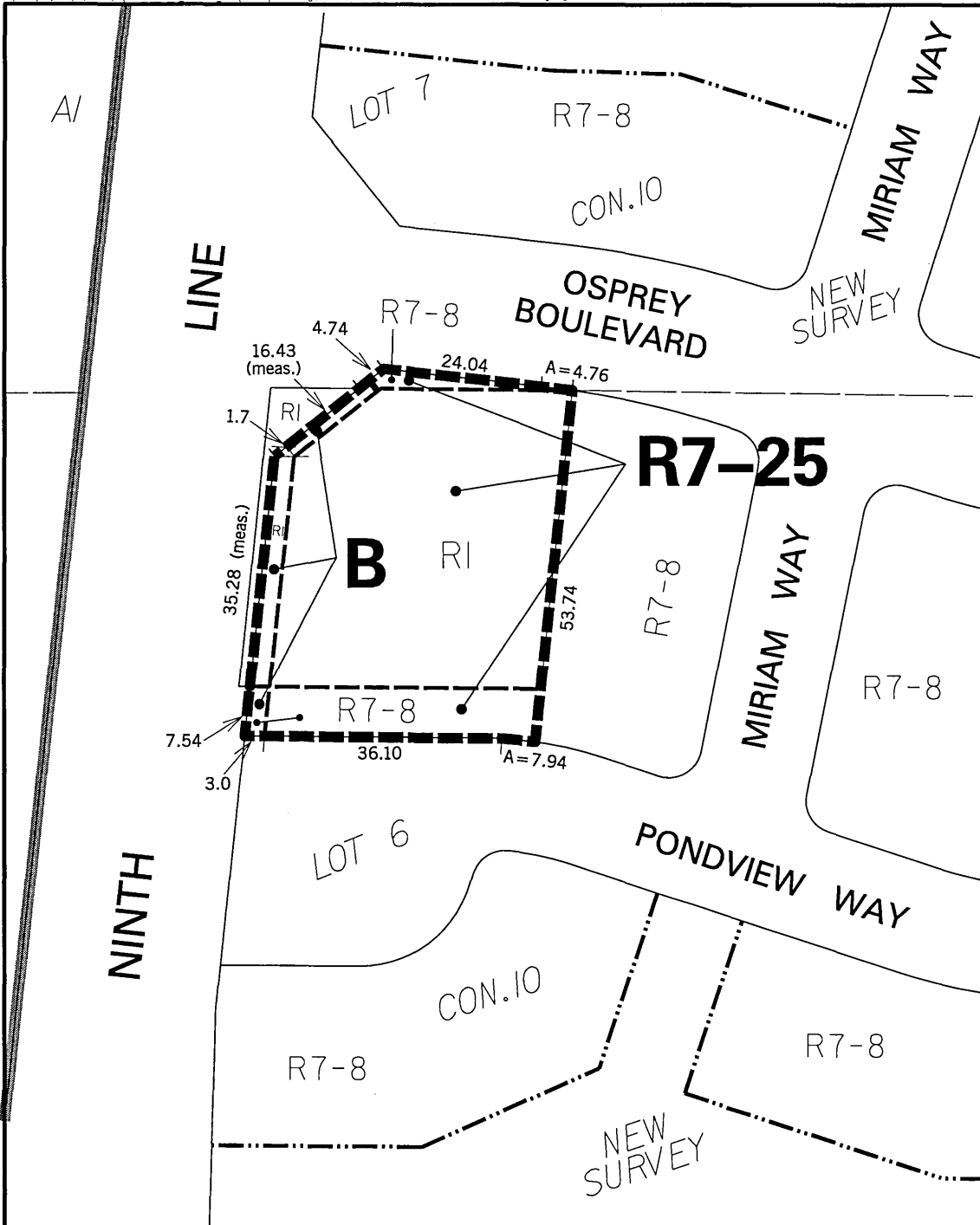
2. Map Number 56 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1" and "R7-8" to "R7-25" and "B", the zoning of Part of Lot 6, Concession 10, New Survey, and Blocks 220, 221 and 228 on Plan 43M-1457 in the City of Mississauga, PROVIDED HOWEVER THAT the "R7-25" and "B" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R7-25" and "B" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2015.

MAYOR

CLERK

2-41



DRAFT



**MILTON BY-LAW
144-2013**

This is not a Plan of Survey. For accurate boundary information refer to Plans 43M-1457 and 43R-36344.

CITY OF MISSISSAUGA

**THIS IS SCHEDULE "A" TO
BY-LAW _____**

PASSED BY COUNCIL ON

Centreville Homes (Ninth Line) Inc.

Files: OZ 13/015 W10
T-M13005 W10

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit seven detached dwellings and a buffer block along Ninth Line.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1" (Detached Dwellings – Typical Lots) and "R7-8" (Detached Dwellings – Shallow Lots - Exception) to "R7-25" (Detached Dwellings – Shallow Lots - Exception) and "B" (Buffer).

"R1" permits detached dwellings.

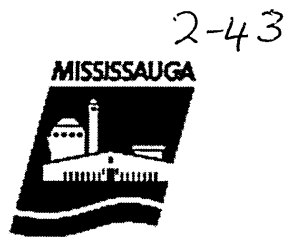
"R7-8" permits detached dwellings with exceptions for lot area, setbacks, driveway width, garage width and number of parking spaces.

"R7-25" permits detached dwellings with exceptions for lot area, lot frontage, setbacks, eave height, driveway width and garage width.

"B" zone permits entryway features, and berms and fences to attenuate road noise.

Location of Lands Affected

Southeast corner of Ninth Line and Osprey Boulevard in the City of Mississauga, as shown on the attached Map designated as Schedule "A".



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M13005 W10

SUBJECT: Draft Plan of Subdivision
6155 Ninth Line and Blocks 220, 221 and 228 on
Plan 43M-1457
Southeast corner of Ninth Line and Osprey Boulevard
City of Mississauga
Centreville Homes (Ninth Line) Inc.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the Planning Act, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the Planning Act, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated October 3, 2013, further revised on March 10, 2015.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as road widenings, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES,

AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 9.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 10.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 11.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
 - 11.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
 - 11.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.

-
- 12.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 12.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 13.0 Prior to registration, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 14.0 Prior to registration, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 15.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.



Corporate Report

3-1

Clerk's Files

Originator's
Files OZ 13/013 W9

DATE: April 14, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 4, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit the replacement of three existing 3 storey rental apartment buildings with three rental apartment buildings with heights of 17, 18 and 19 storeys**
2700 Aquitaine Avenue
South side of Aquitaine Avenue, east of Glen Erin Drive
Owner: 7838794 Canada Inc. (c/o Carttera Private Equities Inc.)

Recommendation Report **Ward 9**

RECOMMENDATION: That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending the applications under file OZ 13/013 W9, 7838794 Canada Inc. (c/o Carttera Private Equities Inc.), 2700 Aquitaine Avenue, south side of Aquitaine Avenue, east of Glen Erin Drive, be adopted in accordance with the following:

1. That the application to amend the Official Plan from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" to permit the replacement of three existing, 3 storey rental apartment buildings with rental apartment buildings with heights of 17, 18 and 19 storeys, be refused.

2. That the application to change the Zoning from "RA4-32" (Apartment Dwellings-Exception) to "RA5-Exception" (Apartment Dwellings – Exception) to permit the replacement of three existing, 3 storey rental apartment buildings with 17, 18 and 19 storey rental apartment buildings, be refused.
3. That Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants, to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with the applications, in support of the recommendations outlined in the report dated April 14, 2015.
4. In the event that the OMB renders a decision on the applicant's appeals that result in an increase in height or density beyond what is existing on the site, that Legal Services staff be directed to request the OMB to impose a requirement that the applicant provide community benefits, in accordance with Section 37 of the *Planning Act* and the City Corporate Policy and Procedure on Bonus Zoning, and to request the OMB to withhold its Order pending notification by the City and the applicant that a Section 37 Agreement has been reached between the parties.

**REPORT
HIGHLIGHTS:**

- The applicant has appealed their applications to the OMB. Two pre-hearing conferences have been held and a full hearing is scheduled to start November 3, 2015;
- The applications do not meet the City's Official Plan policies for development and intensification; the height and density are excessive for a site that is outside of a node; and the buildings are not compatible with the existing character of the area.
- Staff recommend refusal of the applications and seek Council direction to attend any OMB proceedings in connection with these applications.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 14, 2014, at which time a Planning and Building Department Information Report based on the applicant's

original proposal (Appendix R-1) was presented and received for information.

Just prior to the public meeting on April 10th, 2014, the applicant submitted a revised concept plan and supporting materials to the City. The applicant presented the revised concept plan at the public meeting. Changes include the following:

- Proposed building heights decreased from 19, 22 and 25 storeys to 17, 18 and 19 storeys;
- Re-orientation of the 3 proposed buildings to improve overlook/shadowing within and beyond the site;
- Number of proposed dwelling units reduced from 614 to 492;
- Floor Space Index (FSI) reduced from 2.5 to 2.16;
- Number of units per hectare reduced from 259 units/hectare (640 units/acre) to 222 units/hectare (548 units/acre); and
- Parking decreased from 1,233 spaces to 1,035 spaces due to the reduced number of dwelling units.

The revised concept plan (Appendix R-4) and revised elevation (Appendix R-5) are attached.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0024-2014 which was subsequently adopted by Council and is attached as Appendix R-2.

On July 15, 2014, the owner appealed the applications to the Ontario Municipal Board (OMB) due to the failure by City Council to make a decision on the applications within the time prescribed by the *Planning Act*. Pre-hearing conferences were held on February 11, 2015 and April 9, 2015 and a full hearing is scheduled to commence on November 3, 2015. The purpose of this report is to make a recommendation to Planning and Development Committee on the application and to seek direction with respect to the appeal.

COMMENTS:

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

COMMUNITY ISSUES

Issues were identified by residents through written correspondence to the City and through verbal comments made at both the February 19, 2014 community meeting held by Ward 9 Councillor, Pat Saito, and the April 14, 2014 public meeting held by the Planning and Development Committee as follows:

Comment

The proposed buildings are too tall; the number of buildings is excessive; does not provide gradual height transition down to the existing buildings surrounding the site; massing and built form and the proposal are not consistent with the City's Official Plan policies.

Response

Staff have identified concerns regarding the number of buildings, the proposed heights and the lack of adequate built form transition. A detailed evaluation of the above comments is included in the Planning Comments section of this report.

Comment

The adjacent development will expand existing shadowing effects on neighbouring townhouses and amenity areas.

Response

Given the proximity to Lake Aquitaine Park and neighbouring properties, the scale and intensity of the proposed development will increase the amount of shadow impact on the public trail system, lakefront open spaces, on-site outdoor amenity areas, the remaining 3-storey apartment buildings and the private amenity areas of neighbouring residences.

Comment

Residents questioned if there would be sufficient capacity in neighbourhood schools to accommodate additional students.

Response

The Catholic District School Board and the Peel District School Board have indicated that there is capacity in the neighbourhood schools to accommodate the additional number of children generated by this proposal.

Comment

Increased traffic on the local roads is a concern.

Response

A Traffic Impact Study was prepared to assess the traffic impact for both existing traffic and predicted future traffic volumes. The Transportation and Works Department reviewed this study and is satisfied with the findings and conclusions that this proposed development will not have a significant impact on the level of service compared to the existing conditions. The Transportation and Works Department has requested minor revisions to the study to clarify the background development, trip generation and trip distribution assumptions that were made. A revised Traffic Impact Study is required but will not impact the overall conclusions. (See Appendix R-3).

Comment

Concern was expressed regarding the removal of several trees on-site and within the surrounding Greenbelt adjacent to Lake Aquitaine and the impact this development may have on the existing Lake Aquitaine Trail.

Response

A tree inventory was submitted by the applicant to assess the impact on existing trees within the area of the subject proposal. The tree inventory identified 113 trees within the site, 78 of which are proposed to be removed (69% of the total number). The majority of the trees facing Lake Aquitaine and Lake Aquitaine Trail will be removed within the site. Only 3 trees are planned to be preserved within the site area along the Lake Aquitaine Trail.

An additional 12 or more trees (not included in the tree inventory) will be removed along the eastern entry road for the proposed interim parking.

An unacceptable number of trees would be lost as a result of the development as proposed. A larger setback along the east property line abutting Lake Aquitaine Trail would allow for more trees to be preserved and thereby maintaining the landscape edge and spatial quality of the Lake Aquitaine Trail.

PLANNING COMMENTS

Updated comments from City Departments and Agencies are contained in Appendix R-3.

Provincial Policy Statement (PPS)

The Provincial Policy Statement, 2014 (PPS) contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. The PPS gives direction for supporting healthy active communities, strong economies and the responsible management of resources in a clean and healthy environment. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

The City has established a hierarchy and structure of appropriate intensification areas in the Mississauga Official Plan. The lands represent a lower tier intensification area that does not warrant significant intensification at the expense of community character and City structure. For this reason, the proposal does not conform to the PPS.

Growth Plan for the Greater Golden Horseshoe

The *Growth Plan* 2006, directs municipalities to develop and implement strategies and policies to achieve intensification, with particular emphasis on urban growth centres, such as the Downtown area, other Major Nodes, along intensification corridors and within Community Nodes. The *Growth Plan* also directs municipalities to identify intensification areas and to "identify the appropriate type and scale of development in intensification areas". It also states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and *Growth Plan* indicate that development must be governed by appropriate standards including density and scale. The *Growth Plan* requires local municipalities to implement the policies of the Plan in their local Official Plans (Mississauga Official Plan), thereby acknowledging the need for a coordinated approach and recognizing the need and importance of municipalities to identify and implement the *Growth Plan* principles in an integrated fashion.

The *Growth Plan* identifies regional employment and population forecasts to be achieved within the life of the Plan. Mississauga has accommodated for the allocated population forecast within its Official Plan policies, including those governing development of the subject lands.

The proposed development is not located within an intensification area identified by the City. Further, the proposed development actually exceeds the identified principles of residential intensification articulated in the *Growth Plan* at the expense of addressing the more holistic principles of developing 'complete communities' which recognize the community

character and structure. For these reasons, the proposed development does not conform to the *Growth Plan*.

Official Plan

Height, Transition and Context

There are two significant concerns with respect to height and transition with this proposal. First, the 19 storey apartment building is proposed along the existing Lake Aquitaine Trail beside Lake Aquitaine while the two other buildings, 17 and 18 storeys respectively, are located north of the 19 storey building beside the existing 3 storey garden apartments. The buildings would be located closer to the public lakefront and trail system than any other high rise buildings within the Meadowvale neighborhood outside the Community Node.

Lake Aquitaine, within the abutting city park bearing its name, is a unique and valuable asset to the neighbourhood and the City as a whole. It provides a natural setting that provides visual relief and both passive and active recreational benefits to the community. The subject property is, practically speaking, a peninsula of land that projects into Lake Aquitaine with visual prominence for the balance of properties located along the lake's periphery. The placement of three point towers at the southern periphery of this peninsula will have a significant negative visual impact upon the enjoyment of residents that currently enjoy this naturalized feature and setting.

Secondly, the principle of ensuring a gradual height transition between low and high rise buildings is an important planning principle and is found in several Mississauga Official Plan policies. These include Sections 9.2.1.11, 9.5.1.2 and 9.5.1.9 (See Appendix I-11 of Appendix R-1).

Although the surrounding neighbourhood was developed as a mix of low, medium and high rise residential buildings, there are no existing buildings in this neighbourhood of the magnitude proposed by the applicant. Of the 12 existing apartment buildings in the immediate area (Montevideo Road to the east, Battleford Road to the south, Aquitaine Avenue to the north and Winston Churchill Boulevard to the west), the range of heights is between 9 and 17 storeys, and generally these apartment sites also include townhouse dwellings.

Criteria for evaluating site specific Official Plan Amendments

The proposal requires an amendment to the Mississauga Official Plan policies for the Meadowvale 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 intent of the criterion.

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?

Mississauga Official Plan's City Structure policies set out land use, intensity of use and built form for various areas of the City. The policies direct the greatest development intensity to the Downtown, with lesser heights and densities in Major Nodes, Community Nodes and residential Neighbourhoods. The subject lands are located in a Neighbourhood which is characterized as a stable area.

Section 16.1.1.2 states that development in Neighbourhoods for 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; and
- c. The City Structure hierarchy is maintained.

The subject proposal is inconsistent with these policies, as the proposed number and height of apartment buildings does not transition down to the existing 3 storey garden apartments. Nor does it enhance the existing or planned development in the area, thereby contravening the City's planned hierarchy for intensification.

Mississauga Official Plan clearly indicates where residential intensification is to occur and the form it is to take. The proposed development would result in a degree of intensification beyond that which is planned for in Neighbourhoods. The heights and density proposed for this site are to be directed to major nodes and community nodes. The applicant has not provided a sufficient justification that would support such a change to the City's planned hierarchy.

Section 16.1.2.5 of MOP states that proposals for additional development on lands with existing apartment buildings will be subject to the following:

- a. On lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation.

The proposal is inconsistent with this policy as the proposed buildings combined with the existing buildings are for higher densities than permitted and are not considered to be residential medium density.

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

Meadowvale Community Node

The development of the City is based on a structure characterized by residential communities, employment districts and major open space corridors. To accommodate growth, this structure is further broken down into areas that include an Urban Growth Centre (City Centre) and a series of Community Nodes, which have been designated to accommodate a greater variety and concentration of uses than in the surrounding areas.

The subject lands are not located in a node, but are located along a Major Collector approximately 800 m (2,624.6 ft.) from a Major Transit Station Area (Meadowvale GO Station). The proposed development does not conform with the policies of the Mississauga Official Plan in regard to the following matters:

- The proposed heights do not provide transition to the existing built form nor do they provide a transition to Lake Aquitaine;
- The massing and scale of the proposed buildings does not integrate, transition and relate appropriately with the stable surrounding community, particularly with respect to building height and setbacks; and
- The proposed form of development does not reinforce or enhance the local community character which is predominantly 3 storey garden apartment buildings and a 15 storey apartment building.

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

The existing infrastructure and services within the area are sufficient to support the proposed development. The Planning

Rationale Report concludes that there is sufficient capacity within existing infrastructure (including traffic) to accommodate the additional density and additional population resulting from the development.

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?

The Urban Design and Planning Rationale Reports provided by the applicant have failed to demonstrate how the proposal is compatible with the existing planned function of the surrounding lands; how the appropriate built form transition is achieved; and how the proposed development represents a better use of the lands.

The proposed number of buildings and their respective heights would set an undesirable precedent for the Meadowvale neighbourhood. The proposed heights will be visually intrusive for the entire area. The location, massing and built form of the proposed buildings are not in keeping with the existing context. Generous sky views and a sense of openness will be eroded if buildings of this size and height are permitted.

The proposal is not consistent with Mississauga Official Plan policies, including those which require tall buildings to have appropriate height and built form transitions to surrounding areas, siting and design to enhance an area's skyline, and create appropriate visual and functional relationships between individual buildings and groups of buildings.

Zoning

The proposal to change the zoning from "RA4-32" to "RA5-Exception" is not acceptable for the reasons noted in the previous sections of this Report.

Bonus Zoning

Should the OMB render a decision on the applicant's appeals that result in an increase in height or density beyond what is existing on the site, it is recommended that Council direct Legal Services and staff to request the Board to impose a requirement that the applicant provide community benefits, in accordance with Section 37 of the *Planning Act* and the City's Corporate Policy and Procedure on Bonus Zoning; and to also request the Board to withhold its Order pending notification by the City and the applicant that a Section 37 Agreement has been reached between the parties.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain site plan approval in accordance with Section 41 of the *Planning Act*. An application for Site Plan approval has not been submitted for review.

FINANCIAL IMPACT:

Development charges will be payable as required by the Development Charges By-law of the City. Also, the financial requirements of any other official agency review must be met.

CONCLUSION:

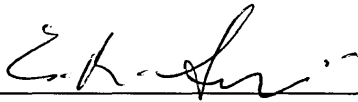
The proposed Official Plan and Zoning By-law amendments are not acceptable from a planning standpoint and should not be approved for the following reasons:

1. The proposal is not consistent with the *Provincial Policy Statement* and does not conform to the *Provincial Growth Plan*.
2. The proposed development does not support the overall intent, goals and objectives of Mississauga Official Plan.
3. The number of buildings and the height, scale, massing and density is excessive for the site and does not provide an adequate height transition to adjacent low rise buildings.

4. Several outstanding technical details have not been addressed to date including a geotechnical study and a Reliance Letter for the Phase I Environmental Site Assessment.

ATTACHMENTS:

Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0024-2014
Appendix R-3: Updated Agency and City Department Comments
Appendix R-4: Revised Concept Plan
Appendix R-5: Revised Elevation



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner



Corporate Report

Clerk's Files

Originator's

Files OZ-13/013-W9

PDC APR 14 2014

DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment and Rezoning Applications
To permit the replacement of three existing 3 storey rental
apartment buildings with three rental apartment buildings with
heights of 19, 22 and 25 storeys
2700 Aquitaine Avenue
South side of Aquitaine Avenue, East of Glen Erin Drive
Owner: 7838794 Canada Inc. (c/o Carttera Private
Equities Inc.)
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting Ward 9

RECOMMENDATION: That the Report dated March 25, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "RA4-32" (Apartment Dwellings - Exception) to "RA5-Exception" (Apartment Dwellings - Exception) to permit the replacement of three existing 3 storey

rental apartment buildings with three rental apartment buildings with heights of 19, 22 and 25 storeys, respectively, under File OZ 13/013 W9, 7838794 Canada Inc., 2700 Aquitaine Avenue be received for information.

**REPORT
HIGHLIGHTS:**

- These applications are to permit the redevelopment of a portion of the site with three new rental apartment buildings with heights ranging from 19-25 storeys;
- The applicant has also requested that the Meadowvale Community Node be expanded to include the subject property;
- Community concerns to date include height; density of the towers; capacity of neighbourhood parks; the ability of neighbourhood schools and community facilities to serve the new residents; increased traffic will cause safety concerns for pedestrians; insufficient visitor parking; and replacement of the existing rental housing units.
- Prior to the Supplementary Report, matters to be addressed include: appropriateness of the proposed development; traffic; the number of on-site parking spaces; cumulative impact of this development on this community; impact on adjacent land uses; expansion of the Meadowvale Neighbourhood Node; tree preservation; stormwater management; and construction management plans.

BACKGROUND:

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

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

COMMENTS:

The subject property, located on the south side of Aquitaine Avenue East, east of Glen Erin Drive (just east of the Meadowvale Community Node), is home to 335 rental apartment dwelling units. The applicant is proposing to intensify the site by removing 112 units housed in three of the existing garden apartment buildings located on the southern portion of the site and replacing those buildings with three towers with heights of 19, 22 and 25 storeys respectively. The towers will provide 614 new units in addition to the 223 rental apartment units that will remain (including four

rental townhouse units) providing a total of 837 rental apartment units.

Further details of the proposal are as follows:

Development Proposal	
Applications submitted:	September 19, 2013 October 17, 2013 (deemed complete)
Height:	25, 22 and 19 storeys
Proposed Lot Coverage:	28%
Floor Space Index (FSI):	2.5
Landscaped Area:	51%
Net Density:	259 units/ha 104.9 units/ac
Number of units:	837 total units (retained and proposed) 227 – one bedroom 428 – two bedroom 182 – three bedroom
Anticipated Population:	2,427* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	1,124 spaces
Parking Provided:	1,233 spaces
Supporting Documents:	Planning Justification Report Topographic Survey Walking Time Plan Elevation Drawings and Floor Plans Site Plan and Statistics Perspective Views Context Massing Views Shadow Study Report Green Development Initiatives

Development Proposal	
Supporting Documents (cont'd.)	Landscape Plan Tree Inventory and Preservation Plan Functional Servicing and Stormwater Management Report Servicing and Grading Plans Traffic Impact Study Parking Utilization Study Rental Housing Analysis Noise Feasibility Study Qualitative Pedestrian Level Wind Assessment Urban Design Brief

Site Characteristics	
Frontage:	30 m (98.4 ft.)
Net Lot Area	3.23 ha (7.98 ac)
Existing Use:	Six 3 storey apartment buildings, one 15 storey rental apartment building and four townhouse dwellings containing a total of 335 apartment dwelling units with a total of 522 parking spaces. The subject property has an existing FSI of 1.0 and a density of 256.2 units per hectare (103.7 units per acre).

Additional information is provided in Appendices I-1 to I-13.

Green Development Initiatives

The applicant has not indicated if they are proposing any environmental green initiatives in this proposed development although they have been requested by staff to provide these initiatives.

Neighbourhood Context

The subject property is located within the Meadowvale Neighbourhood Character Area. Meadowvale is a mature, stable,

master planned, mixed use community comprised of a wide range of uses, dwelling types and tenures. The Meadowvale Town Centre is a significant landmark located to the west of the subject property providing a range of services to the community. The housing stock is varied and includes detached, semi-detached, townhouse, three-storey apartments and high rise apartment buildings. Residential densities are generally higher in the area closer to the Meadowvale Town Centre. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Across Aquitaine Avenue, townhouse dwellings;
East: Lake Aquitaine Park and townhouse and garden apartment dwellings;
South: Lake Aquitaine Park. Further south are detached and townhouse dwellings; and
West: A 9 storey apartment building and Meadowvale Community Centre.

**Mississauga Official Plan Designation and Policies for
the Meadowvale Neighbourhood Character Area
(November 14, 2012)**

The subject property is located in the Meadowvale Neighbourhood Character Area, immediately abutting the boundary of the Meadowvale Community Node (see Appendix I-3) and is designated "**Residential High Density – Special Site 1**" (see Appendix I-5).

The site is also subject to "**Special Site 1**" policies which permit townhouse dwellings in addition to apartment dwellings. The Floor Space Index (FSI) range for this site is 0.5-1.0 times the lot area (see Appendix I-4).

Expansion of Meadowvale Community Node

The applicant has requested that the current boundaries of the Meadowvale Community Node be expanded to include the subject

lands (see Appendix I-3). Section 5.3.3 of the plan indicates that the desirable characteristics that establish a Community Node include compact, mixed-use development, pleasant walkable streets and a strong sense of place and community identity.

Community Nodes such as Meadowvale are centered on indoor shopping malls and contain a range of community infrastructure such as recreational facilities, libraries, police stations and places of religious assembly. While the form of these types of Community Nodes are currently characterized by large blocks, surface parking and single storey buildings, through redevelopment, it is intended that they will take on a more urban, pedestrian friendly form. A maximum height of 4 storeys is permitted in Community Nodes.

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

Residential Policies

If certain requirements are demonstrated, residential intensification may be permitted within Neighbourhoods. These requirements include compatibility with built form and scale with surrounding development, enhancing the existing or planned community and consistency with the intent of the policies of Mississauga Official Plan. Design issues related to built form, height, massing, transition, coverage, setbacks, privacy and overview, parking and the quantity and quality of open spaces will be priorities in assessing the merits of residential development proposals.

Urban Design Policies

The urban design policies of Mississauga Official Plan (MOP) require that building, landscaping and site design are compatible with site conditions and will create appropriate transition, visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements should also address the effects of additional noise, unattractive views, other negative impacts and will buffer adjacent land uses.

hectare (36.8 units per acre) may be townhouse dwellings. Apartment buildings in this zone are limited to 15 storeys, with a FSI range of 0.5–1.0 (see Appendix I-6).

Proposed Zoning By-law Amendment

"RA5-Exception" (Apartment Dwellings – Exception), to permit, in addition to the permitted uses, the following:

- three residential apartment buildings containing 614 units;
- maximum height of 25 storeys;
- FSI of 2.5; and
- a parking rate of 1.23 spaces per dwelling unit (including visitor spaces).

A complete list of proposed zoning standards are identified in Appendix I-12 attached to this report.

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 Mississauga Official Plan, this policy 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 in principle by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

Peel's Housing and Homeless Plan, 2013

In 2013, the Region of Peel introduced the Peel's Housing and Homeless Plan. As part of the Plan, the Region has identified several housing objectives that they are pursuing, including:

- Increasing the supply of housing types and tenure;

- Securing and improving the use and supply of land and buildings to meet current and future housing demand;
- Exploring the use of non-financial incentives to develop housing options;
- Encourage innovative and cost-effective housing solutions; and
- Supporting the development of age-friendly, accessible, active and healthy communities.

As part of the City's review of these development applications, the City will report back to Planning and Development Committee on compliance with the objectives of the Peel's Housing and Homeless Plan.

COMMUNITY ISSUES

A community meeting was held by the Ward 9 Councillor, Pat Saito, on February 19, 2014.

The following is a summary of issues raised by the community:

- this development is not desirable for this neighbourhood;
- height and density are not compatible with the existing community;
- additional traffic will provide safety concerns for pedestrians looking to access nearby Meadowvale Town Centre;
- the development will compound existing shadowing effects on adjacent townhouse dwellings and amenity areas;
- insufficient visitor parking;
- the adequacy of schools, and the nearby community centre to serve the new residents;
- increased population levels will impact the already strained trail (park) system around Lake Aquitaine;
- increased building lighting will negatively impact existing apartments;
- development will result in a general reduction in open space for the lands, replaced by buildings and parking;
- there will be no replacement of the existing rental housing units during demolition/construction;

- impacts of construction phase on surrounding residential, in particular, noise, dust, odour, construction traffic and storage; and
- proposed construction timeframes.

The comments raised by the community will be considered in the evaluation of the applications and will be addressed in the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-9 and school accommodation information is contained in Appendix I-10. Based on the comments received and the applicable MOP policies, the following matters will have to be addressed prior to the Supplementary Report:

- expansion of the Meadowvale Community Node boundary;
- appropriate height and density;
- rental replacement programs;
- traffic impact on the neighbourhood and surrounding area;
- access to the trail system;
- cumulative impact of this development on this community;
- tree removal and replacement;
- impact and transition to the existing neighbourhood;
- shadow and privacy impacts on abutting properties and park;
- proposed urban design including massing and built form; and
- introduction of Green Development Initiatives.

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.

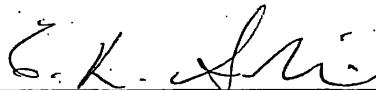
CONCLUSION:

Most agency and City department comments have been received and after the public meeting has been held and all outstanding issues have been 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: Meadowvale Community Node Character Area
- Appendix I-4: Excerpt of Meadowvale Neighbourhood Character Area
- Appendix I-5: Excerpt of Existing Land Use Map
- Appendix I-6: Excerpt of Zoning Map
- Appendix I-7: Site Plan
- Appendix I-8: Elevations
- Appendix I-9: Agency Comments
- Appendix I-10: School Accommodation
- Appendix I-11: Relevant City of Mississauga Official Plan Policies
- Appendix I-12: Proposed Zoning Standards
- Appendix I-13: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

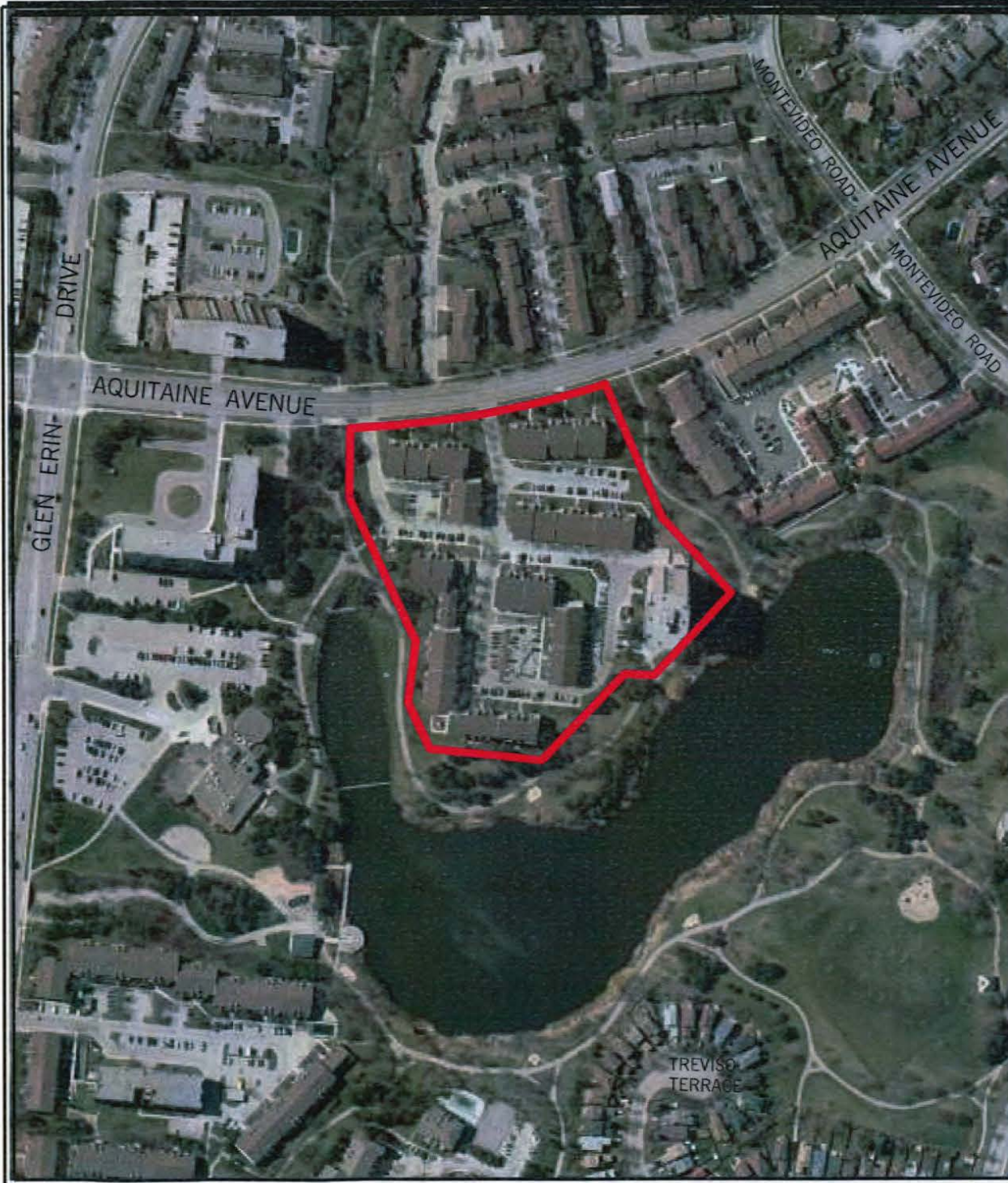
Prepared By: Michael Hynes, Development Planner

7838794 Canada Inc.

File: OZ-13/013 W9

Site History

- July 24, 1973 – The rezoning application under File OZ-24/73 was approved by the City to permit the current development.
- October 15, 1981 – Site Plan approval under File SP 93-81 for the existing 335 unit apartment/townhouse development.
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "RA4-32" (Apartment Dwellings - Exception).
- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Meadowvale District which designated the subject lands "Residential High Density I".
- November 14, 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 High Density" in the Meadowvale Neighbourhood Character Area.



LEGEND:

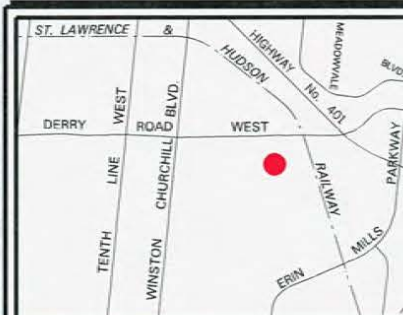


SUBJECT LANDS
2700 AQUITAINE AVENUE

NOTE: DATE OF AERIAL 04 2013



SUBJECT: 7838794 CANADA LTD.
(c/o CARTTERA PRIVATE EQUITIES INC.)



FILE NO:
OZ 13013 W9

DWG. NO:
13013A

SCALE:
1:3500

PDC DATE:
2014 04 14

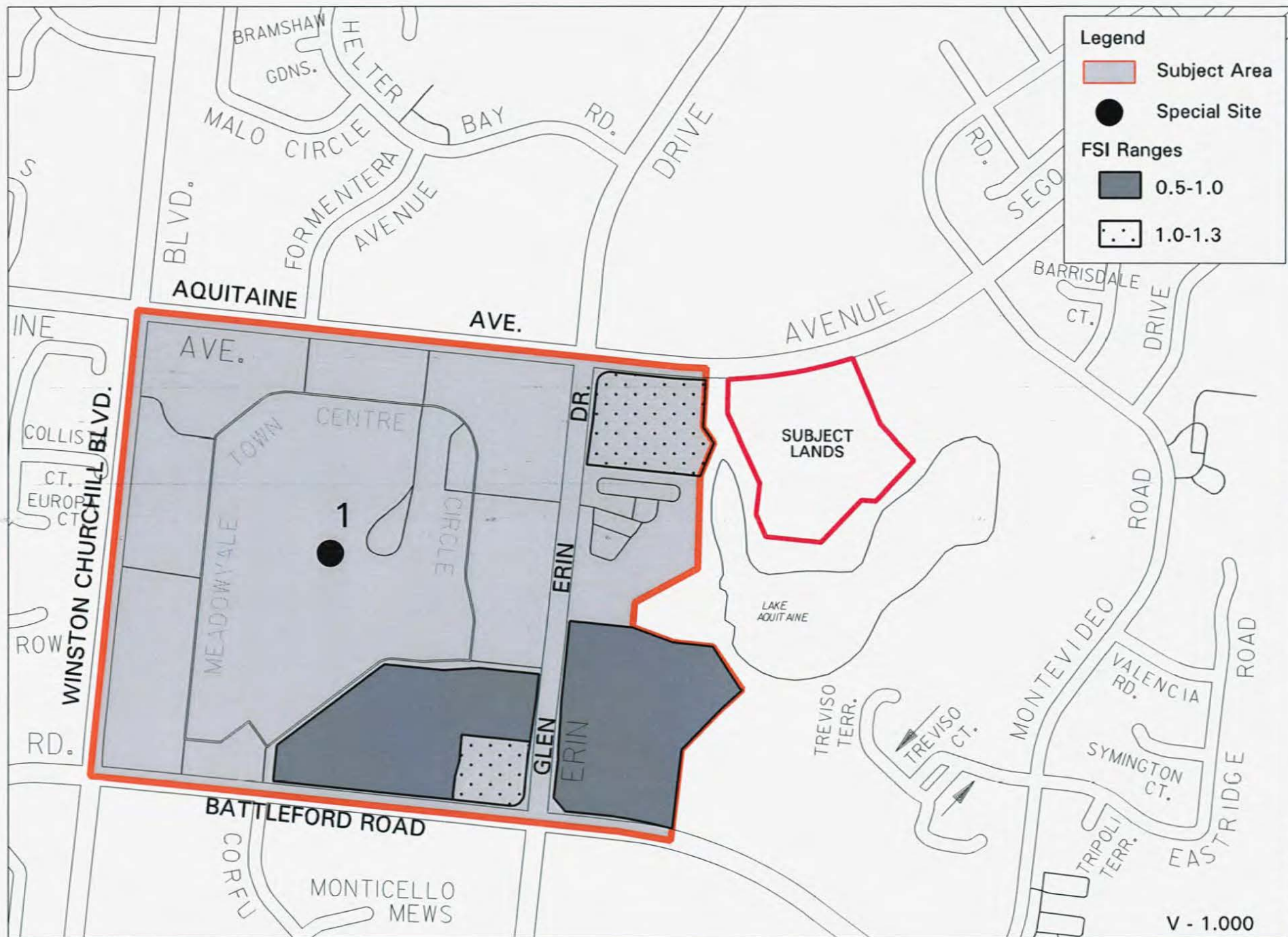
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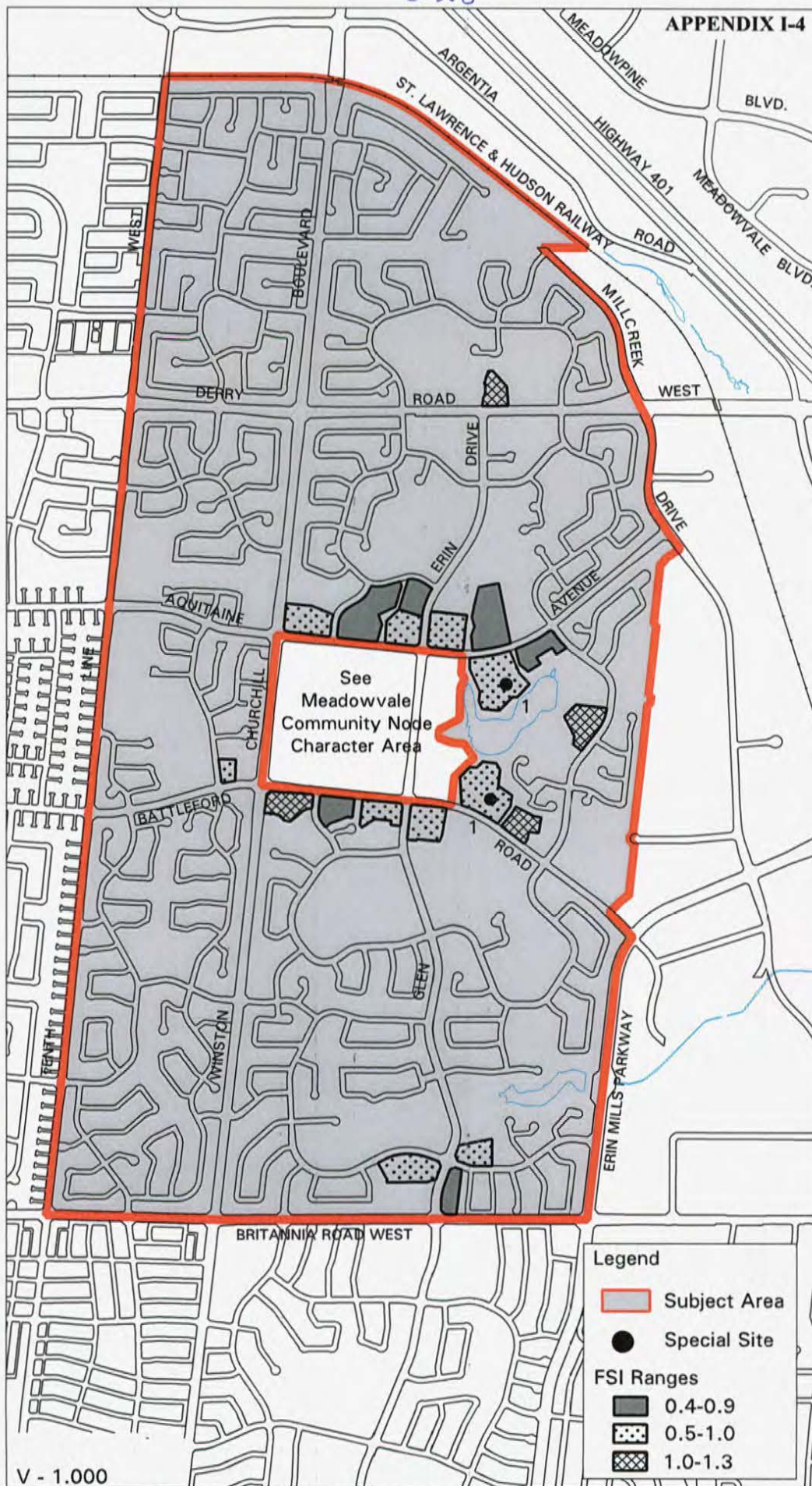
APPENDIX I-2

MISSISSAUGA
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T&W, Geomatics

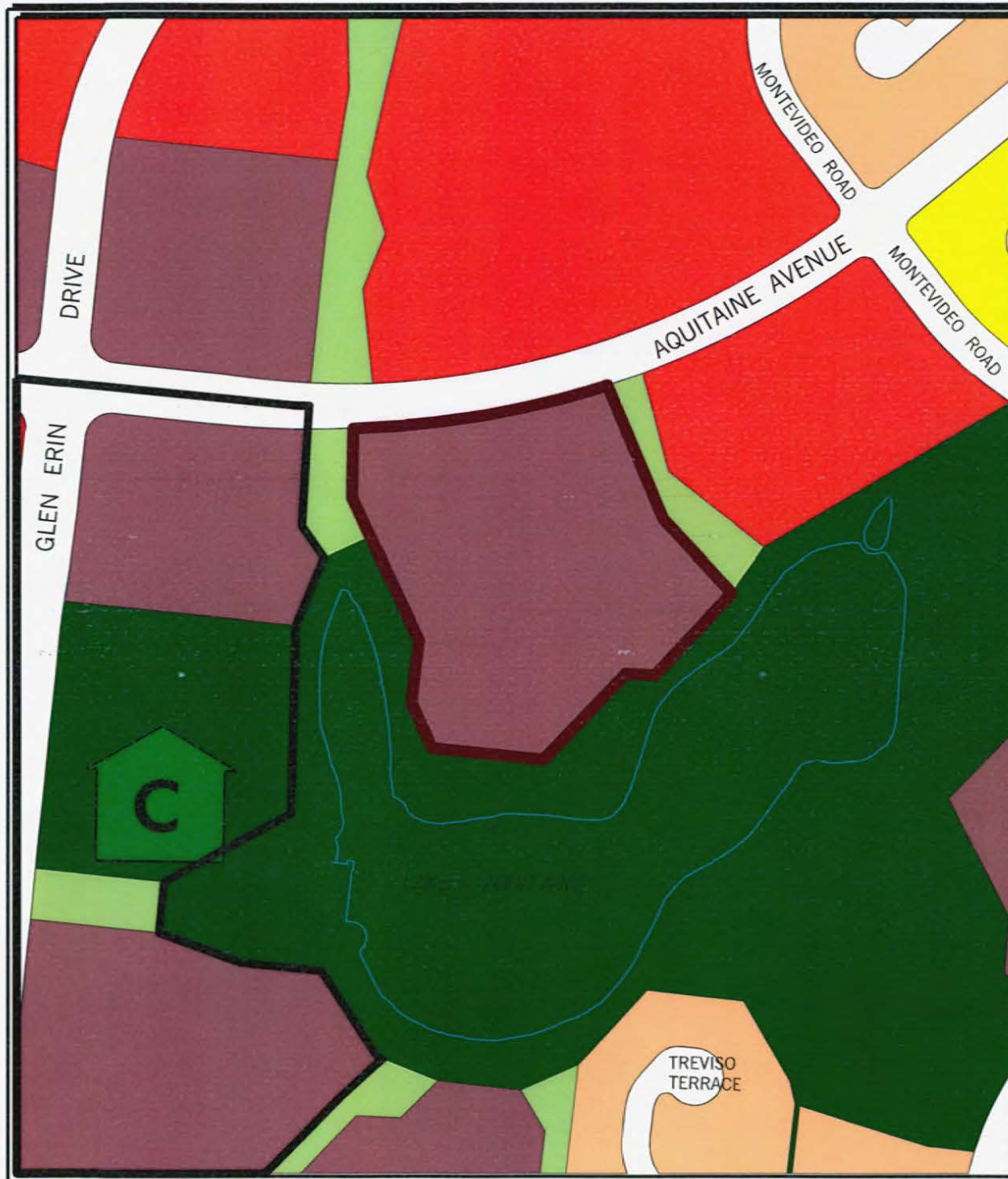
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Map 16-16: Meadowvale Neighbourhood Character Area



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

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

CITY STRUCTURE

Elements

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

ND2 Region of Peel Non-Decision

SUBJECT LANDS



SUBJECT: **7838794 CANADA LTD.**
(c/o CARTTERA PRIVATE EQUITIES INC.)



FILE NO:
OZ 13013 W9

DWG. NO:
13013L

SCALE:
N.T.S.

PDC DATE:
2014 04 14

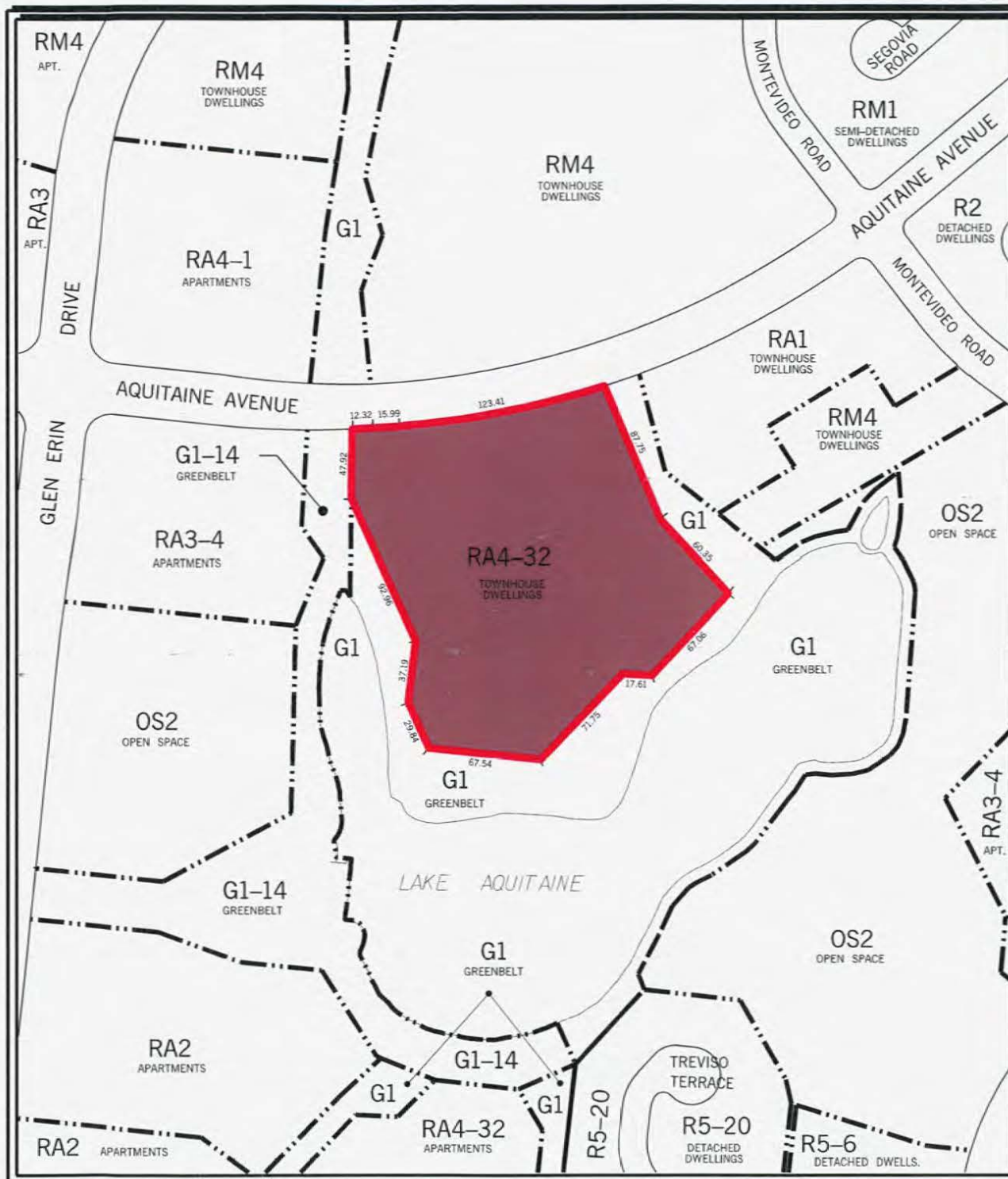
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APPENDIX I-5

MISSISSAUGA
Planning and Building

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3-29



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE 1' TO 'RESIDENTIAL HIGH DENSITY - SPECIAL SITE' AND PROPOSED REZONING FROM 'RA4-32' TO 'RA5-EXCEPTION' TO PERMIT 3 RESIDENTIAL RENTAL APARTMENT BUILDINGS OF 19, 22 AND 25 STOREYS.

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



SUBJECT: **7838794 CANADA LTD.**
(c/o CARTTERA PRIVATE EQUITIES INC.)



FILE NO:
OZ 13013 W9
DWG. NO:
13013R
SCALE:
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PDC DATE:
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DRAWN BY:
B. KRUGER

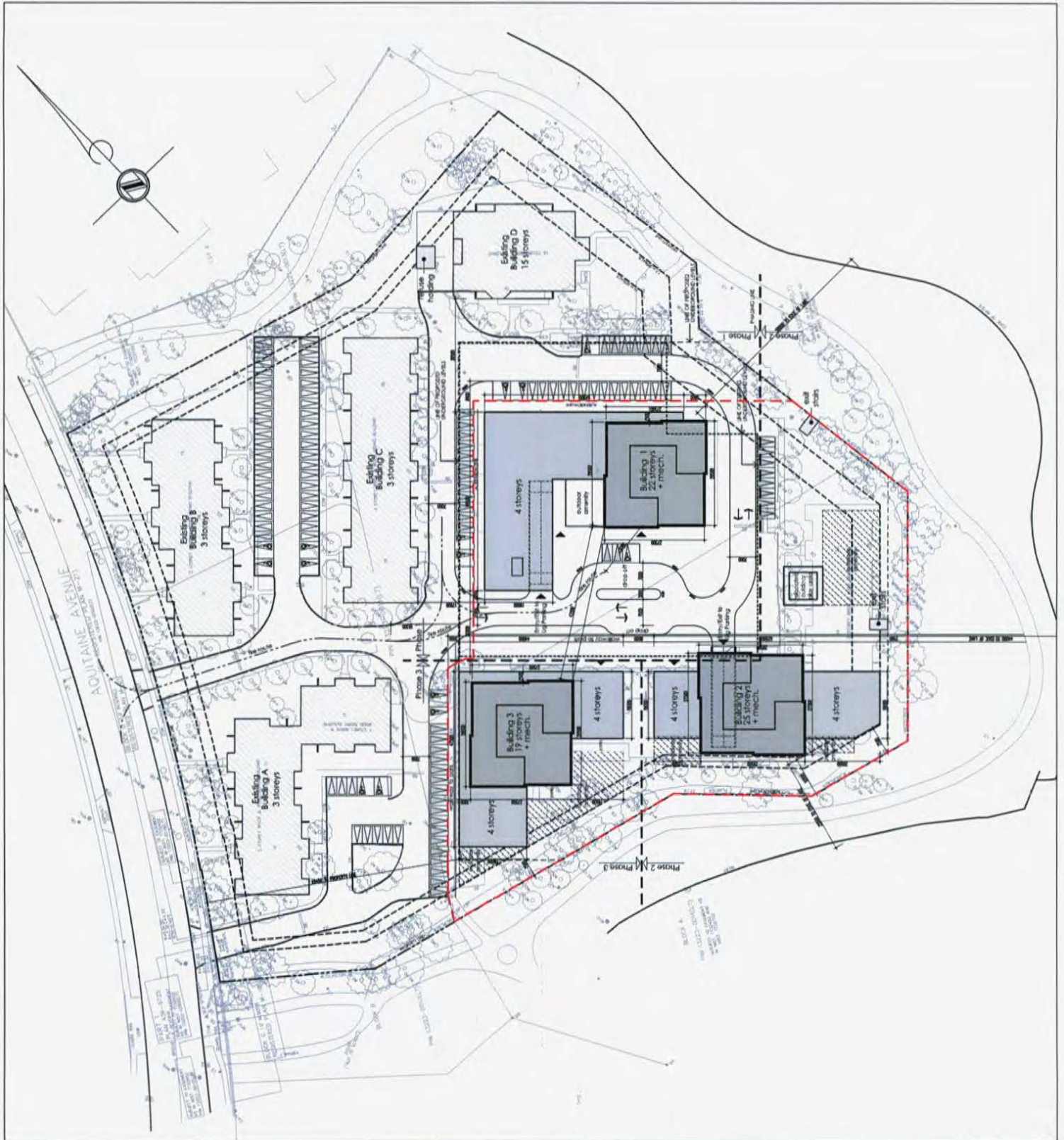
APPENDIX I-6

MISSISSAUGA
Planning and Building

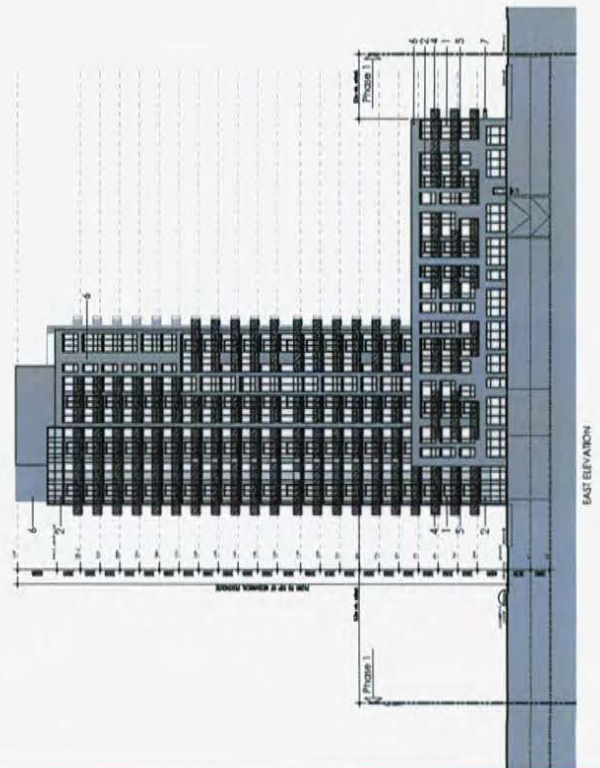
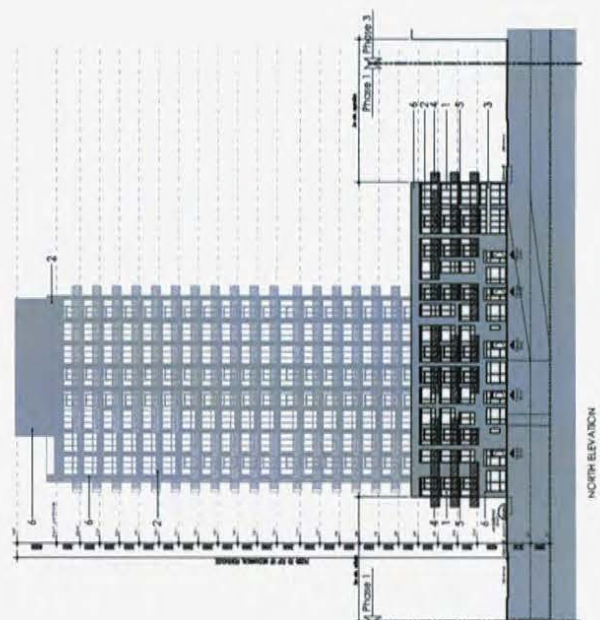
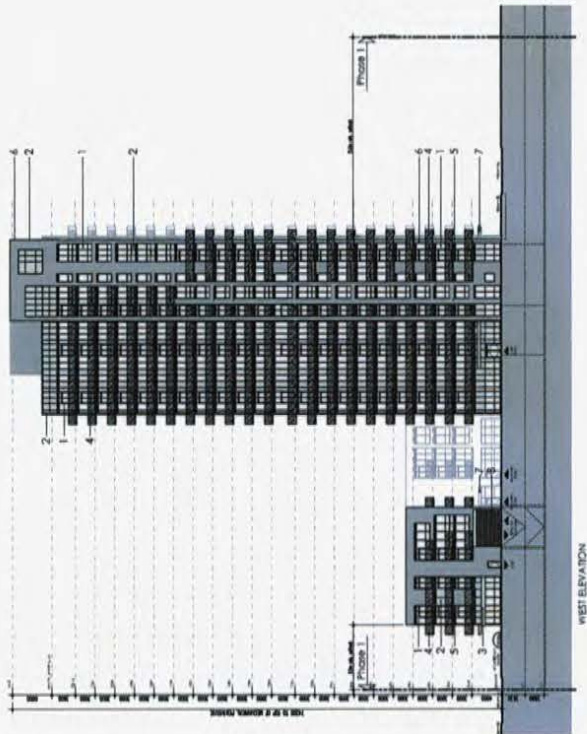
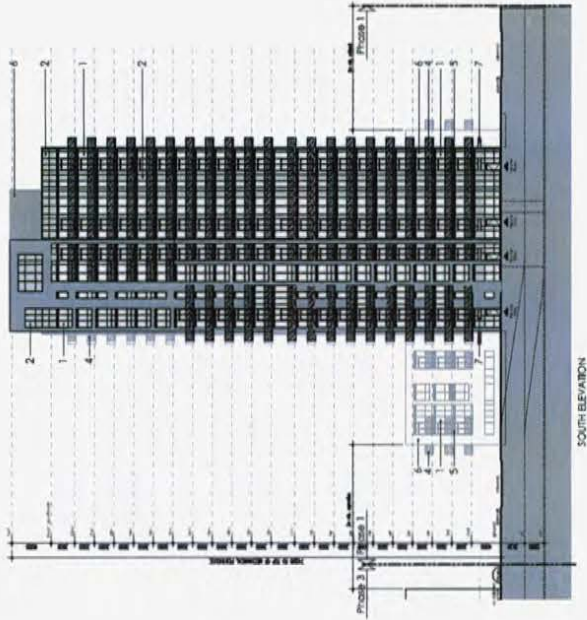
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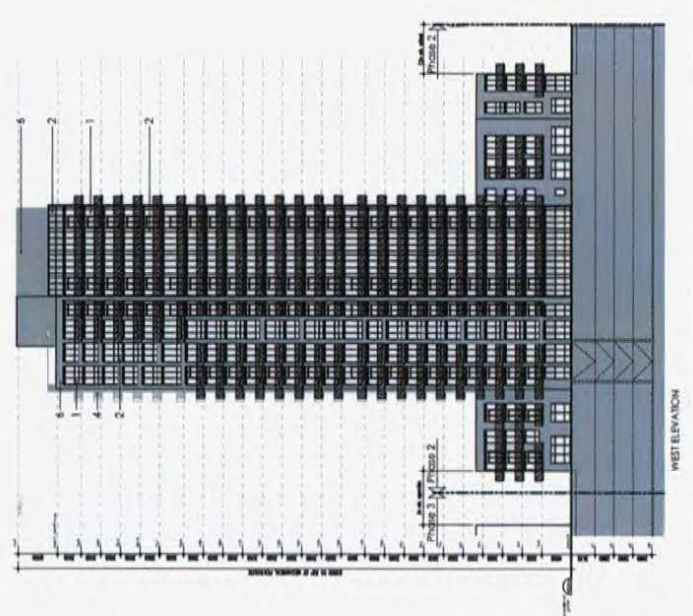
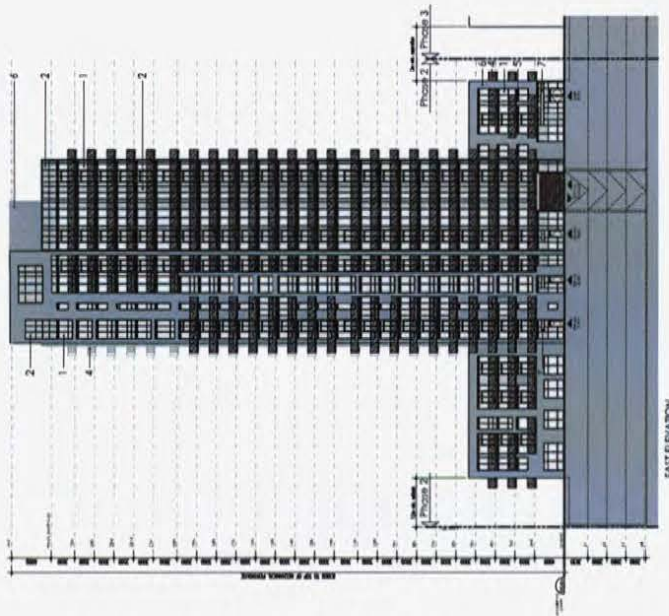
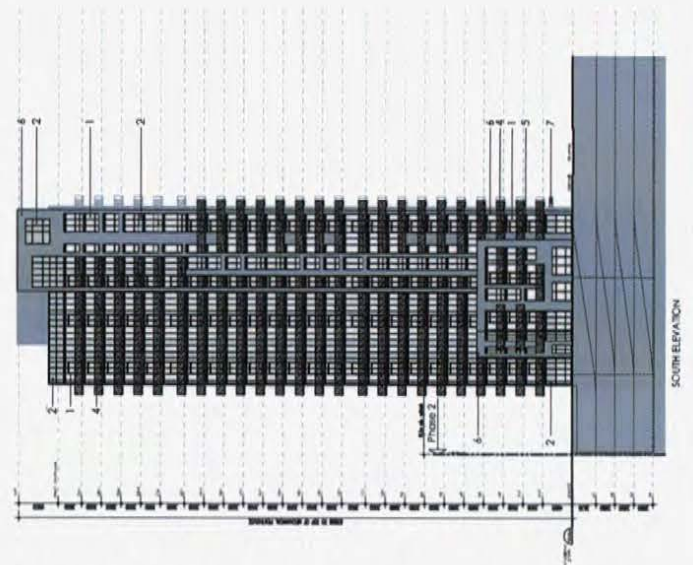
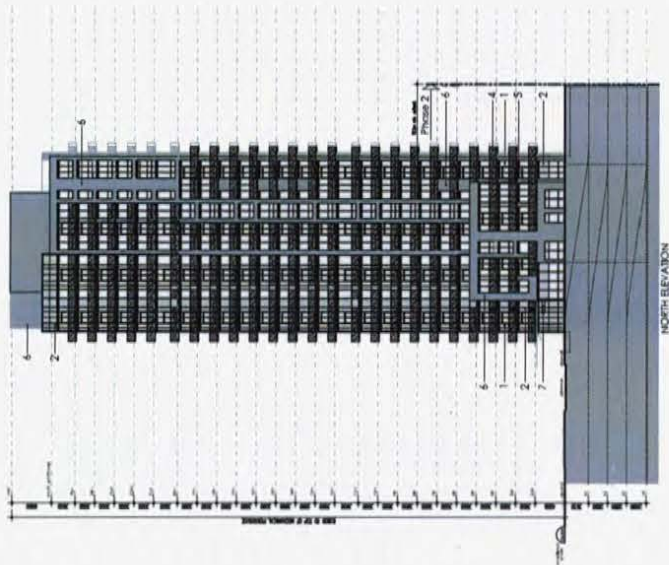
3-30

SITE PLAN



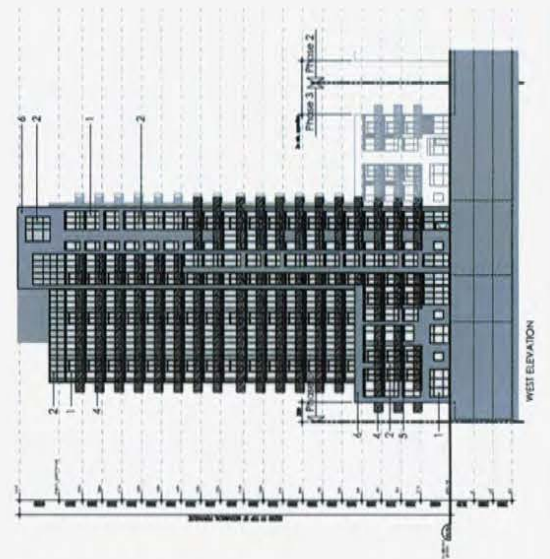
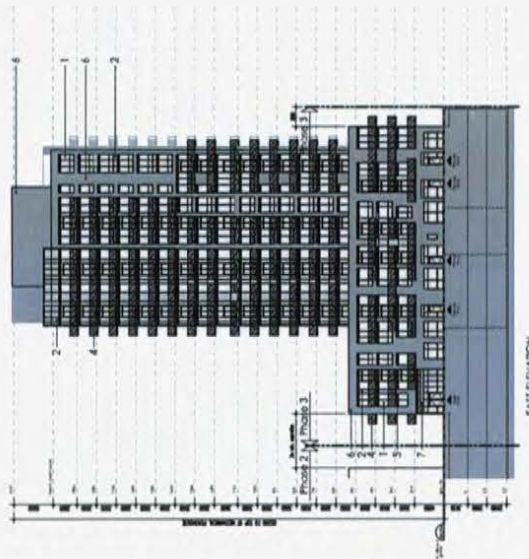
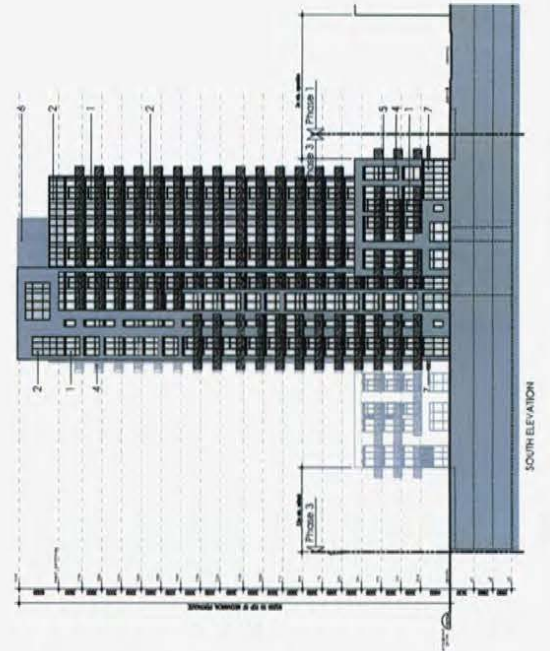
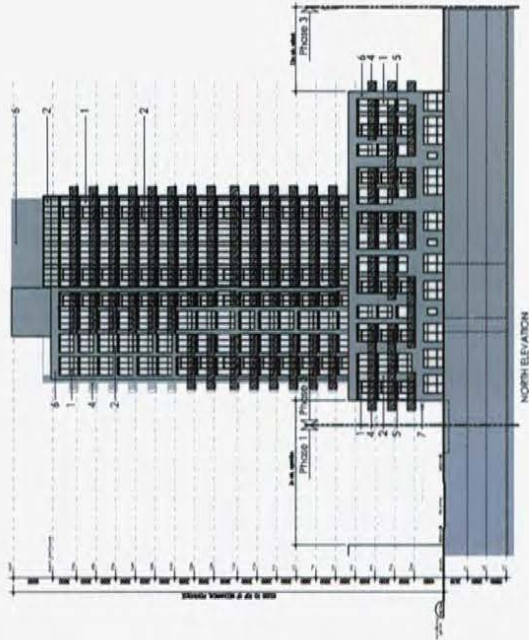
ELEVATIONS





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ELEVATIONS



7838794 Canada Inc.

File: OZ-13/013 W9

Agency / Comment Date	Comment
	<p>provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District and Dufferin-Peel Catholic District School Boards also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
<p>Greater Toronto Airports Authority (November 15, 2013)</p>	<p>According to the GTAA, development elevations on the subject property are affected by the Approach Surfaces for Runway 06L, Runway 06R, and proposed Runway 05R. The maximum allowable development elevation under the greater restriction (Approach Surface for proposed Runway 05R) ranges from approximately 406 metres Above Sea Level (A.S.L.) along the eastern boundary of the property to approximately 409 metres A.S.L. along the western boundary. Based on the information provided on Graziani + Corazza Drawing Numbers A101 and A401-A403 dated September 9, 2013, the proposed replacement of three, 3-storey apartment buildings with three new residential buildings (19, 22, 25 storeys) would be within the allowable height limits associated with the Regulations.</p>
<p>Community Services - Parks Planning (November 29, 2013)</p>	<p>Lake Aquitaine Park (P-102), zoned "G1" and "OS2", is located adjacent to the site and contains a play site, soccer fields, spray pad, multi-pad, basketball courts and outdoor fitness equipment. Meadowvale Community Centre is located approximately 30 m (263 ft.) from the site and offers a wide range of additional indoor recreational activities and facilities, including a library, pool and gymnasium. Maplewood Park (P-100) is also 265 m (870 ft.) from the site and is zoned "G2".</p> <p>Should this application be approved, prior to the enactment of the zoning by-law, hoarding will be required along City parklands. Further, in order to ensure protection and preservation of City parkland, securities for any required</p>

7838794 Canada Inc.

File: OZ-13/013 W9

Agency / Comment Date	Comment
	<p>restoration works, fencing, hoarding, and clean-up works will also be required.</p> <p>The parkland dedication requirement for the existing 3 storey apartment rental buildings was satisfied through the registration of M-186. However, payment of cash-in-lieu of parkland dedication will apply to the additional units being constructed.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (November 8, 2013)</p>	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site. The Tree Removal application will be reviewed in conjunction with the site plan application.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit/Site Plan approval.</p>
<p>City Transportation and Works Department (January 15, 2014)</p>	<p>This Department confirmed receipt of the Site Plan, Preliminary Grading Plan, Preliminary Servicing Plan, Noise Feasibility Study, Parking Utilization Study, Traffic Impact Study and Phase 1 Environmental Site Assessment which are currently under review.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details, including an overall construction management plan, prior to the Supplementary Meeting to confirm the feasibility of this development.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>

7838794 Canada Inc.

File: OZ-13/013 W9

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> <p>Canada Post City Community Services Department – Culture Division Services Division Mississauga Transit Enbridge Gas Distribution Enersource Bell Canada Rogers Cable Credit Valley Conservation</p>

7838794 Canada Inc.

File: OZ-13/013 W9

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 65 Kindergarten to Grade 6 19 Grade 7 to Grade 8 58 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Shelter Bay Public School <ul style="list-style-type: none"> Enrolment: 481 Capacity: 580 Portables: 0 Edenwood Middle School <ul style="list-style-type: none"> Enrolment: 523 Capacity: 484 Portables: 0 Meadowvale Secondary School <ul style="list-style-type: none"> Enrolment: 1320 Capacity: 1497 Portables: 0 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 12 Junior Kindergarten to Grade 8 6 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Teresa of Avila <ul style="list-style-type: none"> Enrolment: 386 Capacity: 503 Portables: 0 Our Lady of Mount Carmel <ul style="list-style-type: none"> Enrolment: 1753 Capacity: 1320 Portables: 16

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Mississauga Official Plan Policies

There are numerous policies that would apply in reviewing this application to increase the FSI and density on the site and expand the node boundary. An overview of some of these policies are found below:

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.1.7 Section 5.3.3.2 Section 5.3.3.3 Section 5.3.3.8 Section 5.3.3.11 Section 5.3.5.1 Section 5.3.5.2 Section 5.3.5.5	The Mississauga Official Plan (MOP) will ensure that development in Community Nodes will be in a form and density that complements the existing character of historical Nodes. The MOP will protect and conserve the character of stable residential Neighbourhoods and will not be the focus of intensification.
Section 7 – Complete Communities	Section 7.2.2 Section 7.2.4 Section 7.2.7	The MOP will ensure housing choices in terms of tenure, type, quality and quantity.
Section 9 – Build a Desirable Urban Form	Section 9.1.3 Section 9.2.1.9 Section 9.2.1.11 Section 9.2.1.12 Section 9.2.1.14 Section 9.2.1.15 Section 9.2.1.16 Section 9.2.1.17	The MOP will ensure that tall buildings will provide built form transitions to surrounding sites, be appropriately spaced to provide privacy and permit light and sky views, minimize adverse microclimatic impacts on the public realm and private amenity areas and incorporate podiums to mitigate pedestrian wind conditions.
Section 9.2 – Non-Intensification Areas	Section 9.2.2 Section 9.2.2.1 Section 9.2.2.3 Section 9.2.2.4	The MOP will ensure that Non-intensification areas (Neighbourhoods) will experience limited growth and change, limit height to 4 storeys and not allow for tall buildings. New development in Neighbourhoods respect existing lotting patterns, setbacks, minimize overshadowing and overlook on adjacent neighbours, incorporate stormwater best management practice, preserve existing tree canopy and design the building to respect the existing scale, massing, character and grades of the surrounding area.

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	Specific Policies	General Intent
Section 14 - Community Nodes	Section 14.1.1.2 Section 14.1.1.3	The MOP will ensure that lands within a Community Node are required to have a maximum building height of four storeys. Proposed heights greater than 4 storeys must demonstrate appropriate transition, enhance the existing or planned development, ensure that the City structure is maintained and demonstrate that the proposal is consistent with the policies of this Plan.
Section 16 - Neighbourhoods	Section 16.1.1.2 Section 16.1.2.5	The Meadowvale Neighbourhood Character Area policies state that in addition to the general Residential Medium and High Density development policies of this Plan, the following additional policy will apply specifically to this Character Area: <ul style="list-style-type: none"> a. in order to create acceptable built form transitions, buildings should be limited in height when adjacent to low density residential neighbourhoods. Buildings immediately adjacent to low density housing forms should be limited to three storeys. In situations where the low density housing forms are separated from high density development by a public road or other permanent open space feature, a height of four to five storeys may be compatible.
Other related policies	<i>Public Realm</i> Sections 9.3.1.4, 9.3.1.7 <i>Site Development and Building</i> Sections 9.5.1, 9.5.1.2, 9.5.1.5, 9.5.1.8, 9.5.1.9	Built form policies with respect to the Public Realm, Site Development and Building provide direction on ensuring compatibility with existing built form, natural heritage features and creating an attractive and functional public realm.
Other related policies	<i>Site Development</i> Sections 9.5.2.1, 9.5.2.2, 9.5.2.3 <i>Buildings</i> Sections 9.5.3.9	

7838794 Canada Inc.

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Proposed Zoning Standards

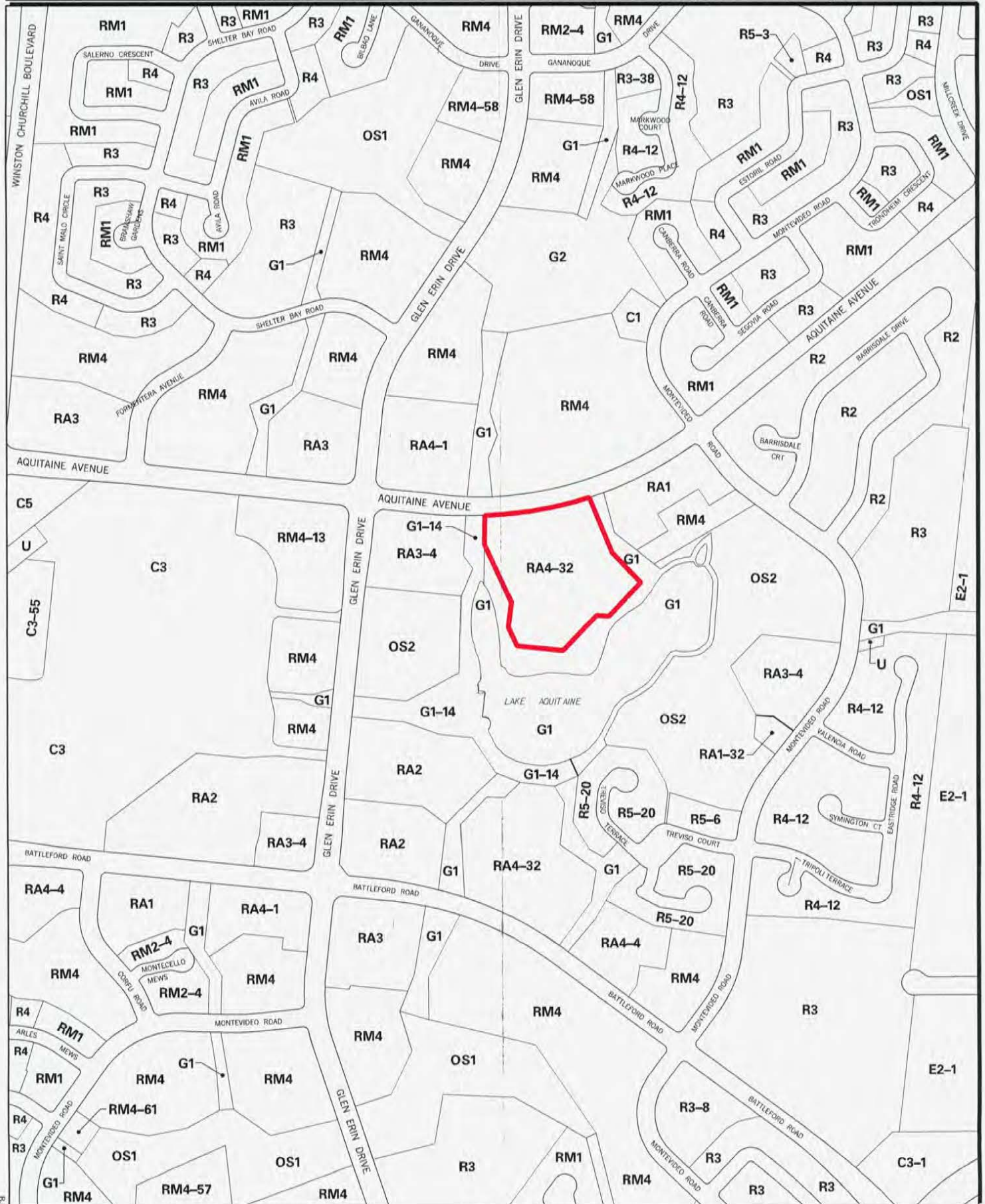
	"RA4-32" Regulations	Proposed "RA5-Exception" Zoning By-law Standards
Maximum FSI (apartment dwelling)	1.0	2.5
Maximum Height	15 storeys (46.8 m) (153.5 ft.)	25 storeys (78 m) (256 ft.)
Minimum rear yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	10.0 m (32.8 ft.)	7.5 m (24.6 ft.)
Minimum Above Grade Separation Between Buildings for that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	9.0 m (29.5 ft.)	8.0 m (26.2 ft.)
Minimum Parking Spaces	1.0 resident space per bachelor unit 1.18 resident space per one-bedroom unit 1.36 resident spaces per two-bedroom unit 1.50 resident spaces per three-bedroom unit 0.20 visitor spaces per unit	1.03 spaces per unit 0.20 visitor parking spaces per unit
Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m (9.8 ft.)	1.0 m (3.28 ft.)
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenbelt and/or Residential Zone with the exception of an Apartment Dwelling zone	4.5 m (14.7 ft.)	1.0 m (3.28 ft.)
Minimum amenity area	The greater of 5.6 m ² (60.2 sq. ft.) per dwelling unit or 10% of the site area	4.0 m ² (43.05 sq. ft.) per dwelling unit
Maximum total number of dwelling units per hectare	103.8 per hectare (256.5 acres)	259.5 per hectare (641.2 acres)

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GENERAL CONTEXT MAP

OZ 13013 W9

APPENDIX I-13



2700 Aquitaine Avenue**File: OZ 13/013 W9****Recommendation PDC-0024-2014**

That the Report dated March 25, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "RA4-32" (Apartment Dwellings - Exception) to "RA5-Exception" (Apartment Dwellings - Exception) to permit the replacement of three existing 3 storey rental apartment buildings with three rental apartment buildings with heights of 17, 18 and 19 storeys, respectively, under File OZ 13/013 W9, 7838794 Canada Inc., 2700 Aquitaine Avenue be received for information.

2700 Aquitaine Avenue

File: OZ 13/013 W9

Agency Comments

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

Agency / Comment Date	Comment
<p>City Transportation and Works Department (February 27, 2015)</p>	<p>In comments received June 9, 2014 and updated on February 27, 2015, this department confirmed receipt of the Site Plan, Phasing Plans, Preliminary Grading Plan, Preliminary Servicing Plan, Noise and Vibration Feasibility Study, Traffic Impact Study Update Letter and Phase 1 Environmental Site Assessment, submitted in support of the subject application.</p> <p>The Noise and Vibration Feasibility Study, dated March 28, 2014, prepared by Stantec, has analyzed the noise impacts on the subject development and concluded that they can be mitigated to meet the City and Ministry of Environment and Climate Change guidelines.</p> <p>The preliminary phasing plans, dated April 8, 2014, prepared by Graziani & Corazza Architects Inc. demonstrated the phasing/construction details and confirmed the general feasibility of the proposed internal road network. The applicant has been requested to make minor revisions to the road details and pedestrian connectivity.</p> <p>A Traffic Impact Study (TIS), dated August 2013, has been prepared by Crozier & Associates to assess the impacts for both existing traffic and predicted future traffic volumes. The Transportation and Works Department has reviewed this study and has raised minor concerns with the assumptions made in the report for the site generated traffic and how the site traffic is being distributed onto the road network. Therefore, a revised TIS has been requested. However, the Transportation and</p>

2700 Aquitaine Avenue

File: OZ 13/013 W9

Agency / Comment Date	Comment
	<p>Works Department is satisfied with the findings and conclusions that this proposed development will not have a significant impact on the level of service compared to the existing condition. The revisions requests are not expected to impact the overall conclusions.</p> <p>The applicant is also requested to submit a Geotechnical Report and a Reliance Letter for the Phase I Environmental Site Assessment, which has not been received to date.</p>

2700 Aquitaine Avenue

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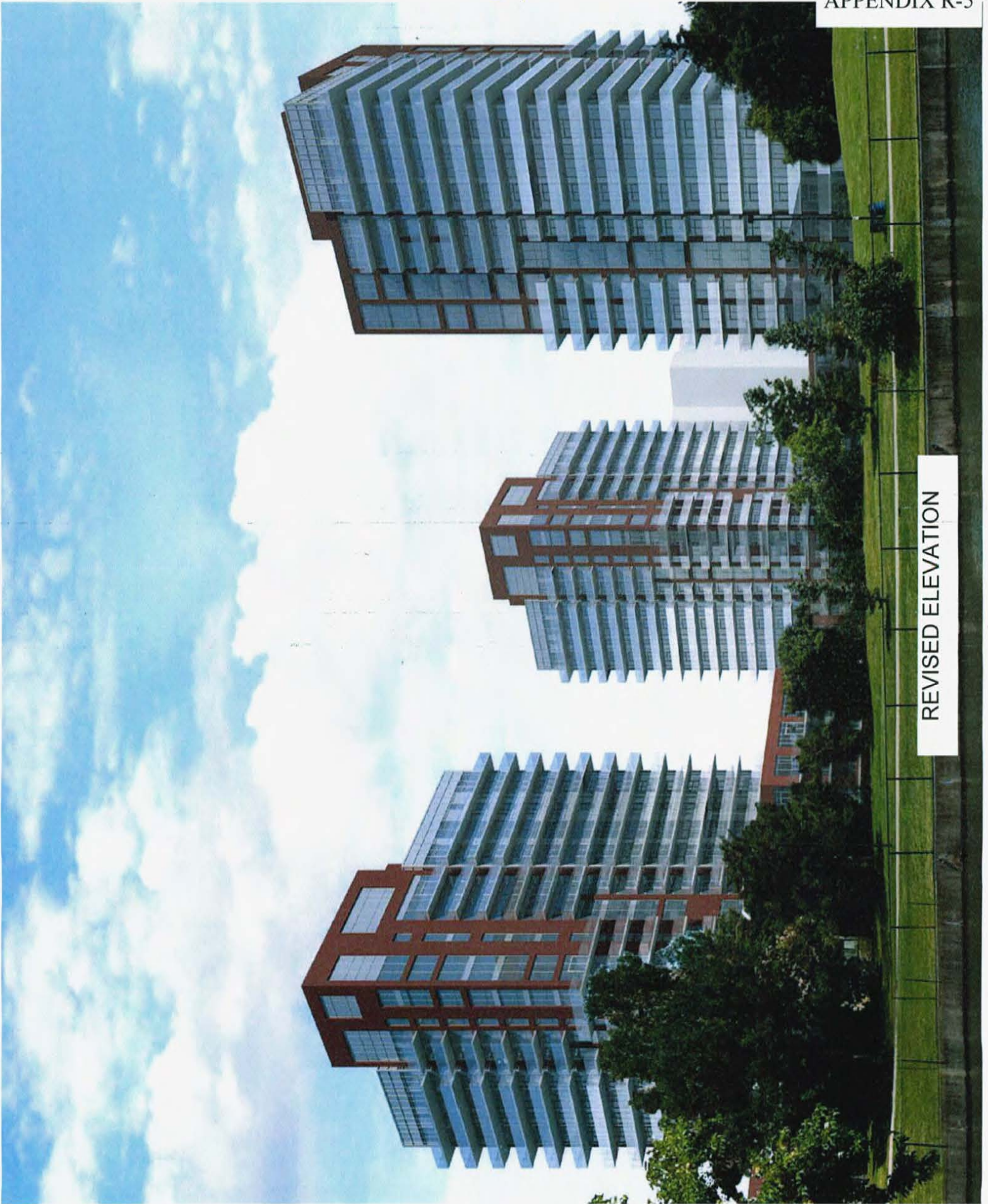
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REVISED CONCEPT PLAN

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REVISED ELEVATION