



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, JUNE 22, 2015

EVENING SESSION – 7:00 P.M.

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

Members

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10

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

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



PLANNING & DEVELOPMENT COMMITTEE MEETING
JUNE 22, 2015 – 7:00 P.M.

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

4. **PUBLIC MEETING/RECOMMENDATION REPORT**
Application to permit 3 detached homes, 2466 and 2476 Sharon Crescent, south of Dundas Street West, west of Glengarry Road
Owner: Paulo and Susan Seguro
File: OZ 14/003 W7
5. **PUBLIC MEETING**
Information Report on Applications to permit 24 townhouses on a private condominium road, 1640 Crestview Avenue
Owner: Carlyle Communities Crestview Inc.
File: OZ 14/004 W1
6. **PUBLIC MEETING**
Information Report on Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Sheridan Park Corporate Centre
File: C.05-SHE W2
7. **RECOMMENDATION REPORT**
Applications to permit an expansion of St. John's Dixie Cemetery, 0 Cedar Creek Lane, north side of Dundas Street East, east of Cawthra Road
Owner: Incumbent and Church Wardens of St. John the Baptist Anglican Church
File: OZ 11/004 W3
8. **RECOMMENDATION REPORT**
Applications to permit three residential apartment buildings ranging in height from 35 to 50 storeys and a City Park, 24-64 Elm Drive West and 3528-3536 Hurontario Street, southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar Inc.
File: OZ 13/022 W7

9. RECOMMENDATION REPORT

Applications to permit 30 semi-detached homes and 1 detached home on a private condominium road, 1173, 1177 and 1183 Haig Boulevard

Owner: Dunsire (Haig) Inc.

Files: OZ 13/010 W1 and T-M13002 W1

10. RECOMMENDATION REPORT

Applications to permit 16 semi-detached homes on a private condominium road, 1209 Haig Boulevard

Owner: Dunsire (Haig) Inc.

Files: OZ 13/011 W1 and T-M13003 W1

11. RECOMMENDATION REPORT

Proposed Zoning Amendment – Regulation of Height of Dwellings with Flat Roofs

File: CD.06-REP W1

ADJOURNMENT



Corporate Report

4 - 1

Clerk's Files

Originator's
Files OZ 14/003 W7

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit 3 detached homes
2466 and 2476 Sharon Crescent
South of Dundas Street West, west of Glengarry Road
Owner: Paulo and Susan Seguro**

Public Meeting/Recommendation Report

Ward 7

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/003 W7, Peter Chee, Mi-Ko Urban Consulting, 2466 and 2476 Sharon Crescent, be adopted in accordance with the following:

1. That the application to change Mississauga Official Plan from Residential Low Density I to Residential Low Density I – Special Site to permit 3 detached dwellings be approved.
2. That the application to change the Zoning from R1-9 (Detached Dwellings – Typical Lots – Exception) to R1-Exception (Detached Dwellings – Typical Lots) to permit 3 detached homes in accordance with the proposed zoning standards described in Appendix R-10 of this report, be approved subject to the following conditions:

- (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities not apply to the subject lands as satisfactory arrangements have been made between the developer/applicant and the Peel District and Peel Catholic District School Boards, not apply to the subject lands.
3. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) proceedings that may take place in connection with these applications, in support of the recommendations outlined in the report dated June 2, 2015 that concludes that the proposed official plan amendment and rezoning represent good planning and should be approved.
 4. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the OMB hearing process and provide the City Solicitor with the authority to settle, and if necessary, enter into minutes of settlement related to the appeals on the subject lands in accordance with the recommendations of this report.

**REPORT
HIGHLIGHTS:**

- The applicant has appealed the original application for 4 detached homes to the Ontario Municipal Board (OMB). The hearing is scheduled for July 15, 2015;
- Subsequent to the appeal, the owner has amended the applications to permit 3 detached homes;
- Staff are seeking direction from Council to attend any OMB proceedings in support of the recommendations outlined in this report;
- The revised application is acceptable from a planning standpoint and staff are recommending settlement of the appeal subject to certain conditions.

BACKGROUND:

The owner originally submitted applications to permit four detached homes on the subject site and requested numerous exceptions to the existing by-law to accommodate the development.

On December 23, 2014, the owner appealed the applications to the Ontario Municipal Board (OMB) due to the failure by Council to make a decision within the time periods prescribed under the *Planning Act*. An OMB hearing is scheduled to commence on July 15 for 3 days.

A community meeting was held by Ward 7 Councillor, Nando Iannicca on May 19, 2015 at which the applicant presented a revised proposal for 3 detached homes on the subject lands.

On May 20, 2015, the applicant revised the applications to permit 3 detached homes and these have been circulated for technical comments.

Given that the original applications have been appealed to the OMB, and a hearing has been scheduled, a combined Information and Supplementary Report is being brought forward to Planning and Development Committee to allow for public input and to ensure sufficient time for Council to provide appropriate direction to Legal Services prior to any hearing. It is appropriate to obtain Council's position on the revised applications for representation at any OMB proceedings in this matter in order to settle the appeal on the basis of the revised applications.

COMMENTS:**THE PROPERTY AND THE NEIGHBOURHOOD**

Size and Use	
Total Frontage:	± 60.8 m (199.48 ft.)
Depth:	47.41 m (155.54 ft.) to 62.22 m (204.13 ft.)
Total Lot Area:	0.32 ha (0.79 ac.)
Existing Uses:	2 detached homes

The property is located in an established residential area which is characterized by one and two storey detached homes on treed lots

with generous frontages, lot areas and setbacks. Information regarding the history of the site is found in Appendix R-1.

The site is surrounded by detached homes on all sides.

DETAILS OF THE PROJECT

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: May 13, 2014 Deemed complete: May 27, 2014 Revised: May 20, 2015
Developer Owner:	Paulo and Susan Seguro
Applicant:	Peter Chee of Mi-Ko Urban Consulting
Number of units:	3 residential units
Height:	2 storeys
Lot Coverage:	Maximum 35%
Anticipated Population :	12* *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.
Green Initiatives	<ul style="list-style-type: none"> rain barrels enhanced grass swales

LAND USE CONTROLS

The subject lands are located within the Erindale Neighbourhood Character Area and are designated **Residential Low Density I**, which permits detached dwellings. The applicant has requested that the land be redesignated to **Residential Low Density I – Special Site** to accommodate the development of 3 detached dwellings, which does not conform to the severance policies in Mississauga Official Plan.

A rezoning is proposed from **R1-9 (Detached Dwellings – Typical Lots - Exception)** to **R1-Exception (Detached Dwellings – Typical Lots)** to permit detached homes with a minimum frontage of 20 m (65.6 ft.) and additional zoning standards similar to the R1-9 zone to accommodate the development.

Detailed information regarding the Official Plan and Zoning is found in Appendix R-9 and R-10.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 7 Councillor Iannicca on May 19, 2015 and written comments were received by the Planning and Building Department. Issues raised by the community are summarized below:

Comment

The division of lots would set a precedent and lead to additional severances in the area. The reduction in lot frontage for the new lots would result in a development which does not fit the character of the neighbourhood.

Response

Each application is evaluated on its own merits. The proposal generally represents the Neighbourhood policies of the Mississauga Official Plan, with a minor reduction in by-law standards for lot frontage. Additional analysis is provided in the Planning Comments section of this report.

Of note, a recent minor variance and severance application to permit the division of a lot with a frontage of 30.48 m (100 ft.) into two lots with frontages of 15 m (49.2 m) at 2532 Glengarry Road was determined by the OMB to be consistent with the neighbourhood character

Comment

The development would result in additional traffic and pressure on existing infrastructure and services.

Response

The proposed development represents an addition of one home and is not expected to create a significant impact on the current traffic patterns in the area or on existing infrastructure and services. A functional servicing report confirms that there is adequate sewage and sanitary capacity to service the development.

Comment

The neighbourhood is not an appropriate area for intensification.

Response

Modest intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development. Additional analysis is provided in the Planning Comments section of this report.

OTHER INFORMATION

A number of studies and reports have been submitted in support of the applications. The list is below and the studies are available for review.

- Planning Justification Report
- Tree Inventory Plan
- Functional Servicing Report
- Draft Official Plan Amendment
- Survey
- Concept Plan and Conceptual Elevations

PLANNING COMMENTS**Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe**

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. 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 *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and 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. These policies are implemented through Mississauga's Official Plan. The proposed development adequately takes into account the existing context and provides an appropriate transition of built form to adjacent areas as referenced in the official plan section below.

Official Plan

The applicant has requested an amendment to Mississauga Official Plan for the Neighbourhood Policies. As outlined in Appendix R-9, Section 19.5.1 of MOP 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 criteria.

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

Mississauga Official Plan characterizes Neighbourhoods as stable residential areas where limited growth is anticipated. Any development proposed will be required to be sensitive and respect the existing or planned character and scale of development.

An amendment has been requested to Section 16.1.2.1 of Mississauga Official Plan, which speaks to the preservation of the character of low density residential lands by requiring that the minimum frontage and area of any proposed new lots be comparable to lots within 120 m (394 ft.) of the subject site or the requirements of the Zoning By-law, whichever is greater.

The following chart shows the comparison of lots within 120 m (394 ft. of the subject site) and the current R1-9 zoning that applies to the subject lands and the surrounding lots on Sharon Crescent.

	Lot Frontage	Lot Area
Average for lots within 120 m (394 ft.) of the subject lands	22.75 m (74.6 ft.)	1034 m ² (11,129 sq. ft.)
Current R1-9 zoning regulations	22.5 m (73.8 ft.)	750 m ² (8,073 sq. ft.)
Proposed 3 new lots	20 m (65.6 ft.)	From 999 m ² (10,753 sq. ft.) to 1170 m ² (12,594 sq. ft.)

The general intent of this policy is maintained as the reduced lot frontages will not adversely impact the visual character of the area. While the proposed frontages are slightly less than the average, there are lots with similar frontages in the area. The lot areas for the proposed lots exceed the by-law requirement and the average in the area. As well, the conceptual elevations show a built form that is compatible with the homes in the area.

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

The surrounding lands are designated Residential Low Density I and the neighbourhood is comprised of only single detached homes. The proposed development is suitable for the lands and is compatible with the surrounding uses.

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

The existing infrastructure is adequate to support the proposed 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 applicant's Planning Justification Report dated February 22, 2015, updated May 4, 2015 and amending cover letter dated May 20, 2015 were found to be acceptable.

Zoning

The proposed **R1 – Exception** zone is appropriate to accommodate the 3 detached dwellings.

An exception zone is required to recognize the reduced lot frontage from 22.5 m (73.8 ft.) to 20 m (65.6 ft.) and to accommodate a reduced interior side yard setback. The proposed side yards are compatible with those in the immediate vicinity. As all other minimum development requirements will be met, the proposed standards are acceptable.

The revised concept plan is shown on Appendix R-5 and the zone standards are outlined in Appendix R-10.

Site Plan

The Site Plan Control By-law is not applicable within this area of the City. Any site specific details will be addressed through building permit applications.

Committee of Adjustment

A severance application is required to divide the two existing lots into three lots.

Additional information is provided in Appendices R-1 to R-11.

FINANCIAL IMPACT:

Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as financial requirements of any other commenting agency.


CONCLUSION:

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

1. The proposal for 3 detached homes is compatible with the surrounding land uses.
2. The proposed official plan provisions and zoning standards are appropriate to accommodate the requested uses for the lands as they represent minor changes to the currently in-place designation and zoning of the subject site and surrounding neighbourhood.

ATTACHMENTS:

- Appendix R-1: Site History
- Appendix R-2: Aerial Photograph
- Appendix R-3: Excerpt of Mississauga Official Plan
- Appendix R-4: Existing Land Use and Proposed Zoning Map
- Appendix R-5: Concept Plan
- Appendix R-6: Conceptual Elevations
- Appendix R-7: Agency Comments
- Appendix R-8: School Accommodation
- Appendix R-9: Summary of Existing and Proposed Mississauga Official Plan Policies
- Appendix R-10: Summary of Existing and Proposed Zoning Provisions
- Appendix R-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

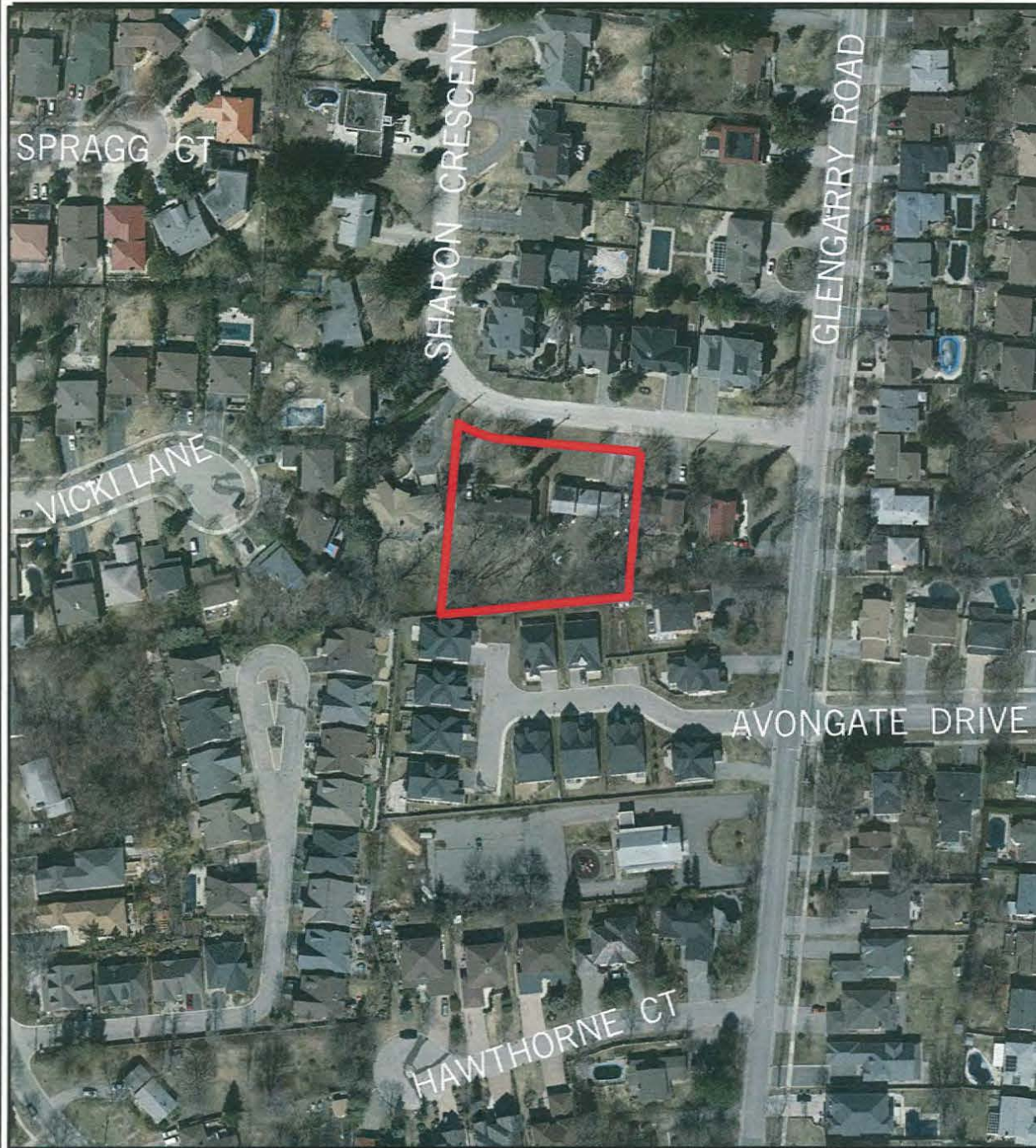
Prepared By: Aiden Stanley, Development Planner



Paulo and Susan Seguro**File: OZ 14/003 W7****Site History**

- April 23, 1979 – The area described as Registered Plan 393 (Sharon Crescent, Glengarry Road Area) was rezoned to a special zoning category which recognized existing lot size and building standards and required new lots to conform to the R1- Special Section standards. The Land Division Committee was advised of Council's intent to preserve the existing character of the area.
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject property R1-9 (Detached Dwellings – Typical Lots – Exception), which carried forward the 1979 by-law provisions and subsequent by-laws.
- November 14, 2011 – Committee of Adjustment Application A 368/12 was approved for 2466 Sharon Crescent to permit the construction of a detached dwelling with variances to garage size, entrance location and driveway width.
- April 26, 2012 – Committee of Adjustment Applications B 29/12, A 161/12, A 162/12 to accommodate the division of 2466 Sharon Crescent into two lots with frontages of 15.2 m (49.86 ft.) were refused.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated Residential Low Density I in the Erindale Neighbourhood Character Area.

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LEGEND:



SUBJECT LANDS

DATE OF IMAGERY: SPRING 2014



SUBJECT:

PAULO AND SUSAN SEGURO



FILE NO:
OZ 14/003 W7

DWG. NO:
14003A

SCALE:
1:2000

DATE:
2015/06/22

DRAWN BY:
A.SHAH

APPENDIX R-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

2015.05.08

apasha

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2015/06/02



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Airport
Residential Low Density II	Institutional
Residential Medium Density	Public Open Space
Residential High Density	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	Special Waterfront
Business Employment	Partial Approval Area
Industrial	

BASE MAP INFORMATION

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

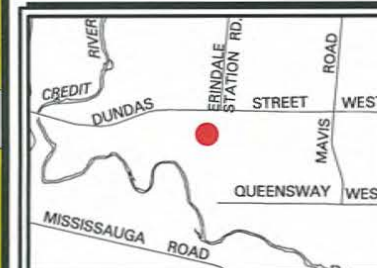
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

SUBJECT LANDS



SUBJECT:

PAULO AND SUSAN SEGURO



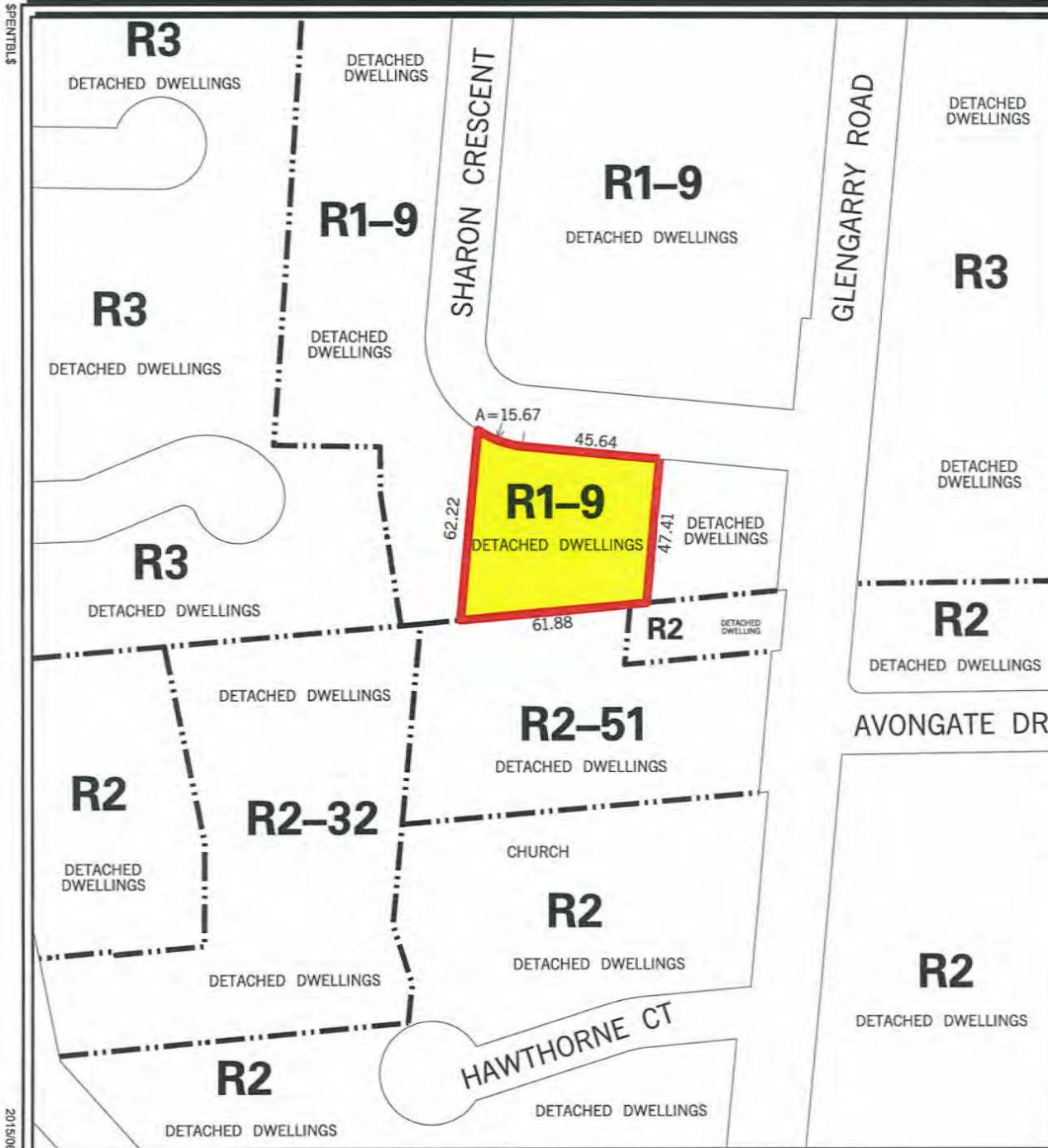
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DWG. NO: 14003L
SCALE: 1:2500
DATE: 2015/06/22
DRAWN BY: A.SHAH

MISSISSAUGA
Planning and Building

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APPENDIX R-3

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LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY I" TO "RESIDENTIAL LOW DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "R1-9" (DETACHED DWELLINGS-TYPICAL LOTS-EXCEPTION) TO "R1-EXCEPTION" (DETACHED DWELLINGS-TYPICAL LOTS-EXCEPTION) TO PERMIT 3 DETACHED HOMES.

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



SUBJECT:

PAULO AND SUSAN SEGURO



FILE NO:
OZ 14/003 W7
DWG. NO:
14003R
SCALE:
1:2000
DATE:
2015/06/22
DRAWN BY:
A.SHAH

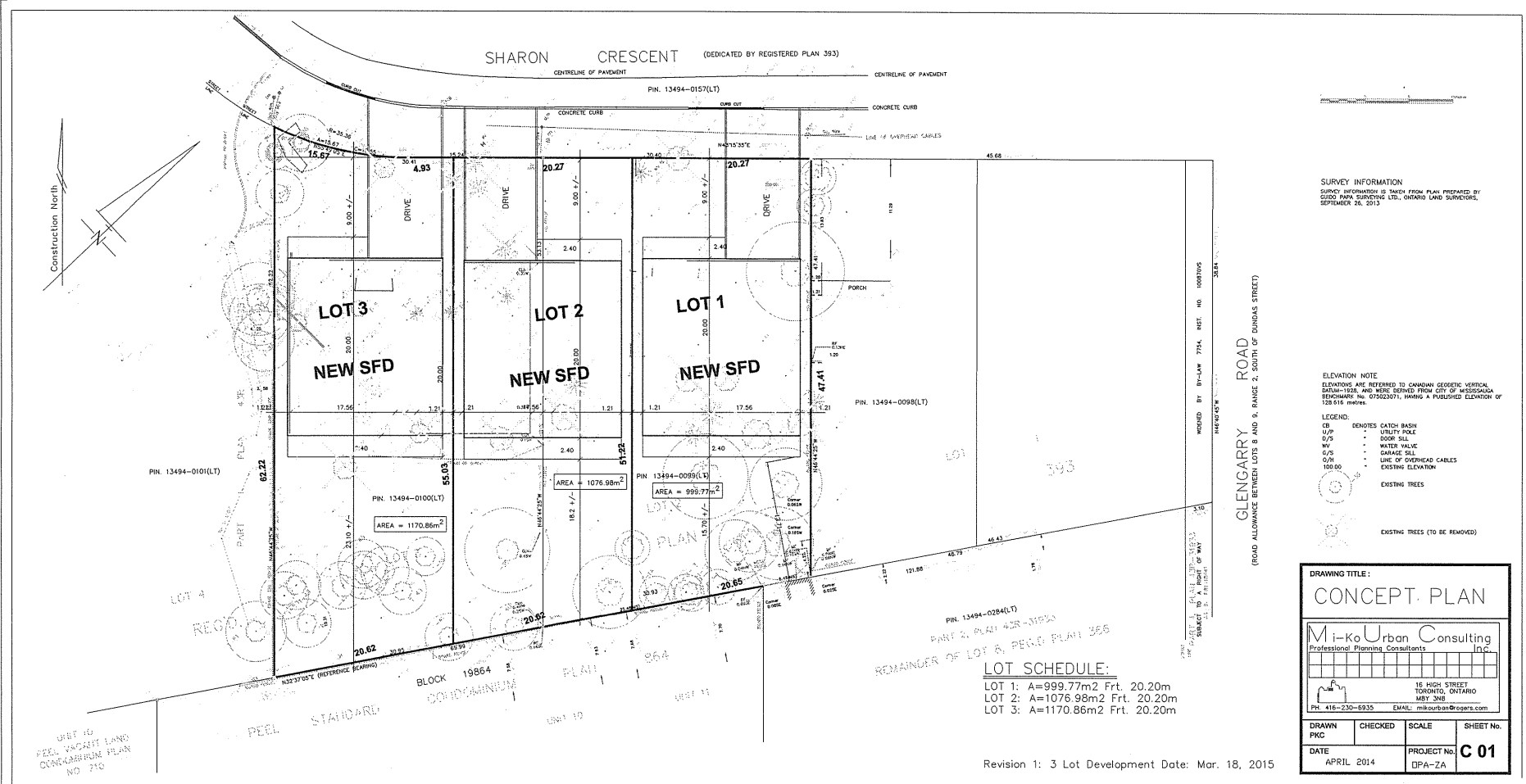
APPENDIX R-4

MISSISSAUGA
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2015/06/02

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CONCEPT PLAN

STREET ELEVATION

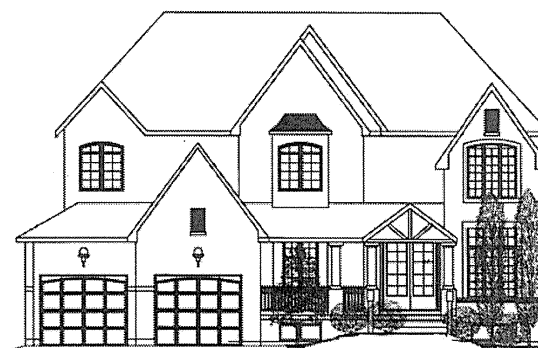
Lot 1



Lot 2



Lot 3



2466/2476 SHARON DRIVE, MISSISSAUGA, ONTARIO
OZ 14/003 W7
[ARTIST CONCEPT ONLY]

Paulo and Susan Seguro

File: OZ 14/003 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (May 22, 2015)	<p>An existing 150 mm (5.9 in.) diameter water main and 250 mm (9.8 in.) diameter sanitary sewer is located on Sharon Crescent. The properties must be severed prior to servicing approvals.</p> <p>The Region of Peel will provide curbside collection of garbage and recycling provided that the developer satisfies all design standards.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (April 2, 2015/ May 22, 2015)	<p>The Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in any agreement of purchase and sale.</p>
City Transportation and Works Department (May 21, 2015)	<p>The Transportation and Works Department confirmed receipt of the applicant's updated Concept Plan, Functional Grading and Servicing Report, Grading Plan, Servicing Plan and Environmental Site Screening Questionnaire and Declaration which have addressed the department's preliminary comments and concerns.</p> <p>In the event this application is approved by Council and prior to enactment of the Zoning By-law, the applicant will be required to address the following:</p> <ul style="list-style-type: none"> • Provide an updated Concept Plan with additional dimensions and notes included, and • Provide updated Functional Grading and Servicing Report, Grading Plan, and Servicing Plan to confirm technical grading and servicing details.

Paulo and Susan Seguro

File: OZ 14/003 W7

Agency / Comment Date	Comment
	Site specific details are to be addressed through the Building Permit application.
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>City of Mississauga Community Services Department – Fire and emergency Services, Culture, Forestry and Park Planning Divisions</p> <p>City of Mississauga – Transit Division</p> <p>Enbridge Gas Distribution</p> <p>Canada Post Corporation</p> <p>Enersource Hydro Mississauga</p> <p>Bell Canada</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Rogers Cable</p> <p>Hydro One</p> <p>City of Mississauga - Realty Services Division</p> <p>Conseil Scolaire de Distrique Centre-Sud</p> <p>Conseil Scolaire Viamonde</p>

Paulo and Susan Seguro

File: OZ 14/003 W7

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"> 1 Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Hawthorn P.S. <ul style="list-style-type: none"> Enrolment: 251 Capacity: 153 Portables: 4 Woodlands S.S. <ul style="list-style-type: none"> Enrolment: 1096 Capacity: 1080 Portables: 7 <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. Jerome <ul style="list-style-type: none"> Enrolment: 359 Capacity: 233 Portables: 6 St. Martin <ul style="list-style-type: none"> Enrolment: 975 Capacity: 1026 Portables: 0

Paulo and Susan Seguro

File: OZ 14/003 W7

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

Residential Low Density I which permits detached dwellings.

The Neighbourhoods policies (Section 16 of Mississauga Official Plan) apply to the subject lands. Section 16.1.2.1 states that to preserve the character of lands designated **Residential Low Density I**, the minimum frontage and area of new lots subject to a consent application will generally represent the average lot frontage and area of lots within 120 m (394 ft.) of the subject property or the requirements of the Zoning By-law.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications:

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3.5	Mississauga Official Plan will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be preserved. Neighbourhoods are not the focus for intensification. New development should be sensitive to the Neighbourhood's existing and planned context and will be compatible in built form and scale to the existing surrounding development.
Section 9 – Build a Desirable Urban Form	Section 9.1 Section 9.1.3 Section 9.2.2 Section 9.5.1 9.2.2	Mississauga Official Plan 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. New developments in Neighbourhoods will respect existing lotting patterns, respect the continuity of setbacks, respect the scale of the surrounding area, minimize overlook on adjacent neighbours, incorporate stormwater best management practices, preserve mature, high quality trees and be designed to respect the existing scale, massing, character and grades of the surrounding area.

Paulo and Susan Seguro

File: OZ 14/003 W7

	Specific Policies	General Intent
Section 16 – Neighbourhoods	Section 16.1.2.1	Mississauga Official Plan will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Proposed Official Plan Amendment Provisions

The applicant is proposing to retain the **Residential Low Density I** designation while adding the following new Special Site Policies for the site:

- a) That the lands be developed for three detached dwellings

Paulo and Susan Seguro

File: OZ 14/003 W7

Summary of Existing Zoning By-law Provisions

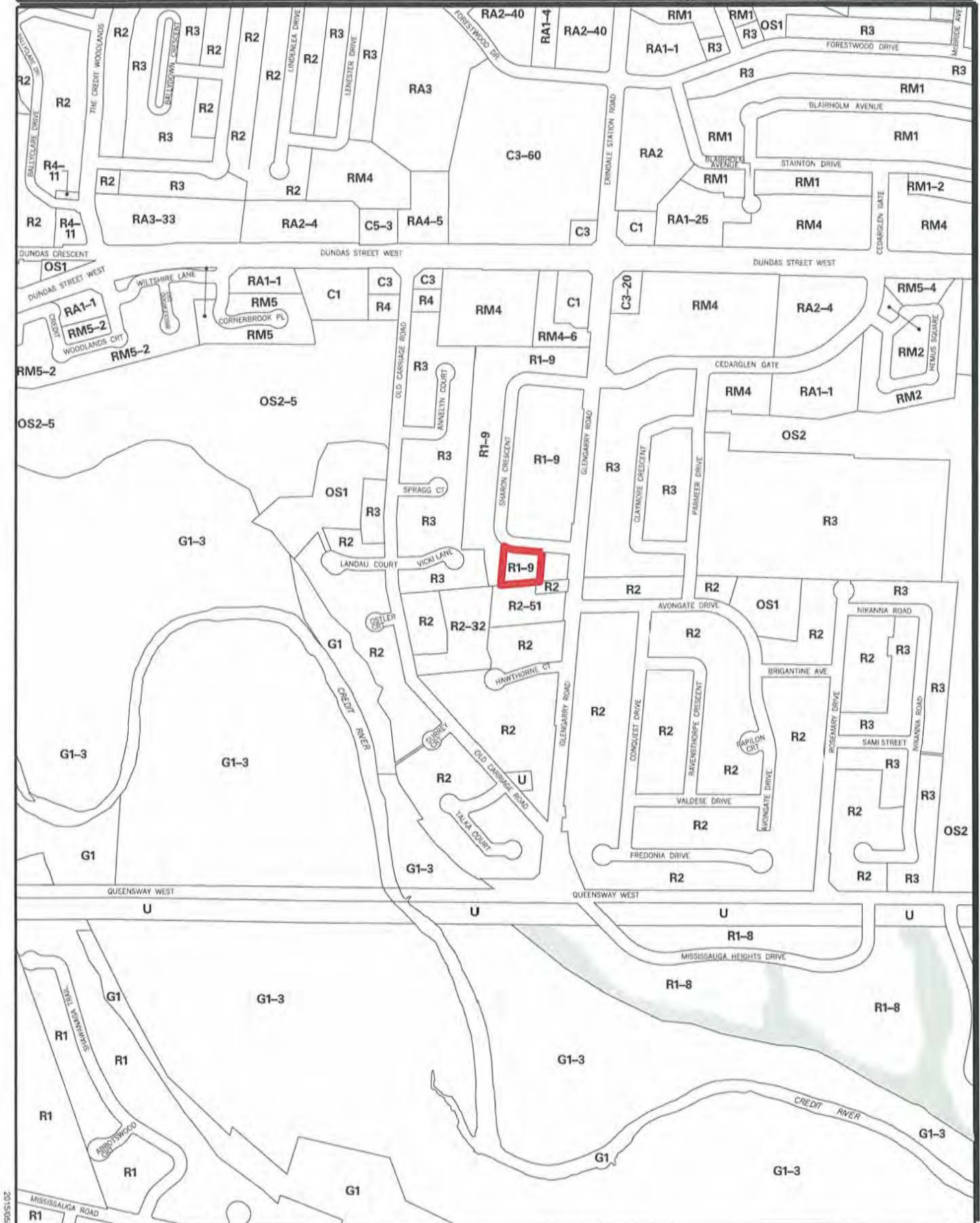
The site is currently zoned **R1-9 (Detached Dwellings – Typical Lots – Exception)**, which permits detached dwellings.

Proposed Zoning Standards – R1-Exception (Detached Dwellings – Typical Lots)

	Current R1-9 (Detached Dwellings – Typical Lots – Exception) Zoning By-law Standards	Proposed R1-Exception (Detached Dwellings – Typical Lots) Zoning By-law Standards
Minimum lot frontage	22.5 m (73.8 ft.)	20 m (65.6 ft.)
Maximum lot coverage	35%	35%
Minimum interior side yard	1.2 m (3.9 ft.) + 0.61 m (2 ft.) for each additional storey above one storey	1.2 m (3.9 ft.) for two storey dwellings

GENERAL CONTEXT MAP

OZ 14/003 W7 APPENDIX R-11





Corporate Report

Clerk's Files

Originator's

Files OZ 14/004 W1

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit 24 townhouses on a private
condominium road
1640 Crestview Avenue
Owner: Carlyle Communities Crestview Inc.**

Public Meeting/Information Report **Ward 1**

RECOMMENDATION: That the report dated June 2, 2015 from the Commissioner of Planning and Building regarding the applications by Carlyle Communities Crestview Inc. to permit 24 townhouses on a private condominium road under File OZ 14/004 W1, at 1640 Crestview Avenue, be received for information.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for a public meeting to hear from the community;
- The project does not conform with the Convenience Commercial designation and requires an official plan amendment and a rezoning;
- Community concerns identified to date relate to density, height, character of the neighbourhood, increased traffic, and parking;
- A community meeting is scheduled for June 10, 2015;

- Prior to the next report, matters to be addressed include an evaluation of compatibility with the surrounding neighbourhood and the resolution of technical requirements.

BACKGROUND:

The applications have been circulated for technical comments and a community meeting has been arranged. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:**THE PROPERTY AND THE NEIGHBOURHOOD**

Size and Use	
Frontage:	62.16 m (203.94 ft.) on South Service Road
Depth:	98.78 m (324.08 ft.)
Gross Lot Area:	0.57 ha (1.40 ac.)
Existing Uses:	HUF Gym operating in a 1 and 2 storey commercial plaza

The property is located in the Mineola Neighbourhood, immediately south of the Queen Elizabeth Way (QEW), east of the Hurontario Street, fronting onto South Service Road. Residential and institutional uses are found in the surrounding area, including townhouses, detached homes, a church and a school. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: South Service Road and QEW beyond
 East: Crestview Avenue and one storey detached homes beyond
 South: One storey detached homes
 West: Two storey townhomes and a place of religious assembly (Unitarian Congregation in Mississauga) and Queen Elizabeth Senior Public School beyond

DETAILS OF THE PROJECT

The applicant is proposing to construct 24 townhouses in three blocks. Two blocks (Blocks 1 and 2) are proposed to be 4 storeys

in height, while the remaining block (Block 3) would be 3 storeys. Site access is proposed to be by a common element condominium private road with right-in access from South Service Road and a full movement access from Crestview Avenue. Seven surface visitor parking spaces are proposed (see Appendix I-5).

Development Proposal		
Applications Submitted	Received: August 13, 2014 Deemed complete: August 21, 2014 Revised: April 10, 2015	
Developer/Owner	Carlyle Communities Crestview Inc.	
Applicant	Jim Levac – Glenn Schnarr & Associates	
Number of units	24 townhouses	
Height	Blocks 1 and 2 – 4 storeys Block 3 – 3 storeys	
Lot Coverage	28.44%	
Floor Space Index	0.88	
Landscaped Area	49.56%	
Net Density	42.18 units/ha (17.07 units/ac)	
Gross Floor Area	4 993.28 m ² (53,748.98 sq. ft.)	
Road type	Common element condominium private road (CEC)	
Anticipated Population	75 *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	Proposed
resident spaces	48	58
visitor spaces	6	7
Total	54	65

Additional information is provided in Appendices I-1 to I-11.

LAND USE CONTROLS

The application is not in conformity with the existing **Convenience Commercial** land use designation within Mississauga Official Plan. A small portion of the lands are also identified as Natural Hazards due to the proximity of Cooksville

Creek. The applicant has requested that the lands be redesignated to **Residential Medium Density** to permit the proposed townhouse development.

A rezoning is proposed from **C1 (Convenience Commercial)** to **RM6 - Exception (Townhouse Dwellings on a CEC – Private Road)**.

Detailed information regarding the Official Plan and Zoning is in Appendices I-9 and I-10.

Bonus Zoning

Section 37 of the *Planning Act* and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back to the Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting is scheduled to be held by Ward 1 Councillor Jim Tovey on June 10, 2015. Several written comments have been received to date and are summarized below:

- The proposal is too dense for this small site and is not consistent with the surrounding neighbourhood;
- The proposed height is not in keeping with the character of the area and will set an undesirable precedent;
- As there is a limited number of on-site parking spaces, there will be an overflow of parking onto nearby streets;
- Increased vehicle congestion will result from this development, which will make it less safe for children, increase noise and make walking less desirable;
- There is the potential that these townhouses will be converted into subsidized housing;

- This development will lower property values in the area, lead to a decreased quality of life and could increase the potential for theft;
- The concept plan does not show any trees.

These issues, along with any others raised by the community at the June 10, 2015 meeting and the public meeting, will be addressed in the Recommendation Report, which will come at a later date.

DEVELOPMENT ISSUES

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

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's land use, height, massing, density, landscaping, setbacks and building configuration?
- Has an appropriate transition been provided between the surrounding buildings and the proposed townhouses?
- Are the proposed design details, including site access, internal road configuration and grading, as well as zoning standards appropriate?
- Is the applicant's intent to create Parcels of Tied Land (POTLs) through the Exception to Part Lot Control process an acceptable alternative to the submission of a draft plan of subdivision?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?

OTHER INFORMATION

The applicant has submitted a number of studies, reports and drawings in support of the applications. The list is below and these documents are available for review.

- Planning Justification Report
- Noise Feasibility Study
- Functional Servicing, Stormwater Management and Flood Spill Report
- Phase I and II Environmental Site Assessment
- Utility Plan
- Tree Inventory, Preservation Plan and Arborist Report
- Typical Section Through Acoustic Fence
- Concept Plan, Elevations and Landscape Plan
- Preliminary Grading, Servicing and Details Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

There are engineering matters including: servicing, noise reduction, construction, stormwater management and streetscape that will require the applicant to enter into agreements with the City.

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 external commenting agency must be met.

CONCLUSION: Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all the issues are resolved.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Mississauga Official Plan
- Appendix I-4: Existing Land Use and Proposed Zoning Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation

Appendix I-9: Summary of Existing and Proposed Mississauga
Official Plan Policies and Relevant Mississauga
Official Plan Policies

Appendix I-10: Summary of Existing and Proposed Zoning
Provisions

Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner



Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

Site History

- August 7, 2003 – Committee of Adjustment (File 'A' 516/03) approved the establishment of an outdoor seasonal garden centre for a temporary period six (6) years.
- February 22, 2007 – Committee of Adjustment (File 'A' 505/06) approved the expansion of the existing fitness centre within unit #7 into the basement area providing a total of 125 parking spaces for the entire site.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned **C1 (Convenience Commercial)**.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated **Convenience Commercial** in the Mineola Neighbourhood Character Area.



LEGEND:

SUBJECT LANDS

NOTE: DATE OF AERIAL WAS SPRING 2014



SUBJECT: **CARLYLE COMMUNITIES
CRESTVIEW INC.**

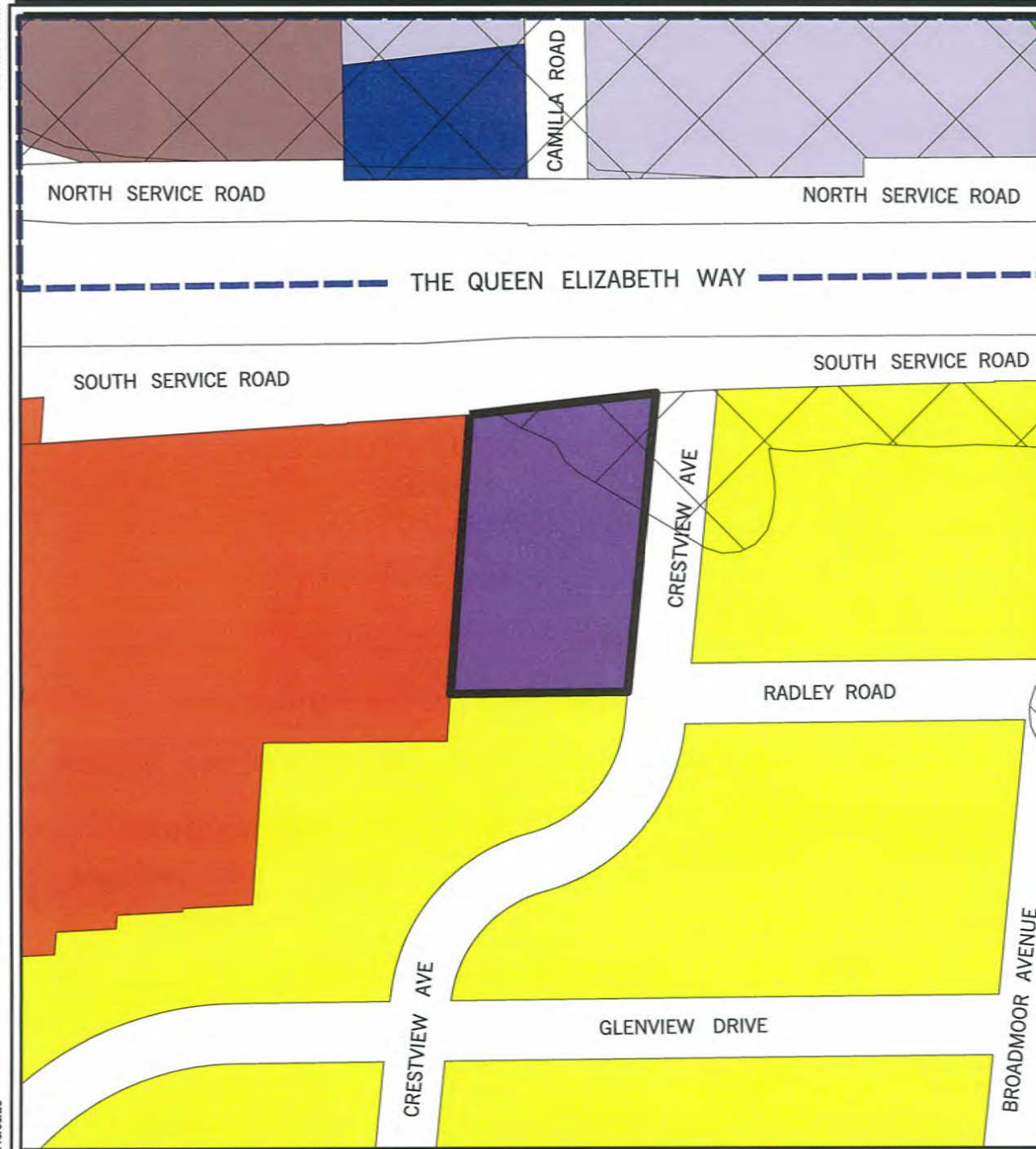


FILE NO:
OZ 14004 W1
DWG. NO:
14004A
SCALE:
1:2000
DATE:
2015 06 22
DRAWN BY:
B. KRUGER

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

	Residential Low Density I		Airport
	Residential Low Density II		Institutional
	Residential Medium Density		Public Open Space
	Residential High Density		Private Open Space
	Mixed Use		Greenlands
	Convenience Commercial		Parkway Belt West
	Motor Vehicle Commercial		Utility
	Office		Special Waterfront
	Business Employment		Partial Approval Area
	Industrial		

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

	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		
	Neighbourhood		

SUBJECT LANDS

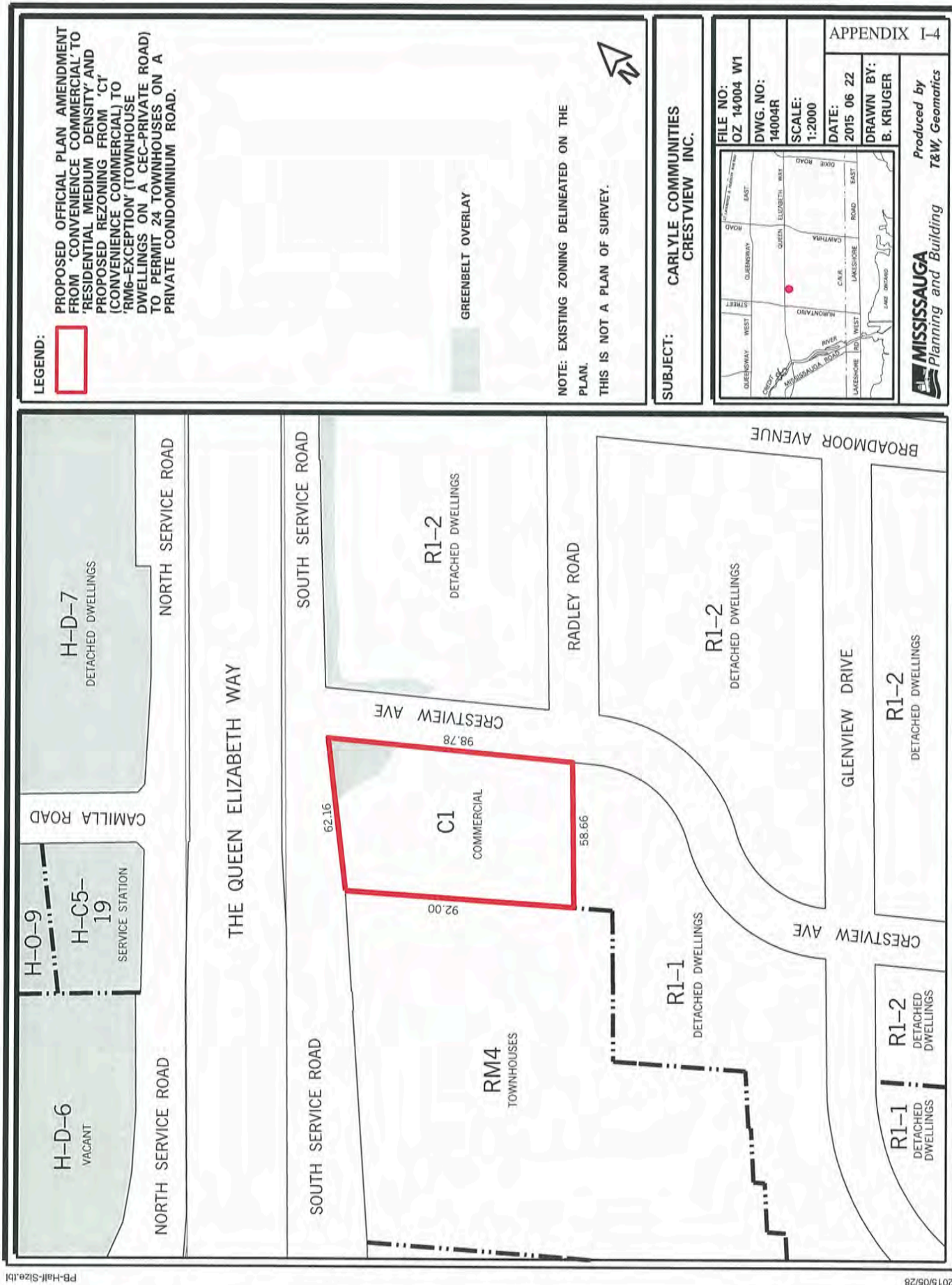
SUBJECT: CARLYLE COMMUNITIES
CRESTVIEW INC.



FILE NO: OZ 14004 W1	APPENDIX I-3
DWG. NO: 14004L	
SCALE: 1:2000	
DATE: 2015 06 22	
DRAWN BY: B. KRUGER	

MISSISSAUGA
Planning and Building

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T&W, Geomatics





CONCEPT PLAN



BLOCK 1 - FRONT ELEVATION



BLOCK 1 - REAR ELEVATION



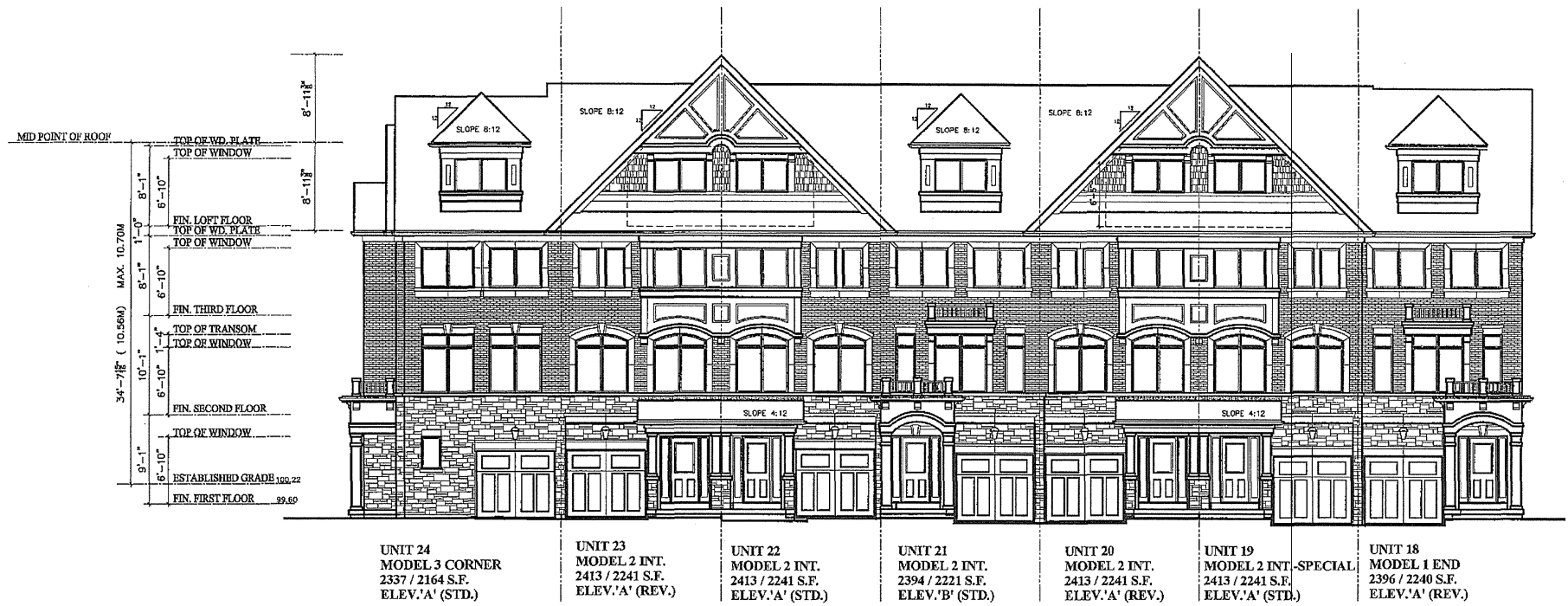
UNIT 7
MODEL 1 END
2396 / 2240 S.F.
ELEV.'A' (STD.)

BLOCK 1 - LEFT SIDE ELEVATION

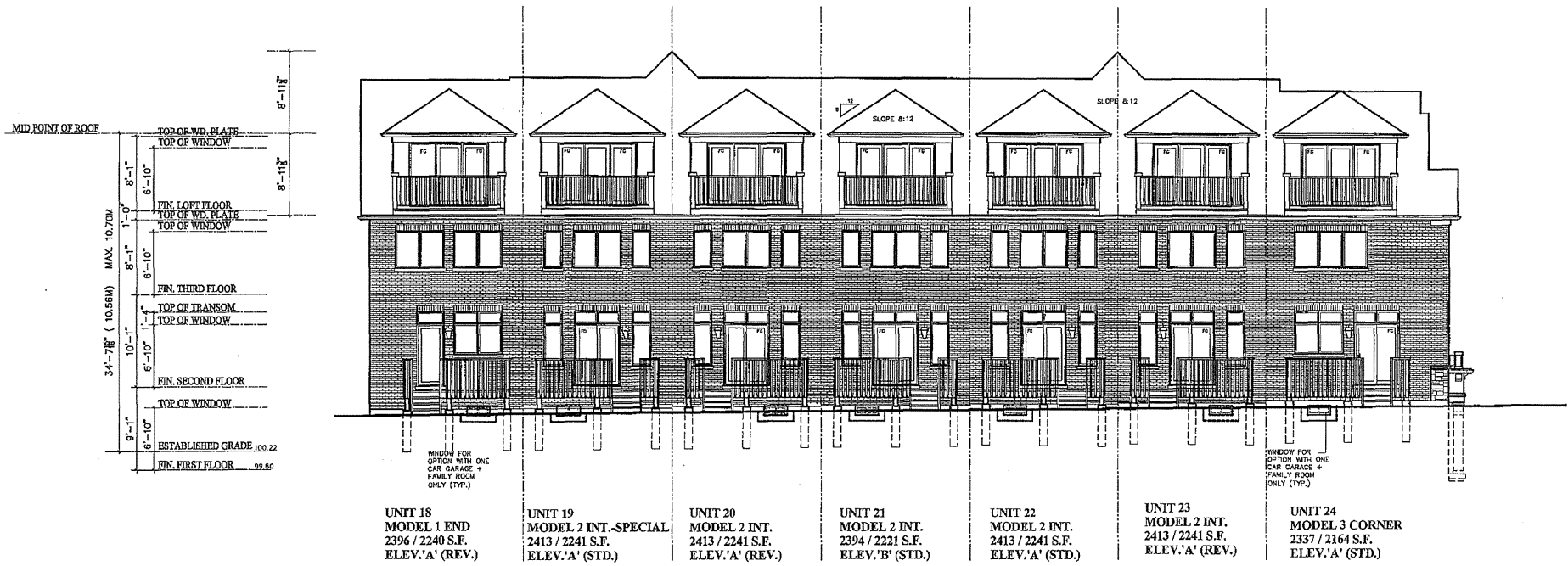


UNIT 1
MODEL 1 CORNER
2396 / 2240 S.F.
ELEV.'A' (REV.)

BLOCK 1 - RIGHT SIDE ELEVATION



BLOCK 2 - FRONT ELEVATION

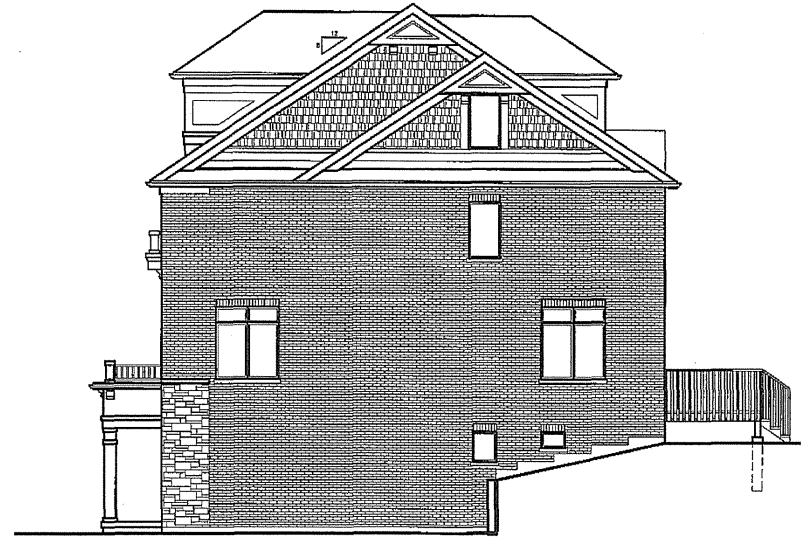


BLOCK 2 - REAR ELEVATION



UNIT 24
MODEL 3 CORNER
2337 / 2164 S.F.
ELEV.'A' (STD.)

BLOCK 2 - LEFT SIDE ELEVATION



UNIT 18
MODEL 1 END
2396 / 2240 S.F.
ELEV.'A' (REV.)

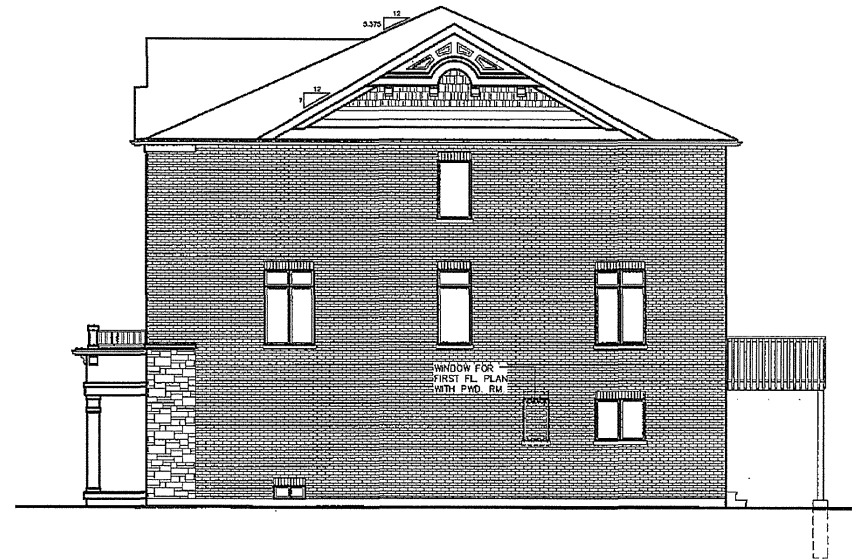
BLOCK 2 - RIGHT SIDE ELEVATION





UNIT 8
MODEL 4 CORNER
2128 / 1931 S.F.
ELEV.'A' (STD.)

BLOCK 3 - LEFT SIDE ELEVATION



UNIT 17
MODEL 4 END
2120 / 1923 S.F.
ELEV.'A'(REV.)

BLOCK 3 - RIGHT SIDE ELEVATION

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (MTO) (January 30, 2015)	<p>This agency has no objection in principle to the proposed Rezoning and Official Plan Amendment however, the land affected is within the MTO permit control area therefore any proposed development has to be reviewed in detail and approved by MTO. The proposed development is located next to MTO property (Land Registry Information-PIN 134690343) therefore the 14 m (45.9 ft.) setback requirement is mandatory and in this location must be from the MTO property line.</p> <p>MTO is prepared to consider an approval of the proposed access onto South Service Road being restricted to a right-in access only as shown on the concept plan. The proposed right-in access onto South Service Road cannot be upgraded to any other type of access use now or in the future, regardless of zoning approvals.</p> <p>Should the applications be granted, the applicant will be required to apply for site plan approval. At that time the City will circulate the site plan drawings and all supporting documents to MTO for review and approval. The redevelopment of this site will require a reconstruction of the existing South Service Road entrance from the existing single commercial access to the right-in access only. All details will be discussed and finalized during the Site Plan application process.</p>
Region of Peel (May 11, 2015)	<p>An existing 150 mm (6 in.) diameter water main is located on Crestview Avenue. An existing 300 mm (12 in.) diameter water main is located on South Service Road. In addition, an existing 250 mm (10 in.) diameter sanitary sewer is located at the intersection of Radley Road and Crestview Avenue. The site does not have a sanitary sewer on South Service Road or Crestview Avenue.</p>

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

Agency / Comment Date	Comment
	A revised submission of the updated Functional Servicing Report (FSR) is required to address several technical comments. In addition to the revised FSR, revised site servicing drawings are required to reflect these amendments to the FSR.
Dufferin-Peel Catholic District School Board and the Peel District School Board (May 27, 2015)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and Servicing Agreements and all Agreements of Purchase and Sale.</p>
Credit Valley Conservation (CVC) (May 27, 2015)	CVC received an Addendum to the Functional Servicing, Stormwater Management and Flood Spill Report (prepared by Crozier and Associates, dated September 26, 2014). The Addendum confirms that based on the hydraulic analysis for Cooksville Creek, the Queen Elizabeth Way (QEW) and South Service Road cross-sections provided, the Regulatory flood flows overtopping the roads are confined to the South Service Road east of Crestview Avenue and the direction of spill flows are towards the road sag at Cooksville Creek (eastward). As a result, the subject property is not impacted by the Cooksville Creek floodplain and is located outside of CVC's regulated area. Recognizing this, CVC staff defer the review of the functional servicing/stormwater management component of this project to City staff and have no further comment on these applications as currently submitted.
City Community Services Department – Parks and Forestry Division/Park Planning Section (May 26, 2015)	This Department indicated that prior to the enactment of the implementing Zoning By-law, the applicant shall submit a cash contribution to the Community Services Department for street tree planting on South Service Road and Crestview Avenue.

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

Agency / Comment Date	Comment
	Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City's Policies and By-laws.
City Community Services Department – Fire and Emergency Services Division (May 4, 2015)	Fire has reviewed the rezoning/OPA applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (May 19, 2015)	<p>T&W confirmed receipt of the Site Plan, Functional Servicing and Stormwater Management Report, Site Grading/Servicing Plans, Noise Feasibility Study and Phase 1 Environmental Site Assessment circulated by the Planning and Building Department.</p> <p>As per the correspondence between the Ministry of Transportation (MTO) and the applicant, the MTO is restricting access onto South Service Road to right-in movements only. The Site Plan, updated March 31, 2015 illustrates this access restriction; however the proposed private road configuration will result in traffic implications and vehicular conflicts within the development, and is therefore not supported by T&W. An alternative arrangement needs to be further investigated and reviewed.</p> <p>In connection with the Functional Servicing Report updated April 2015, by Crozier & Associates, there are concerns with the raised grades and associated storm drainage scheme proposed within the development. As a result, T&W is encouraging lowering the proposed grades to limit the need for retaining walls and to reduce runoff onto the adjacent lands. A scheduled site meeting with the applicant and City staff is intended to provide clarification on the extent of the drainage issues. The applicant will be required to provide a downstream analysis and updated drawings to demonstrate a self-contained site.</p> <p>Following review of the Noise Feasibility Study, dated July 2014 and addenda, prepared by HGC Engineering, the noise consultant has confirmed that a 2.5 m (8.2 ft.) high noise wall</p>

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

Agency / Comment Date	Comment
	<p>in addition to retaining walls will be warranted to minimize the exposure to a substantially loud acoustical environment created by South Service Road and the Queen Elizabeth Way. The applicant has been requested to reconsider the layout of the site, as an alternate building orientation could provide the needed acoustical mitigation for the outdoor living areas.</p> <p>Additional development matters currently under review and consideration by T&W include the environmental site assessment and compliance with City condominium standards.</p> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Economic Development - Bell Canada - Enersource Hydro Mississauga - Canada Post - Enbridge Gas Distribution - Rogers Cable
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Realty Services, Corporate Services Department - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire Viamonde - Trillium Health Partners - Trans-Northern Pipelines Inc. - Hydro One Networks Inc.

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

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"> 4 Kindergarten to Grade 6 1 Grade 7 to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Mineola Public School <ul style="list-style-type: none"> Enrolment: 446 Capacity: 429 Portables: 3 Queen Elizabeth Middle School <ul style="list-style-type: none"> Enrolment: 337 Capacity: 262 Portables: 4 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,191 Capacity: 1,203 Portables: 1 <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"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Dominic Elementary School <ul style="list-style-type: none"> Enrolment: 286 Capacity: 271 Portables: 0 St. Paul Secondary School <ul style="list-style-type: none"> Enrolment: 487 Capacity: 807 Portables: 0

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

Summary of Existing and Proposed Mississauga Official Plan Policies and Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

Convenience Commercial which permits a commercial parking facility, financial institution, gas bar, personal service establishment, residential, restaurant, retail store and secondary office. A small portion of the lands at the northeast corner are also identified as Natural Hazards, which are generally unsafe and recognize lands where development will generally not be permitted due to the naturally occurring processes of erosion and flooding associated with river and stream corridors.

The lands are located within the Mineola Neighbourhood Character Area.

Proposed Official Plan Amendment Provisions

The lands are proposed to be designated **Residential Medium Density**. Within the Mineola Neighbourhood, this designation only permits townhouses.

Relevant Mississauga Official Plan Policies

There are numerous policies that apply in reviewing these applications. An overview of some of these policies is found below:

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3.5	<p>Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensification within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas and is to be sensitive to the context. Intensification may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of Mississauga Official Plan.</p> <p>Where higher density uses are proposed, they should be located along Corridors or in conjunction with existing apartment sites or commercial sites.</p>

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

	Specific Policies	General Intent
Section 7 – Complete Communities	Section 7.2	The provision of housing should maximize the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.
Section 9 – Build a Desirable Urban Form	Section 9.1 Section 9.2.2 Section 9.3 Section 9.4 Section 9.5	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p>
	Specific Policies	General Intent
Section 16 - neighbourhoods	Section 16.1.1.1 Section 16.1.18.2.2	Within the Mineola Neighbourhood Character Area, the Residential Medium Density designation permits only townhouse dwellings.

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

	Specific Policies	General Intent
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.

Carlyle Communities Crestview Inc.

File: OZ 14/004 W1

Summary of Existing and Proposed Zoning By-law Provisions**Existing Zoning By-law Provisions**

C1 (Convenience Commercial), which permits retail store, restaurant, take-out restaurant, veterinary clinic, animal care establishments, medical office, office, financial institutions, personal service establishments, among other uses.

Proposed Zoning Standards

	Required RM6 (Townhouse Dwellings on a CEC – Private Road) Zoning By-law Standards	Proposed RM6-Exception (Townhouse Dwellings on a CEC – Private Road) Zoning By-law Standards
Minimum setback of a townhouse dwelling to a CEC – amenity area	1.50 m (4.92 ft.)	1.25 m (4.10 ft.)
Minimum exterior side yard setback to a side lot line that is a street line	7.50 m (24.60 ft.)	4.50 m (14.76 ft.)
Minimum exterior side yard setback to a side lot line that is a CEC - sidewalk	3.30 m (10.82 ft.)	2.80 m (9.12 ft.)
Minimum rear yard of an interior lot/corner lot	7.50 m (24.60 ft.)	7.00 m (22.97 ft.)
Tandem parking	Not permitted in garage	To be permitted in garage

APPENDIX I-11





Corporate Report

Clerk's Files

 Originator's
Files CD.05-SHE W2

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Official Plan and
Zoning By-law 0225-2007: Sheridan Park Corporate Centre**

Public Meeting/Information Report **Ward 2**

- RECOMMENDATION:**
1. That the Report dated June 2, 2015, from the Commissioner of Planning and Building titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007: Sheridan Park Corporate Centre", be received for information.
 2. That staff report back to Planning and Development Committee on any submissions made with respect to the June 2, 2015 report.

**REPORT
HIGHLIGHTS:**

- This report has been prepared for the public meeting of June 22, 2015 to report on comments received from the circulation of the Draft Land Use Master Plan in March 2015, and to hear any additional comments from the community;
- The outcome of this project will be new Sheridan Park Corporate Centre Character Area policies and implementing Zoning By-law;
- Community concerns identified to date include individual land owners within the Park wanting to protect their current land uses; less focus on science and technology, greater permission for office uses, greater restrictions on manufacturing and,

permission to expand uses not aligned with the conclusions of the draft Master Plan;

- Prior to the next report, matters to be addressed include adding policies to address active transportation; identifying opportunities to enhance the green space in the Park; property requirements for the Ministry of Transportation to expand the Queen Elizabeth Way; and resolving the opposing views of landowners with respect to future land uses.

BACKGROUND:

At its meeting on February 2, 2015, Planning and Development Committee considered a report titled "Sheridan Park Corporate Centre – Draft Land Use Master Plan". The report was received for information and Planning staff was given direction to circulate the Draft Land Use Master Plan to City Departments, external agencies, affected landowners and the Sheridan Homelands Residents Association for review and comment. Recommendation PDC 0009-2015 was adopted by Council on February 11, 2015 and is attached as Appendix I-1.

Both the Corporate Report, which provides background information on the Master Plan project, and the Sheridan Park Corporate Centre Draft Land Use Master Plan, are available on-line at: <http://www.mississauga.ca/portal/residents/sheridanparkmasterplan>

The purpose of this Report is to provide a summary of the comments received from the circulation of the Draft Land Use Master Plan ("Master Plan"), and to present a summary of proposed Official Plan and Zoning By-law amendments for Sheridan Park Corporate Centre at a public meeting of Planning and Development Committee for further discussion and comment. Based on any additional comments received, Planning and Building staff will prepare draft Official Plan and Zoning By-law amendments for approval.

COMMENTS:

From the circulation of the Master Plan, which included over 60 landowners within the Park, comments were received from 5 landowners, the Transportation and Works Department and 3 external agencies. No comments were received from the

neighbouring Sheridan Homelands Residents Association or any further comments from the Sheridan Park Association.

The 5 landowners that commented on the Master Plan had varying opinions with respect to the recommendations in that document. Points of consensus include:

- the Master Plan is a positive step to revitalize and promote the Park;
- flexibility is needed in the policies and zoning to attract complementary and supportive land uses;
- permitting office as a principle use;
- increasing the Floor Space Index from 0.4 to 0.6;
- balance increased density with maintaining the character of the Park;
- reinforcing the science and technology component of the Park;
- the need to facilitate growth and for existing businesses to evolve; and
- protect and enhance the natural areas in the Park, including consideration of private landscaped areas.

Issues with the recommendations in the Master Plan include:

- do not provide percentage caps for Floor Space Index in the policies; they should be included only in the Zoning By-law;
- change the Exempt Site policy for 2333 North Sheridan Way to a Special Site policy;
- do not change any current site specific land use permissions;
- do not prohibit overnight accommodation;
- do not require science and technology uses as a component of an office building;
- allow freestanding restaurant, fitness facility and other employee amenities;
- restrict light industrial and manufacturing uses; suggest that Airport Corporate Centre be used as a guide;
- do not increase the minimum lot frontage requirement;
- do not add either maximum lot coverage or landscaped area requirements;

- do not amend the land use designation at 0 Sheridan Park Drive ("Bodycote" lands) until an ongoing Environmental Impact Study is completed; and
- allow elementary and secondary schools.

Other issues raised that require further consideration include requests for:

- a dedicated bus service to the Clarkson GO station;
- tax based incentive programs to attract new development; and
- reduced Development Charges.

Issues raised by the landowners and any further comments received at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

Agency comments are summarized in Appendix I-2.

Current Sheridan Park Corporate Centre Character Area policies are attached as Appendix I-3. Current Zoning By-law regulations for Sheridan Park are summarized in Section 2.1.6 of the Master Plan.

Based on the recommendations contained in the Master Plan, the City's Strategic Plan, Official Plan policies and the feedback received to date, there are a number of amendments proposed to Mississauga Official Plan and the Zoning By-law.

Appendices I-4 and I-5 contain a summary of the proposed revised policy framework and zoning by-law amendments for the Sheridan Park Corporate Centre Character Area. The key policy changes include:

- delete the restriction for offices only associated with science and technology uses;
- add major office and secondary office uses;
- add post-secondary education facility;
- add an Exempt Site policy for the existing elementary school;

- add a policy to permit freestanding restaurant uses, fitness facility and other employee amenities on a site central to the Park; and
- include Greenlands and Transportation policies to recognize environmentally significant land and how it can support linkages for active transportation.

The key proposed zoning changes include:

- the creation of one zone (E2-5, as revised) for most lands designated Business Employment, to create consistency in the land uses across the Park;
- permission for a broader range of uses that are complementary to a science and technology park, such as universities and colleges, offices, pilot plants and prototype production facilities;
- remove permission for manufacturing from the E2-6 and E2-7 zones and replace with pilot plants and prototype production facilities in the revised E2-5 zone (see above);
- allow overnight accommodation only where it currently exists in the Park;
- increase the floor space index (FSI) to 0.6 where a science and technology related use is part of the building, in lieu of the recommended 67% cap of office space unrelated to science and technology uses, as this is difficult to administer through a zoning by-law regulation;
- increase the minimum lot frontage to 60 m (197 ft.) to reflect the existing lot pattern; and
- increase the front and exterior side yards and landscape requirements to maintain the character of the Park.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Following the Public Meeting, a Recommendation Report will be prepared for consideration by the Planning and Development Committee, which will address comments received from any external agency and City department, landowners, the public and the Committee and, where necessary, recommend modifications to

the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Sheridan Park Corporate Centre.

ATTACHMENTS:

- Appendix I-1: PDC Recommendation 0009-2015
- Appendix I-2: Agency Comments
- Appendix I-3: Current Sheridan Park Corporate Centre Character Area Policies
- Appendix I-4: Summary of Proposed Mississauga Official Plan Amendments
- Appendix I-5: Summary of Proposed Zoning By-law Amendments



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Planner



Sheridan Park Corporate Centre

File: CD.05-SHE W2

Planning and Development Committee Recommendation

- PDC-0009-2015
- "1. That the report titled "Sheridan Park Corporate Centre – Draft Land Use Master Plan" dated January 13, 2015, from the Commissioner of Planning and Building, be received for information.
 2. That the "Sheridan Park Corporate Centre – Draft Land Use Master Plan" by Urban Strategies Inc., dated December 2014 and attached as Appendix I-1 to this report, be circulated to City Departments, external agencies, affected landowners and the Sheridan Homelands Residents Association for review and comment.
 3. That the letter dated January 30, 2015 from Richard E. Perrier, President, Sheridan Park Association, be received."

Sheridan Park Corporate Centre**File: CD.05-SHE W2****Agency Comments**

The following is a summary of comments from agencies and departments regarding the Draft Land Use Master Plan.

Agency / Comment Date	Comment
Ministry of Transportation (MTO) (March 30, 2015)	<ul style="list-style-type: none"> • MTO has no objections to proposed policy updates; • The Queen Elizabeth Way is to be widened from Winston Churchill to Flavelle Boulevard as part of the Preliminary Design and Environmental Assessment work for HOV lanes from Trafalgar Road to Winston Churchill Boulevard. This will require the shift of North Sheridan Way to the north; • Approximately 17 m (56 ft.) will be needed in the future for work from Flavelle Boulevard to Erin Mills Parkway; and • The minimum setback for all required site works will be 14 m (46 ft.) for site development adjacent to MTO lands.
Region of Peel (April 16, 2015)	<ul style="list-style-type: none"> • Add policies to the Character Area Policies to address opportunities to increase the share of trips using active transportation; • Set long terms goals for the creation of public/private pathway systems to improve site interconnectivity and link to residential lands to the north and commercial lands to the east and west; • Identify Transportation Demand Management initiatives to achieve changes in the modal split; and • Regional Official Plan policies are no longer under appeal (Section 2.1.3).
Credit Valley Conservation (March 27, 2015)	<ul style="list-style-type: none"> • Highlight the importance of the study area to natural heritage protection and water management on a Provincial, Regional and City scale; • Encourage that further study of natural areas is required; • Objective is to ensure that private landscaped areas contribute to an interconnected green space network; • Supports the update of MOP schedules 1, 1a, 3, 4 and 10 to reflect CVC Regulation limits, and investigate further the boundaries of natural heritage features/areas;

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Agency / Comment Date	Comment
	<ul style="list-style-type: none"> • Greenbelt Overlay to be used to highlight "Future Green Network"; • Removal of proposed "H" holding provision in the Zoning By-law should be contingent on receipt of appropriate stormwater and natural area studies; • Supports a proposed Headwaters and Natural Areas Strategy, including impact from proposed completion of Sheridan Park Drive; • Promote "Sustainable Neighbourhood Retrofit Action Plans" and "Partners in Project Green" as part of the overall promotion of the Park.
City Transportation and Works Department (March 27, 2015)	<ul style="list-style-type: none"> • Identify MiWay Transit Routes 45, 71 and 31; • Strongly supports the extension of Sheridan Park Drive to improve existing traffic circulation, add alternate access and complete the collector road network - within the City's 10-year Capital Plan; • Include multi-use trail on the north and south sides of Sheridan Park Drive; • Policies noted with respect to the <i>Environmental Protection Act</i> and Environmental Site Assessment for all future development applications; • Promote active transportation by providing a north/south multi-use trail to improve pedestrian and cyclist connections in the Park; • Active transportation facilities will be achieved through integration with facilities on private property; • Encourage companies to become members of Mississauga's Smart Commute Network.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Economic Development - Community Services - Enersource Hydro Mississauga - Hydro One - Trans Northern Pipelines - Enbridge Gas Distribution Inc. - Bell Canada

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Agency / Comment Date	Comment
	<ul style="list-style-type: none">- Rogers Cable- Canada Post- Trillium Health Partners- Go Transit (Metrolinx)- Town of Oakville- Region of Halton

Current Sheridan Park Corporate Centre Character Area Policies

15.5 Sheridan Park



Map 15-5: Sheridan Park Corporate Centre Character Area

15.5.1 Urban Design Policies

15.5.1.1 The campus setting development is characterized by a highly developed landscape plan to enhance the building design and siting. Landscaping is an important architectural element of the overall development, thus requiring buildings to be sited on large lots with generous setbacks from streetlines to maximize landscaping opportunities. The integration of buildings through public pathways and open spaces will further strengthen this development image. Towards the achievement of City urban design objectives, development proposals should address the following:

- the enhancement of views to existing visually important natural and built features;
- the development of building forms which are sensitive to the existing character of the Character Area;
- the maintenance and enhancement of visual and physical links to the City at large, ensuring integration of the Character Area into its broader context;
- avoiding reverse frontage lots which contribute negatively to the system of public streets; and
- loading and service areas which are not located adjacent to streets and are not exposed to public areas.

Community Identity and Design

15.5.1.2 The campus setting development image will be reinforced through appropriate standards for the siting of buildings, building heights, parking and loading spaces, site access, lighting, signage, screening and landscaping. These will be established during the rezoning and site plan approval process and should include enhanced opportunities for natural surveillance, natural access control and territorial reinforcement of the site. Special care will be exercised in the determination of lot size and building coverage in order to attain an acceptable and compatible appearance of development and ensure the preservation and integration of existing natural features and their ecological functions.

Buildings and Spaces

15.5.1.3 To achieve and enhance the campus setting development image, the following design guidelines will be used to evaluate the design aspects of development proposals:

- buildings and structures will be sited and designed with generous setbacks from streetlines to maximize open space/landscaped areas. Vistas to the buildings may be created through the strategic location of landscape features;
- building designs are characterized by ceremonial approach features with well defined front entrances, for example a row of trees and turning circle for passenger drop-off;
- the preservation and integration of natural features such as woodlands into future development, is a priority; alterations to the existing topography, natural drainage system, and vegetation are to be minimized;
- landscaping and planting for a campus setting should incorporate the following:
 - water features, for example fountains, ponds;
 - ceremonial planting schemes;

- tree planting to define the street edge;
 - interconnecting pathways and open spaces between buildings for public and/or semi-private use;
 - define pedestrian and vehicular routes, and accent entrance ways;
 - provide year round shelter and enhancement to outdoor pedestrian areas;
 - provide summer shade and protection from winter winds; and
 - create clear visual and spatial distinction between publicly accessible and private open space; and
- e. the design of parking and service areas will be integrated with the landscape plan for the site with planting and berms to screen parking from the street. Large expanses of surface parking are to be softened by landscaped islands;
- f. visual and functional relationships between individual buildings and groups of buildings, the promotion of an open space system within the business park, and the relationship of buildings to adjacent streets will be important considerations in evaluating satisfactory design;
- g. the creation of an identifiable street edge will be encouraged on lands adjacent to, and visible from Winston Churchill Boulevard; and
- h. a high standard of building design should have regard for context, level of detail, modulation of façade and consistency of design content.
- laboratories, pilot plants and prototype production facilities;
- b. education and training facilities, but excluding a public school or private school used for elementary or secondary level education and training;
- c. data processing centres;
- d. engineering services;
- e. offices associated with science and technology uses;
- f. hotels; and
- g. accessory commercial uses, namely, conference facilities, fitness facilities, banks and restaurants within buildings provided they do not exceed 15% of the overall floor space.
- 15.5.2.2 Notwithstanding the above, a private school used for elementary and secondary level education and training is permitted on the lands described as Part 2 on Reference Plan 43R-25302 at 2300 Speakman Drive.
- 15.5.2.3 Development will be subject to the following policies:
- a. uses will not exceed a **floor space index (FSI)** of 0.40;
- b. operations must be carried out within enclosed buildings and structures; and
- c. private landowners will be encouraged to provide opportunities for active and passive forms of outdoor recreation.

15.5.2 Land Use

15.5.2.1 Notwithstanding the Business Employment policies of this Plan, lands designated Business Employment will only be used for the following uses:

- a. facilities involved with scientific and engineering research and development, including:

15.5.3 Exempt Site Policies

15.5.3.1 Site 1



15.5.3.1.1 The lands identified as Exempt Site 1 are located on the north side of North Sheridan Way, east of Flavelle Boulevard and west of Hadwen Road and are municipally known as 2333 North Sheridan Way.

15.5.3.1.2 Notwithstanding the Business Employment Policies of this Plan, the following additional uses will be permitted:

- a. industrial uses within enclosed buildings including manufacturing, warehousing, distributing and wholesaling;
- b. office and accessory uses within industrial buildings or in separate buildings within a complex of associated industrial buildings; and
- c. limited outdoor storage areas accessory to an existing permitted use provided they are screened from public view.

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Summary of Proposed Mississauga Official Plan Amendments

15.5 Introduction and Objectives

- Add introductory paragraphs to describe the objectives of the Character Area policies reinforcing Sheridan Park as a unique science and technology business park; facilitating growth of existing businesses; encouraging development of vacant and under-utilized sites in the Park; encouraging complementary uses that support businesses and provide amenities for employees in the Park; protecting and enhancing the natural areas and open spaces in the Park; and ensuring private landscaped open spaces contribute to an interconnected green space network.

15.5.1 Urban Design Policies

- Most Urban Design policies remain relevant;
- Campus like setting is still desirable, while permitting increased development densities;
- Community Identity and Design (Section 15.5.1.2) is further refined through proposed amendments to the Zoning By-law (front and side yard regulations, for example);
- In Section 15.5.1.3, Buildings and Spaces, update policies as follows:
 - a) delete "generous setbacks" as the proposed zoning regulations require 12.5 m (41 ft.) front yard setbacks;
 - b) delete reference to a ceremonial approach and drop off area and define front entrances by landscaped front yards (see proposed zoning regulations for revised regulations with respect to landscaped front yards, front yard setbacks and lot frontage);
 - d) remove reference to "ceremonial planting schemes" and replace with policies encouraging low impact development and best stormwater management practices, also update policies with respect to promoting public/private pedestrian connections;
 - h) remove "consistency of design content" from building design section.

15.5.2 - Land Use**15.5.2.1 Greenlands**

- Add Greenlands designation to the Land Use Map and include policies to recognize environmentally significant properties;
- Identify and designate all sites subject to Provincial, Regional and municipal natural heritage system and stormwater policies as Greenlands (subject to completion of EIS for 0 Sheridan Park Drive – "Bodycote" lands);
- Show expansion of the City's Natural Heritage System on Schedules 3 and 10;
- Incorporate sustainable stormwater management policies and Low Impact Development policies to ensure future development does not degrade the natural areas or contribute to downstream flooding – note the importance of the campus like setting (significant amount of permeable surfaces) to achieve sustainable future development in the Park;

Sheridan Park Corporate Centre**File: CD.05-SHE W2**

- Note the importance of public acquisition of all environmentally significant/sensitive lands;
- Support linkages across private property to connect park users on off-street trails - specific focus on North Sheridan Way, Flavelle Boulevard and Hadwen Road to connect to Speakman Drive and transit routes;
- Undertake a Streetscape Master Plan to coordinate street tree planting to link the Park and soften the wide streets;
- Manage green spaces in connection with Region and CVC and promote as an amenity for employees and local residents;
- Identify the need for a stormwater management facility and future public access to the Sheridan Creek headwaters through a Headwaters and Natural Area Strategy.

15.5.2.2 - Business Employment

- Add post-secondary education facility to Section 15.5.2.1(b);
- Add professional design services to engineering services to Section 15.5.2.1 (d);
- Delete restriction for offices only associated with science and technology facility from Section 15.5.2.1(e);
- Add secondary office and major office uses;
- Add broadcasting, communication and information technology uses;
- Retain accessory commercial uses in Section 15.5.2.1(g);
- Change reference to bank to financial institution in Section 15.5.2.1(g);
- Add a policy to permit freestanding restaurant uses, fitness facility and other employee amenities on one site central to the Park;
- Delete Section 15.5.2.2 (private school site at 2300 Speakman Drive) and add a new Exempt Site 2 (see below);
- Delete FSI from Section 15.5.2.3(a) as it is more appropriate in the Zoning By-law.

15.5.3 - Transportation Policies (new Section, former 15.5.3 to be renumbered)

- Future Ministry of Transportation land requirements may impact the alignment of North Sheridan Way, which will also impact existing landscaping and other features adjacent to that road;
- Show the completion of Sheridan Park Drive on land use schedules;
- Use the completion of Sheridan Park Drive to demonstrate innovative "green" road engineering methods to preserve the Special Management Area that it traverses;
- Include policies to promote Transportation Demand Management, active transportation by utilizing linkages through the Greenlands;
- Promote public/private partnerships to create pedestrian/cycling linkages where it is not feasible to construct municipal sidewalks or a multi-use trail;
- Support construction of Long Term Cycling Routes through the Park, and amend Schedule 7 to show future connections.

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15.5.4 - Special Site Policies (new)

- **Add Special Site 1** to recognize the existing overnight accommodation developments at the southeast quadrant of the Park, and continue to permit other uses as proposed for the Business Employment land use designation, as appropriate for the site's location adjacent to residential dwellings.
- **Add Special Site 2** for 0 Sheridan Park Drive ("Bodycote" lands) to recognize that the land use designation boundaries (Employment and Greenlands), cannot be determined until the ongoing EIS is complete.

15.5.5 - Exempt Site Policies (formerly 15.5.3)

- **Retain Exempt Site 1** – 2333 North Sheridan Way – refine policies as per Ontario Municipal Board settlement with landowner; site to stay exempt as traditional employment uses such as warehousing, distributing, wholesaling and outdoor storage are not part of the long term vision for the Park as a science, technology and engineering hub.
- **Add Exempt Site 2** – 2300 Speakman Drive – elementary and secondary schools are not part of the long term vision for the Park as a critical part of the City's employment base; (also see draft Municipal Comprehensive Review).
- **Add Exempt Site 3** – 2185 North Sheridan Way – manufacturing as a primary use of a building is not part of the long term vision for Sheridan Park.

Mapping Changes

- **Schedules 1, 1a and 3** – amend to reflect CVC Regulatory Areas, Regional Core Greenlands, Natural Area Survey, results of on-going EIS, watercourse expansion areas.
- **Schedule 4** – amend as necessary to identify Public and Private Open Spaces.
- **Schedule 7** – amend to show new cycling routes that link Sheridan Park to other existing or proposed cycling routes
- **Schedule 10** – amend to identify the Utility and Greenlands sites.



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Summary of Proposed Zoning By-law Amendments

Revised definition of **Science and Technology Facility**:

Science and Technology Facility means a **building, structure** or part thereof, used for one or more of the following: scientific and technological research and development including laboratories, **pilot plants, prototype production facilities**, computer and information technology development, including hardware and software, data processing services and engineering and professional design services.

Replace current E2-5, E2-6, E2-7 and E2-31 zones with new E2-5 zone, as follows:

8.2.3.5	Exception: E2-5	Map # 18	By-law:
In an E2-5 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.5.1	Lands zoned E2-5 shall only be used for the following:		
	<div><div>(1)</div><div>Science and technology facility within an enclosed building</div></div> <div><div>(2)</div><div>Education and Training Facility</div></div> <div><div>(3)</div><div>Broadcasting/Communication Facility</div></div> <div><div>(4)</div><div>Information and communications technology</div></div> <div><div>(5)</div><div>Office</div></div> <div><div>(6)</div><div>Pilot Plant</div></div> <div><div>(7)</div><div>Prototype Production Facility</div></div> <div><div>(8)</div><div>University/College</div></div>		
8.2.3.5.2	Maximum percentage of total gross floor area - non-residential that may be used for a banquet hall/conference centre/convention centre , fitness centre, financial institution, restaurant and take-out restaurant provided that such uses are located within, and form an integral part of, the building used for one (1) or more of the uses in Sentence 8.2.3.5.1 of this Exception		15%
Regulations			
8.2.3.5.3	Minimum lot area		0.8 ha
8.2.3.5.4	Minimum lot frontage		60 m
8.2.3.5.5	Maximum floor space index - non-residential for all uses		0.6

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8.2.3.5	Exception: E2-5	Map # 18	By-law:
8.2.3.5.6	Maximum floor space index - non-residential for office		0.4
8.2.3.5.7	Minimum front yard		12.5 m
8.2.3.5.8	Minimum exterior side yard		12.5 m
8.2.3.5.9	Minimum landscape buffer		4.5 m
8.2.3.5.10	Maximum lot coverage		40%
8.2.3.5.11	Minimum landscaped open space area - front yard		50%
Holding Provision			
- details for removal to be finalized upon further discussion with property owner/consultant			

8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009
In an E2-101 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
8.2.3.101.1	Lands zoned E2-101 shall only be used for the following:		
	<ul style="list-style-type: none">(1) Office(2) Broadcasting/Communication Facility(3) Science and Technology Facility(4) Restaurant(5) Take-out Restaurant(6) Commercial School(7) Financial Institution(8) Banquet Hall/Conference Centre/Convention Centre(9) Overnight Accommodation(10) Active Recreational Use(11) Recreational Establishment(12) Private Club(13) Parking Lot(14) University/College(15) Courier/Messenger Service(16) Education and Training Facility		
Regulations			
8.2.3.101.2	The provision contained in Subsection 8.1.4 of this By-law shall not apply		

Sheridan Park Corporate Centre

File: CD.05-SHE W2

8.2.3.101	Exception: E2-101	Map # 18	By-law: 0248-2009
8.2.3.101.3	For the purposes of this By-law, all lands zoned E2-101 shall be consider one (1) lot		
8.2.3.101.4	Maximum total floor space index - non-residential used for office and overnight accommodation	0.7	
8.2.3.101.5	Minimum landscaped area	30% of the lot area	
8.2.3.101.6	The lot line abutting North Sheridan Way shall be deemed to be the front lot line		
8.2.3.101.7	Maximum height	5 storeys	
8.2.3.101.8	Minimum depth of a landscaped buffer measured from a lot line that abuts a Residential Zone	4.5 m	

Other Mapping Changes:

E2-5 to H-E2-5 (0 Sheridan Park Drive "Bodycote lands")

E2-5 to G1 (2400 Flavelle Boulevard - drainage ditch)

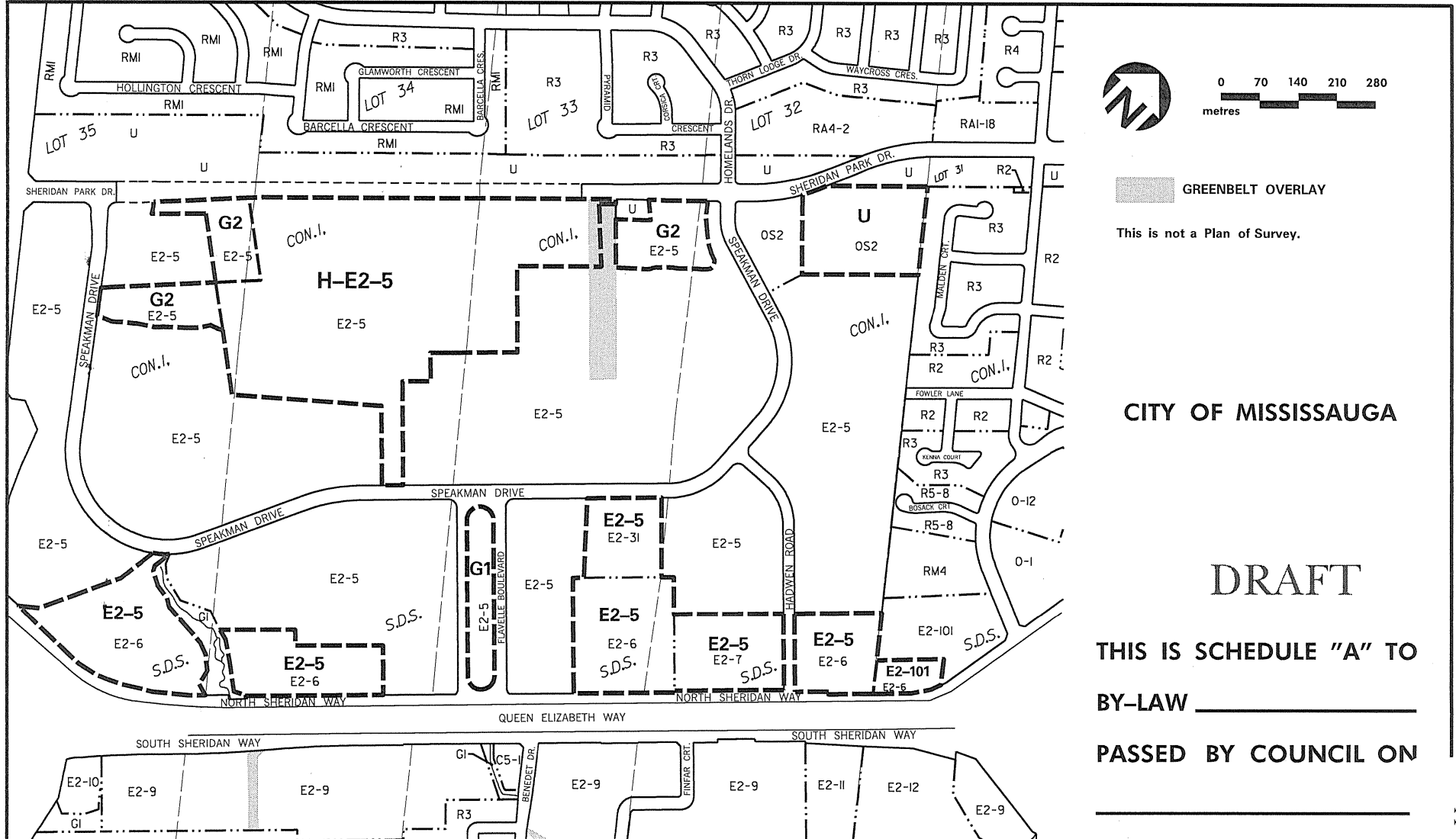
OS2 to U (Region of Peel Herridge reservoir)

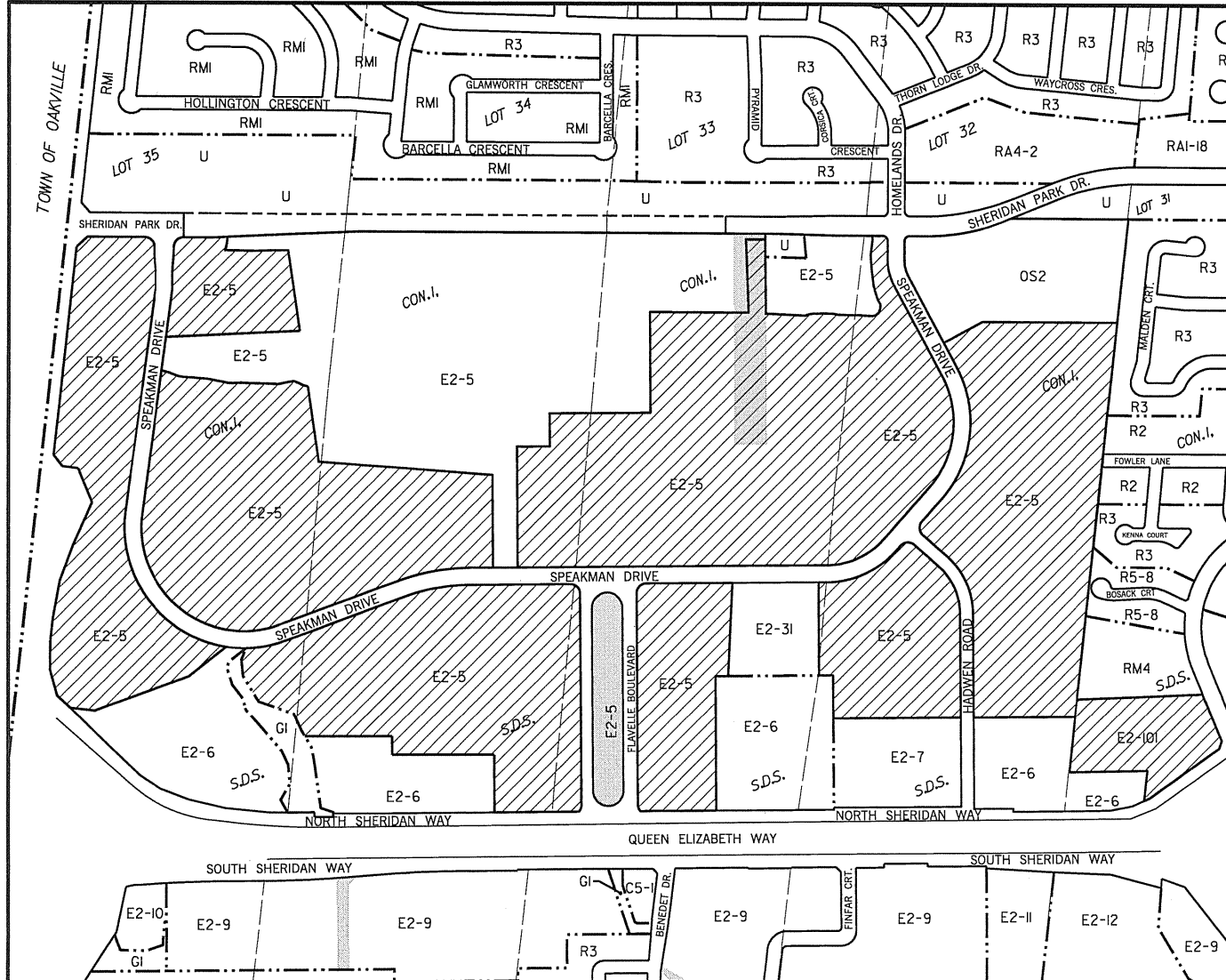
Note:

Schedule "A" - illustrates proposed zoning changes

Appendix "B" - hatched areas represent proposed text only changes to existing zones.

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0 70 140 210 280
metres

GREENBELT OVERLAY

This is not a Plan of Survey.

CITY OF MISSISSAUGA

DRAFT

THIS IS APPENDIX "B" TO
BY-LAW _____



Corporate Report

Clerk's Files

Originator's

Files OZ 11/004 W3

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit an expansion of St. John's
Dixie Cemetery
0 Cedar Creek Lane
North side of Dundas Street East, east of Cawthra Road
Owner: Incumbent and Church Wardens of
St. John the Baptist Anglican Church**

Recommendation Report **Ward 3**

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/004 W3, Incumbent and Church Wardens of St. John the Baptist Anglican Church, 0 Cedar Creek Lane, north side of Dundas Street East, east of Cawthra Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from Residential Medium Density to Private Open Space to permit

an expansion to the existing St. John's Dixie Cemetery be approved.

3. That the application to change the Zoning from RM6-12 (Townhouse Dwellings on a Common Element Condominium – Private Road) to OS3-6 (Open Space – Cemetery) to permit the expansion of the existing St. John's Dixie Cemetery in accordance with the proposed zoning standards contained in Appendix R-3 of this report, be approved subject to the following condition:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
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 18 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- The applicant has resolved the issues raised in the Information Report including the need for tree planting and resolution of the easement for the development to the east.
- 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 December 5, 2011, 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-0063-2011 which was subsequently adopted by Council and is attached as Appendix R-2. As more than 9 months have passed since the Public Meeting, full notification has been given. The information report had a number of conditions including the resolution of easements that needed to be resolved and the file was inactive for periods of time.

COMMENTS:

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

COMMUNITY ISSUES

In addition to the issues identified and addressed in the Information Report, additional concerns/comments were raised at the public meeting on the applications as summarized below.

Comment

There was a question regarding the adequacy of easements to accommodate storm sewer and overland flow and the release and abandonment of an existing easement that is no longer required.

Response

The release and abandonment of the existing storm sewer easement will occur after the completion of the storm sewer realignment work. The applicant has submitted changes to the existing Servicing Agreement regarding the overland flow easements and the City has revised the amended Servicing Agreement accordingly.

Comment

Satisfactory arrangements should be made with Peel Common Element Condominium Corporation No. 848 (PCECC-848), the townhome development to the east of the subject lands for the removal of the current access easements registered on title between the two properties.

Response

PCECC-848 had an access easement over the subject lands to provide future access to Dundas Street East through a future condominium townhouse development, and the subject lands had a reciprocal access easement over the private road within PCECC-848. PCECC-848 and the applicant released their respective easements on March 24, 2015. A barrier will be provided to

separate the previously existing access between the cemetery lands and the private road within PCECC-848.

Comment

There was concern for the protection of the existing mature willow and maple trees along the perimeter of the subject property abutting the rear yards of 874-880 Hollyhill Court. Also there was a question regarding the option of planting additional trees.

Response

During the construction of the overland stormwater pipe on the subject property, several mature and young trees were removed adjacent to the rear of 874-880 Hollyhill Court. The applicant will be required to provide extensive tree planting at the rear of these properties.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS**

Updated comments have been received from City Departments and agencies.

Comments updated April 27, 2015 from Transportation and Works state: "the applicant has made satisfactory arrangements to address the department's previous comments concerning the feasibility of the grading and servicing of the lands. In the event that this application is approved by Council, the applicant will be required to convey the appropriate overland flow route easements to the City and enter into an acknowledgement agreement and complete amendments to the grading plan, servicing agreement and other related documents."

The applicant has made satisfactory arrangements with respect to the overland flow easement and is in the process of completing and registering the Development Agreement and signing the Servicing Agreement.

PLANNING COMMENTS

The Planning and Building Department is in support of the official plan and zoning by-law amendment applications. These applications are for the expansion to plots in the existing St. John's the Baptist Cemetery. No new buildings are proposed.

Provincial Policy Statement

The *Provincial Policy Statement* (PPS) requires developments to be "consistent with" the policies. There are numerous policies that encourage intensification of land within urban areas, promote efficient use of infrastructure and public facilities, encouraging mixed use developments and the support of public transit.

While the PPS does not specifically mention cemetery uses, this proposal is to expand an existing cemetery which takes advantage of the existing road network, municipal services, and the existing facilities of St. John the Baptist cemetery. This proposal is consistent with the PPS.

Official Plan

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

The proposal requires an amendment to the Mississauga Official Plan Policies for the Applewood Neighbourhood Character Area. Under the Mississauga Official Plan, the subject lands are designated **Residential Medium Density**. The proposed **Private Open Space** designation conforms with the land use designation contained in the Mississauga Official Plan and associated policies.

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 criteria.

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

The proposed Private Open Space designation to expand the existing cemetery will not impact the development and functioning of the neighbouring lands which includes single detached and townhome uses.

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

The property is currently vacant with significant mature and young tree growth. A majority of the property is currently under construction for a new storm sewer running north to south through the property. The property is not part of the City's Natural Heritage System.

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

No new engineering services are required to service the proposed cemetery expansion.

Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?

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

Zoning

The proposed **OS3-6 (Open Space – Cemetery)** is appropriate to accommodate the proposed cemetery expansion. The draft zoning

by-law is attached as Appendix R-3. The proposed provisions are compatible with the surrounding lands.

FINANCIAL IMPACT: Development charges are not applicable as no buildings are proposed.

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

1. The proposal to permit an expansion to the abutting St. John's Baptist Cemetery will have a minimal land use impact on the surrounding land uses.
2. The proposed official plan provisions and zoning standards are appropriate to accommodate the requested uses for the lands.

ATTACHMENTS: Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0063-2011
Appendix R-3: Draft Zoning By-law



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner





Corporate Report

Clerk's Files

Originator's
Files OZ 11/004 W3**PDC** DEC 5 2011

DATE: November 15, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 5, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit an expansion of St. John's Cemetery
0 Cedar Creek Lane
North side of Dundas Street East, East of Cawthra Road
Owner: Incumbent & Church Wardens
of St. John the Baptist Anglican Church
Applicant: PMG Planning Consultants

Bill 51**Public Meeting****Ward 3**

RECOMMENDATION: That the Report dated November 15, 2011, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Medium Density I" to "Private Open Space" and to change the Zoning from "RM6-12" (Townhouse dwellings on a Common Element Condominium – Private Road) to "OS3-6" (Open Space – Cemetery), to permit the expansion of St. John's Dixie Cemetery under file OZ 11/004 W3, Incumbent & Church Wardens of St. John the Baptist Anglican Church, 0 Cedar Creek Lane, be received for information.

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 applications propose to rezone the subject lands for cemetery purposes. There are no buildings proposed in conjunction with these applications. Details of the proposal are as follows:

Development Proposal	
Application submitted:	April 4, 2011 (application submitted) April 28, 2011 (deemed complete)
Parking Required:	As no buildings/structures are proposed, no parking is required. Should any development occur, 5.4 parking spaces per 100 m ² of gross floor area (5.0 per 1,000 sq. ft.) would be required.
Parking Provided:	52 spaces
Supporting Documents:	Site Plan/Landscape Plan Plan of Survey & Restrictions on Title Grading Plan & Storm Drainage Plan Tree Inventory Plan Planning Rationale Phase 1 Environmental Site Assessment Stage 1 and 2 Archeological Assessment Draft Official Plan Amendment and Draft Zoning By-law

Site Characteristics	
Frontage:	20.2 m (66.3 ft.)
Depth:	185 m (610 ft.)
Net Lot Area:	0.967 ha (2.39 ac.)
Existing Use:	Vacant land

Neighbourhood Context

The subject property is located on the north side of Dundas Street East, east of Cawthra Road, immediately east of St. John's Dixie Cemetery. The subject property is heavily vegetated and includes a drainage swale that serves as an outlet for the adjacent residential lands to the north. Cedar Creek Lane, a private road that provides access from Dundas Street East to a detached dwelling at 3014 Cedar Creek Lane, is located on the subject lands. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: detached dwellings on Hollyhill Court
East: townhouse dwellings, commercial plaza
South: detached dwelling on Cedar Creek Lane
West: St. John's Dixie Cemetery and Crematorium.

Current Mississauga Plan Designation and Policies for the Applewood District (May 5, 2003)

"Residential Medium Density I" which permits townhouse dwellings within a density range of 25 to 50 units per net residential hectare (10.1 to 20.2 units per net residential acre).

New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "Residential Medium Density". The proposed "Private Open Space" designation does not conform with the land use designation contained in the new Mississauga Official Plan and associated policies.

Proposed Zoning By-law Amendment

"OS3-6" (Open Space - Cemetery), to permit cemetery lands.

COMMUNITY ISSUES

A community meeting was held by Ward 3 Councillor Fonseca on April 5, 2011.

Concerns were expressed regarding the interface between the proposed cemetery lands and abutting residential properties, noting that cemetery lands are undesirable adjacent to residential properties and may have a detrimental effect on property values.

Appendix I-5 provides the proposed site plan/landscape plan for the proposed cemetery lands. The future supplementary report will address the land use compatibility and design interface proposed by the applications.

DEVELOPMENT ISSUES

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

- confirmation of the adequacy of easements to accommodate storm sewer and overland flow;
- the release and abandonment of existing easements that are no longer required;
- satisfactory arrangements with Condominium Corporation PCECP-848 for the completion of curb installation;
- reinstatement of Cedar Creek Lane access to Dundas Street East within the municipal right-of-way.

OTHER INFORMATION**Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to storm sewer outlets, grading and drainage, and the associated required easements which

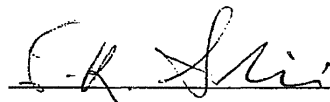
will require the applicant to enter into appropriate agreements with the City.

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

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of the Applewood District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Site Plan/Landscape Plan
- Appendix I-6: Agency Comments
- Appendix I-7: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Hugh Lynch, Development Planner

Incumbent & Church Wardens of St. John the Baptist Anglican Church**File: OZ 11/004 W3****Site History**

- January 26, 1966 – The Ontario Municipal Board approves the City of Mississauga Comprehensive Zoning By-Law 5500. The subject lands are zoned "RM7D4", which permits semi-detached dwellings, duplexes, triplexes, double-duplexes and apartments.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Applewood District which designated the subject lands "Residential Medium Density I", which permits townhouse development.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned "D" (Development). Cedar Heights Construction Limited subsequently appealed this zoning by-law to the Ontario Municipal Board and was subsequently zoned "RM6-12", permitting 29 townhouse units. by the OMB.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: 03, 2011



SUBJECT: **St. JOHN THE BAPTIST
ANGLICAN CHURCH**



FILE NO:
OZ 11004 W3

DWG. NO:
11004A

SCALE:
1:3500

PDC DATE:
2011 12 05

DRAWN BY:
K. PROKOP

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



PART OF APPLEWOOD DISTRICT LAND USE MAP
APPLEWOOD DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - Medium Density II
- Residential - High Density I
- Residential - High Density II
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Office
- Public Open Space
- Private Open Space
- Greenbelt
- Utility

NOTE:
ANY PART OF THE ROAD NETWORK SHOWN
OUTSIDE THE CITY BOUNDARIES IS SHOWN
FOR INFORMATION PURPOSES ONLY.

SUBJECT LANDS

TRANSPORTATION LEGEND

- Arterial
- Major Collector
- Minor Collector
- Local Road
- Major Transit Corridor

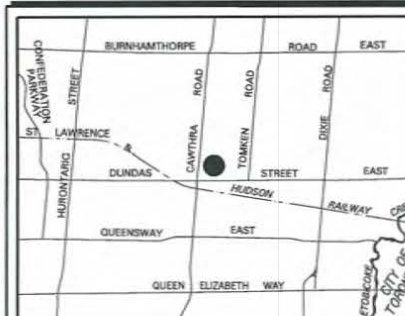
Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor

LAND USE LEGEND

- Node Boundary
- Cem - Cemetery
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

Amendment No. 95 Appealed to the Ontario Municipal Board

SUBJECT: **St. JOHN THE BAPTIST
ANGLICAN CHURCH**



FILE NO:
OZ 11004 W3

DWG. NO:
11004L

SCALE:
1:3500

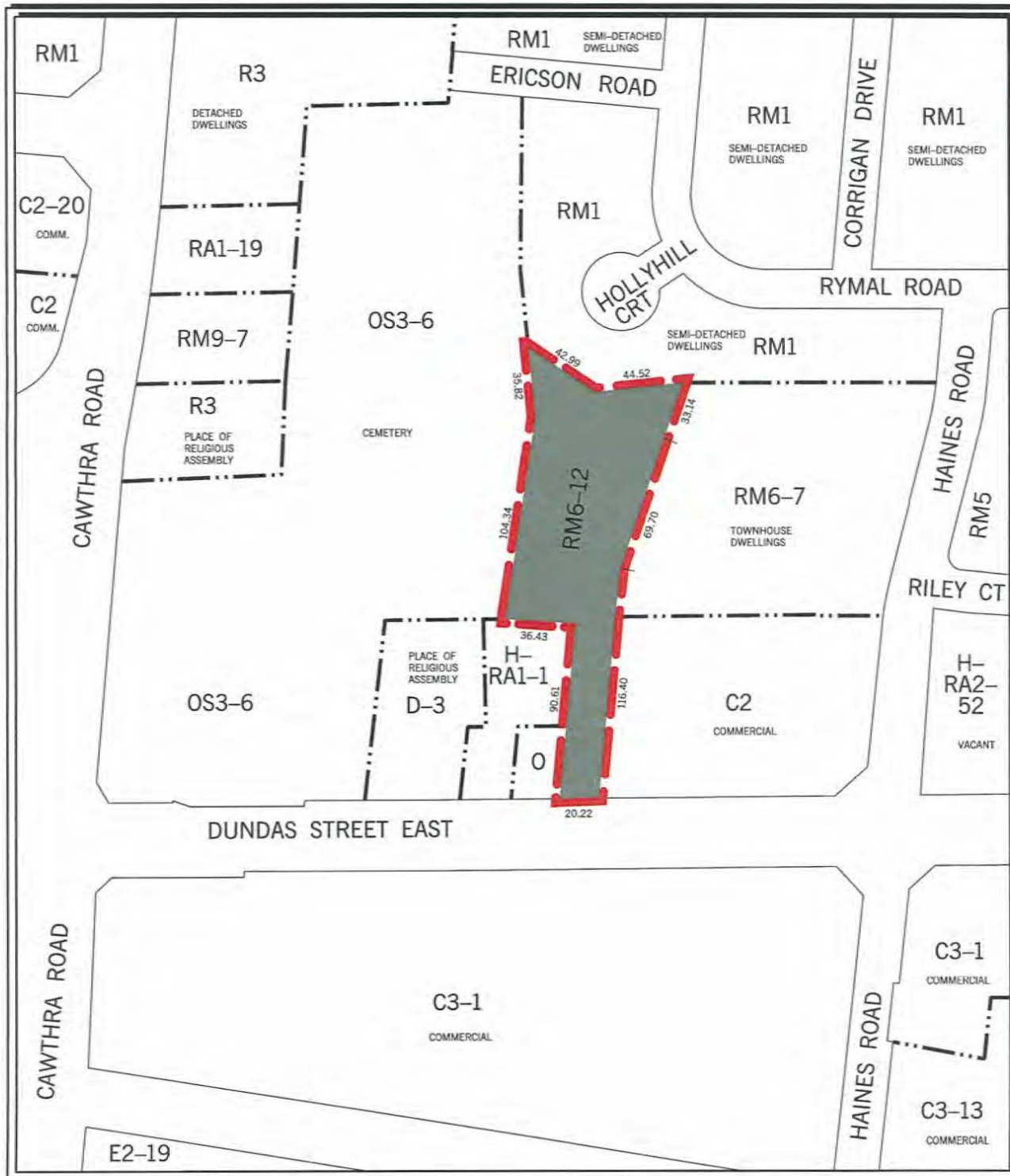
PDC DATE:
2011 12 05

DRAWN BY:
K. PROKOP

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL MEDIUM DENSITY 1" TO "PRIVATE OPEN SPACE" AND PROPOSED REZONING FROM 'RM6-12' (TOWNHOUSE DWELLINGS ON A COMMON ELEMENT CONDOMINIUM - PRIVATE ROAD) TO 'OS3-6 (OPEN SPACE - CEMETERY) TO PERMIT AN EXPANSION OF THE ST. JOHN'S DIXIE CEMETERY.

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



SUBJECT: **St. JOHN THE BAPTIST
ANGLICAN CHURCH**



FILE NO:
OZ 11004 W3

DWG. NO:
11004R

SCALE:
1:3500

PDC DATE:
2011 12 05

DRAWN BY:
K. PROKOP

APPENDIX I-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

SITE PLAN / LANDSCAPE PLAN



Incumbent & Church Wardens of St. John the Baptist Anglican Church**File: OZ 11/004 W3****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (June 7, 2011)	<p>No objections to the Official Plan and Rezoning Amendment for this site, however, require landscaping, grading and site servicing plans for review.</p> <p>A revised landscaping plan and a grading plan that shows the easements limits of Instrument No. 74652. There may be some trees and grading proposed but it is not clear, as the limits are not shown. Any proposals or improvements on Regional easements require a more detailed review. Once these plans are received, it will be determined if an encroachment circulation is required.</p> <p>Site servicing drawings are required for review, to determine if any water servicing is required for the expansion. Our site servicing staff will verify if there are any requirements as a result of the expansion.</p> <p>The applicant is advised that Regional easements must be protected from any encroachments or obstructions. The owner shall maintain the land for the easements free and clear of any trees, building structures, or hard concrete pavement surfaces. The owner is permitted to utilize the land for no other purpose than lawns, gardens, flower beds, roadways, driveways, and parking areas. As well, the owner shall not deposit or remove any fill from the easement.</p> <p>The subject site is not within the vicinity of a landfill site and existing waste collection can be used.</p>

Incumbent & Church Wardens of St. John the Baptist Anglican Church**File: OZ 11/004 W3**

Agency / Comment Date	Comment
City Transportation and Works Department (July 8, 2011)	<p>The application proposes to re-grade the site to eliminate the existing ravine currently serving as the storm drainage outlet for the residential lands immediately adjacent to the north. The storm drainage is proposed to be piped and diverted easterly (including the overland flow route) and then southerly along the alignment of Cedar Creek Lane to the outlet sewer traversing the adjacent lands to the east.</p> <p>The applicant's consulting engineer has been requested to provide flow calculations and appropriate cross-sections to confirm that the easements proposed will be adequate to accommodate the storm sewer and overland flow anticipated from the upstream lands.</p> <p>Detailed comments on the drainage proposal will be provided in the supplementary report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Fire and Emergency Services Division</p> <p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section</p> <p>City Community Services Department – Culture Division</p> <p>Canada Post Corporation Enersource Hydro Mississauga Rogers Cable Communications Inc. Enbridge Gas Distribution Inc.</p>

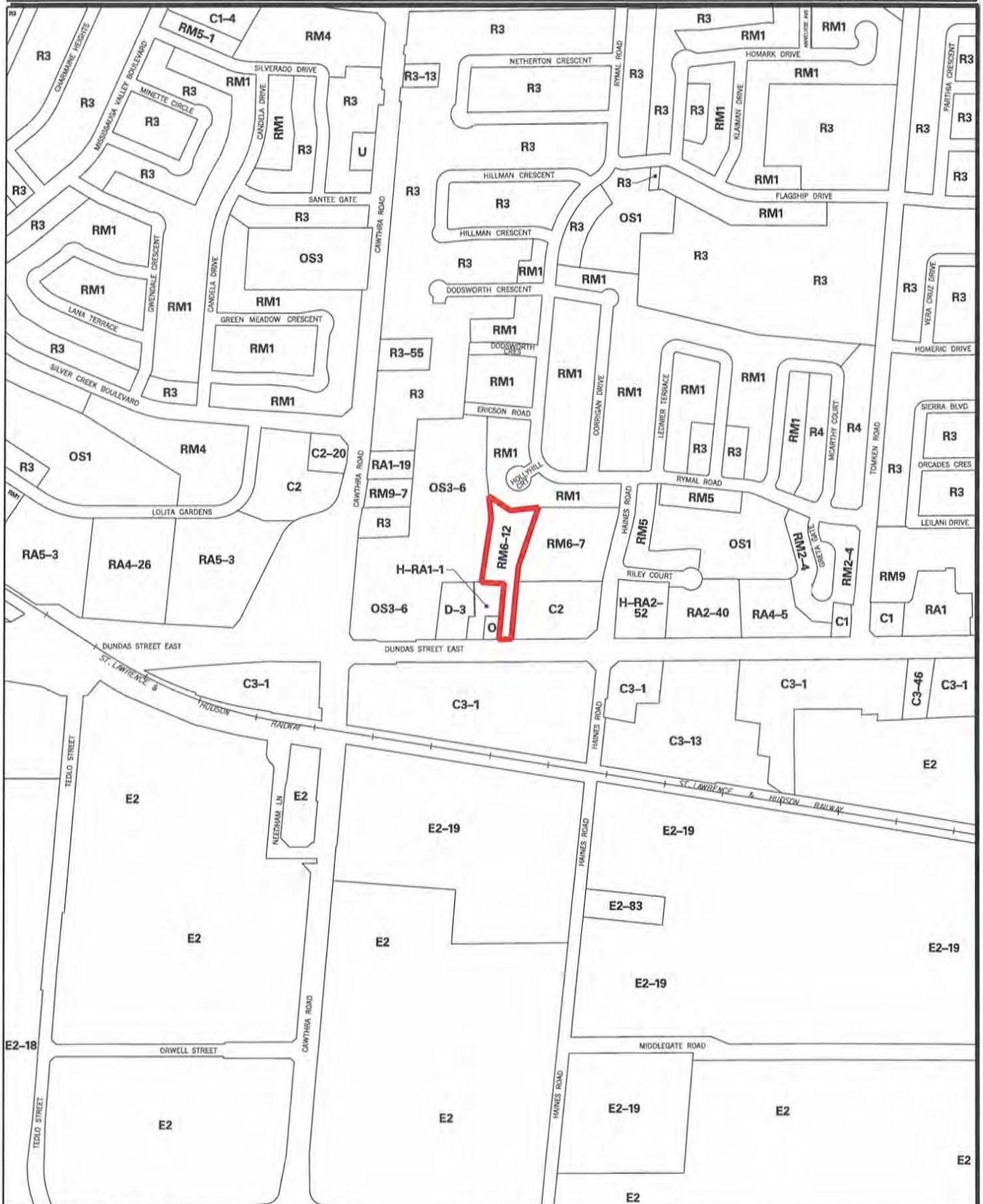
Incumbent & Church Wardens of St. John the Baptist Anglican Church**File: OZ 11/004 W3**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Hydro One Networks Inc. Bell Canada Trans-Northern Pipelines Inc.</p>

GENERAL CONTEXT MAP

OZ 11/004 W3

APPENDIX I-7



St. John the Baptist Anglican Church

File: OZ 11/004 W3

Recommendation PDC-0063-2011

"That the Report dated November 15, 2011, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Medium Density I" to "Private Open Space" and to change the Zoning from "RM6-12" (Townhouse dwellings on a Common Element Condominium - Private Road) to "OS3-6" (Open Space - Cemetery), to permit the expansion of St. John's Dixie Cemetery under File OZ 11/004 W3, Incumbent & Church Wardens of St. John the Baptist Anglican Church, 0 Cedar Creek Lane, be received for information."

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. Map Number 20 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 "RM6-12" to "OS3-6", the zoning of Block 'C', Registered Plan 830, in the City of Mississauga, PROVIDED HOWEVER THAT the "OS3-6" 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 "OS3-6" zoning indicated thereon.
2. This By-law shall not come into force until Mississauga Official Plan Amendment Number 21 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2015.

MAYOR

CLERK

Appendix A

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit the expansion of the cemetery use to the subject property.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RM6-12" (Townhouse Dwellings on a Common Element Condominium – Private Road - Exception) to "OS3-6" (Open Space – Cemetery - Exception).

"RM6-12" permits 29 townhouse dwellings.

"OS3-6" permits a cemetery and a place of religious assembly.

Location of Lands Affected

The lands are located on the north side of Dundas Street East, east of Cawthra Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Michael Hynes of the City Planning and Building Department at 905-615-3200 ext. 5525.



Corporate Report

Clerk's Files

Originator's
Files OZ 13/022 W7

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit three residential apartment buildings ranging in height from 35 to 50 storeys and a City Park 24-64 Elm Drive West and 3528-3536 Hurontario Street Southwest corner of Elm Drive West and Hurontario Street Owner: Solmar Inc.**

Recommendation Report

Ward 7

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending the applications under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from Residential High Density – Special Site 1 to Residential High Density – Special Site to permit a maximum of 1,300 residential apartment units and a maximum FSI of 7.8 including retail commercial and office uses; and from

Residential High Density – Special Site 1 to Public Open Space to only permit a City park, be approved.

3. That the application to change the Zoning from D-1 (Development – Exception) to RA5-Exception (Apartment Dwellings-Exception) and H-RA5-Exception (Apartment Dwellings-Exception) in a three phase development comprising 3 residential apartment buildings with heights of 35, 40 and 50 storeys; a minimum 510 m² day care (5,500 sq. ft.); a minimum 650 m² (7,000 sq. ft.) of office and/or retail uses; a maximum of 1,300 residential apartment units; a maximum FSI of 7.8, and to change the Zoning from D-1 (Development-Exception) to (Open Space – City Park) to permit a 0.27 hectare (0.68 acre) City Park in Phase 1; and to place an “H” Holding Symbol on Phase 3 lands, be approved, in accordance with the zoning standards included in the Planning Comments Section of this report, subject to the following condition:
 - a) That the applicant agree to satisfy all requirements of the City and any other official agency concerned with the development.
4. In the event the applications for the Phase 1 and Phase 2 lands are approved by Council that result in an increase in height and density beyond what is existing on the site, that staff be directed to hold discussions with the applicant to secure community benefits for both phases, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
5. That the "H" Holding Symbol is to be removed from the Phase 3 H-RA5-Exception (Apartment Dwellings-Exception) lands, by further amendment, upon confirmation that Section 37 contributions have been finalized and upon confirmation from the applicant that they have made satisfactory arrangements in the coordination of development with the abutting landowners at 3518 Hurontario Street and 3514 Hurontario Street as

outlined in the Report dated June 2, 2015, from the Commissioner of Planning and Building.

6. That the decision of Council for approval of the official plan amendment and rezoning applications be considered null and void and new development applications be required unless an official plan amendment and zoning by-law is passed within 18 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- Since the Public Meeting, revisions have been made to the application including the reduction in the number of apartment buildings from 4 to 3; proposed dedication of a City Park; and the inclusion of ground floor retail with offices above at the intersection of Hurontario Street and Elm Drive;
- Staff are satisfied with the revisions and additional information provided and recommend approval of the development; and
- An "H" Holding Symbol will be placed on the lands at the southwest corner of Elm Drive West and Hurontario Street in order to address the coordination of development with the abutting landowners at 3518 Hurontario Street and 3514 Hurontario Street.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on June 2, 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-0041-2014 which was subsequently adopted by Council and is attached as Appendix R-2.

The applicant has been working on the issues raised through the technical review and those raised at the public meeting last spring. On May 15, 2015, the applicant submitted a final revised development plan and supporting materials to the City for review. Changes include the following:

- The proposed number of apartment buildings has been reduced from 4 to 3 buildings;

- Two residential apartment buildings of 35 and 40 storeys (Phases 1 and 2) containing a maximum of 762 dwelling units and a daycare are proposed along the Elm Drive frontage;
- At the intersection of Hurontario Street and Elm Drive West, a 50 storey residential apartment building is proposed containing a maximum of 523 dwellings, including retail uses at grade and offices above grade (Phase 3);
- A 0.274 hectare (0.68 acre) parcel of land located at the southeast corner of Kariya Drive and Elm Drive will be dedicated to the City and combined with a remnant parcel of city-owned land for a park;
- The number of residential units has been reduced from 1,367 to 1,284 units;
- The Floor Space Index has been reduced from 9.4 to 7.8; and
- An internal laneway that provides for efficient permeability and connectivity from the site to Elm Drive West and Hurontario Street.

The site plan (Appendix R-3) and elevation plan (Appendix R-4) are attached.

On May 6, 2015, the Councillor held an additional community meeting. Issues regarding traffic and the proposed City park were discussed.

COMMENTS:

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

COMMUNITY ISSUES

Issues raised by residents through written correspondence and at both the May 26, 2014 and May 6, 2015 community meetings held by Ward 7 Councillor, Nando Iannicca, and the June 2, 2014 public meeting held by the Planning and Development Committee are as follows:

Comment

Comments were raised regarding impacts on traffic along Elm Drive, Kariya Drive and the movement of vehicles into and out of the site, including the implications of queueing both internally and on Elm Drive.

Response

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

Comment

Comments were raised regarding the removal of many on-site trees to accommodate the proposed development.

Response

The findings of the Arborist Study indicate a total of 161 trees will need to be removed to accommodate the proposed development. Other trees may be saved provided appropriate tree protection measures are maintained during construction. Additional trees will be added to the site as part of the site plan approval process (See Appendix R-6).

Comment

Concerns were raised over the provision of an adequate number of parking spaces. The applicant is requesting 0.7 spaces per unit for residents and 0.15 spaces per unit for visitors.

Response

The applicant has submitted a Transportation Impact Assessment for the proposed number of on-site parking spaces, which includes reducing residential and visitor parking standards in order to reflect

the presence of the Hurontario-Main Light Rail Transit project. Although staff are generally supportive of the proposed parking for the non-residential and daycare uses being shared with the proposed on-site visitor parking, further parking analysis is required by the applicant for the residential portion prior to the passing of the Zoning By-law. This analysis is to include site statistics (e.g. unit breakdown) and rates used by other municipalities along higher order transit corridors to confirm the extent to which the residential parking rate can be reduced within the context of the Hurontario-Main Light Rail Transit project.

Comment

Concerns were raised over the height and number of residential apartment buildings proposed.

Response

City staff support the height and density of the proposal. Staff's response is contained within the Planning Comments section of this report.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS**

Updated comments from City Departments and Agencies are contained in Appendix R-5.

PLANNING COMMENTS**Provincial Policy Statement (PPS) and Growth Plan for the
Greater Golden Horseshoe**

The *Provincial Policy Statement* (PPS) contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. There are numerous policies that encourage intensification of land within urban areas, promote efficient use of infrastructure and public

facilities, encouraging mixed use developments and the support of public transit.

The subject property is located within the Downtown, an area of the City where intensification is encouraged and the efficient use of infrastructure and public transit is promoted. The subject property is currently designated High Density Residential in the Mississauga Official Plan and the site is located along Hurontario Street, a major transit corridor. The application conforms to the PPS policies.

The Provincial *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and 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. These policies are implemented through Mississauga's Official Plan.

Downtown Mississauga is identified as an *Urban Growth Centre* (UGC) by the Province. The UGC is an area planned to accommodate and support major transit infrastructure and population growth. This area is to contain the highest densities and tallest buildings in the City. The application conforms to the Growth Plan.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan policies for the Downtown Fairview Character Area. The following amendments to the Mississauga Official Plan are required:

- To redesignate the lands from **Residential High Density – Special Site 1** to **Residential High Density – Special Site** to permit:
 - o Heights of 35-50 storeys;

- o FSI of 7.8; and
- o Retail commercial and office uses.
- To redesignate the lands from **Residential High Density – Special Site 1** to **Open Space** to permit a 0.27 hectare (0.68 acre) City Park;

Although use of the lands for high density residential purposes has already been established in the Official Plan, this project proposes the transfer of some of the density to the Hurontario Street frontage, and the introduction of parkland on the western portion of the site. This provides for a stronger design based on a transit supportive presence on Hurontario Street and an appropriate transition to existing lower density development lands to the west.

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 goals and objectives of the Official Plan?

The proposal meets the goals and objectives of the land use policies of the Official Plan. The current Official Plan policies designate the lands for high density residential uses. Staff are in receipt of an acceptable revised site plan as per the Official Plan requirements. Approval will not adversely impact the development and functioning of these lands.

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

The proposed development is consistent with the land use designation and policies of the Official Plan. Consideration was given for the overall massing and scale of the proposed built form, to integrate and relate appropriately with surrounding development

including a transition in heights from the Downtown Core and the compatible use of Hurontario Street for transit usage.

Is there adequate infrastructure and community services to support the development?

The submission of technical studies in support of the applications have confirmed that the development will have limited impacts from an environmental, noise, shadow and servicing perspective. Matters regarding the impact of traffic are reported in the Transportation and Works Department section of Appendix R-5. In addition, the applicant is providing land for a City park.

Urban Design Policies

The following are specific design elements that demonstrate how the development is in keeping with the urban design policies of the Official Plan.

- An appropriate distribution of heights to allow the tallest buildings to front Hurontario Street, with a stepping down of heights and building scale toward existing residential development;
- An internal private laneway that provides for efficient permeability and connectivity from the site to Elm Drive West and Hurontario Street;
- Inclusion of ground floor retail in appropriate locations to animate the street and support transit and pedestrian activity;
- For the high density apartment portion, limited surface parking and access to underground parking and service areas, which will occur mainly from a private service lane; and
- The introduction of a City park on the west side of the proposal abutting Kariya Drive helps to separate the towers from the lower built form to the west.

Height/Shadow and Traffic/Parking***Height***

The site is located just south of the Downtown Core Character Area, the boundary of which is the north side of Elm Drive West. Policy 12.1.2.2 of the Mississauga Official Plan establishes a maximum height of 25 storeys for buildings that are designated "Residential High Density" in the Downtown but outside of the Downtown Core Character Area. The lands are surrounded on three sides by high density residential apartment buildings.

Lands within the Downtown Core Character Area or immediately adjacent to the Downtown area are to provide a transition between the height and density of higher density development and the neighbouring lower density development. Immediately to the south, the buildings range from 31 to 33 storeys, to the north, from 23 to 32 storeys and to the east 19 storeys. The proposed heights of 35 and 40 storeys are higher than the existing buildings but provide a transition from higher buildings in the Downtown Core which are generally in excess of 30 storeys. The 35 storey residential apartment building is proposed on the western section of the site, the portion of the site that is located nearest to lower density residential uses (west of the subject property). The proposed City park located at the west end of the subject lands also provides a buffer between the proposed high density residential development and the low density residential uses.

The 50 storey building is proposed along Hurontario Street which is identified as an Intensification Corridor in Mississauga Official Plan. The proposed 50 storey building establishes the southern edge of the Downtown transitioning up to the corner of Burnhamthorpe Road and Hurontario Street where the highest heights in the City exist at 56 and 50 storeys respectfully.

Shadow

A shadow study was undertaken by Sorensen Gravely Lowes Planning Associates dated March 9, 2015. The proposed 35, 40

and 50 storey apartment buildings will add an incremental shadow over above existing shadows caused by existing buildings south of the subject property. The additional incremental shadows will cause limited impact on outdoor private and public amenity spaces in the area.

Traffic

A Transportation Impact Assessment 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 with some increase in vehicle delay anticipated. The Transportation and Works Department has requested minor revisions to the study to clarify the proposed road improvements and/or modifications to the roadway cross-sections to accommodate this development. Prior to zoning by-law approval, a revised Traffic Impact Study is required to address the requested minor revisions.

Parking

The Transportation Impact Assessment Study also supported a reduced blended parking standard of 0.87 spaces/unit for all bedroom units. Staff have reviewed the study and undertaken further analysis of parking standards in other municipalities and determined that the requested standard is too low. Staff are recommending that parking be provided at the rates indicated in the Zoning Section of this report and unbundled from residential units for this development. The parking is being unbundled as there are fewer total parking spaces provided than total units. Through unbundling, the purchasers of residential units will have the option to purchase a parking space(s) but will not be obligated to do so.

The parking standard can be reviewed as the buildings are constructed and occupied. If through further study it determined parking is underutilized, the applicant can apply to have it reduced.

Transit Supportive Development

The proposed mixed use development will support the Hurontario Main Light Rapid Transit project which is planned to start construction in 2018. The proposed internal road and walkways system including the laneway, promotes improved access to transit services. The nearest LRT station stop is proposed to be located approximately 100 metres (330 ft.) south of the subject lands at Central Parkway and Hurontario Street.

Zoning

The zoning categories proposed for the lands are:

- **RA5-Exception** for Phases 1 and 2;
- **OS2** for Phase 1; and
- **H-RA5-Exception** for Phase 3.

The zone categories are appropriate to accommodate the proposed development. The **RA5-Exception** zoning will include provisions for the following:

- Retail and commercial uses in addition to high residential apartment buildings;
- Heights of 35 to 50 storeys;
- An FSI of 7.8;
- A maximum of 1,300 units;
- Minimum setbacks, streetwalls and build-to-lines to provide for an appropriate relationship of the building to the street line, while prohibiting parking on the laneways;
- Usable front doors on Elm Drive West and Hurontario Street;
- Minimum landscape requirements;
- Parking requirements as follows:
 - 0.8 spaces/unit for bachelor;
 - 0.9 spaces/unit for one-bedroom;
 - 1.0 spaces/unit for two-bedroom;
 - 1.3 spaces/unit for three-bedroom; and
 - 0.15 spaces/unit for visitors.

- Holding Symbol provisions.

The "H" Holding Symbol is to be lifted subject to the following conditions:

- Satisfactory arrangements have been made between the applicant, the City and the abutting land owners of 3514 and 3518 Hurontario Street in order to develop a concept plan for all their lands; and
- Section 37 contributions from the Phase 3 lands.

Phasing

The applicant has advised that development will be phased over time, commencing first with the residential apartment building closest to Kariya Drive (See Appendix R-3). The Development Agreement and Site Plan Agreement will contain the necessary provisions regarding phasing including timing, servicing and interim conditions.

Development Agreement

A Development Agreement will be required. Matters that may be incorporated into this agreement include the following:

- Phasing and the provisions for a condominium development;
- Review and certification of plans from a noise perspective;
- Submission of a satisfactory composite utility plan;
- Submission of satisfactory micro climate and sun shadow studies, specific to each proposed building;
- Submission of plans that reflect satisfactory streetscape master plans, principal street entrances, location of exhaust vents, and landscape areas;
- Environmental features, in keeping with the City's Green Development initiatives;
- The location and payment for public art, in accordance with City requirements;
- Submission of a detailed cost estimate outlining all required works within the Park including grading, storm water

retention-culvert or chamber, hydro service, water service and cash contribution for street trees along Kariya Drive frontage;

- Provisions that speak to the final disposition of the remnant lands located along Kariya Drive to be purchased by Solmar from the City; and
- Transfer of land for the proposed park and road widenings along Hurontario Street and Elm Drive West.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain site plan approval. A Site Plan Application (SP 13/219 W7) has been submitted for Phase 1 of the subject property (See Appendix R-3).

To address certain matters, Site Plan Agreements will be required. Items that will be considered through Site Plan Approval include the following:

- Building design, massing and materials, in particular the relationship of any structure to Hurontario Street and Elm Drive West;
- Appropriate landscaping and associated environmental features and green standards;
- Design and location of parking and loading areas, vehicular access points, and pedestrian connections;
- Building orientation and entrance location, for purposes of ensuring compliance with emergency services requirements;
- Implementation of the recommendations of the Wind and Shadow Studies.

Parkland Dedication

The Community Services Department will accept the proposed City Park having a combined area of approximately 0.274 ha (0.68 ac.). Recognizing the higher land value within the Downtown Growth area, an alternate method is recommended to

calculate parkland dedication credit for this development. The alternate method involves using the land value of the dedicated park blocks and applying the fixed cash-in-lieu rate to that value. Upon receipt from the applicant and review of a satisfactory appraisal report by the Realty Services Section, parkland credits will be calculated based on land value and the cash-in-lieu rates for medium and high density units applicable at the time. The park is to be transferred to the City prior to the issuance of the first Building Permit.

Bonus Zoning

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

Should these applications be approved by Council, staff will report back to Council with a Section 37 report outlining the recommended community benefits as a condition of approval.

"H" Holding Provision

The application proposes that the Zoning By-law incorporate an "H" Holding provision on a portion of the lands, which can be lifted upon clearance of conditions. See the Zoning section of this report for the condition to release the "H" Holding Symbol.

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

1. The proposal to permit three residential apartment buildings of 35, 40 and 50 storeys is compatible with the surrounding land uses, for the reasons outlined in this report.
2. The revised proposal addresses Provincial legislation and the policies of both the Region of Peel and City of Mississauga Official Plans. The applicant has also addressed the technical issues, including traffic and land use compatibility through adjustments to the plan.
3. An "H" Holding Symbol will be applied to Phase 3 lands until the applicant has made satisfactory arrangements with the City and the abutting land owners of 3514 Hurontario Street and 3518 Hurontario Street for future development.
4. Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of Section 37 community benefits.

Prior to enactment of the Zoning By-law, the applicant will be required to address the following:

- a) Provide updated Site Plan, Grading Plan, Servicing Plan, Utility Plans and Functional Servicing Report with additional technical details;
- b) Enter into a Servicing Agreement for sanitary sewer works, road improvements, required cash payments, streetscape and boulevard works;
- c) Convey gratuitously any lands and/or easements as required by the City (i.e. Elm Drive, Hurontario Street widening, sight triangle, public access easement);
- d) Enter into a Development Agreement to implement conditions of rezoning; and
- e) Submit a Record of Site Condition.

ATTACHMENTS:

- Appendix R-1: Information Report
- Appendix R-2: Recommendation PDC-0041-2014
- Appendix R-3: Site Plan
- Appendix R-4: Elevation Plan
- Appendix R-5: Updated Agency Comments
- Appendix R-6: Landscape Plan



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner



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Corporate Report

Clerk's Files

Originator's

Files OZ 13/022 W7

PDC JUN 2 2014

DATE: May 13, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 2, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit four residential apartment buildings
ranging in height from 35 to 50 storeys
24-64 Elm Drive West and 3528-3536 Hurontario Street
Southwest corner of Elm Drive West and Hurontario Street
Owner: Solmar Inc.
Applicant: Sorensen Gravely Lowes Planning Associates Inc.
Bill 51

Public Meeting

Ward 7

RECOMMENDATION: That the Report dated May 13, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Fairview Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "D-1" (Development – Exception) to "RA5-Exception" (Apartment Dwellings-Exception), to permit the development of four residential apartment buildings with heights of 35, 40, 45 and 50 storeys, a day care, and retail uses under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be received for information.

**REPORT
HIGHLIGHTS:**

- The site consists of 10 separate parcels of land containing detached dwellings on the southwest corner of Elm Drive West and Hurontario Street;
- The existing detached dwellings will be demolished to permit 4 residential apartment buildings;
- Comments from the May 26, 2014 community meeting and the scheduled June 2, 2014 Planning and Development Committee meeting will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report; and
- Prior to the Supplementary Report, the following matters need to be addressed including: intensification objectives; height; density; built form and massing; traffic; parkland dedication; shadow impact on adjacent land uses; and construction management plans.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting will be held on May 26, 2014.

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

The subject property is located on the south side of Elm Drive West between Kariya Drive and Hurontario Street and contains 10 detached dwelling lots (24, 28, 34, 38, 44, 50, 58 and 64 Elm Drive West, and 3528 and 3536 Hurontario Street). The proposal is to demolish the detached dwellings and construct four residential apartment buildings ranging in height from 35 to 50 storeys. A total of 1,367 residential units are proposed on this 1.4 hectare (3.45 acre) site. All the detached dwellings are vacant except for 28 Elm Drive West, which is currently being used as a day care. The day care is proposed to be relocated into Building A (see Appendix I-6).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application(s) submitted:	Received: December 19, 2013 January 17, 2014 (deemed complete)
Height:	35, 40, 45 and 50 storeys
Lot Coverage:	31.4%
Floor Space Index (FSI):	9.43
Landscaped Area:	53.2%
Proposed Gross Floor Area:	135 396.8 m ² (1,457,447 sq. ft.)
Proposed Number of Units:	1,367 total units (proposed) 555 – one bedroom 812 – two bedroom
Anticipated Population:	3,964* *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:	2,132
Parking Provided:	1,085
Supporting Documents:	Context Map, Context Plan, Survey Master Landscape Plan Existing Utilities Plan Hydro Master Plan Building Elevations and Floor Plans Planning Assessment Report Shadow Study Tree Inventory & Preservation Plan Report Traffic Impact Study Functional Servicing Report Preliminary Soil Investigation Phase 1 Environmental Site Assessment Noise Feasibility Study

Site Characteristics	
Frontage:	192.55 m (631.7 ft.)
Depth:	79.11 m (259.5 ft.)
Lot Area	1.4 ha (3.5 ac) (Excluding 3514 and 3518 Hurontario Street)
Existing Use:	The site is composed of 10 lots. One of the properties is being used as a day care. The remaining dwellings are vacant.

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

Green Development Initiatives

The applicant has identified several green development initiatives that will be incorporated into the development, including: on-site storm water retention; energy efficient lighting and storage; and, collection areas for recycling and organic waste within the building.

Neighbourhood Context

The subject property is located just south of the Downtown Core within the Downtown Fairview Character Area. The Character Area consists of predominantly higher density development in the form of residential apartment buildings with commercial on the first floor along the Hurontario Street corridor. The Downtown is an intensification area and the intent is to achieve a gross density of between 300 to 400 residents and jobs combined per hectare (121 to 162 residents and jobs per acre).

Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Three residential apartment buildings of 31, 32, and 23 storeys and 3 townhouse blocks

East: Residential apartment buildings ranging in height from 19 to 24 storeys

South: Three residential apartment buildings, of 33, 32 storey and 31 storeys

West: Adult Education Centre South School Facility, Peel District School Board

Mississauga Official Plan Designation and Policies for the Downtown Fairview Character Area

The subject property is located within the "Downtown Mississauga Urban Growth Centre", an intensification area in the Provincial Growth Plan (See Appendix I-3).

The site is designated "**Residential High Density**" and is subject to "Special Site 1" policies (See Appendix I-4) which state:

"Notwithstanding the provisions of the Residential High Density designation and applicable policies, the following additional policies will apply:

- a. A concept plan for all or part of this site will be required and will address, among other matters, the following:
 - Compatibility of building form and scale with existing and proposed surrounding land uses;
 - Convenient pedestrian access through this site to nearby transit services on Hurontario Street;
 - Traffic generated will not adversely affect the transportation system;
 - Acceptable ingress and egress, off-street parking, landscaping, and buffering; and
 - Preservation of nature trees and other significant natural features; and
- b. Mississauga will encourage the assembly of lots fronting along Elm Drive and comprehensive redevelopment of lands in Site 1;

- c. The redevelopment of lands will minimize access points to Hurontario Street to preserve the integrity of Hurontario Street as an arterial roadway. Alternative access to Elm Drive or the proposed Kariya Drive extension should be investigated as part of the comprehensive redevelopment of Site 1; and
- d. Apartments will be permitted at a maximum floor space index of 2.2 – 2.9."

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

Criteria for Site Specific Official Plan Amendments

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

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application.

Proposed Official Plan Designation and Policies

To amend the existing "**Residential High Density - Special Site 1**" policies to permit residential apartment buildings with an FSI of 9.43 and heights of 35, 40, 45 and 50 storeys.

Existing Zoning

"D-1" (Development Exception Zone), which permits detached dwellings and accessory structures legally existing on the date of the passing of the zoning by-law and enlargement of existing buildings and structures in compliance with zone regulations.

Proposed Zoning By-law Amendment

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

- four apartment dwellings containing 1,367 units;
- maximum height of 50 storeys;
- FSI of 9.4;
- 260.93 m² (2,808.63 sq. ft.) of retail; and
- a minimum parking rate of 0.6 spaces/dwelling unit for residents and 0.1 spaces/dwelling unit for visitors.

A complete list of proposed zoning standards are identified in Appendix I-10 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 the 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, City staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

COMMUNITY ISSUES

A community meeting is scheduled to be held by the Ward 7 Councillor, Nando Iannicca, on May 26, 2014. The community

concerns from this meeting and the comments raised during the Planning and Development Committee 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-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters must be addressed prior to the Supplementary Report:

- appropriate height and density;
- impact and transition to the abutting land uses;
- proposed urban design including massing and public realm;
- additional retail space along Elm Drive West and along Hurontario Street;
- traffic impact on Elm Drive West and Hurontario Street;
- shadow and privacy concerns on the abutting properties;
- loading and servicing requirements for all apartment dwellings;
- tree removal, replacement and preservation;
- opportunity for this development to incorporate additional publicly accessible open space;
- resolution of land ownership along Kariya Drive;
- compatibility with adjoining properties to the south; and
- number and location of parking spaces;

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

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Downtown Fairview Character Area Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Excerpt of Zoning Map
- Appendix I-6: Concept Plan
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: Mississauga Official Plan policies
- Appendix I-12: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner



Solmar Inc.

File: OZ 13/022 W7

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject lands "D-1" (Development – Exception) to recognize the existing single detached dwellings;
- May 5, 2003 – The Region of Peel approved Mississauga Official Plan policies for the Fairview District which designated the subject lands "Residential High Density I";
- November 12, 2012 – Mississauga Official Plan came into force except for those policies which have been appealed. As no appeals have been filed for the subject site the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential High Density – Special Site 1" in the Fairview Character Area.



LEGEND:



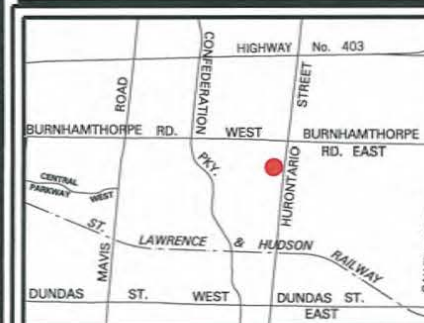
SUBJECT LANDS

DATE OF IMAGERY: SPRING 2013



SUBJECT:

SOLMAR INC.



FILE NO:
OZ 13022 W7

DWG. NO:
13022A

SCALE:
1:3000

DATE:
2014/06/02

DRAWN BY:
B. KRUGER

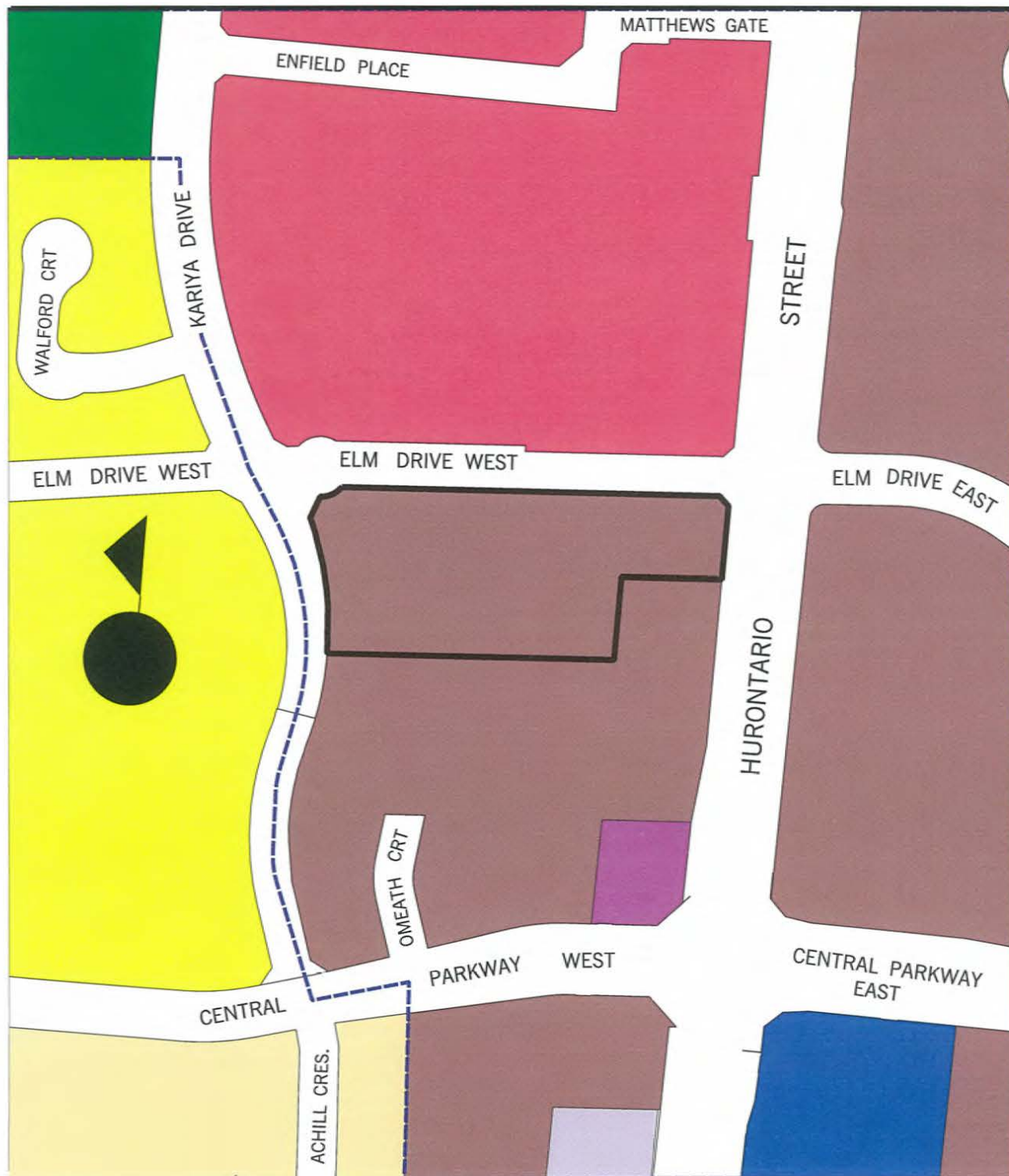
MISSISSAUGA
Planning and Building

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T&W, Geomatics

APPENDIX I-2



Map 12-3: Downtown Fairview 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

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

ND2 Region of Peel Non-Decision

SUBJECT LANDS



SUBJECT:

SOLMAR INC.



FILE NO:
OZ 13022 W7

DWG. NO:
13022L

SCALE:
1:1500

DATE:
2014/06/02

DRAWN BY:
B. KRUGER

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APPENDIX I-4



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL HIGH DENSITY SPECIAL SITE 1" TO "RESIDENTIAL HIGH DENSITY SPECIAL SITE" AND PROPOSED REZONING FROM "D-1" (DEVELOPMENT-EXCEPTION) TO "RA5-EXCEPTION" (APARTMENT DWELLINGS-EXCEPTION) TO PERMIT THE DEVELOPMENT OF FOUR RESIDENTIAL APARTMENT BUILDINGS OF 35,40,45 AND 50 STOREYS, A DAY CARE AND RETAIL USES AT GRADE.

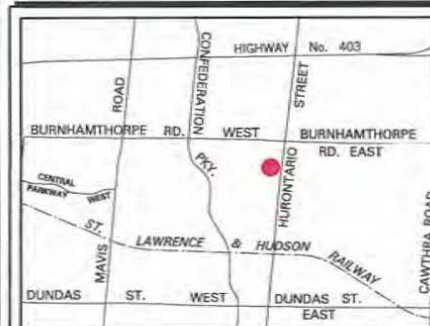
NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.

THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

SOLMAR INC.



FILE NO:
OZ 13022 W7

DWG. NO:
13022R

SCALE:
1:3000

DATE:
2014/06/02

DRAWN BY:
B. KRUGER

MISSISSAUGA
Planning and Building

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T&W, Geomatics

APPENDIX I-5



CUSIMANO ARCHITECT
140 BROADVIEW AVENUE, SUITE 100
TORONTO, ONTARIO M5P 1C4
TEL: (416) 593-1111
WWW.CUSIMANOARCHITECT.COM

This drawing is a representation of a proposed design. It is intended for use as a conceptual illustration only. It is not a final design and should not be used for construction or other purposes without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided in this drawing. The architect's services are limited to the design of the building and do not include the design of the interior spaces, mechanical, electrical, plumbing, or other systems. The architect's design is based on the information provided by the client and is subject to change without notice. The architect's design is not a guarantee of performance or a warranty of any kind. The architect's design is not a contract and should not be used as such. The architect's design is not a final design and should not be used for construction or other purposes without the written consent of the architect.

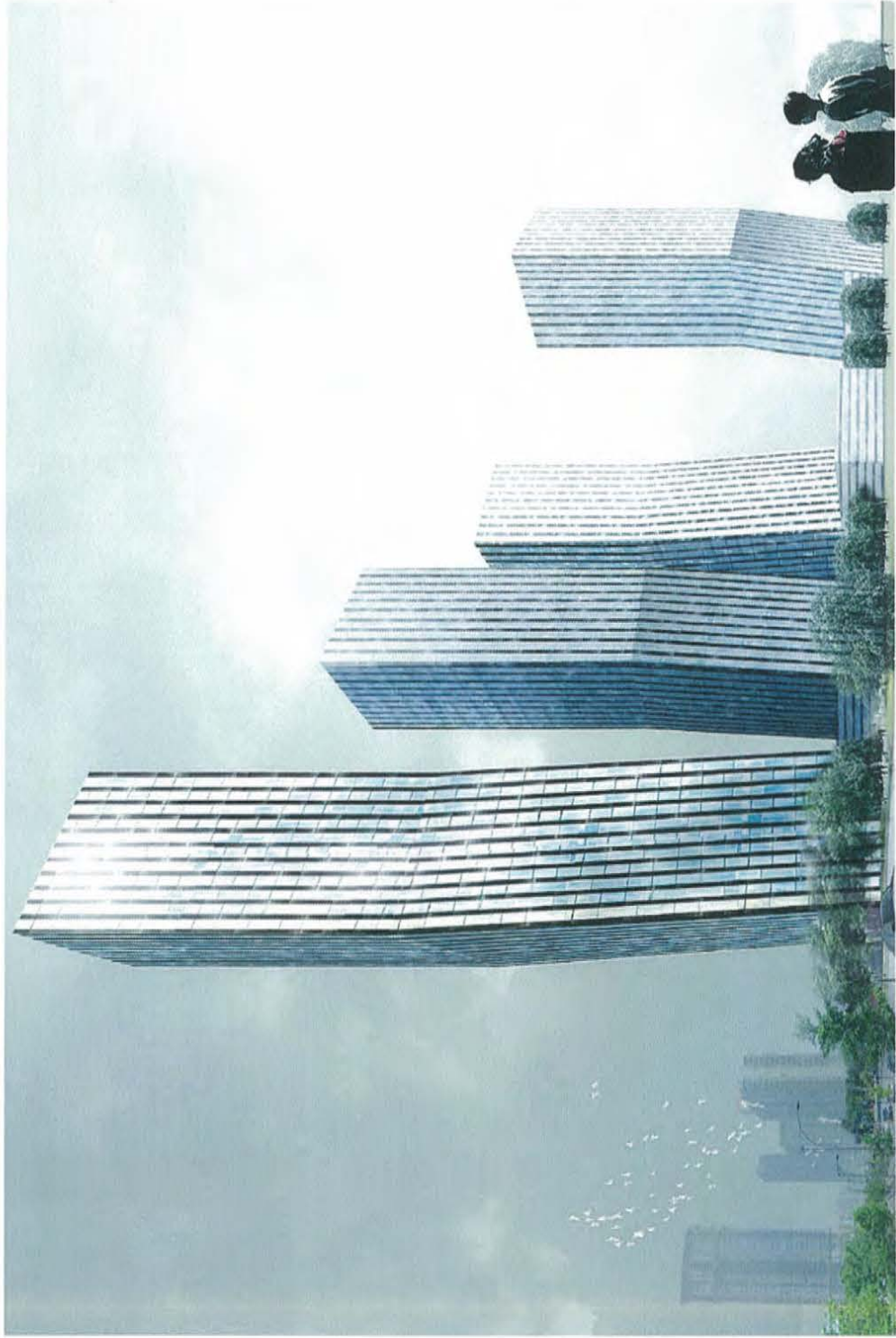
CONCEPTUAL DESIGN
c. Varacalli Architect Inc.
1100 SHEPPARD AVENUE EAST, SUITE 100
TORONTO, ONTARIO M2P 1L8
TEL: (416) 491-1111
WWW.VARACALLIARCHITECT.COM

NO.	DATE	DESCRIPTION
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3	11/21/13	CONCEPTUAL DESIGN
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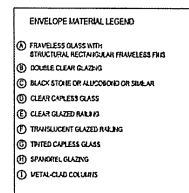
Proposed Mixed-Use Development

ELM DRIVE
MISSISSAUGA, ONTARIO

Planning
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VIEW FROM HURONTARIO AND ELM

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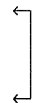
Proposed Mixed-Use Development

ELM DRIVE
MISSISSAUGA, ONTARIO

Drawing
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(NORTH)

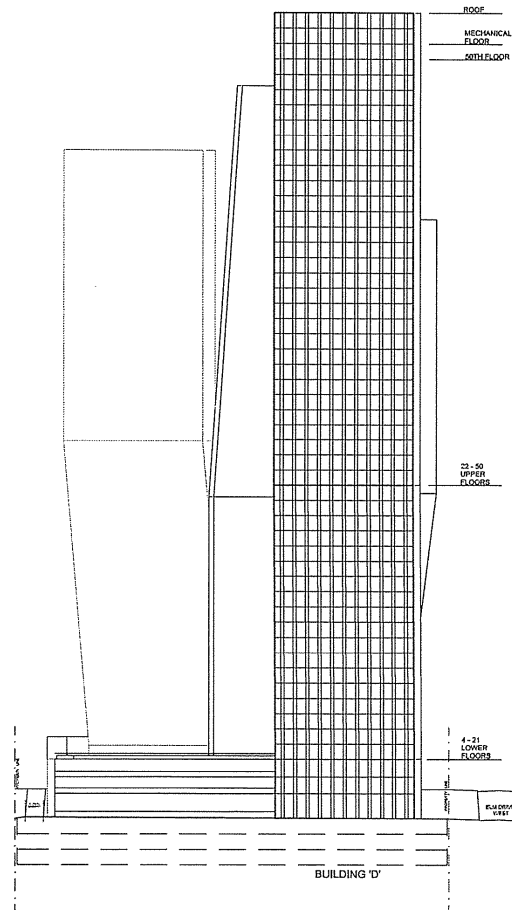
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APPENDIX I-7
PAGE 2
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401



ROOF
MECHANICAL
FLOOR
50TH FLOOR

- ENVELOPE MATERIAL LEGEND**
- (A) FRAMELESS GLASS WITH STRUCTURAL RECTANGULAR FRAMELESS FINIS
 - (B) DOUBLE CLEAR GLAZING
 - (C) BLACK STONE OR ALUMINOXIDE OR SIMILAR
 - (D) CLEAR CAPLESS GLASS
 - (E) CLEAR GLAZED RAILINGS
 - (F) TRANSPARENT GLAZED RAILING
 - (G) TINTED CAPLESS GLASS
 - (H) SPANDREL GLAZING
 - (I) METAL-CLAD CURTAINS



BUILDING 'D'

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CONFIDENTIAL MESSAGE
r. Varacalli Architect Inc.
1700 Langstaff Road, Unit 116-1003, Concord, Ontario, Canada, L4K 3E3
T. 905.532.6435 F. 905.672.6438

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Proposed Mixed-Use Development

ELM DRIVE
MISSISSAUGA, ONTARIO

Drawing
HURONTARIO STREET ELEVATION
(WEST)

Scale: 1:400.
Date: NOVEMBER 27, 2013

APPENDIX I-7
PAGE 3
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- ENVELOPE MATERIAL LEGEND
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 - ② DOUBLE CLEAR GLAZING
 - ③ BLACK STONE OR ALUCOBOND OR SIMILAR
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 - ⑤ CLEAR GLAZED PAILING
 - ⑥ TRANSLUCENT GLAZED PAILING
 - ⑦ TINTED CARLESS GLASS
 - ⑧ SPARKLE GLAZING
 - ⑨ METAL-CLAD COLUMNS

CUSIMANO ARCHITECT
 183 BRIMLEY AVENUE, SUITE 102, TORONTO, ONTARIO M6H 1Y7
 T 416.593.5193 F 416.593.5190

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CONCEPTUAL DESIGN
r. Varacalli Architect Inc.
 1700 Longport Road, Unit 100, Concord, Ontario, Canada L4K 3G5
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Proposed Mixed-Use Development

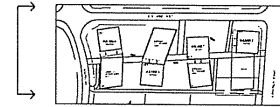
ELM DRIVE
 MISSISSAUGA, ONTARIO

Drawing
 SOUTH ELEVATION

Scale: 1/400
 Date: NOVEMBER 27, 2013

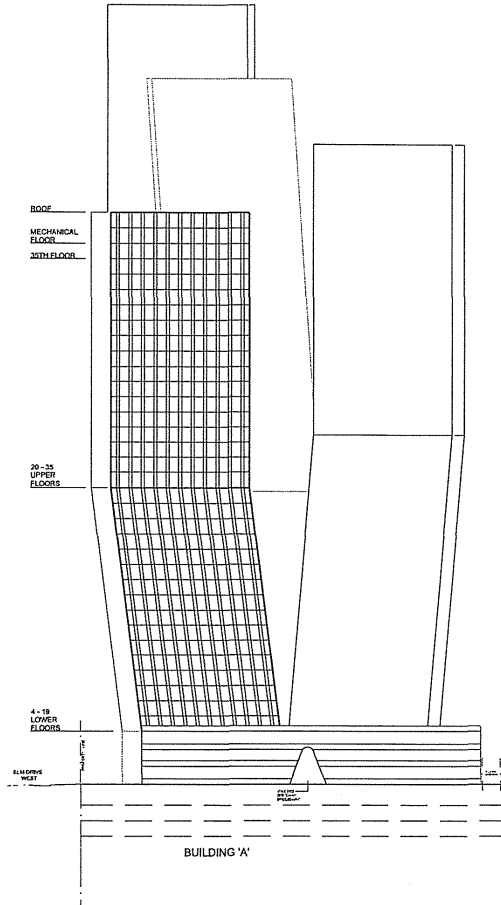
APPENDIX I-7
 PAGE 4

Sheet
 A403



KEYPLAN

- ENVELOPE MATERIAL LEGEND
- ① FRAMELESS GLASS WITH STRUCTURAL RECTANGULAR FRAMELESS FINS
 - ② DOUBLE CLEAR GLAZING
 - ③ BLACK STONE OR ALUMINUM CLAD OR BRICK
 - ④ CLEAR CAPLESS GLASS
 - ⑤ CLEAR GLAZED RAILING
 - ⑥ TRANSLUCENT GLAZED RAILING
 - ⑦ TINTED CAPLESS GLASS
 - ⑧ SPARKLE GLAZING
 - ⑨ METAL CLAD COLUMNS



KARIYA DRIVE ELEVATION (EAST)



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r. Varacalli Architect Inc.
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T: 905.875.8100 F: 905.875.8101

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Proposed Mixed-Use Development

ELM DRIVE
MISSISSAUGA, ONTARIO

Drawing
KARIYA DRIVE ELEVATION
(EAST)

Scale: 1/400
Date: NOVEMBER 27, 2013

APPENDIX I-7
PAGE 5
Sheet
A404

Solmar Inc.

File: OZ 13/022 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (February 19, 2014)	<p>Three (3) copies of the revised Functional Servicing Report (FSR) must be submitted to determine the adequacy of the existing services for this proposed development. Calculations for both water and wastewater must be revised to include the commercial component of the proposed development. There may be further comments at the site servicing stage regarding the size of connections to regional infrastructure within the Elm Drive right-of-way.</p> <p>Site Servicing approvals are required prior to issuance of building permit.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 6, 2014) (March 10, 2014)	<p>The Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need to be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and/or the Dufferin-Peel Catholic District School Board also require certain conditions to be added to applicable Servicing and Development Agreements and to any purchase and sale agreements.</p>
Greater Toronto Airports Authority (February 24, 2014)	According to the Airport Zoning Regulations for Toronto Lester B. Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.

Solmar Inc.

File: OZ 13/022 W7

Agency / Comment Date	Comment
<p>City Community Services Department – Parks Planning(April 23, 2013)</p>	<p>In accordance with City Official Plan policies, Future Directions and the Planning Act, Community Services has requested, to satisfy a portion of the parkland dedication requirements, 0.4 ha (1 acre) of land be dedicated to the City for parks purposes. The required land dedication amount has only been applied to the increased density beyond what is allowed under the current Official Plan. The remaining parkland requirements shall be resolved through cash in lieu for parks purposes.</p> <p>Currently there is an existing deficiency of park space within the Downtown Growth Area. This hampers the long-term achievement of a diverse and robust public realm network that is characteristic of successful urban centres. Urban Park spaces are the community living rooms within the core. Investment in parks and the public realm contribute to both the health of a community and have a measurable economic benefit that exceeds the initial investments.</p> <p>Prior to the Supplementary Report, revisions to the proposal are required to reflect the land to be dedicated to the City for parkland purpose. The proposed park location is at the west end of the site with frontages on Kariya Drive and Elm Drive. This location will provide a transition from the lower density development, receive full sun exposure and will be the start of an interconnected City Centre park network. Objectives for this park include a minimum of 40% tree canopy cover, a creative and innovative playground, casual/ flexible seating areas and other elements to support an urban environment.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (March 21, 2014)</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</p>

Solmar Inc.

File: OZ 13/022 W7

Agency / Comment Date	Comment
	<p>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>The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding is installed, inspected and approved by an Urban Forestry representative.</p>
City Transportation and Works Department (April 7, 2014)	<p>In comments dated April 7, 2014, this department confirmed receipt of Site Plan, Functional Servicing Report, Conceptual Grading Plan, Utility Plans, Noise Feasibility Study, Traffic Impact Study and Phase 1 Environmental Site Assessment circulated by Planning and Building.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to provide additional technical details, including a phasing 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>
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 Mississauga Transit Enbridge Gas Distribution Enersource Bell Canada Rogers Cable Credit Valley Conservation</p>

Solmar Inc.

File: OZ 13/022 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>156</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>67</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>44</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Fairview Public School</p> <table> <tr> <td>Enrolment:</td><td>520</td></tr> <tr> <td>Capacity:</td><td>566</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>Camilla Road Senior Public School</p> <table> <tr> <td>Enrolment:</td><td>627</td></tr> <tr> <td>Capacity:</td><td>683</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>TL Kennedy Secondary School</p> <table> <tr> <td>Enrolment:</td><td>662</td></tr> <tr> <td>Capacity:</td><td>1,263</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	156	Kindergarten to Grade 5	67	Grade 6 to Grade 8	44	Grade 9 to Grade 12/OAC	Enrolment:	520	Capacity:	566	Portables:	3	Enrolment:	627	Capacity:	683	Portables:	0	Enrolment:	662	Capacity:	1,263	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>27</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>13</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Bishop Scalabrini</p> <table> <tr> <td>Enrolment:</td><td>523</td></tr> <tr> <td>Capacity:</td><td>196</td></tr> <tr> <td>Portables:</td><td>6</td></tr> </table> <p>Father Michael Goetz</p> <table> <tr> <td>Enrolment:</td><td>1558</td></tr> <tr> <td>Capacity:</td><td>1593</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	27	Junior Kindergarten to Grade 8	13	Grade 9 to Grade 12/OAC	Enrolment:	523	Capacity:	196	Portables:	6	Enrolment:	1558	Capacity:	1593	Portables:	0
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Solmar Inc.

File: OZ 13/022 W7

Proposed Zoning Standards

Regulations	"D-1" Zone	"RA5" Zone	Proposed "RA5-Exception" Zone
Maximum number of dwelling units	1 dwelling unit per lot	N/A	1,367 units
Maximum gross floor area – apartment dwelling	N/A	41 629 m ² (448,105 sq. ft.)	135 396 m ² (1,457,438 sq. ft.)
Maximum floor space index – apartment dwelling zone	N/A	2.9 FSI	9.43 FSI
Maximum height	N/A	77 m (253 ft.) and 25 storeys	161 m (528 ft.) and 50 storeys
Minimum amenity area	N/A	5.6 m ² (per dwelling unit) or 10% of site area	2.0 m ² per dwelling unit
Minimum off-street parking regulations	N/A	1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit	0.60 resident space per all unit sizes
Minimum visitor parking spaces per dwelling unit	N/A	0.20 visitor spaces per unit (273 spaces)	0.10 visitor spaces per unit (137 spaces)

Solmar Inc.

File: OZ 13/022 W7

Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.1.4, Section 5.1.6, Section 5.3 Section 5.3.1.2, Section 5.3.1.3, Section 5.3.1.4, Section 5.3.1.8 Section 5.3.1.9, Section 5.3.1.10 Section 5.3.1.11, Section 5.3.1.12 Section 5.3.1.13, Section 5.4.11 Section 5.4.12, Section 5.5.1 Section 5.5.8, Section 5.5.9, Section 5.5.12, Section 5.5.14, Section 5.5.15	<p>The Mississauga Official Plan (MOP) will ensure that most of Mississauga's future growth will be directed to Intensification Areas and that the Downtown is an Intensification Area. Hurontario Street has been identified as an Intensification Corridor.</p> <p>The Downtown will achieve a minimum gross density of 200 residents and jobs combined per hectare by 2031 (80 residents and jobs per acre), or strive to achieve a gross density of 300-400 residents and jobs per hectare and (121 to 162 residents and jobs per acre).</p>
Section 9 – Build a Desirable Urban Form	Section 9.2.1.2, Section 9.2.1.3 Section 9.2.1.4, Section 9.2.1.5 Section 9.2.1.6, Section 9.2.1.7 Section 9.2.1.9, Section 9.2.1.11 Section 9.2.1.12, Section 9.2.1.13 Section 9.2.1.14, Section 9.2.1.15 Section 9.2.1.16, Section 9.2.1.17 Section 9.2.1.19, Section 9.2.1.20 Section 9.2.1.22, Section 9.2.1.25 Section 9.2.1.26, Section 9.2.1.27 Section 9.2.1.28, Section 9.2.1.29, Section 9.2.1.30, Section 9.2.1.31 Section 9.2.1.33, Section 9.3.3.2	<p>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.</p>

Solmar Inc.

File: OZ 13/022 W7

Section 9.5.3 Buildings	Various policies	The MOP will ensure that tall buildings design and materials selected are fundamental to good urban form and are of the highest standards. Buildings will minimize undue physical and visual negative impacts relating to noise, sun, shadow, views, skyview and wind.
	Specific Policies	General Intent
Section 12 Downtown	Section 12.1.2.2	Notwithstanding the Residential High Density policies of this Plan, the maximum building height for lands designated Residential High Density will not exceed 25 storeys.
Section 12.3 – Downtown Fairview	Section 12.3.2.1.1 Section 12.3.2.1.2	Special Site Policy 1 of the Downtown Fairview policies of the Mississauga Official Plan ensures that development on this site will address compatibility of building form and scale with existing surrounding land uses; convenient pedestrian access through this site to nearby transit services on Hurontario Street; the redevelopment of land will minimize access points to Hurontario Street and apartments will be permitted at a maximum floor space index (FSI) of 2.2 to 2.9 times the area of the lot.

Solmar Inc.

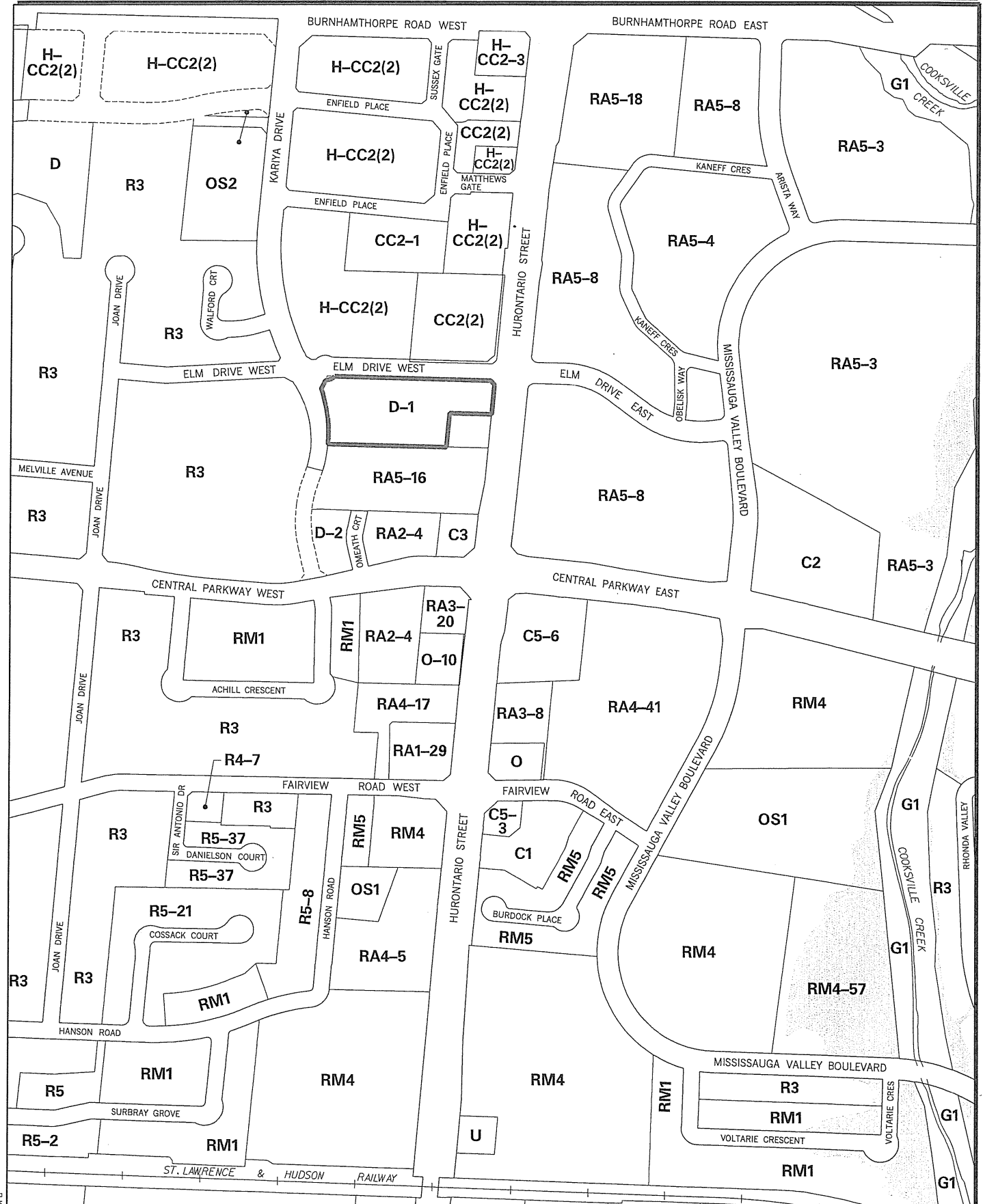
File: OZ 13/022 W7

Other related policies	<i>Public Realm</i> Sections 9.3.1.4, 9.3.1.7, 9.3.1.8, 9.3.1.9 <i>Site Development and Building</i> Sections 9.5.1, 9.5.1.1, 9.5.1.2, 9.5.1.3, 9.5.1.11, 9.5.1.12, 9.5.1.14 <i>Create a Multi-Modal City</i> Section 8.2.3.4 <i>Site Development</i> Sections 9.5.2.1, 9.5.2.2, 9.5.2.3, 9.5.2.5, 9.5.2.6, 9.5.2.11	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.
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GENERAL CONTEXT MAP

OZ 13022 W7

APPENDIX I-12

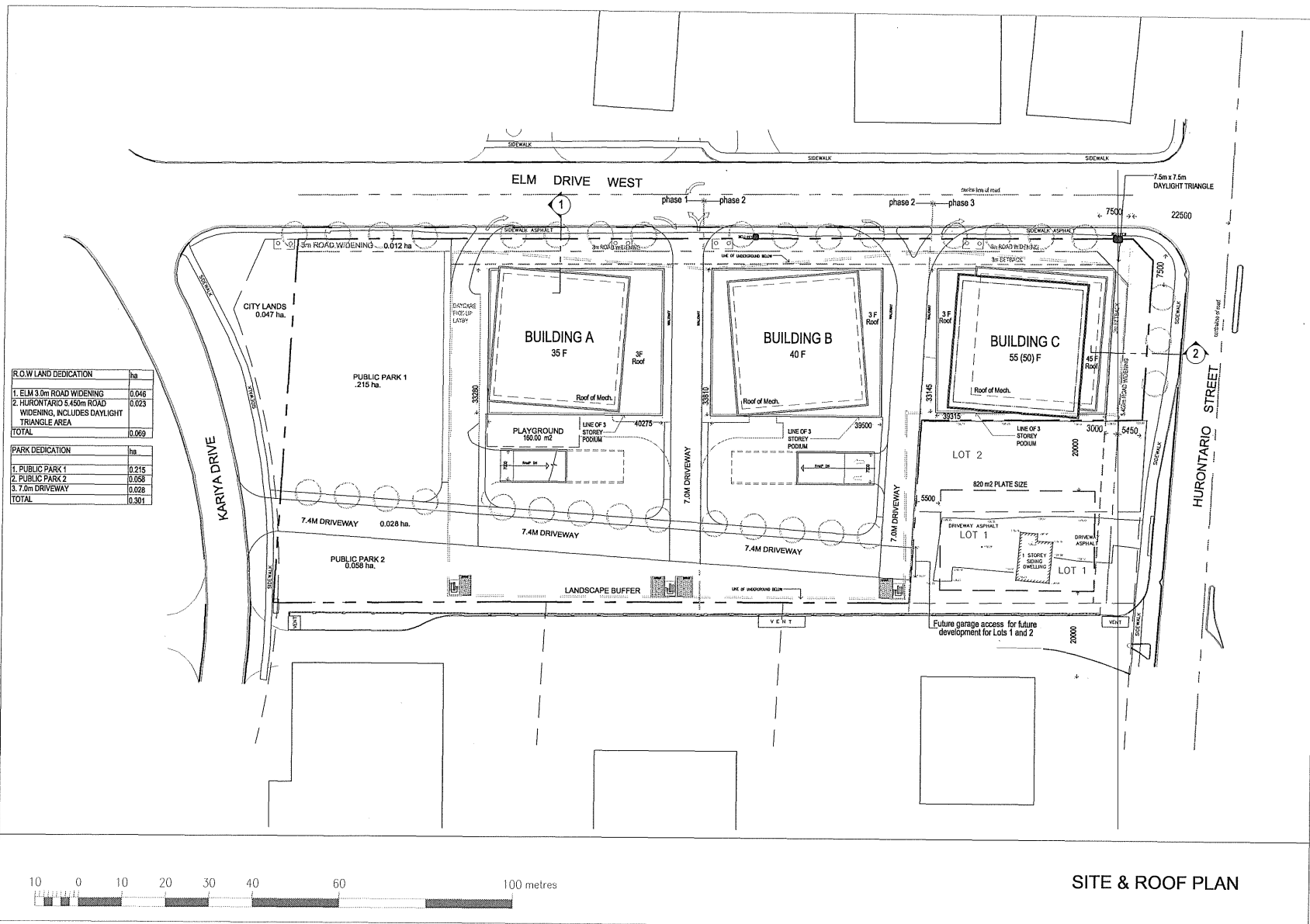


Solmar Inc.

OZ 13/022 W7.

Recommendation PDC-041-2014

That the Report date May 13, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Fairview Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "D-1" (Development – Exception), to permit the development of four residential apartment buildings with heights of 35, 40, 45 and 50 storeys, a day care, and retail uses under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be received for information.



Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (April 24, 2015)	The Region of Peel has request that the applicant submit three copies of the revised Functional Servicing Report (FSR) to determine the adequacy of the existing services for this proposed development. The Report must be revised to include the commercial component of the proposed development . The total GFA for the commercial component of the development must be indicated in the FSR. Please be advised that there may be further comments at the site servicing stage regarding the size of connections to regional infrastructure within the Elm Drive right-of-way.
City Community Services Department – Parks and Forestry Division/Park Planning Section (May 12, 2015)	<p>In comments dated May 12, 2015 Community Services Department will accept the proposed Park Blocks 1 and 2 - having a combined area of approximately 0.274 ha (0.68 ac.), free and clear of all easements and encumbrances - for park or other public recreational purposes. If, prior to assumption, easements or other encumbrances required by the applicant/owner are proposed on Park Blocks 1 and 2, the encumbered area will be deducted from the land dedicated for park purposes and parkland credits will be reduced accordingly.</p> <p>Recognizing the higher land value within the Downtown Growth area, an alternate method is recommended to calculate parkland dedication credit for this development. The alternate method involves using the land value of the dedicated park blocks and applying the fixed Cash-in-lieu rate to that value. This method generates higher credits in comparison to 1ha/300 units method as required under the Planning Act, R.S.O 1990, c.P.13, as amended.</p> <p>The proposed parkland credit calculation will be determined upon receipt and review of the appraisal report. The appraisal report will demonstrate the land value for the proposed site and</p>

Agency Comments

Agency / Comment Date	Comment
	<p>must be prepared by an appraiser accredited by the Appraisal institute of Canada. Upon review of a satisfactory appraisal report by the Realty Services Section, parkland credits will be calculated based on land value and the Cash-in-lieu rates for medium and high density units applicable at the time.</p> <p>Park Blocks are to be transferred to the City prior to the issuance of first Building Permit.</p>
<p>City Transportation and Works Department (May 14, 2015)</p>	<p>This department confirmed receipt of the applicant's updated Site Plan, Functional Servicing Report, Grading Plan, Servicing Plan, Utility Plans, an addendum to the Noise Feasibility Study, and Transportation Impact Assessment Report which have addressed the department's preliminary comments and concerns.</p> <p>The updated Transportation Impact Assessment, dated March 2015, prepared by Poulos and Chung Ltd. confirmed that based on the latest site statistics and access configurations the existing road network is to have sufficient capacity to accommodate the additional traffic expected to be generated by the proposed development, with some increase in vehicle delay anticipated. This department has requested minor revisions to the study to clarify the proposed road improvements and/or modifications to the roadway cross-sections to accommodate this development. An amended Traffic Impact Study is required prior to By-law Enactment, however it will not impact the overall conclusions.</p> <p>Given the proximity of the existing and future surface transit to the site, a comprehensive Transportation Demand Management Plan will be required and implemented as part of the Site Plan review and approval process for each development phase to encourage increased transit usage and reduced single occupancy vehicle trips to and from the site.</p> <p>The Functional Servicing Report, revised February 2015, prepared by Schaeffers Consulting Engineering Ltd. has analyzed the storm sewer outlet and stormwater management</p>

Agency Comments

Agency / Comment Date	Comment
	<p>features proposed for the subject development and confirmed that storm sewer capacity is available to accommodate the proposal. Discussions with the Consulting Engineering also clarified some information in the report. The applicant has been requested to provide an updated Functional Servicing Report with the clarifications and minor revisions to the proposed stormwater management features.</p> <p>The Noise Feasibility Study, dated November 4, 2013 and addenda dated March 5, 2015 and May 7, 2015, prepared by HGC Engineering, have analysed the noise impacts on the subject development and concluded that they can be mitigated to meet the City/MOE guidelines.</p> <p>In the event this application is approved by Council, prior to enactment of the Zoning By-law, the applicant will be required to address the following:</p> <ul style="list-style-type: none"> • Provide updated Site Plan, Grading Plan, Servicing Plan, Utility Plans and Functional Servicing Report with additional technical details; • Enter in to a Servicing Agreement for sanitary sewer works, road improvements, required cash payments, streetscape and boulevard works; • Convey gratuitously any lands and/or easements as required by the City (i.e. Elm Drive, Hurontario Street widening, sight triangle, public access easement); • Enter in to a Development Agreement to implement conditions of rezoning; and • Submit a Record of Site Condition. <p>Site specific details will be addressed through the future Site Plan application.</p>



Corporate Report

Clerk's Files

Originator's

Files

OZ 13/010 W1

T-M13002 W1

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit 30 semi-detached homes and
1 detached home on a private condominium road
1173, 1177 and 1183 Haig Boulevard
Owner: Dunsire (Haig) Inc.**

Recommendation Report

Ward 1

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/010 W1 and T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from R3 (Detached Dwellings – Typical Lots) to RM3 - Exception (Semi-Detached Dwellings on a CEC – Private Road) to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road in accordance with the proposed zoning standards described in the Information Report, be approved subject to the following conditions:

- (a) That the draft plan of subdivision under file T-M13002 W1 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 School Boards not apply to the subject lands.
3. That a City initiated request to change the Official Plan and Zoning for the parkland dedication lands (Block 32) abutting the Lakeview Golf Course, from Residential Low Density I to Public Open Space and from R3 (Detached Dwellings – Typical Lots) to OS2-1 (Open Space – City Park), be approved.
 4. That the draft plan of subdivision under file T-M13002 W1, be recommended for approval subject to the conditions contained in Appendix R-7.
 5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- Issues regarding stormwater management for the development and tree preservation along Lakeview Golf Course have been satisfactorily addressed by the applicant;
- The design, massing and appearance of the proposed dwellings have been revised in an attempt to address compatibility concerns with the surrounding homes;
- Through these applications, City initiated amendments to the Official Plan and Zoning are proposed to redesignate and rezone the required parkland dedication lands (Block 32)

consistent with the current land use designation and zoning for the adjacent Lakeview Golf Course;

- 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. The Planning and Development Committee passed Recommendation PDC-0070-2014 which was adopted by Council and is attached as Appendix R-2.

Since the public meeting, the applicant has made some minor modifications to their proposal to reduce the massing of the proposed three storey dwellings; provided additional details and dimensions; introduced additional trees at the rear of the proposed lots, wood privacy and acoustic fencing and hard and soft landscaping. Revised plans and studies have also been submitted to address outstanding technical matters associated with the proposed development, including issues related to stormwater management and tree preservation along Lakeview Golf Course.

COMMENTS:

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

COMMUNITY ISSUES

In addition to the issues noted in the Information Report (see Appendix R-1), a number of issues were raised by area residents at the September 8, 2014 public meeting. These issues are listed below along with the responses.

Comment

Concerns were raised regarding the change to the character of the area and the impact of the proposed development on those homes along Haig Boulevard.

Response

Neighbourhood character does not mean the exact same building type and style, but rather refers to use, context and relationship between buildings. The lands are designated Residential Low Density I in the current and Council endorsed Lakeview Local Area Plan which permits both detached and semi-detached dwellings.

Haig Boulevard contains a mix of older and newer one (1) and two (2) storey detached homes on properties with varying lot frontages and depths. The proposed detached dwelling facing Haig Boulevard is designed and oriented with the intent to maintain a similar street presence compared to the existing homes along Haig Boulevard. This condition replicates a similar built form in comparison to the existing context on Haig Boulevard and provides for an appropriate transition to the proposed semi-detached homes on the balance of the lands.

The proposed semi-detached dwellings on the balance of the lands provide for an appropriate transition in built form and meet the maximum height regulations of the Zoning By-law.

Comment

Concerns were raised regarding the four (4) storey appearance of the proposed semi-detached homes.

Response

The applicant is proposing three (3) storey detached and semi-detached homes that comply with the maximum height requirement of 10.7 m (35.1 ft.) set out in the RM3 zone category. This maximum height requirement is the same as allowed under the existing R3 zoning which applies to the subject lands and surrounding area. The applicant has provided revised elevations in an attempt to de-emphasize the height of the dwellings. The revised building elevations are shown in Appendix R-5. While staff still have a concern with the revised elevations, through the Site Plan

approval process, further refinements to the proposed elevations will be required.

Comment

Concerns were raised regarding increased traffic and related safety issues on Haig Boulevard.

Response

This item is addressed by the City's Transportation and Works Department in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding the adequacy of visitor parking on the subject site and the potential for overflow on Haig Boulevard.

Response

The required number of parking spaces in the Zoning By-law for the RM3 zone is 2.0 resident spaces and 0.25 visitor parking spaces per unit. The applicant has provided eight (8) visitor parking spaces on site for the subject development, which satisfies the requirements of the Zoning By-law.

Comment

Concerns were raised about the visibility of the proposed visitor parking from Haig Boulevard.

Response

The proposed five (5) parallel visitor parking spaces will be readily visible for visitors entering into the development. Through the Site Plan approval process, staff will review opportunities for appropriate screening to ensure a suitable treatment at the interface with Haig Boulevard.

Comment

Concerns were raised about the removal of gardens and trees on the lands replaced by asphalt surfaces and parking spots.

Response

If approved, the City will require replacement tree planting as required as per the provisions of By-law 0474-2005, which will require one tree to be provided for every healthy tree removed between 15 cm (5.9 in.) and 49 cm (19.3 in.) dbh (diameter at breast height) and two replacement trees are required for every tree greater than 50 cm (19.6 in.) dbh that is to be removed. This includes trees identified as "fair" on the tree inventory plan.

Comment

Concern was raised about the applicant's proposal for a private condominium road versus providing a municipal road.

Response

Residential developments on private condominium roads are not uncommon throughout the City, and in this instance there is no opportunity to connect with another neighbourhood further east. In addition, a precedent has been established in the immediate neighbourhood through the Ontario Municipal Board's decision allowing a private condominium road for the approved townhouses and detached home on the Weldon Properties (Haig) Inc. lands to the south. As a result, a private condominium road is considered acceptable in this instance. It is also noted that the applicant is not providing a connection to the private condominium road to the south as the OMB ruled that the applicant was not obligated to provide the City with an easement for this purpose.

Comment

Concern was raised about the potential development of the rear portion of the adjacent property located at 1187 Haig Boulevard.

Response

The applicant has provided an overall concept plan that shows the potential for the redevelopment of the lands in between the two Dunsire (Haig) Inc. properties. This concept is show in Appendix I-7.

Any development of the rear portion of the adjacent property would be subject to a review through a separate development application.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS**

Updated comments from City Departments and Agencies are contained in Appendix R-8.

PLANNING COMMENTS**Official Plan**

As noted in Appendix R-1, the subject lands are designated **Residential Low Density I** in the Lakeview Neighbourhood Character Area in Mississauga Official Plan. The proposal to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road conforms to the current land use designation.

As initially identified in the Information Report, attached as Appendix R-1, a parkland dedication is required through these applications (Block 32), that will function as a vegetative buffer block between the 7th hole of the Lakeview Golf Course and the proposed semi-detached homes (see Appendix R-3). These lands are currently designated **Residential Low Density I**. Through these applications, staff recommends that a City initiated amendment to Mississauga Official Plan be approved to redesignate these lands to **Public Open Space** consistent with the current land use designation for the Lakeview Golf Course.

Draft Lakeview Local Area Plan

A report on comments for the Draft Lakeview Local Area Plan was presented to Planning and Development Committee on February 23, 2015.

The draft local area plan identifies these lands as being within the "Serson Terrace" Neighbourhood which allows dwelling heights to be two (2) to three (3) storeys. The plan also states that neighbourhoods are to remain stable while accommodating new development that is context sensitive in order to achieve a range of housing forms.

Furthermore, Haig Boulevard is identified as a "minor collector" which, in Mississauga Official Plan, is identified to accommodate low levels of traffic and provide property access.

The implementing Official Plan amendment for the Draft Lakeview Local Area Plan will be brought forward in September.

Zoning

The proposed **RM3 - Exception** (Semi-Detached Dwellings on a CEC – Private Road) zone is appropriate to implement the proposed Draft Plan of Subdivision. The exception zone is necessary to recognize the one proposed detached home adjacent to Haig Boulevard and a reduced sidewalk width of 1.2 m (3.9 ft.); whereas the **RM3** base zoning requires sidewalk widths to be 2.0 m (6.6 ft.). This requirement is a recent amendment to the Zoning By-law, enacted by Council on July 2, 2014. At that time, the subject applications had already been in process and for this reason an exemption from this particular regulation is appropriate in this instance. This deficiency was also inadvertently noted in the Information Report as 1.5 m (4.9 ft.) rather than 1.2 m (3.9 ft.). The applicant has not requested any other exceptions to the standard **RM3** provisions.

As outlined in the Official Plan section above, a parkland dedication is required through these applications (Block 32). These lands

should more appropriately be rezoned to **OS2-1** (Open Space – City Park), consistent with the current zoning for the Lakeview Golf Course. As a result, staff recommends that a City initiated zoning change be approved as part of these applications.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan Approval.

The applicant has submitted a site plan application, under File SP 13/176 W1 and through the processing of this application, the applicant will be required to address any further issues before approval is granted, including house designs.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M13002 W1, 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 Development Charges By-law as well as the financial requirements of any other commenting agency.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. The proposed revisions to the applications are considered minor and it is recommended that no further public notice be required.

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 is in conformity with the Residential Low Density I designation in the Lakeview Neighbourhood Character Area in Mississauga Official Plan and represents an infill development of semi-detached homes and a detached home on a private condominium road that is compatible with the surrounding land uses.
2. The proposed RM3 – Exception (Semi-Detached Dwellings on a CEC – Private Road) zone is appropriate to accommodate the requested uses and to implement the proposed Draft Plan of Subdivision under File T-M13002 W1.
3. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in orderly development of the lands at an appropriate density and scale.
4. The proposed City initiated amendments to the Official Plan and Zoning to redesignate and rezone the required parkland dedication lands (Block 32) are appropriate and consistent with the current land use designation and zoning for the adjacent Lakeview Golf Course.

ATTACHMENTS:

Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0070-2014
Appendix R-3: Revised Concept Plan
Appendix R-4: Landscape Plan
Appendix R-5: Revised Building Elevations
Appendix R-6: Revised Draft Plan of Subdivision
Appendix R-7: Conditions of Draft Approval
Appendix R-8: Updated Agency and City Department Comments



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Ferro, Development Planner





Corporate Report

PDC SEP 08 2014

Clerk's Files

Originator's

Files OZ 13/010 W1

T-M13002 W1

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 30 semi-detached dwellings and 1 detached dwelling
on a common element condominium private road
1173, 1177 and 1183 Haig Boulevard
East side of Haig Boulevard, south of Atwater Avenue
Owner: Dunsire (Haig) Inc.
Applicant: Michael Gray / 763930 Ontario Limited
Bill 51

Public Meeting

Ward 1

RECOMMENDATION: That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road under files OZ 13/010 W1 & T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be received for information.

**REPORT
HIGHLIGHTS:**

- Community concerns identified to date relate to traffic, the adequacy of visitor parking and height of the proposed dwellings;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Zoning By-law amendment and Draft Plan of Subdivision and satisfactory

resolution of various design and technical issues outlined in this report.

BACKGROUND:

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: August 27, 2013 Deemed complete: October 7, 2013
Number of units:	30 semi-detached dwellings and 1 detached dwelling
Maximum Height:	10.4 m (34.1 ft.)
Parkland Dedication	0.18 ha (0.45 ac)
Net Density:	35 units/ha 14 units/acre
Anticipated Population:	112* *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:	62 resident spaces @ 2.0 spaces/unit 8 visitor spaces @ 0.25 spaces/unit Total Required: 70 spaces
Parking Provided:	72 spaces
Supporting Documents:	<ul style="list-style-type: none"> • Tree Inventory & Preservation Plan • Planning Justification Report • Noise Control Feasibility Study • Functional Servicing Report • Phase 1 Environmental Site Assessment • Geotechnical Investigation Report • Traffic Opinion Letter

Development Proposal	
	<ul style="list-style-type: none"> • Heritage Impact Statement • Stage 1 and 2 Archaeological Assessment • Parcel Register Documents • Green Site and Building Features List • Draft Zoning By-law

Site Characteristics	
Frontage:	38.4 m (126 ft.)
Depth:	191.66 m (628.8 ft.) (Irregular)
Gross Lot Area:	1.05 ha (2.6 ac.)
Existing Use:	Two (2) Detached Dwellings

Additional information is provided in Appendices I-1 to I-11.

Green Development Initiatives

The applicant has identified that they are proposing Energy Star Qualified Homes, including water and energy efficient appliances.

Neighbourhood Context

The subject property is located in the Lakeview Neighbourhood, a stable residential community characterized predominately by detached dwellings on large lots (see Appendix I-1). 1173 and 1177 Haig Boulevard contain detached dwellings, while the dwelling on 1183 Haig Boulevard has been demolished. A large portion of the site is grassed, while the rear is heavily treed.

To the north, Dunsire (Haig) Inc. has submitted, in conjunction with these applications, separate Rezoning and Subdivision applications under files OZ 13/011 W1 and T-M 13003 W1 to permit 16 semi-detached dwellings on a common element condominium private road. The overall concept plan shown in Appendix I-7 illustrates the two development proposals by Dunsire (Haig) Inc. Together, there will be 46 semi-detached dwellings and one detached dwelling.

Lands immediately to the south have been rezoned to permit 76 standard condominium townhouse dwellings and one detached dwelling (Weldan Properties (Haig) Inc.).

The surrounding land uses are described as follows:

North: Detached dwellings

East: Lakeview Golf Course

South: Detached dwelling and lands zoned for townhouse development

West: Detached dwellings on west side of Haig Boulevard

Current Mississauga Official Plan Designation and Policies for the Lakeview Local Area Plan

"Residential Low Density I" which permits detached, semi-detached and duplex dwellings. A portion of the site is also subject to the policies for "Natural Hazards" as it is in the Regulatory Floodplain, until such time as the Serson Creek culvert works have been completed.

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

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-10.

Draft Lakeview Local Area Plan

The City of Mississauga has undertaken a review of the Lakeview Local Area Plan and has prepared draft policies that are to be incorporated into the Mississauga Official Plan. The draft Plan carries forward many existing policies and land use designations found in the existing Plan and introduces a number of key modifications, including a vision, directing growth to certain areas, and additional policies on complete communities, transportation and urban form. The draft Plan was circulated following the Planning and Development Committee on February 3, 2014 and City staff held a public open house on April 1, 2014. On June 2,

2014, a statutory public meeting was held and it is expected that a report on comments to the draft Plan will be considered at a Planning and Development Committee meeting early 2015.

Although the Draft Lakeview Local Area Plan is not in effect, the policies proposed outline the overall vision for the Lakeview Neighbourhood, therefore this development shall have regard for its policies.

Existing Zoning

"R3" (Detached Dwellings – Typical Lots), which permits detached dwelling on lots with a minimum lot frontage of 15 m (49.2 ft.) and a minimum lot area of 550 m² (5, 920 sq. ft.).

Proposed Zoning By-law Amendment

"RM3-Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit semi-detached dwellings on a common element condominium private road. The exception zone is necessary to recognize the one detached dwelling, and a reduced sidewalk width of 1.5 m (4.9 ft.); whereas on July 2, 2014, a new minimum width for a CEC sidewalk of 2.0 m (6.6 ft.) was introduced through the City-initiated housekeeping By-law 0190-2014, amending Zoning By-law 0225-2007. The applicant has not requested any other exceptions to the standard "RM3" provisions.

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor, Jim Tovey on June 24, 2014.

Issues raised by the Community and through subsequent correspondence received:

- The adequacy of the number of visitor parking spaces proposed which may result in an overflow onto Haig Boulevard;
- The visibility of the proposed visitor parking from Haig Boulevard;

- The proposed development should have regard for the Draft Lakeview Local Area Plan;
- The capacity for both the sanitary sewer and storm water systems;
- The height of the proposed units, as they appear to be 4 storey dwellings;
- Increased traffic in the neighbourhood and safety concerns due to the two new entrances being created;
- Safety and sightline issues at the railroad crossing;
- Overlook issues for existing homes along Haig Boulevard, affecting the use and privacy of the backyards for these adjacent lots.

DEVELOPMENT ISSUES

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

- appropriate height of the proposed semi-detached dwellings and other design issues;
- visitor parking locations;
- the impact and transition to the abutting dwellings on Haig Boulevard;
- tree preservation along Lakeview Golf Course;
- interface between the proposed common element condominium road and Lakeview Golf Course;
- confirmation of the how the overland flow (the major storm system) will be accommodated through the development;
- the parkland dedication lands (Block 32) should more appropriately be rezoned to "OS2-1" (Open Space – City Park), similar to the rezoning of the lands to south in order to be consistent with the current zoning for the Lakeview Golf Course;
- the lands must be removed from the Regulatory flood plain associated with Serson Creek and from a spill area associated with Applewood Creek prior to any development proceeding.

OTHER INFORMATION**Development Requirements**

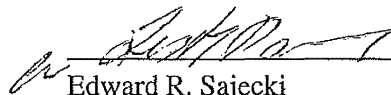
In conjunction with the proposed development, there are certain other engineering matters with respect to servicing, grading, road construction and storm water which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing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

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

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

ATTACHMENTS:

- Appendix I-1: Aerial Photograph
- Appendix I-2: Existing Mississauga Official Plan and Lakeview Character Area Plan Land Use Map
- Appendix I-3: Excerpt of Existing Lands Use Map
- Appendix I-4: Concept Plan
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Elevations
- Appendix I-7: Overall Concept Plan
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Relevant Mississauga Official Plan policies
- Appendix I-11: General Context Map

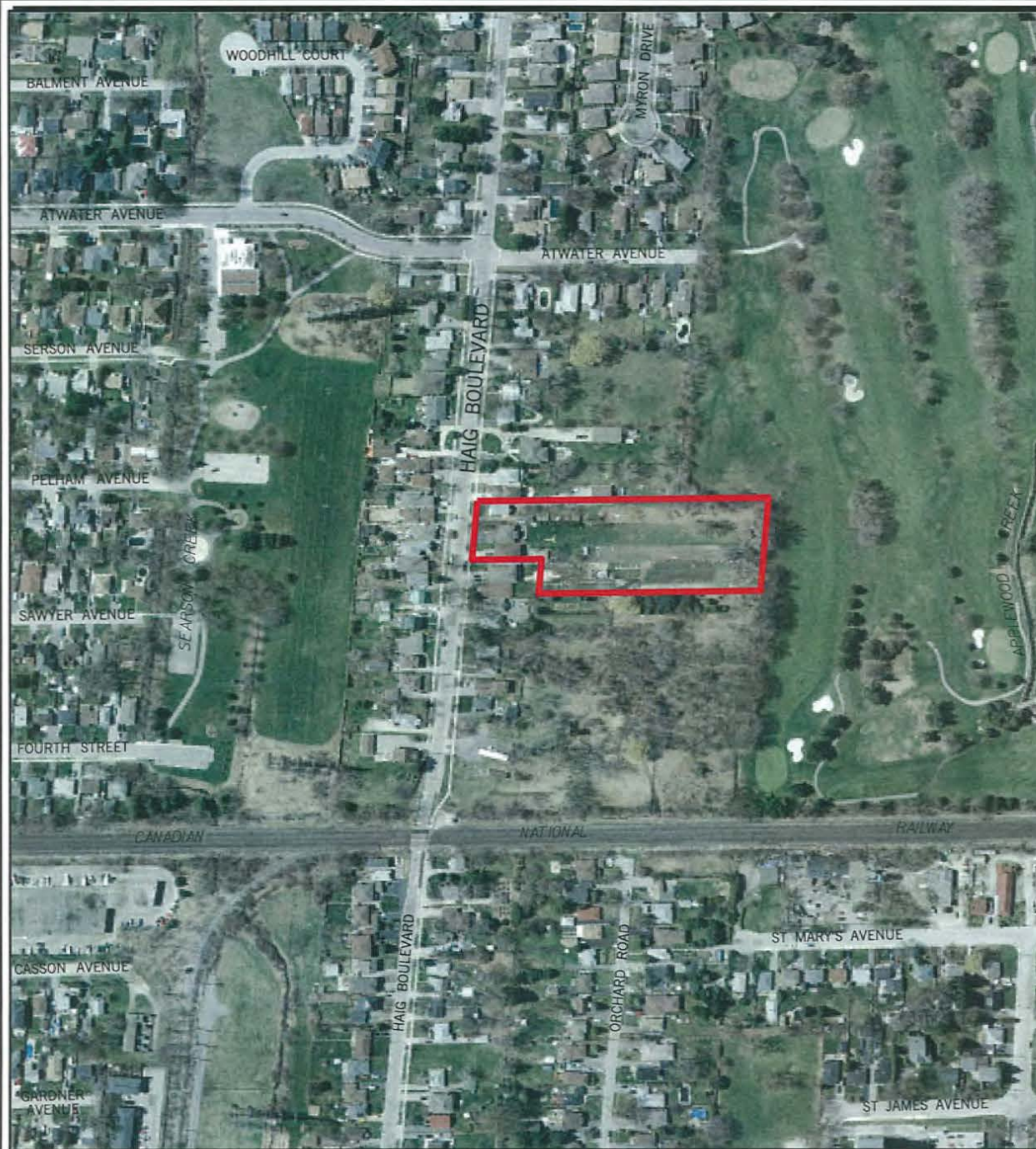


Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Sheena Harrington Slade, Development Planner

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2014/07/29

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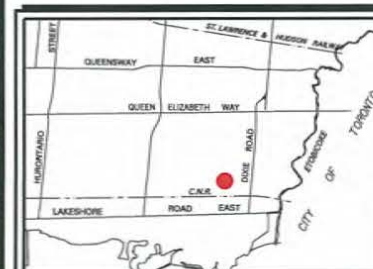
LEGEND:



SUBJECT LANDS



SUBJECT: DUNSIRE (HAIG) INC.



FILE NO:
OZ 13010 W1
T-M13002 W1 (SOUTH)
DWG. NO:
13010A
SCALE:
1:2500
PDC DATE:
2014 09 08
DRAWN BY:
B. KRUGER

APPENDIX I-1

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

SPENTBLS

2014/07/29



**PART OF SCHEDULE 10 LAND USE DESIGNATIONS
OF MISSISSAUGA OFFICIAL PLAN
AND LAKEVIEW LOCAL AREA PLAN LAND USE MAP**

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: DUNSIRE (HAIG) INC.



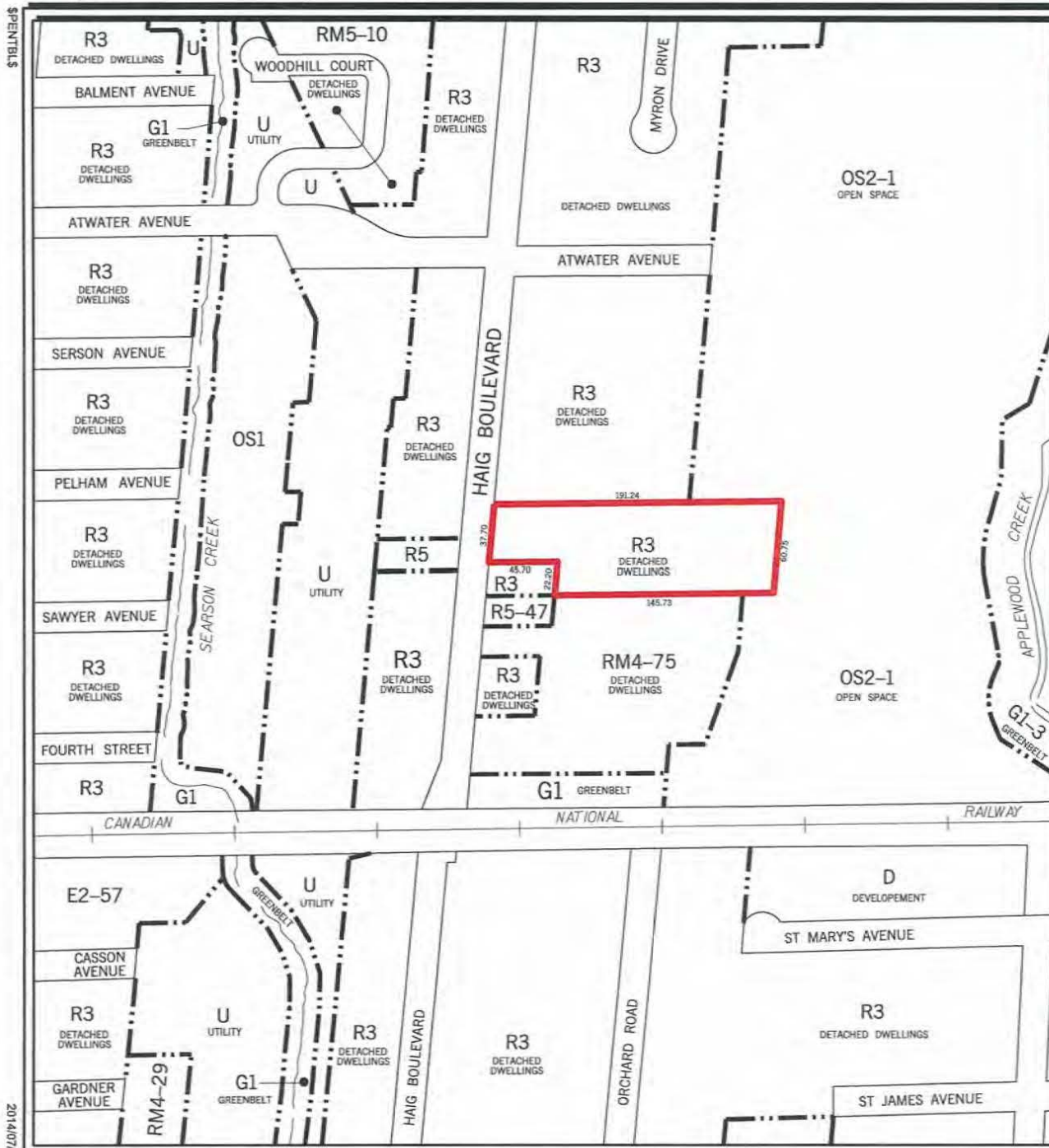
FILE NO:
OZ 13010 W1
T-M13002 W1 (SOUTH)
DWG. NO:
13010L
SCALE:
1:2500
PDC DATE:
2014 09 08
DRAWN BY:
B. KRUGER

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-2

SPENTBLS



LEGEND:



PROPOSED REZONING FROM 'R3' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'RM3 - EXCEPTION' (SEMI-DETACHED DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT SEMI-DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM ROAD.

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



SUBJECT: DUNSIRE (HAIG) INC.



FILE NO:
OZ 13010 W1
T-M13002 W1 (SOUTH)
DWG. NO:
13010R
SCALE:
1:2500
PDC DATE:
2014 09 08
DRAWN BY:
B. KRUGER

APPENDIX 1-3

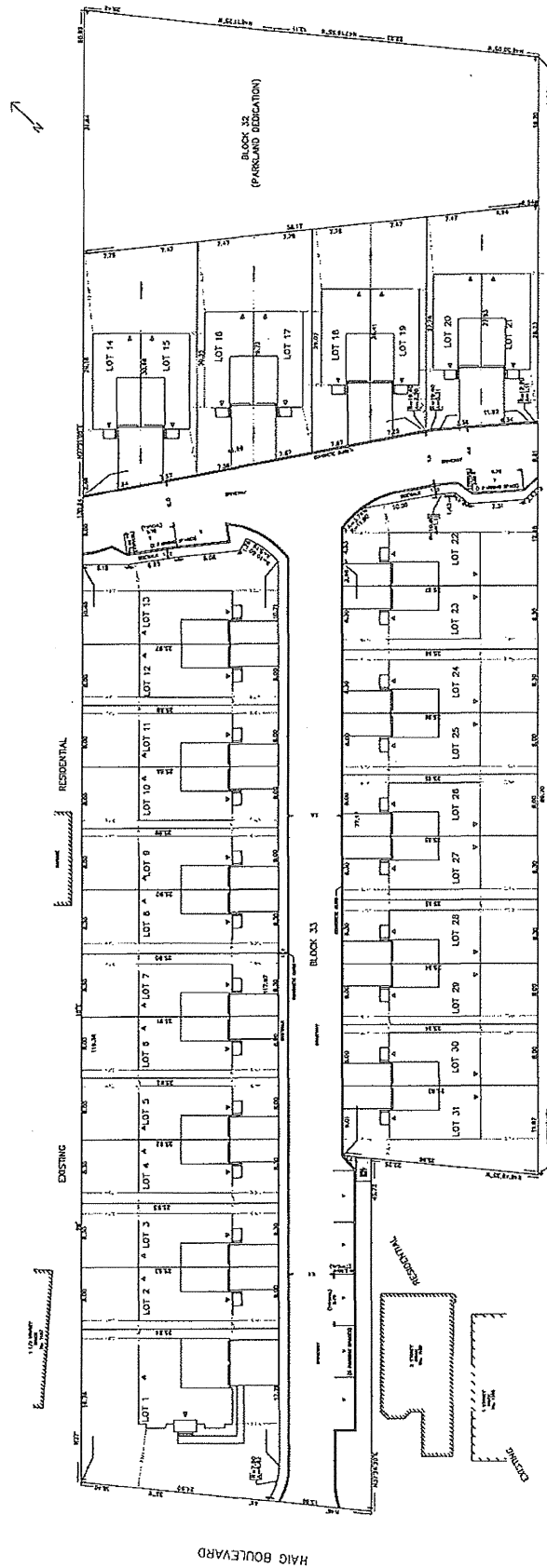
MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

2014/07/29
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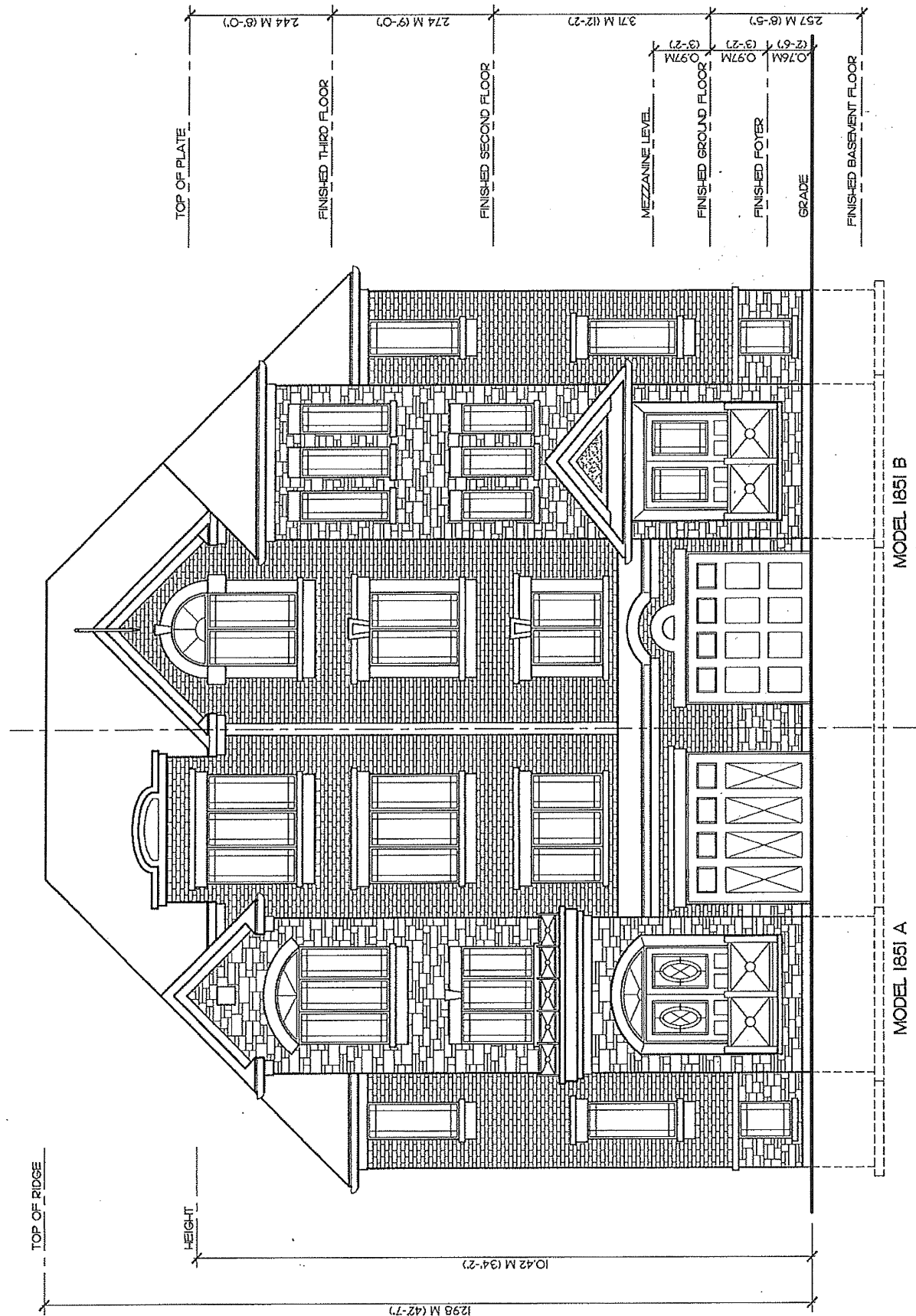
Concept Plan

Appendix I-4

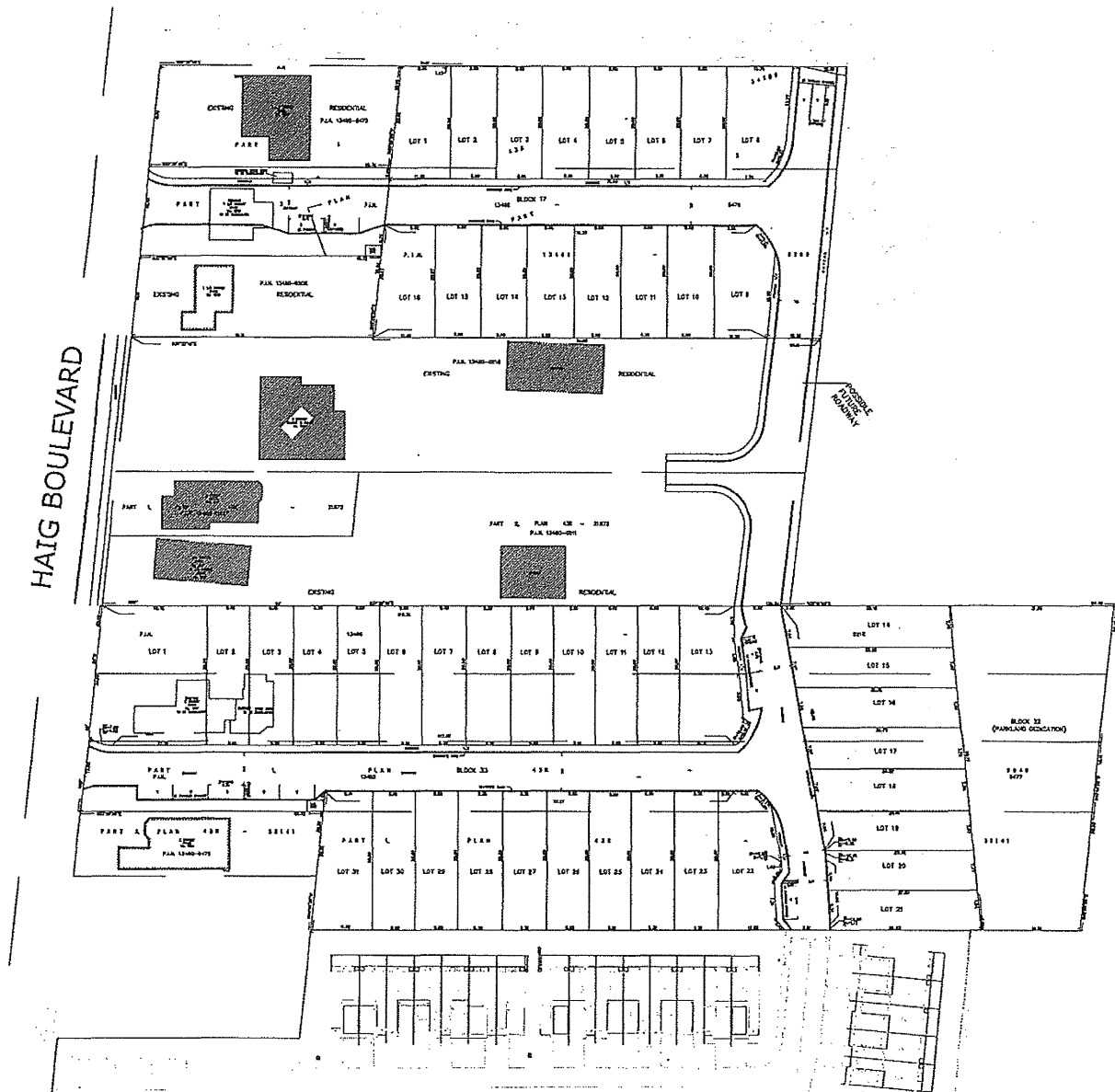


Elevations

Appendix I-6
Page 1







Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (August 5, 2014)</p>	<p>The applicant will be required to enter into a Condominium Water Servicing Agreement with the local municipality and Region for the construction of water connections associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.</p> <p>Municipal sanitary sewer facilities consist of a 750 mm (30 in.) diameter sewer on Haig Boulevard. The lands are located in Water Pressure Zone 1. Municipal water facilities consist of a 150 mm (6 in.) diameter watermain located on Haig Boulevard.</p> <p>It is noted that there is basement flooding in the area. The Region of Peel's Water and Wastewater Program Planning is investigating the cause of the basement flooding and analyzing the existing sanitary system.</p> <p>The Draft Plan conditions will not be cleared by the Region until this investigation is completed.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (August 5, 2014)</p>	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school</p>

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.
GO Transit - Rail Corridor Management Office (August 5, 2014)	<p>A specific warning clause is required to be included in any Development Agreements, Offers to Purchase or Agreements of Purchase and Sale or Lease for all residential units within 300 m (984 ft.) of the rail corridor.</p> <p>The Owner shall grant Metrolinx an environmental easement for operational emissions registered on title against the subject residential dwellings in favour of Metrolinx. This easement is essentially a noise warning clause registered on title.</p>
Credit Valley Conservation (CVC) (July 29, 2014)	<p>Through the development application for the adjacent lands to the south (Weldan Properties (Haig) Inc.), the neighbouring landowner has proposed works to the Serson Creek culvert and on site grading works to remove the adjacent and subject property from the Regulatory flood plain associated with Serson Creek and from a spill area associated with Applewood Creek. CVC staff is not in a position to support any land use changes until these works have been completed to the satisfaction of CVC and City of Mississauga, and a Professional Engineer has confirmed the flood risk has been removed from the subject property.</p> <p>The proponent should be aware that Butternut (tree #64) is a species at risk and that a Butternut Health Assessment may have to be completed should there be any potential injury. The proponent should contact the local district Ministry of Natural Resources (MNR) (Aurora) who would be able to provide further direction as well as provide lists of local Butternut Health Assessors. In addition, MNR should provide a confirmation on what would constitute <i>significant habitat</i> for this endangered species in order to be consistent with the PPS (policy 2.1.3).</p>

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	<p>At the time of review, this property continues to be in the Regulatory Flood plain. The Functional Storm Report (FSR), dated May 27, 2014, considers the post culvert upgrade scenario (Weldan H-OZ11/001). Under the existing conditions and for the development to proceed the FSR must present an interim condition for CVC to review. CVC is in the process of updating its floodplain mapping for Serson Creek.</p>
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (July 28, 2014)</p>	<p>A dedication of parkland will be required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and By-laws. The dedicated lands will function as a vegetative buffer block between the 7th hole of Lakeview Golf Course, and the proposed semi-detached dwelling units. The amount of land to be dedicated has yet to be finalized however the combined yield of both applications is 0.163 ha (0.4 acres). The applicant will be required to enter into a Parkland Dedication Agreement as the lands to be dedicated are related to two development applications (T-M13002 W1 and T-M13003 W1).</p> <p>The applicant is proposing landscaping changes to the City owned and heritage designated Lakeview Golf Course in order to mitigate safety concerns related to errant golf balls landing on the proposed development. Any changes proposed to the golf course will be undertaken at the applicant's expense and will require the approval of the City's Heritage Advisory Committee as well as a Heritage Permit, issued by the City's Culture Division. Should these proposed changes to the Heritage property be rejected, the applicant will need to explore alternative safety measures such as safety fencing.</p> <p>The applicant will be responsible for the implementation of a City approved landscape plan within the lands to be dedicated, for which securities will be collected through the appropriate Servicing Agreement. To date, landscape plans have not been finalized.</p>

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	<p>This Department has design related concerns pertaining to the lot pattern adjacent to the parkland dedication block. The current configuration results in the removal of several large, healthy trees (greater than 90 cm (36 in.) diameter at breast height) on City property that provide a valuable vegetative buffer between the Golf Course and proposed development. This Department does not support the removal of these trees.</p> <p>The proposed development is located approximately 165 m (541 ft.) from Serson Park (P-002), which provides a variety of facilities that include basketball hoops, unlit mini soccer pitches, playground equipment and trails.</p>
<p>City Community Services Department – Culture Division (July 29, 2014)</p>	<p>Heritage Planning has received the revised Heritage Impact Assessment which is currently under review. Any alterations to the City-owned golf course will require approvals from the Heritage Advisory Committee. This requires the submission of a Heritage Property Permit application. More comments may be forthcoming.</p>
<p>City Community Services Department – Fire and Emergency Services Division (August 5, 2014)</p>	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.</p>
<p>City Transportation and Works Department (T&W) (July 28, 2014)</p>	<p>T&W confirmed receipt of the updated circulation of the draft plan, concept plan, functional servicing report by Skira and Assoc., including the storm drainage design, site grading and servicing plans. Preliminary documents provided by the applicant also include an acoustic report, traffic opinion analysis, geotechnical report and Phase 1 Environmental Assessment.</p> <p>The site is traversed by an existing overland drainage regime which includes substantial runoff from the adjacent residential properties to the north and approximately 3 ha (7.2 ac.) of</p>

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	<p>runoff from the Lakeview Golf Course to the northeast. The drainage of these areas has been identified as a concern by the owner of 1187 Haig Boulevard in a letter to the City dated November 27, 2013; whose property is also tributary and upstream of the proposed development.</p> <p>The minor storm sewer drainage system proposed by the applicant intends to accommodate the interim and ultimate development of these upstream drainage areas with rear and side yard catch basins. Notwithstanding this, we share the concerns of the Community Services Department that the installation of the proposed drainage works within the minimal side yard setback for Lot 21 will have an impact on the grading and existing vegetation within the golf course, which is also a Heritage Property. It was also noted that the applicant's engineering consultant will be requested to provide additional details to confirm to the satisfaction of T&W how all overland flow (the major storm system) will be accommodated through the development without flooding any of the existing or proposed residential dwellings.</p> <p>The applicant will be required to address all of the concerns identified in the preliminary comments/conditions. Further detailed comments/conditions will be provided prior the Supplementary Report pending receipt and review of the requested information.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Bell Canada • Canada Post Corporation • Enersource Hydro Mississauga • Hydro One Network • Fire Prevention Plan Examination

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Agency / Comment Date	Comment
	<ul style="list-style-type: none">• Enbridge Gas Distribution Inc.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">• Realty Services• Peel Regional Police• Conseil Scolaire de District Catholique Centre-Sud• Conseil Scolaire de District Catholique Centre-Sud-Ouest• Rogers Cable• Trillium Health Partners

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

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 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Janet I McDougald P.S. <ul style="list-style-type: none"> Enrolment: 529 Capacity: 580 Portables: 1 Allan A Martin Sr. <ul style="list-style-type: none"> Enrolment: 459 Capacity: 538 Portables: 0 Cawthra Park S.S. <ul style="list-style-type: none"> Enrolment: 1,516 Capacity: 1,044 Portables: 6 <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"> 5 Junior Kindergarten to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Queen of Heaven <ul style="list-style-type: none"> Enrolment: 366 Capacity: 561 Portables: 0 St. Paul <ul style="list-style-type: none"> Enrolment: 610 Capacity: 807 Portables: 0

Dunsire (Haig) Inc.

OZ 13/010 W1

T-M13002 W1

Relevant Mississauga Official Plan Policies

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

	Specific 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 7 – Complete Communities	Section 7.1.10 Section 7.4.1	Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such are imperative to conserve and protect. Cultural heritage resources of significant value will be identified, protected and preserved.
Chapter 8 – Create a Multi-Modal City	Section 8.2.2.7 Section 8.4.11	MOP will ensure that future additions to the road network should be public roads, and where private roads are permitted public easements may be required.
Chapter 9 – Build a Desirable Urban Form	Section 9.1 Section 9.1.3 Section 9.2.2 Section 9.2.4 Section 9.5.1	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 1.1.2.1	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.

OZ 13010 W1
T-M13002 W1

APPENDIX I-11



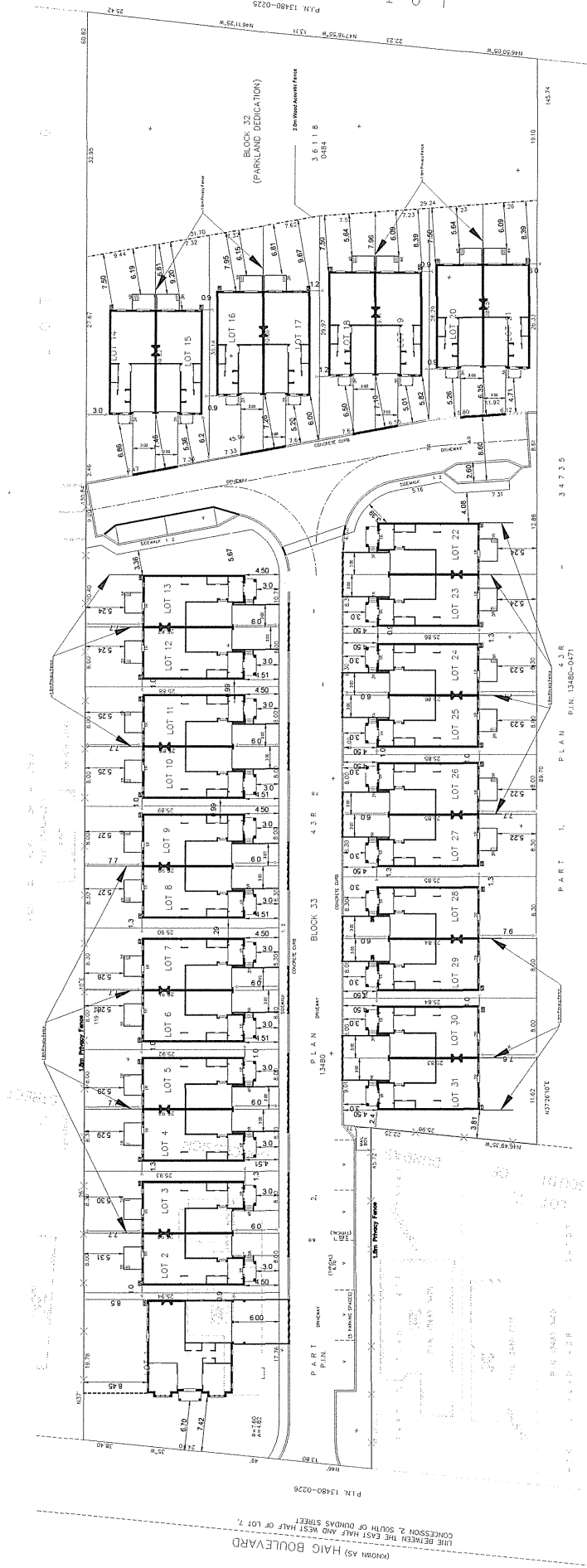
Dunsire (Haig) Inc.

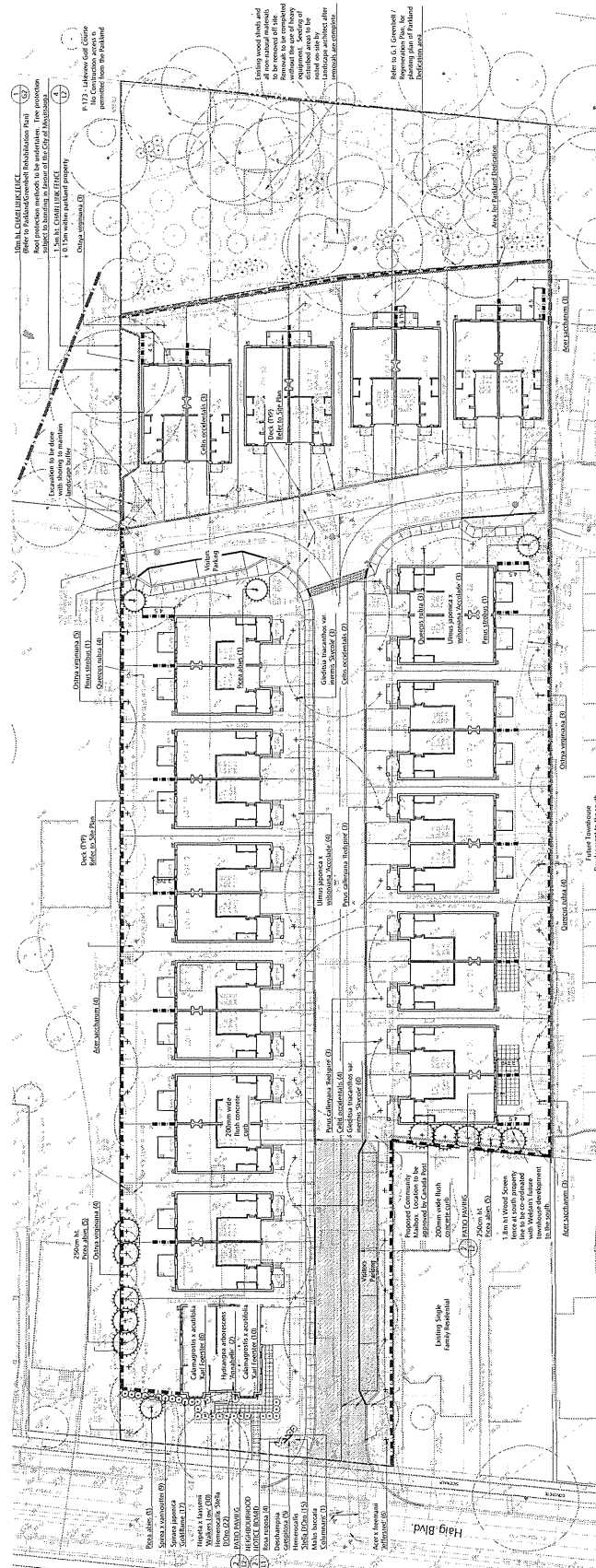
**Files: OZ 13/010 W1
T-M13002 W1**

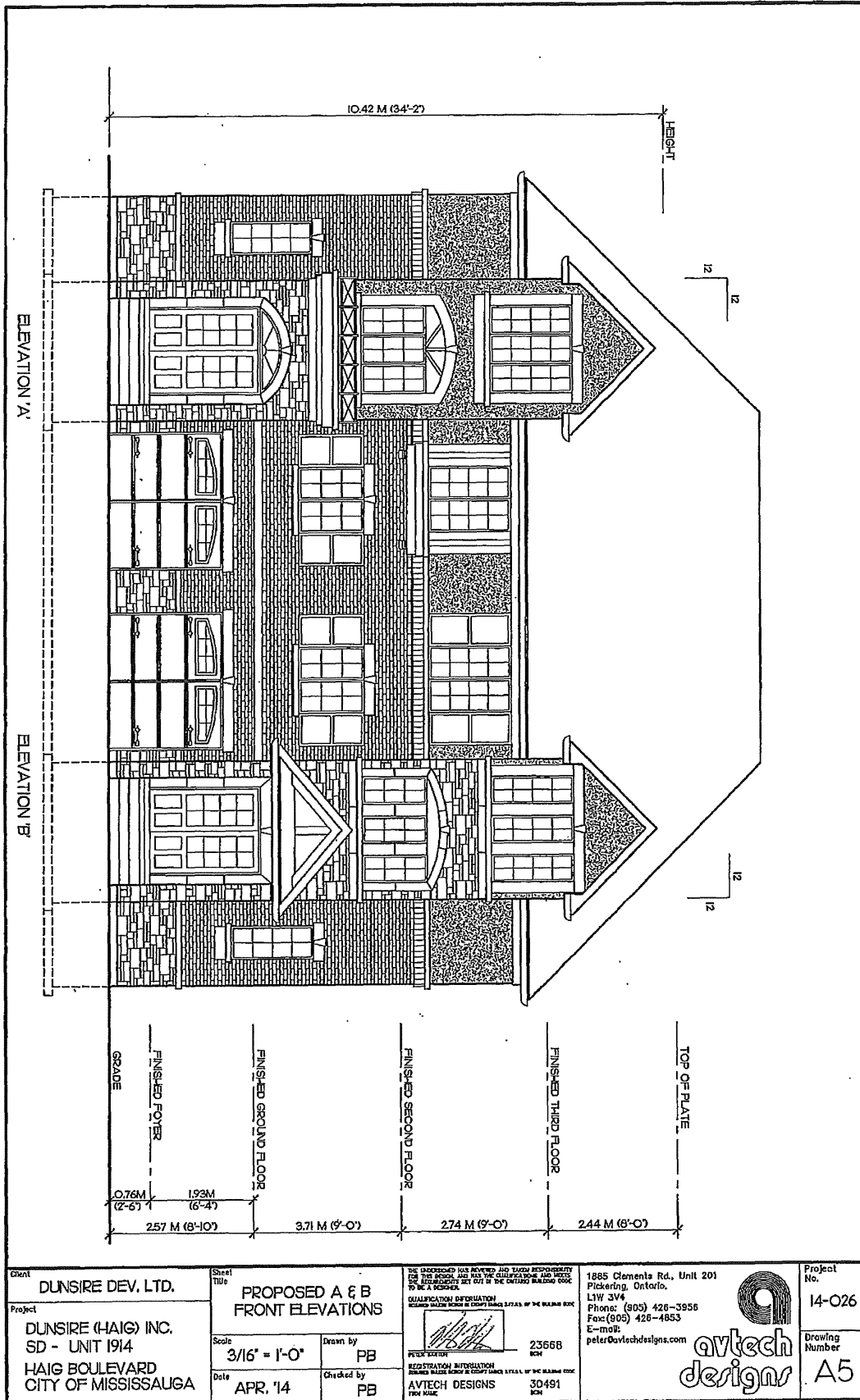
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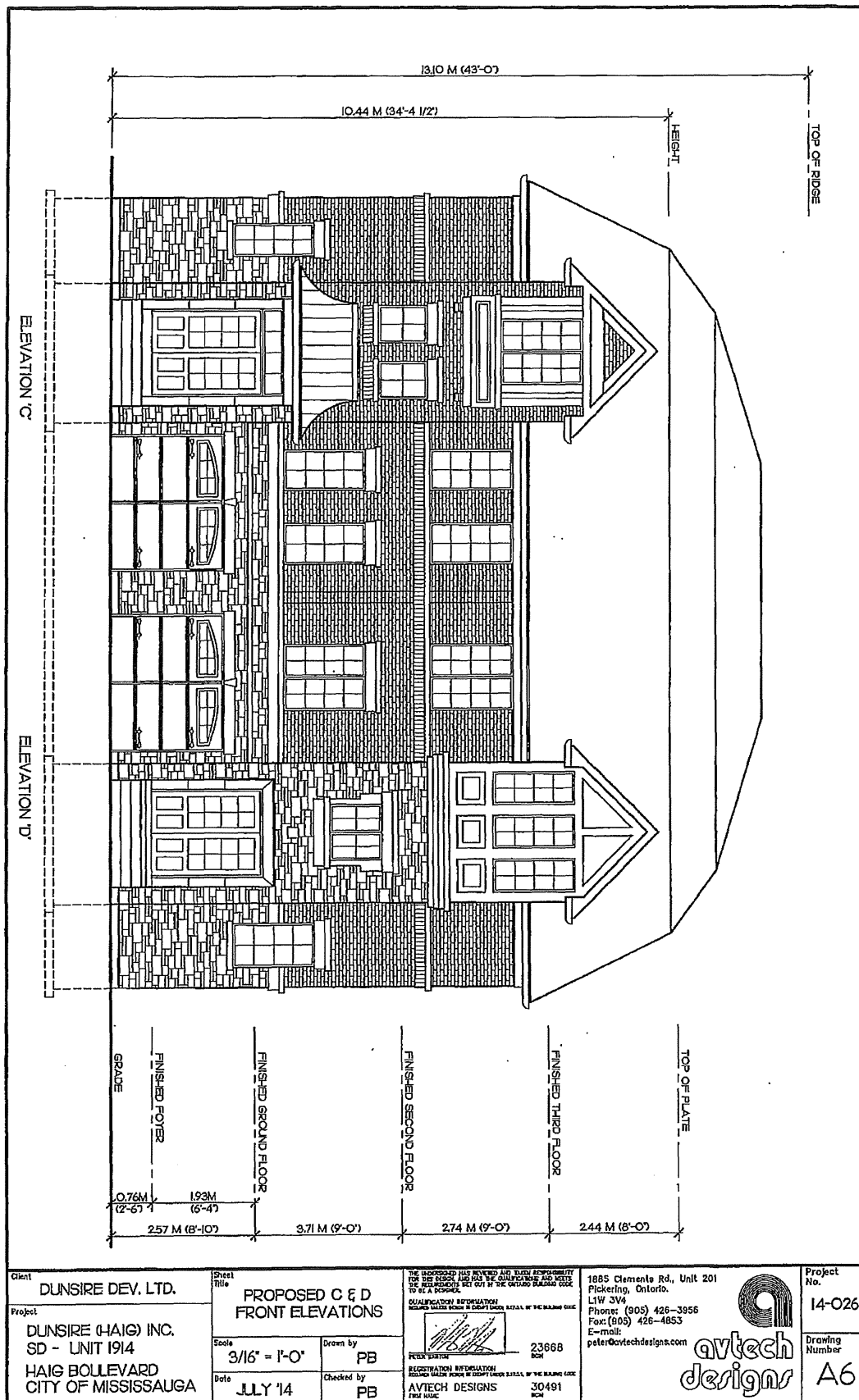
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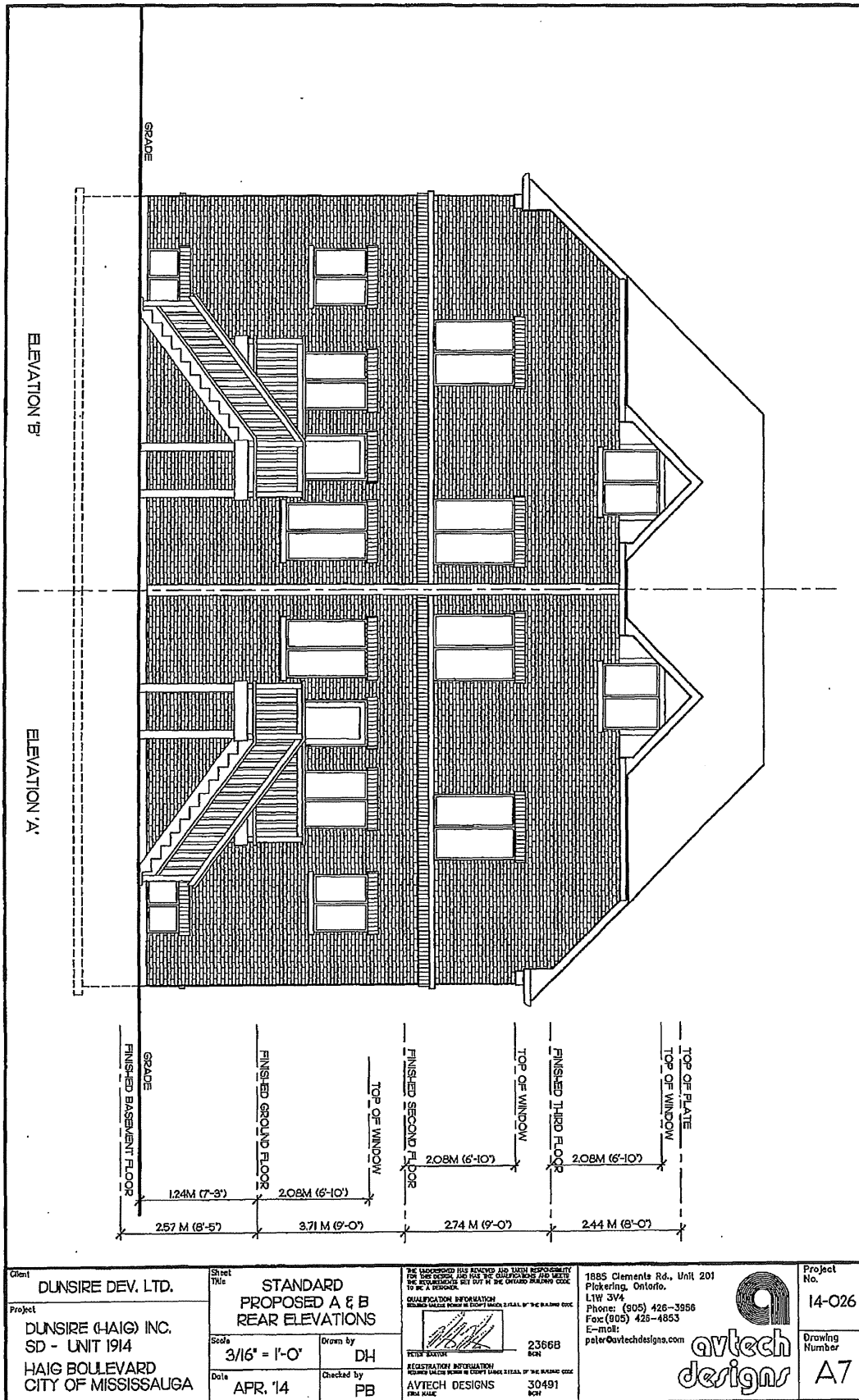
"That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road under files OZ 13/010 W1 & T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be received for information."

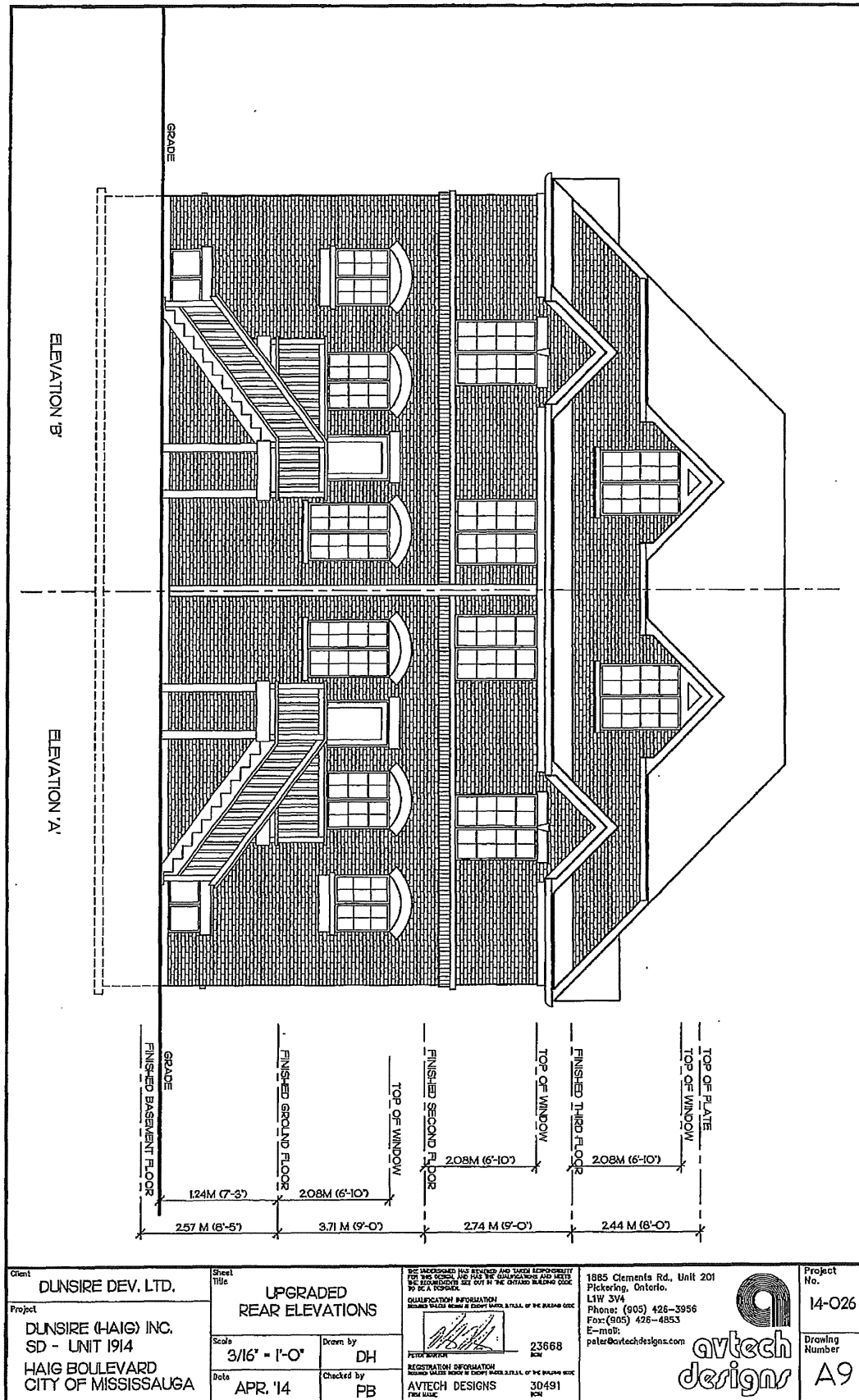


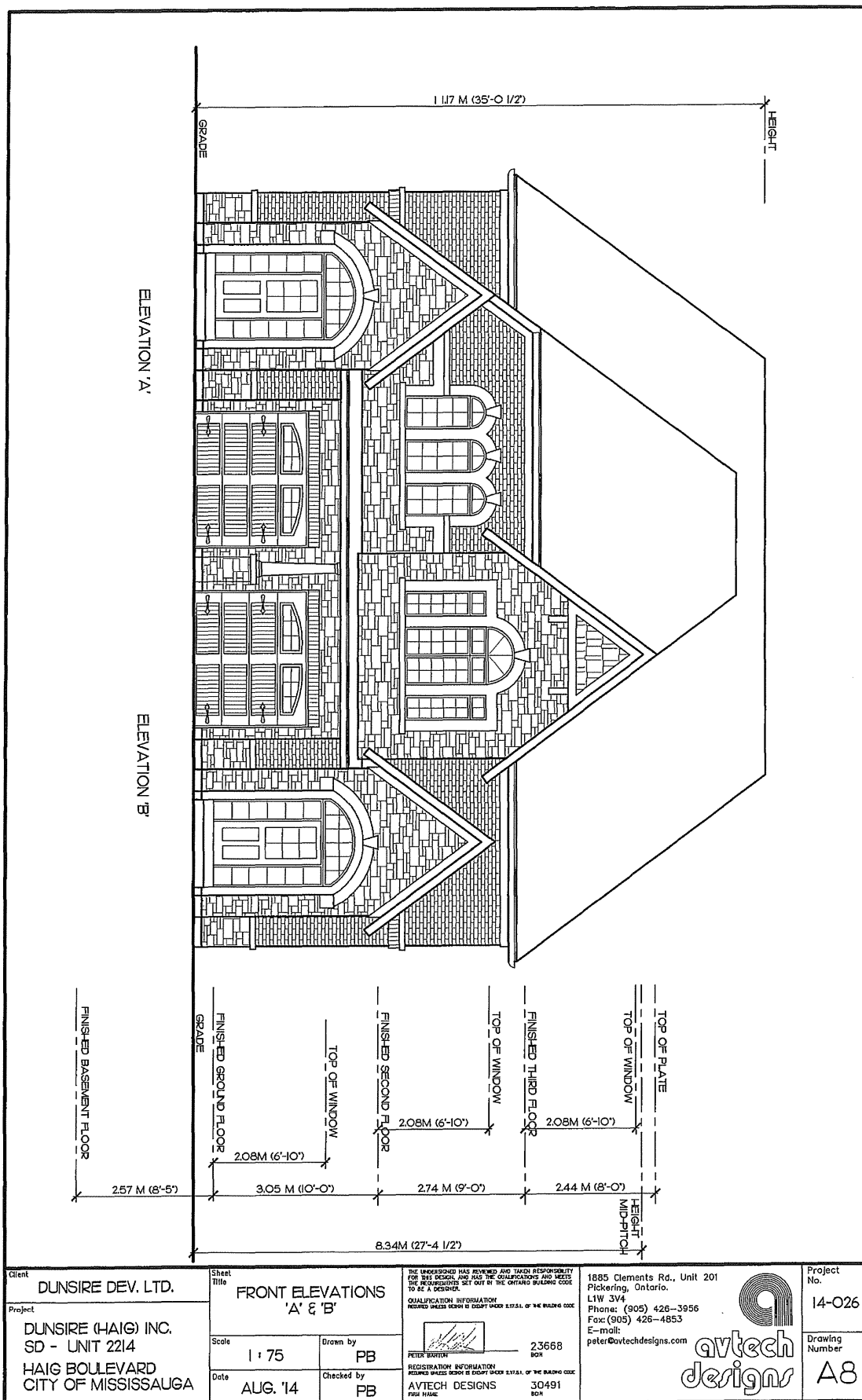


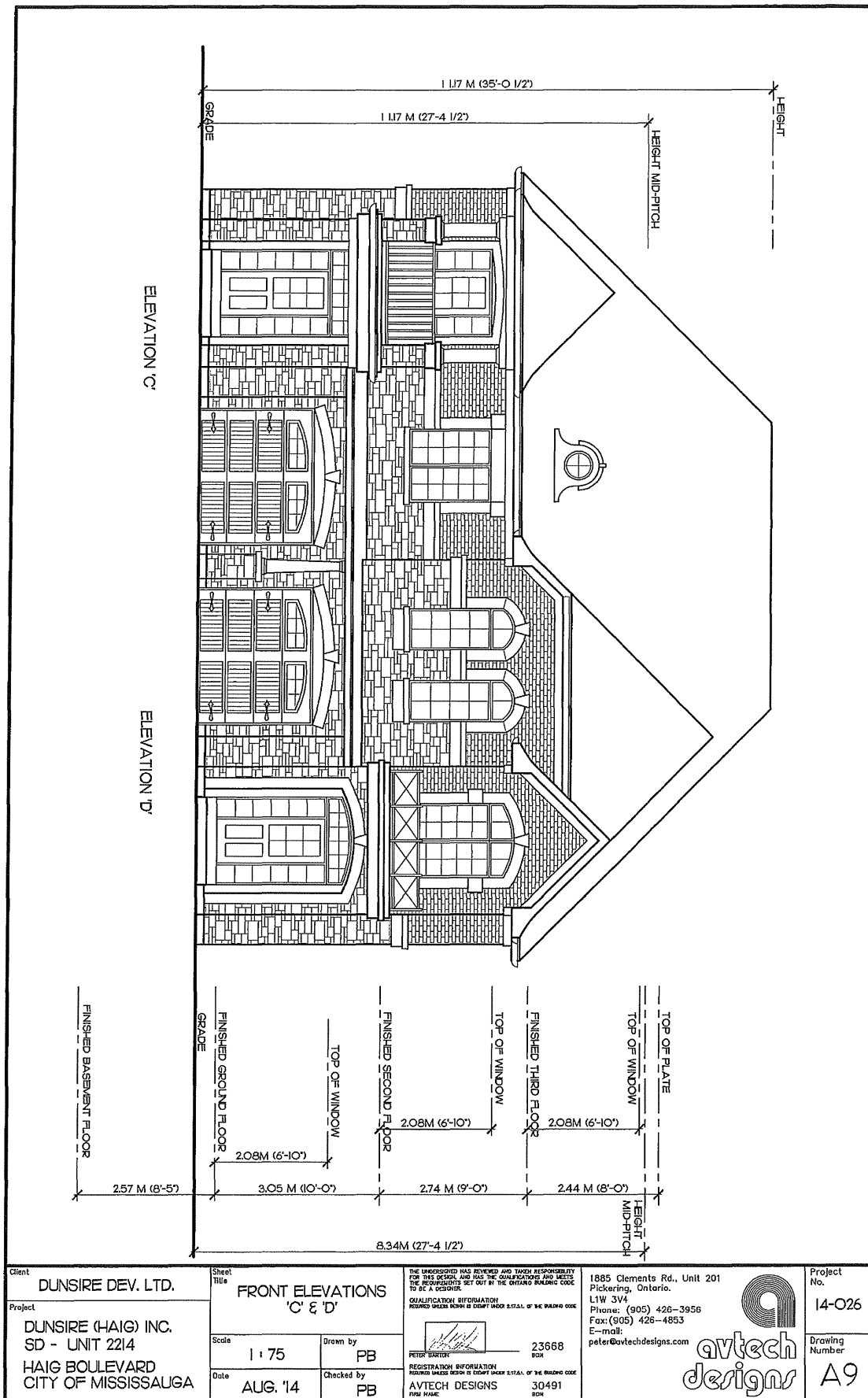


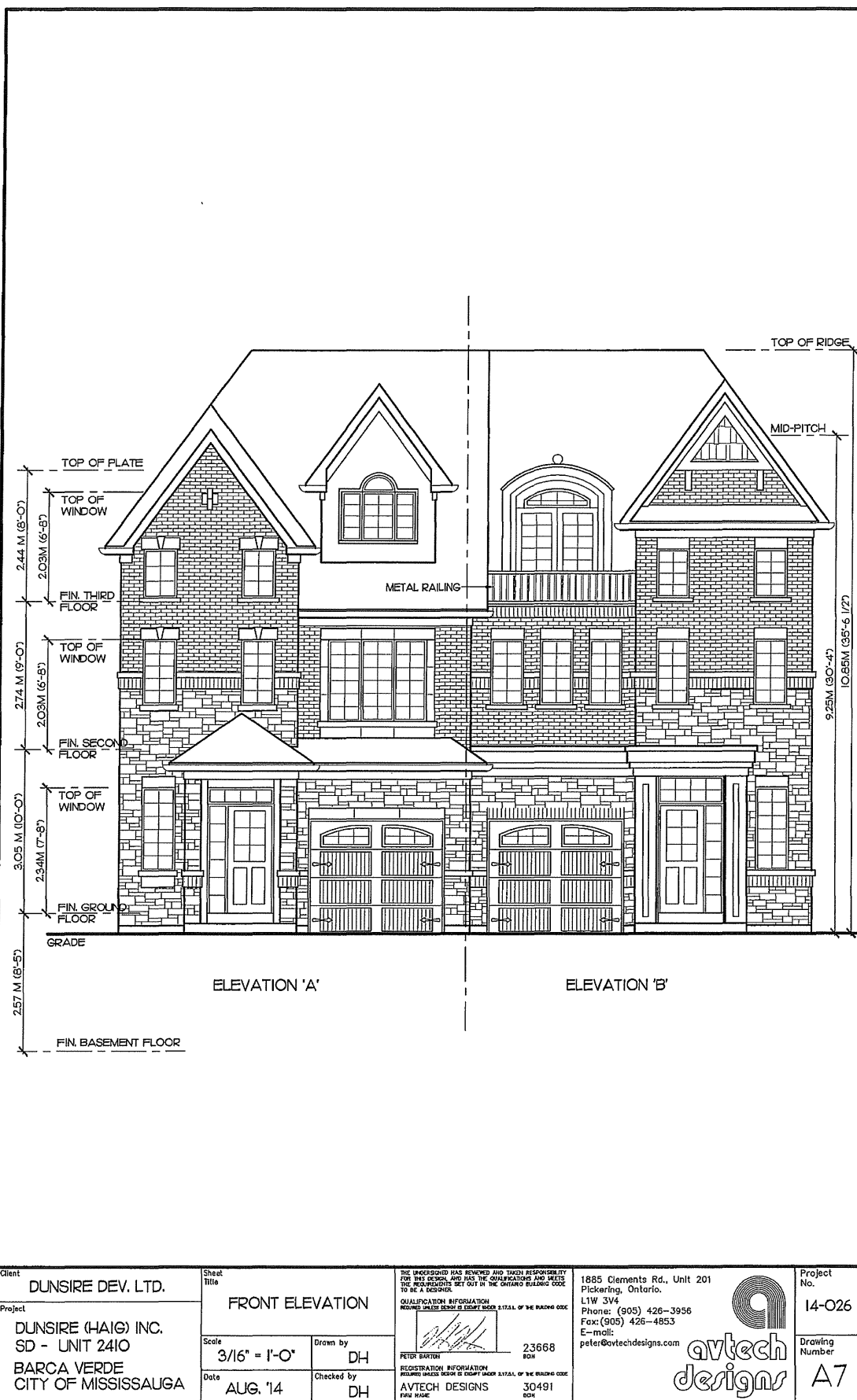


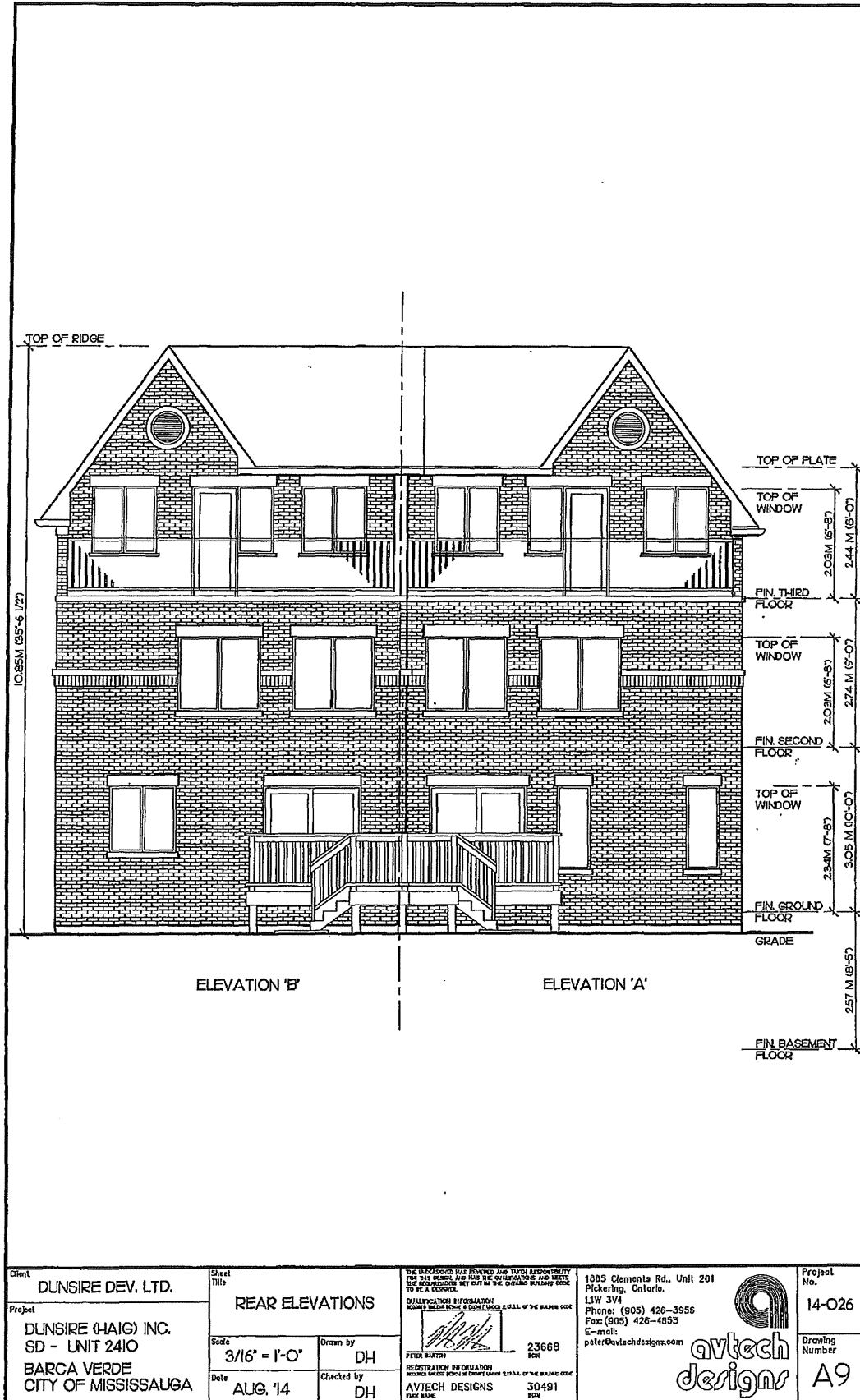


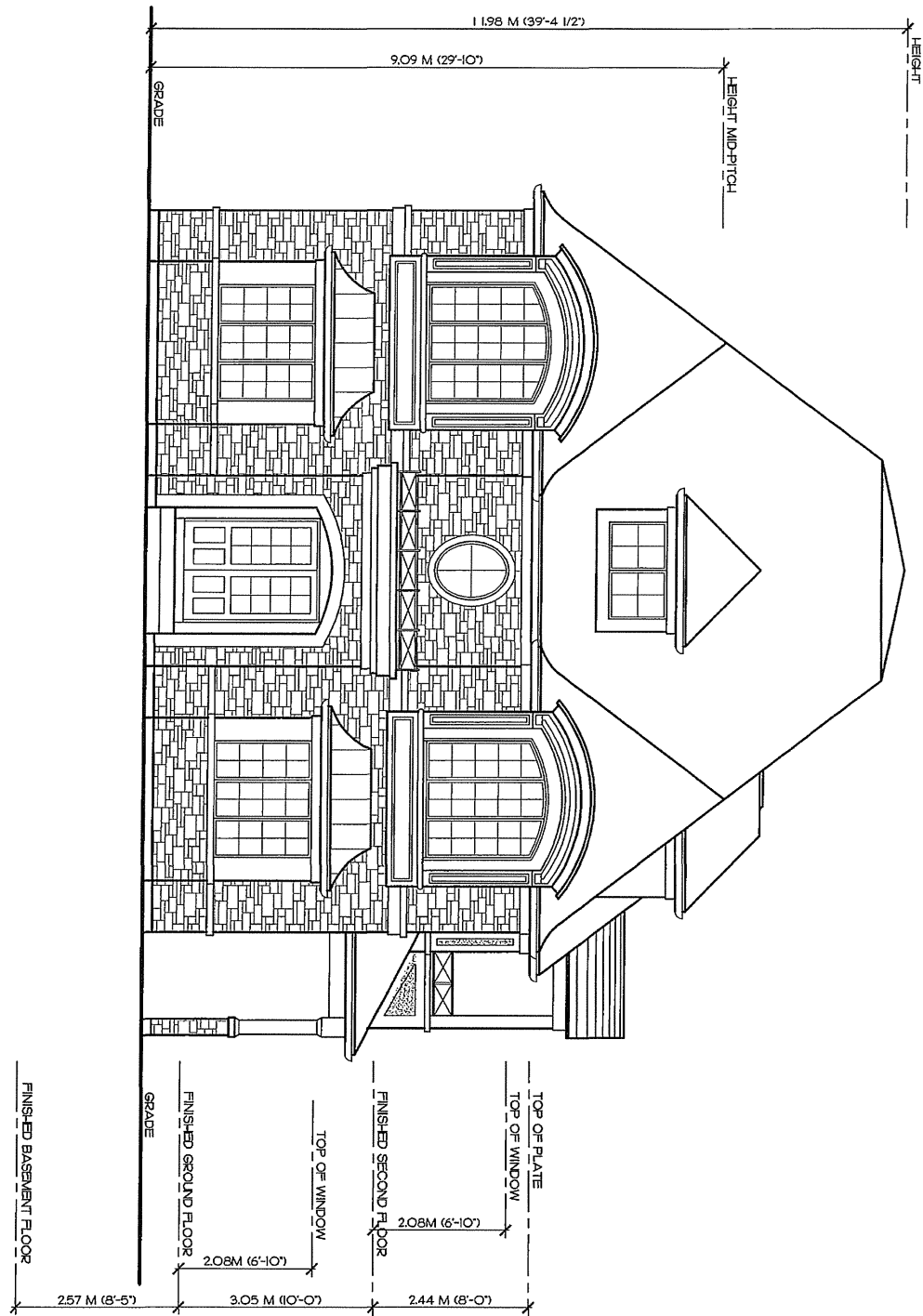






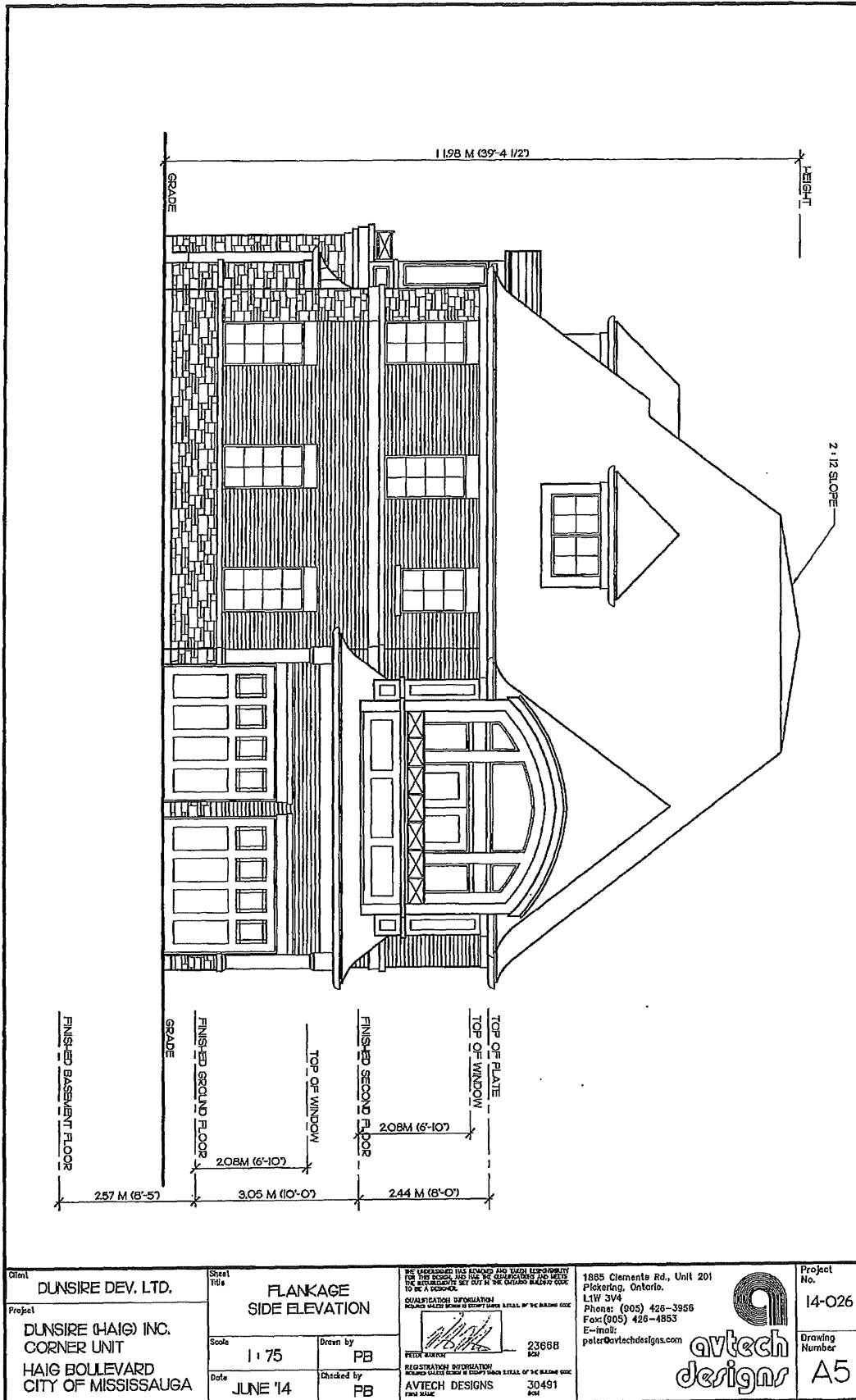


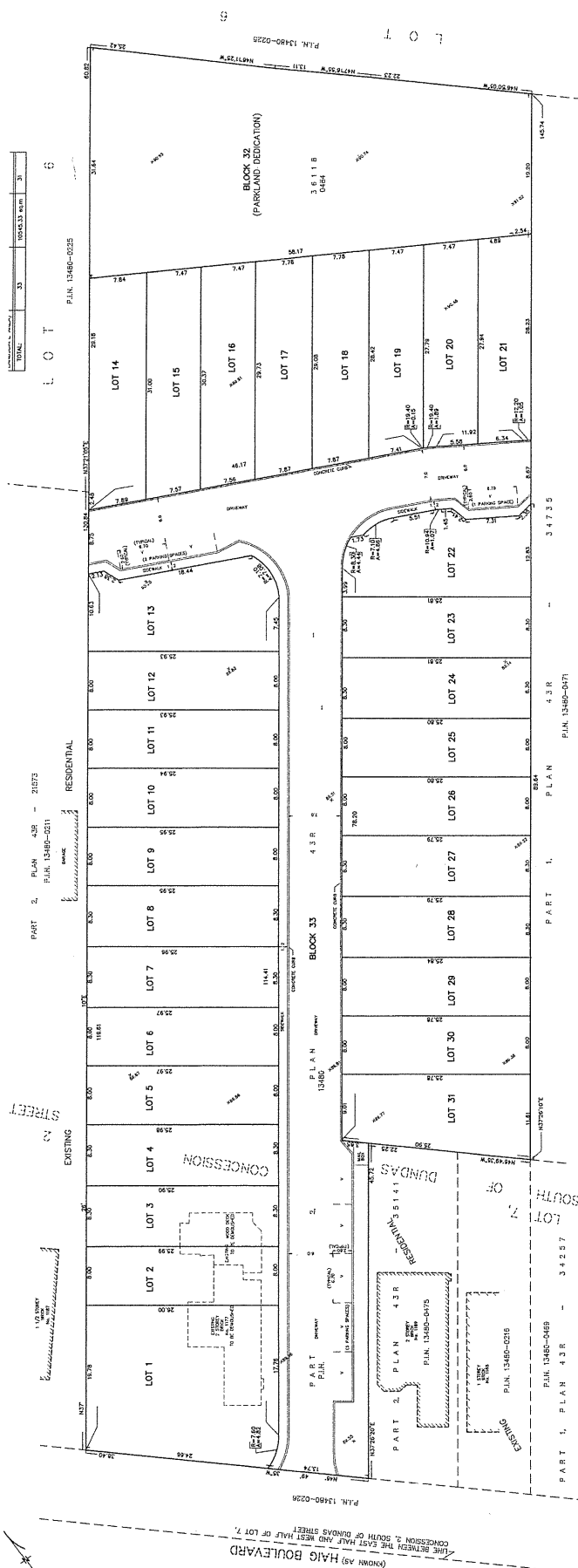






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Project	DUNSIRE (HAIG) INC. CORNER UNIT HAIG BOULEVARD CITY OF MISSISSAUGA		Scale	1 : 75	Brown by PB		23668 SON		Drawing Number	A4
	Date	JUNE '14	Checked by	PB	REGISTRATION INFORMATION REQUIRED UNDER DESIGN IS CANNOT EXCEED LITERAL OF THE DRAWING CODE	AVTECH DESIGNS DATE MADE:	30491			







SCHEDULE A CONDITIONS OF APPROVAL

FILE: T-M13002 W1

SUBJECT: Draft Plan of Subdivision
1173, 1177 and 1183 Haig Boulevard
City of Mississauga
Dunsire (Haig) 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"

- 1.0 Approval of the draft plan applies to the plan dated April 24, 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 Servicing, 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 municipal services, road widenings, construction and reconstruction, signals, 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 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
 - 9.0 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".
 - 10.0 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.
 - 11.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
 - 12.0 Prior to execution of the Servicing Agreement, 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.
 - 13.0 The applicant/owner shall make arrangements acceptable to the City with regard to any Park issues including Park or greenbelt development, buffer planting, hoarding and cash contributions to the City for golf course works. To fulfil the requirements of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the City will accept Block 32 on the subject Draft Plan, having an area of 1520 sq. m., for park or other public recreational purposes.
 - 14.0 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.

Dunsire (Haig) Inc.**Files: OZ 13/010 W1
T-M13002 W1****Updated Agency Comments**

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

Agency / Comment Date	Comment
Credit Valley Conservation (January 14, 2015)	<p>Currently the lands are located outside of floodplain based on the culvert upgrade for 1135/1125 Haig Boulevard, and is now outside of CVC Regulated area and does not require a permit.</p> <p>CVC further notes that floodplain mapping is being updated in this area and wishes to continue to be circulated the applications to continue to confirm that the proponent is located outside of the hazard.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 27, 2015)	<p>The proposed development is located approximately 165 m (541 ft.) from Serson Park (P-002), which provides a variety of facilities that include basketball hoops, unlit mini soccer pitches, playground equipment and trails.</p> <p>Prior to subdivision registration and through the Servicing Agreement, a dedication of parkland will be required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and By-laws. The dedicated lands will function as a vegetative buffer block between the 7th hole of Lakeview Golf Course, and the proposed semi-detached dwelling units. The land dedication will satisfy the parkland dedication requirements for both application T-M13002 W1 and T-M13003 W1.</p> <p>The applicant has proposed landscaping changes to the City owned and heritage designated Lakeview Golf Course in order to mitigate safety concerns related to errant golf balls landing on the proposed development. The applicant, acting on behalf of and with the City's permission, has acquired a Heritage</p>

Dunsire (Haig) Inc.

Files: OZ 13/010 W1
T-M13002 W1

Agency / Comment Date	Comment
	<p>Permit to permit the proposed changes to the Golf Course. Prior to subdivision registration and through the Servicing Agreement, the City will accept a cash contribution from the applicant to perform the landscaping work on behalf of the applicant.</p> <p>The applicant will be responsible for the implementation of a City approved landscape plan within the lands to be dedicated, for which securities will be collected through the appropriate Servicing Agreement. To date, landscape plans have not been finalized.</p> <p>Through the Servicing Agreement, securities will be taken for trees located on golf course property that may be affected by the construction of the proposed townhomes.</p>
City Community Services Department – Culture Division (April 20, 2015)	The applicant submitted a Heritage Impact Statement that suggested minor changes to the adjacent golf course in order to accommodate the proposed development. The document was reviewed by Heritage Planning staff and upon review, a report from the Commissioner of Community Services, dated March 17, 2015, was transmitted to the Heritage Advisory Committee for consideration regarding the item. The report indicated that the suggestions were appropriate and recommended approval of the request. On April 14, 2015, the Heritage Advisory Committee recommended approval of the request and a heritage permit was issued.
City Transportation and Works Department (T&W) (April 27, 2015)	T&W confirmed receipt of the applicant's updated Draft Plan, Concept Plan, Site Servicing/ Grading Plans, a revised Noise Control Feasibility Study and Functional Servicing Report, which have addressed their department's preliminary comments and concerns.

Dunsire (Haig) Inc.**Files: OZ 13/010 W1
T-M13002 W1**

Agency / Comment Date	Comment
	<p>A Traffic Impact Assessment, dated June 19, 2013 and addenda, prepared by Crozier & Associates, has also been received which confirms to their satisfaction that the existing transportation infrastructure has sufficient capacity to accommodate the traffic to be generated by this development.</p> <p>The Functional Servicing Report, revised November 28, 2014, by Skira & Associates Ltd. has analyzed the storm sewer outlet proposed for the subject development and confirmed that capacity is available to accommodate the proposal. Drainage concerns have been identified on the adjacent residential property to the north and Lakeview Golf Course that currently drain through this site. The applicant's site grading and servicing plans have been revised to include an acceptable storm sewer system and overland flow route designed to pick up the minor and major storm water flows from the proposed development and external drainage areas.</p> <p>In the event these applications are approved by Council, prior to registration, the applicant will be required to enter into Servicing and Development Agreements with the City for the construction of the required municipal works and implementation of the conditions of development/draft plan approval.</p> <p>Site specific details will be addressed through the associated Site Plan application.</p>



Corporate Report

Clerk's Files

Originator's
Files OZ 13/011 W1
T-M13003 W1

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Applications to permit 16 semi-detached homes
on a private condominium road
1209 Haig Boulevard
Owner: Dunsire (Haig) Inc.**

Recommendation Report

Ward 1

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/011 W1 and T-M13003 W1, Dunsire (Haig) Inc., 1209 Haig Boulevard, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to change the Zoning from R3 (Detached Dwellings – Typical Lots) to RM3 - Exception (Semi-Detached Dwelling on a CEC – Private Road) to permit sixteen (16) semi-detached dwellings on a common element condominium private road in accordance with the proposed zoning standards

described in the Information Report, be approved subject to the following conditions:

- (a) That the draft plan of subdivision under file T-M13003 W1 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 School Boards not apply to the subject lands.
3. That the draft plan of subdivision under file T-M13003 W1, be recommended for approval subject to the conditions contained in Appendix R-7.
 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:**

- Issues regarding stormwater management for the development and tree preservation along Lakeview Golf Course have been satisfactorily addressed by the applicant;
- The design, massing and appearance of the proposed dwellings have been revised in an attempt to address compatibility concerns with the surrounding homes;
- 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. The Planning and

Development Committee passed Recommendation PDC-0071-2014 which was adopted by Council and is attached as Appendix R-2.

Since the public meeting, the applicant has made some minor modifications to their proposal to reduce the massing of the proposed three storey dwellings; provided additional details and dimensions; introduced additional trees at the rear of the proposed lots, wood privacy and acoustic fencing and hard and soft landscaping. Revised plans and studies have also been submitted to address outstanding technical matters associated with the proposed development, including issues related to stormwater management and tree preservation along Lakeview Golf Course.

COMMENTS:

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

COMMUNITY ISSUES

In addition to the issues raised in the Information Report, a number of issues were raised by community residents at the September 8, 2014 public meeting. Those issues are listed below along with the responses.

Comment

Concerns were raised regarding the change to the character of the area and impact of the proposed development on those homes along Haig Boulevard.

Response

Neighbourhood character does not mean the exact same building type and style, but rather refers to use, context and relationship between buildings. The lands are designated Residential Low Density I in the current and Council endorsed Lakeview Local Area Plan which permits both detached and semi-detached dwellings.

Haig Boulevard contains a mix of older and newer one (1) and two (2) storey detached homes on properties with varying lot frontages and depths. The proposed semi-detached dwellings provide for an appropriate transition in built form and meet the maximum height regulations of the Zoning By-law.

Comment

Concerns were raised regarding the four (4) storey appearance of the semi-detached dwellings.

Response

The applicant is currently proposing three (3) storey semi-detached dwellings that are compliant with the RM3 height maximum of 10.7 m (35.1 ft.), which is the same height requirement currently allowed in the existing R3 zoning. In addition, the applicant has provided revised elevations in an attempt to de-emphasize the height of the dwellings. The revised building elevations are shown in Appendix R-5. While staff still have a concern with the revised elevations, through the Site Plan approval process, further refinements to the proposed elevations will be required.

Comment

Concerns were raised regarding increased traffic on Haig Boulevard.

Response

This item is addressed by the City's Transportation and Works Department in the Updated Agency and City Departments Comments section of this report.

Comment

Concerns were raised regarding the adequacy of visitor parking on the subject site and the potential for overflow on Haig Boulevard.

Response

The required number of parking spaces in the Zoning By-law for the RM3 zone is 2.0 resident spaces and 0.25 visitor parking spaces per unit. The applicant has provided four (4) visitor parking spaces on site for the subject development, which satisfies the requirements of the Zoning By-law.

Comment

Concerns were raised about the visibility of the proposed visitor parking from Haig Boulevard.

Response

The proposed two (2) parallel visitor parking spaces will be readily visible for visitors entering into the development. Through the Site Plan approval process, staff will review opportunities for appropriate screening to ensure a suitable treatment at the interface with Haig Boulevard.

Comment

Concerns were raised about the replacement of gardens and trees on the lands by asphalt surfaces and parking spots.

Response

If approved, the City will require replacement tree planting as required as per the provisions of By-law 0474-2005, which will require one tree to be provided for every healthy tree removed between 15 cm (5.9 in.) and 49 cm (19.3 in.) dbh (diameter at breast height) and two replacement trees are required for every tree greater than 50 cm (19.6 in.) dbh that is to be removed. This includes trees identified as "fair" on the tree inventory plan.

Comment

Concern was raised about the applicant's proposal for a private condominium road versus providing a municipal road.

Response

Residential developments on private condominium roads are not uncommon throughout the City, and in this instance there is no opportunity to connect with another neighbourhood further east. In addition, a precedent has been established in the immediate neighbourhood through the Ontario Municipal Board's decision allowing a private condominium road for the approved townhouses and detached home on the Weldon Properties (Haig) Inc. lands to the south. As result, a private condominium road is considered acceptable in this instance.

Comment

Concern was raised about the location of the proposed condominium road directly across from a residential property located at 1212 Haig Boulevard, as it will result in a "T" intersection.

Response

There is no opportunity in this instance to align the proposed condominium road with an existing road on the west side of Haig Boulevard. Further, there will not be a significant amount of traffic generated by this proposal since there is no through traffic from the proposed development.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS**

Updated comments from City Departments and Agencies are contained in Appendix R-8.

PLANNING COMMENTS

Official Plan

As noted in Appendix R-1, the subject lands are designated **Residential Low Density I** in the Lakeview Neighbourhood Character Area in Mississauga Official Plan. The proposal to permit 16 semi-detached dwellings on a common element condominium private road conforms to the current land use designation.

Draft Lakeview Local Area Plan

A report on comments for the Draft Lakeview Local Area Plan was presented to Planning and Development Committee on February 23, 2015.

The draft local area plan identifies these lands as being within the "Serson Terrace" Neighbourhood which allows dwelling heights to be two (2) to three (3) storeys. The plan also states that neighbourhoods are to remain stable while accommodating new development that is context sensitive in order to achieve a range of housing forms.

Furthermore, Haig Boulevard is identified as a "minor collector" which, in Mississauga Official Plan, is to accommodate low levels of traffic and provide property access.

The implementing Official Plan amendment for the Draft Lakeview Local Area Plan will be brought forward in September.

Zoning

The proposed **RM3- Exception** (Semi-Detached Dwellings on a CEC – Private Road) zone is appropriate to implement the proposed Draft Plan of Subdivision. The exception zone is necessary to recognize a reduced sidewalk width of 1.2 m (3.9 ft.); whereas the **RM3** base zoning requires sidewalk widths to be 2.0 m (6.6 ft.). This requirement is a recent amendment to the Zoning

By-law and was enacted by City Council on July 2, 2014. At that time, the subject applications had already been in process and for this reason an exemption from this particular regulation is appropriate in this instance. This deficiency was also inadvertently noted in the Information Report as 1.5 m (4.9 ft.) rather than 1.2 m (3.9 ft.). The applicant has not requested any other exceptions to the standard **RM3** provisions.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan Approval.

The applicant has submitted a site plan application, under File SP 13/177 W1 and through the processing of this application, the applicant will be required to address any further issues before approval is granted, including house designs.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M13003 W1, 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 Development Charges By-law as well as the financial requirements of any other commenting agency.

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 is in conformity with the Residential Low Density I designation in the Lakeview Neighbourhood

Character Area in Mississauga Official Plan and represents an infill development of semi-detached homes on a private condominium road that is compatible with the surrounding land uses.

2. The proposed RM3 – Exception (Semi-Detached Dwellings on a CEC – Private Road) zone is appropriate to accommodate the requested use and to implement the proposed Draft Plan of Subdivision under File T-M13003 W1.
3. The proposed Draft Plan of Subdivision provides an efficient use of land and services and results in orderly development of the lands at an appropriate density and scale.

ATTACHMENTS:

Appendix R-1: Information Report
Appendix R-2: Recommendation PDC-0071-2014
Appendix R-3: Revised Concept Plan
Appendix R-4: Landscape Plan
Appendix R-5: Revised Building Elevations
Appendix R-6: Revised Draft Plan of Subdivision
Appendix R-7: Conditions of Draft Approval
Appendix R-8: Updated Agency and City Department Comments



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Ferro, Development Planner





Corporate Report

Clerk's Files

Originator's

Files

OZ 13/011 W1

T-M13003 W1

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 16 semi-detached dwellings on a common element
condominium private road
1209 Haig Boulevard
East side of Haig Boulevard, south of Atwater Avenue
Owner: Dunsire (Haig) Inc.
Applicant: Michael Gray / 763930 Ontario Limited
Bill 51

Public Meeting

Ward 1

RECOMMENDATION: That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 16 semi-detached dwellings on a common element condominium private road under files OZ 13/011 W1 & T - M13003 W1, Dunsire (Haig) Inc., 1209 Haig Boulevard, be received for information.

REPORT HIGHLIGHTS:

- Community concerns identified to date relate to traffic, the adequacy of visitor parking and the height of the proposed dwellings;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Zoning By-law amendment and Draft Plan of Subdivision and satisfactory

resolution of various design and technical issues outlined in this report.

BACKGROUND:

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: August 27, 2013 Deemed complete: October 7, 2013
Number of units:	16 semi-detached dwellings
Height:	10.4 m (34.1 ft.)
Net Density:	32 units/ha 13 units/acre
Anticipated Population:	58* *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:	32 resident spaces @ 2.0 spaces/unit 4 visitor spaces @ 0.25 spaces/unit Total Required: 36 spaces
Parking Provided:	36 spaces
Supporting Documents:	<ul style="list-style-type: none"> • Tree Inventory & Preservation Plan • Planning Justification Report • Noise Control Feasibility Study • Functional Servicing Report • Phase 1 Environmental Site Assessment • Geotechnical Investigation Report • Traffic Opinion Letter • Heritage Impact Statement • Stage 1 and 2 Archaeological Assessment

Development Proposal	
	<ul style="list-style-type: none"> • Parcel Register Documents • Green Site and Building Features List • Draft Zoning By-law

Site Characteristics	
Frontage:	16.46 m (54.0 ft.)
Depth:	130.96 m (429.65 ft.) (Irregular)
Gross Lot Area:	0.5 ha (1.2 ac.)
Existing Use:	Detached Dwelling

Additional information is provided in Appendices I-1 to I-11.

Green Development Initiatives

The applicant has identified that they are proposing Energy Star Qualified Homes, including water and energy efficient appliances.

Neighbourhood Context

The subject property is located in the Lakeview Neighbourhood, a stable residential community characterized predominately by detached dwellings on large lots (see Appendix I-1). The site is a "key" shaped lot containing a detached dwelling on the front portion with the rear portion being vacant. The perimeter of the site is well treed.

To the south, Dunsire (Haig) Inc. has submitted, in conjunction with these applications, separate Rezoning and Subdivision applications under files OZ 13/010 W1 and T-M 13002 W1 to permit 30 semi-detached dwellings and one detached dwelling on a common element condominium private road. The overall concept plan shown in Appendix I-7 illustrates the two development proposals by Dunsire (Haig) Inc. Together, there will be 46 semi-detached dwellings and one detached dwelling.

Further south, lands north of the CN Railway have been rezoned to permit 76 standard condominium townhouse dwellings and one detached dwelling (Weldan Properties (Haig) Inc.).

The surrounding land uses are described as follows:

North: Detached Dwellings

East: Lakeview Golf Course

South: Detached Dwellings

West: Detached dwellings on west side of Haig Boulevard

Current Mississauga Official Plan Designation and Policies for the Lakeview Local Area Plan

"Residential Low Density I" which permits detached, semi-detached and duplex dwellings.

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

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-10.

Draft Lakeview Local Area Plan

The City of Mississauga has undertaken a review of the Lakeview Local Area Plan and has prepared draft policies that are to be incorporated into the Mississauga Official Plan. The draft Plan carries forward many existing policies and land use designations found in the existing Plan and introduces a number of key modifications, including a vision, directing growth to certain areas, and additional policies on complete communities, transportation and urban form. The draft Plan was circulated following the Planning and Development Committee on February 3, 2014 and City staff held a public open house on April 1, 2014. On June 2, 2014, a statutory public meeting was held and it is expected that a report on comments to the draft Plan will be considered at a Planning and Development Committee meeting early 2015.

Although the Draft Lakeview Local Area Plan is not in effect, the policies proposed outline the overall vision for the Lakeview Neighbourhood, therefore this development shall have regard for its policies.

Existing Zoning

"R3" (Detached Dwellings – Typical Lots), which permits which permits detached dwelling on lots with a minimum lot frontage of 15.0 m (49.2 ft.) and a minimum lot area of 550 m² (5, 920 sq. ft.).

Proposed Zoning By-law Amendment

"RM3-Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit semi-detached dwellings on a common element condominium private road. The exception zone is necessary to recognize a reduced sidewalk width of 1.5 m (4.9 ft.); whereas on July 2, 2014, a new minimum width for a CEC sidewalk of 2.0 m (6.6 ft.) was introduced through a City-initiated housekeeping By-law 0190-2014, amending Zoning By-law 0225-2007. The applicant has not requested any other exceptions to the standard "RM3" zone provisions.

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor, Jim Tovey on June 24, 2014.

Issues raised by the Community and through subsequent correspondence received are summarized below and will be addressed in the Supplementary Report:

- The adequacy of the number of visitor parking spaces proposed which may result in an overflow onto Haig Boulevard;
- The visibility of the proposed visitor parking from Haig Boulevard;
- The proposed development should have regard for the Draft Lakeview Local Area Plan;
- The capacity for both the sanitary sewer and storm water systems;
- The height of the proposed units, as they appear to be 4 storey dwellings;
- Increased traffic in the neighbourhood and safety concerns due to two new entrances being created;
- Safety and sightline issues at the railroad crossing;

- Overlook issues for existing homes along Haig Boulevard and Atwater Avenue, affecting the use and privacy of the backyards for these adjacent lots.

DEVELOPMENT ISSUES

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

- appropriate height of the proposed semi-detached dwellings and other design issues;
- visitor parking locations;
- the impact and transition to the abutting dwellings on Haig Boulevard and Atwater Avenue;
- tree preservation along Lakeview Golf Course;
- interface between the proposed common element condominium road and Lakeview Golf Course;
- confirmation of the how the overland flow (the major storm system) will be accommodated through the development.

OTHER INFORMATION

Development Requirements

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

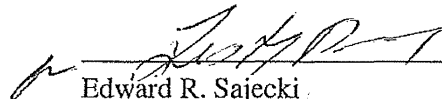
FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: The majority of agency and City department comments have been received and after the public meeting has been held and all issues

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

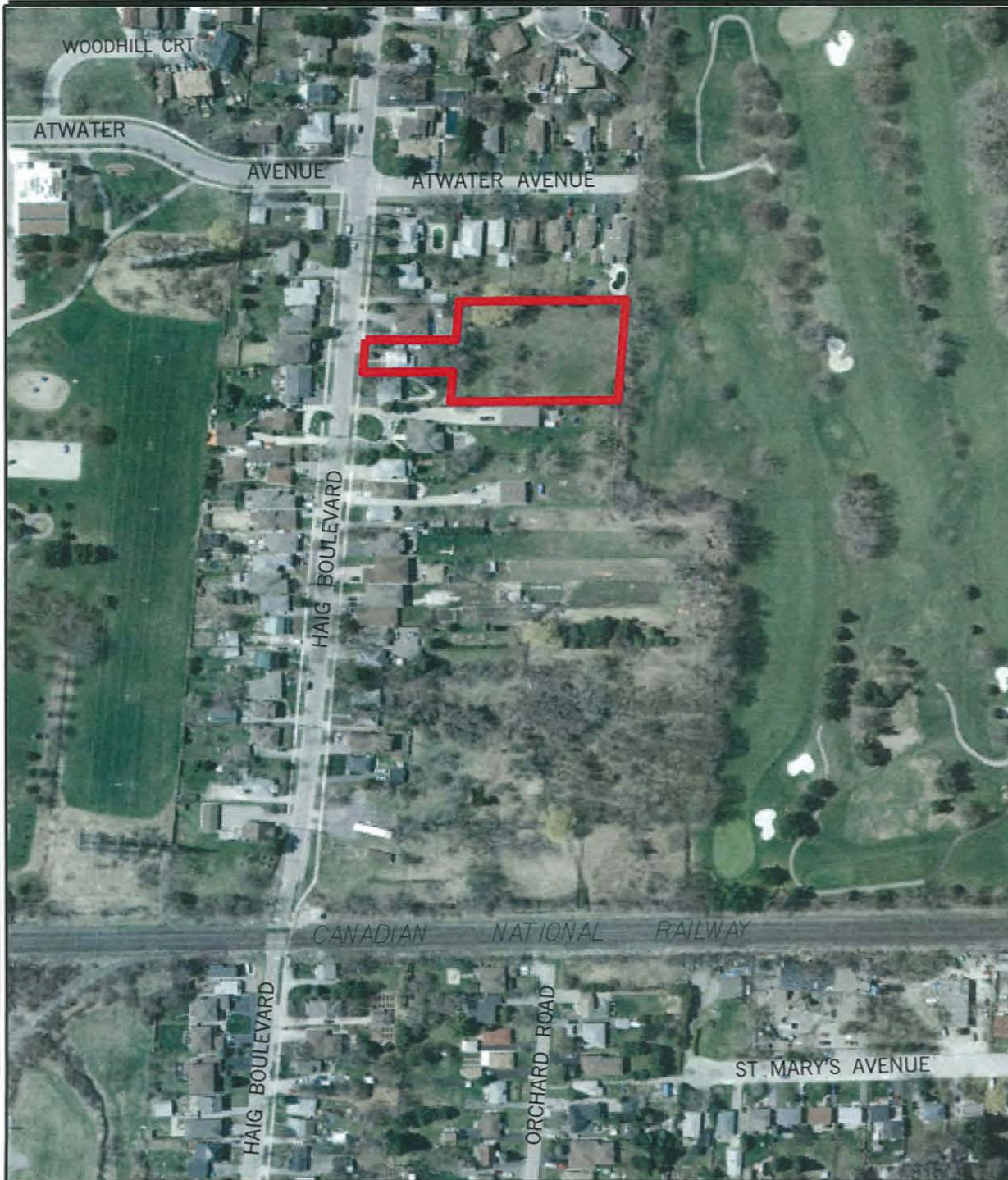
ATTACHMENTS:

Appendix I-1: Aerial Photograph
Appendix I-2: Excerpt of Lakeview Character Area
Land Use Map
Appendix I-3: Excerpt of Existing Land Use Map
Appendix I-4: Concept Plan
Appendix I-5: Draft Plan of Subdivision
Appendix I-6: Elevations
Appendix I-7 Overall Concept Plan
Appendix I-8: Agency Comments
Appendix I-9: School Accommodation
Appendix I-10: Relevant Mississauga Official Plan policies
Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Sheena Harrington Slade, Development Planner



LEGEND:

SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: 03 2013



SUBJECT:

DUNSIRE (HAIG) INC.



FILE NO:
OZ 13011 W1
T-M13003 W1 (NORTH)

DWG. NO:
13011A

SCALE:
N.T.S.

DATE:
2014 09 08

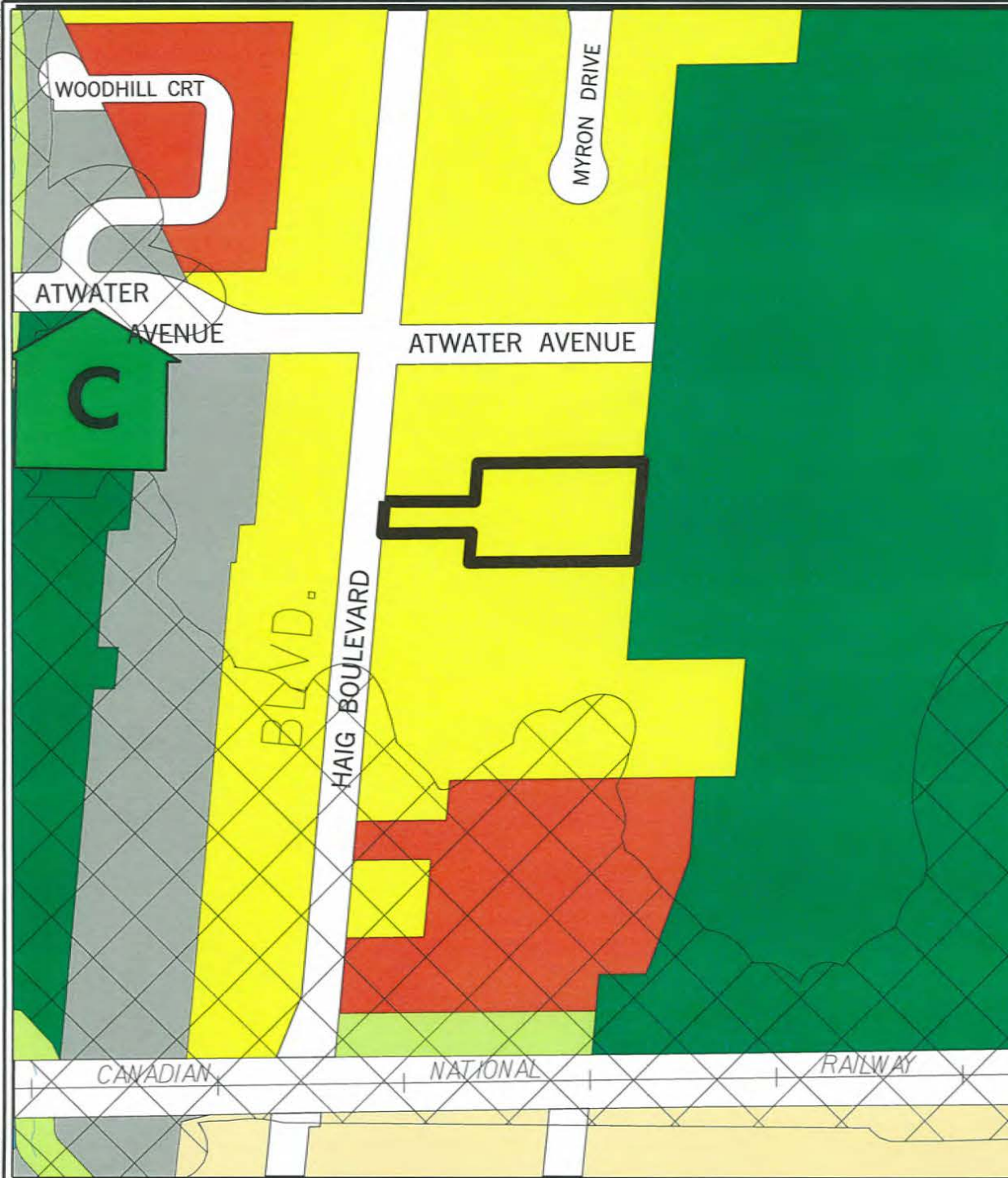
DRAWN BY:
B. KRUGER

APPENDIX I-1

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

SPENTBL\$



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN AND LAKEVIEW LOCAL AREA PLAN LAND USE 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: **DUNSIRE (HAIG) INC.**



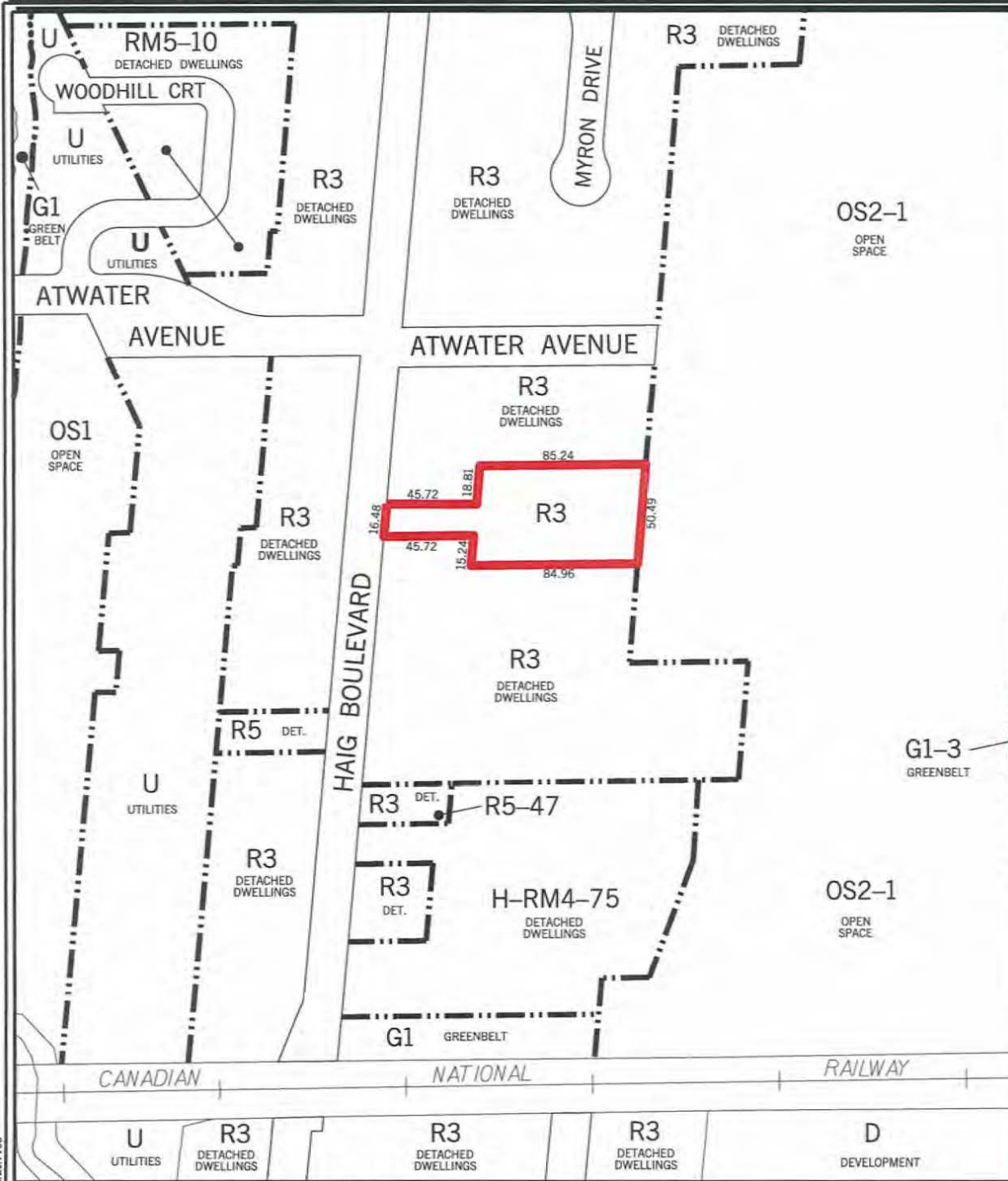
FILE NO: OZ 13011 W1 T-M13003 W1 (NORTH)
DWG. NO: 13011L
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PDC DATE: 201 09 08
DRAWN BY: B. KRUGER

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

SPENTALS



LEGEND:



PROPOSED REZONING FROM "R3"
(DETACHED DWELLINGS - TYPICAL LOTS)
TO "RM3 - EXCEPTION" (SEMI - DETACHED
DWELLINGS ON A CEC - PRIVATE ROAD)
TO PERMIT SEMI - DETACHED DWELLINGS
ON A COMMON ELEMENT CONDOMINIUM
ROAD.

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



SUBJECT:

DUNSIRE (HAIG) INC.



FILE NO:
OZ 13011 W1
T-M13003 W1 (NORTH)
DWG. NO:
13011R

SCALE:
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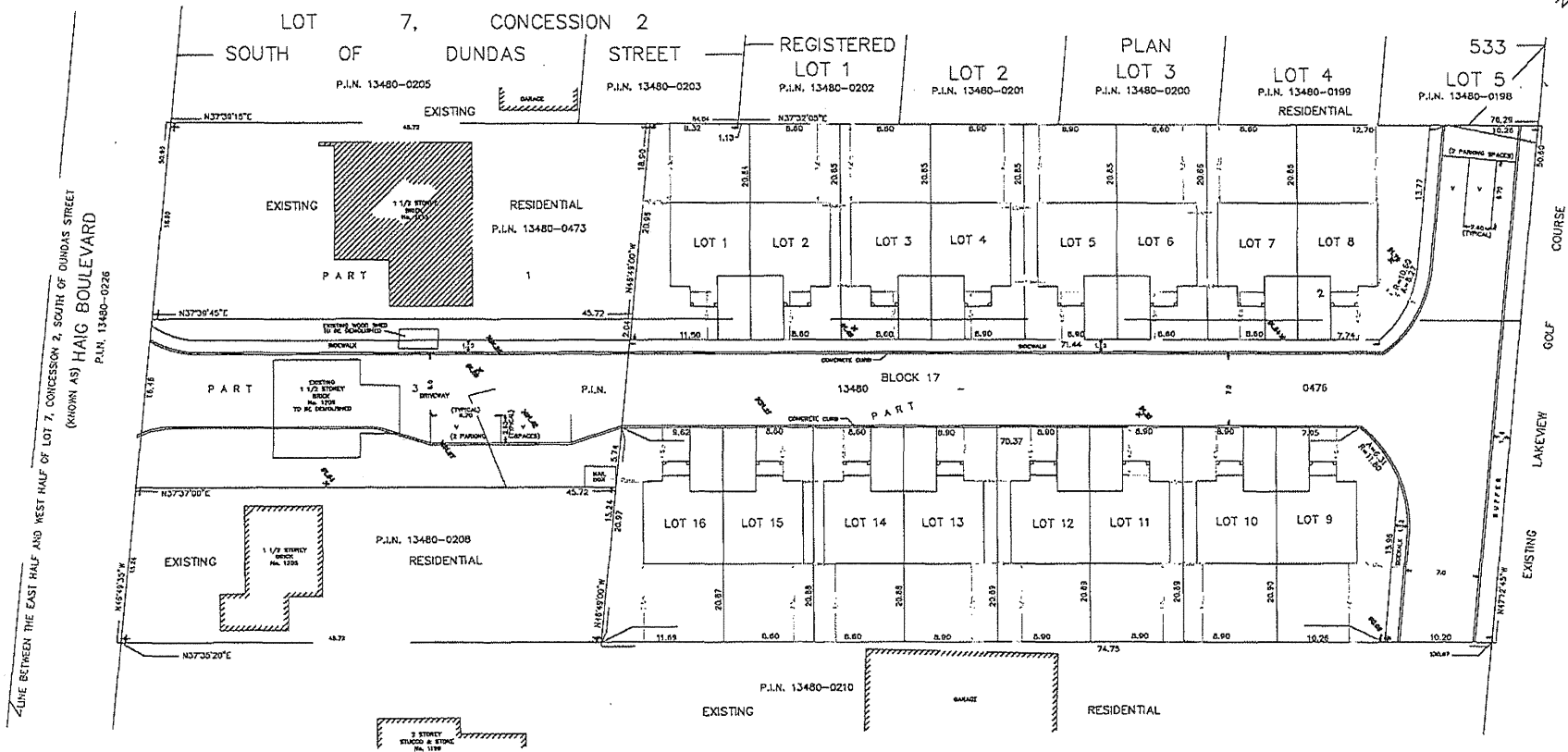
PDC DATE:
2014 09 08

DRAWN BY:
B. KRUGER

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-3



SCALE 1:250
10m 5m 0 10m 20metres
RADY-PONTEX & EDWARD SURVEYING LTD., O.L.S.
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUDJUDGED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

DATE _____ 2014

T. WATKINS
ONTARIO LAND SURVEYOR

WE HEREBY AUTHORIZE RAY-PENTON & ENGINEERING LTD., O.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBSIDIARY TO THE CITY OF KENNESAW FOR APPROVAL.

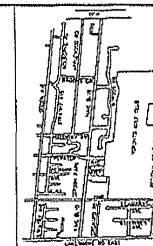
1177 HARGREYD INC.

DATE: _____, 2014

DEAN WEEPER
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ADDITIONAL INFORMATION AS REQUIRED
BY SECTION 51(17) OF THE PLANNING ACT

- (a) SEE PLAN
(b) SEE PLAN
(c) SEE PLAN AND KEY PLAN
(d) RESIDENTIAL
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN AND KEY PLAN
(h) PIPED WATER AVAILABLE
(i) SEE DIMENSIONING BOILS REPORT
(j) ELEVATIONS
(k) ALL MUNICIPAL SERVICES AVAILABLE
(l) NONE (NOT APPLICABLE)



KEY PLAN (NOT TO SCALE)

LAND USE			
LAND USE	LOT/BLOCK	AREA	UNIT
SEMI-DETACHED DOWELING	LOT 1	210.33 sq.m	1
	LOT 2	178.22 sq.m	1
	LOT 3	192.24 sq.m	1
	LOT 4	185.24 sq.m	1
	LOT 5	183.33 sq.m	1
	LOT 6	178.24 sq.m	1
	LOT 7	178.24 sq.m	1
	LOT 8	234.36 sq.m	1
	LOT 9	234.36 sq.m	1
	LOT 10	234.36 sq.m	1
	LOT 11	183.33 sq.m	1
	LOT 12	183.33 sq.m	1
COMMERCIAL/GOV'T AREAL (PRIVATE ROAD, NORTHERN PARKWAY, LANDSCAPE AREA)	LOT 13	186.30 sq.m	1
	LOT 14	178.24 sq.m	1
	LOT 15	177.24 sq.m	1
	LOT 16	222.40 sq.m	1
	BLOCK 17	183.36 sq.m	1
	LOT 17	508.24 sq.m	1

NOTES

NOTES
ALL AREA MEASUREMENTS ARE COMPUTER GENERATED
P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER
V DENOTES VEHICLE PARKING

LAND USE

SITE AREA: 9016.04 SQM (0.50% HA)
VISITOR'S PARKING: 4 SPACES

de

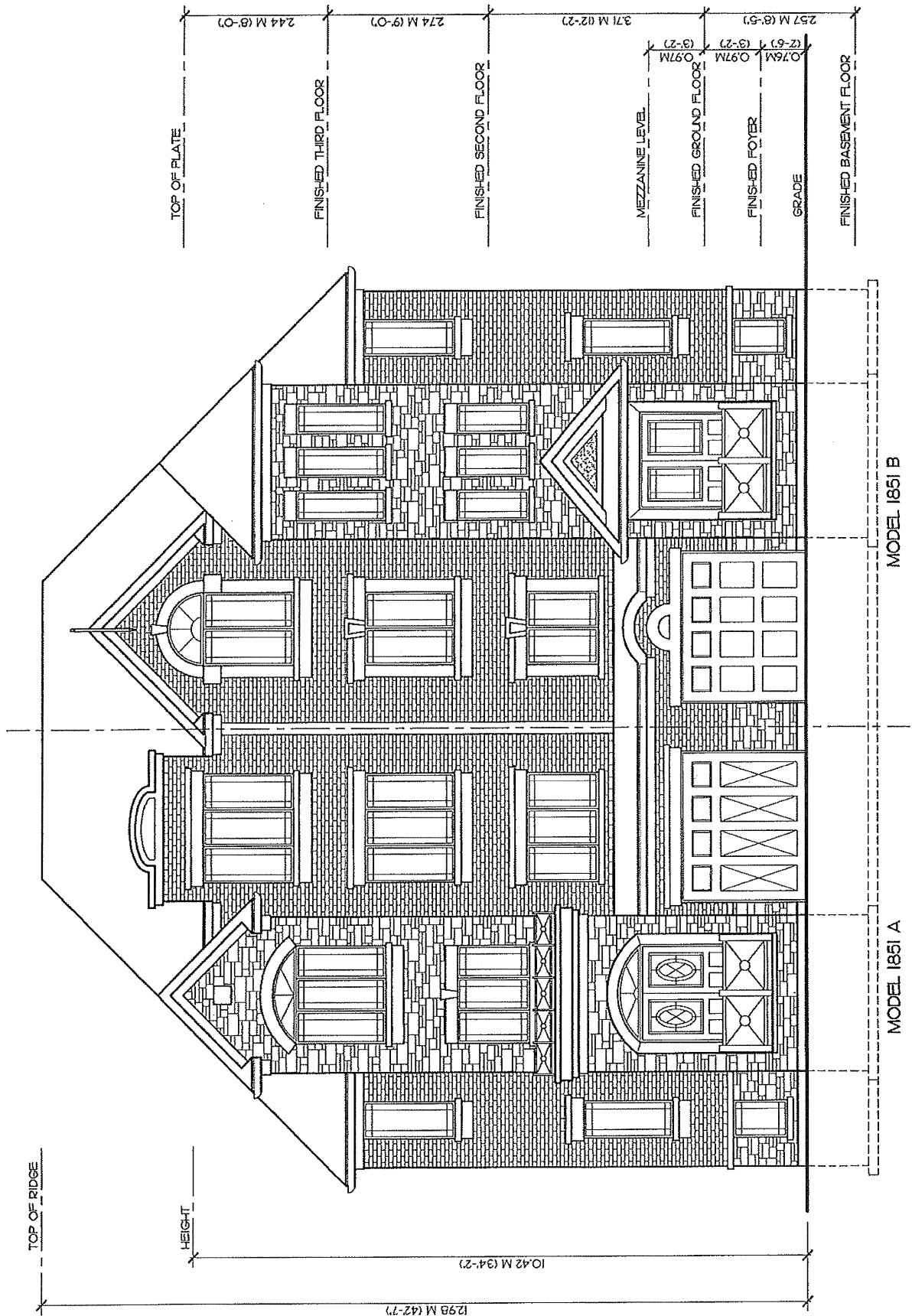
RADY-PEN TEK & EDWARD SURVEYING LTD.

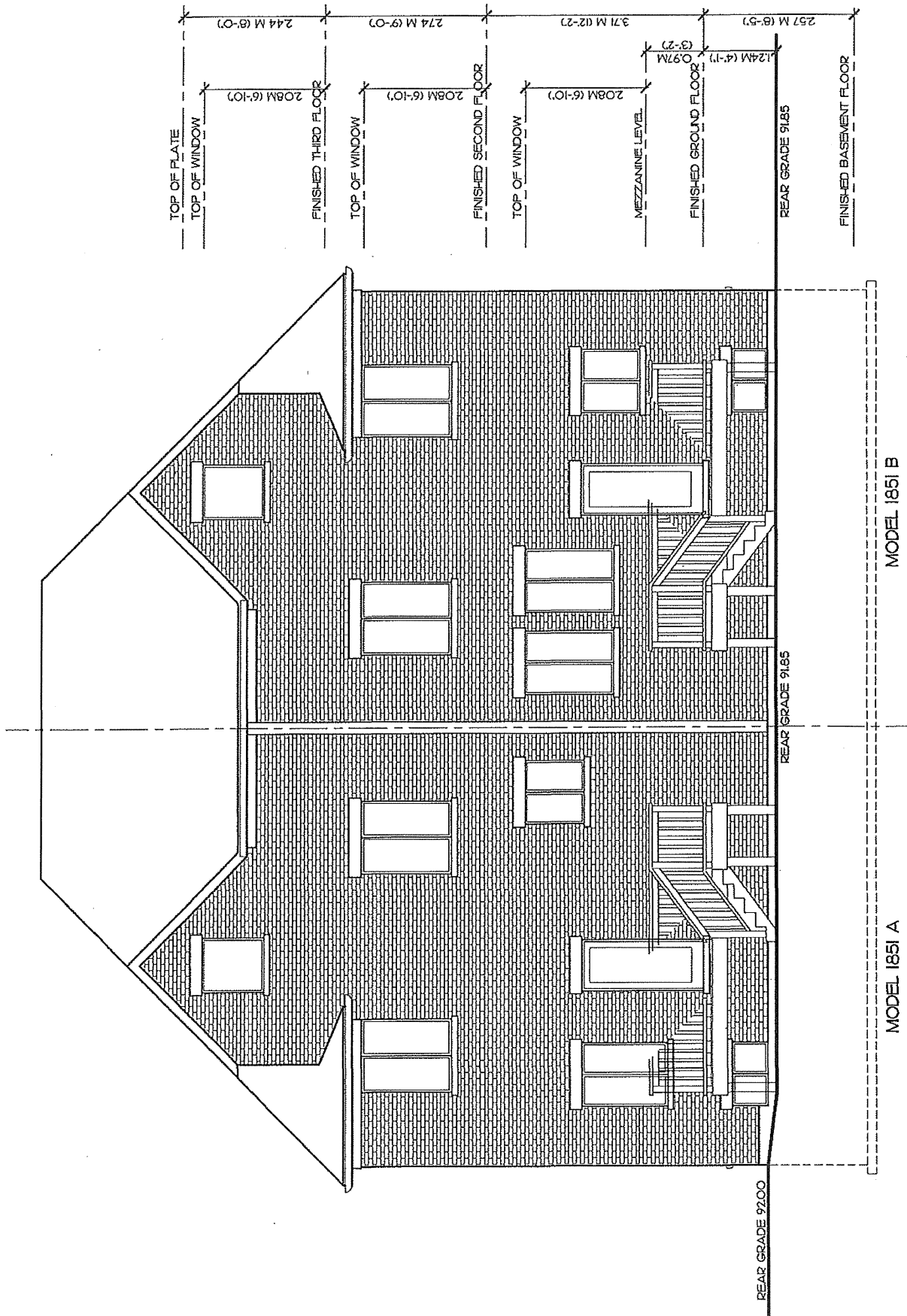
RAUTY-PETER & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-3001
Tel. (905) 264-0881 Fax (905) 264-2000
Website: www.r-p.ca
DRAWN: E.G. CHECKED: C.W./Y.W.
JOB No. 12-228 CAD FILE No. 12-228-M-PLAN-NORTH-2014

May 16, 2014 - 15:00:23

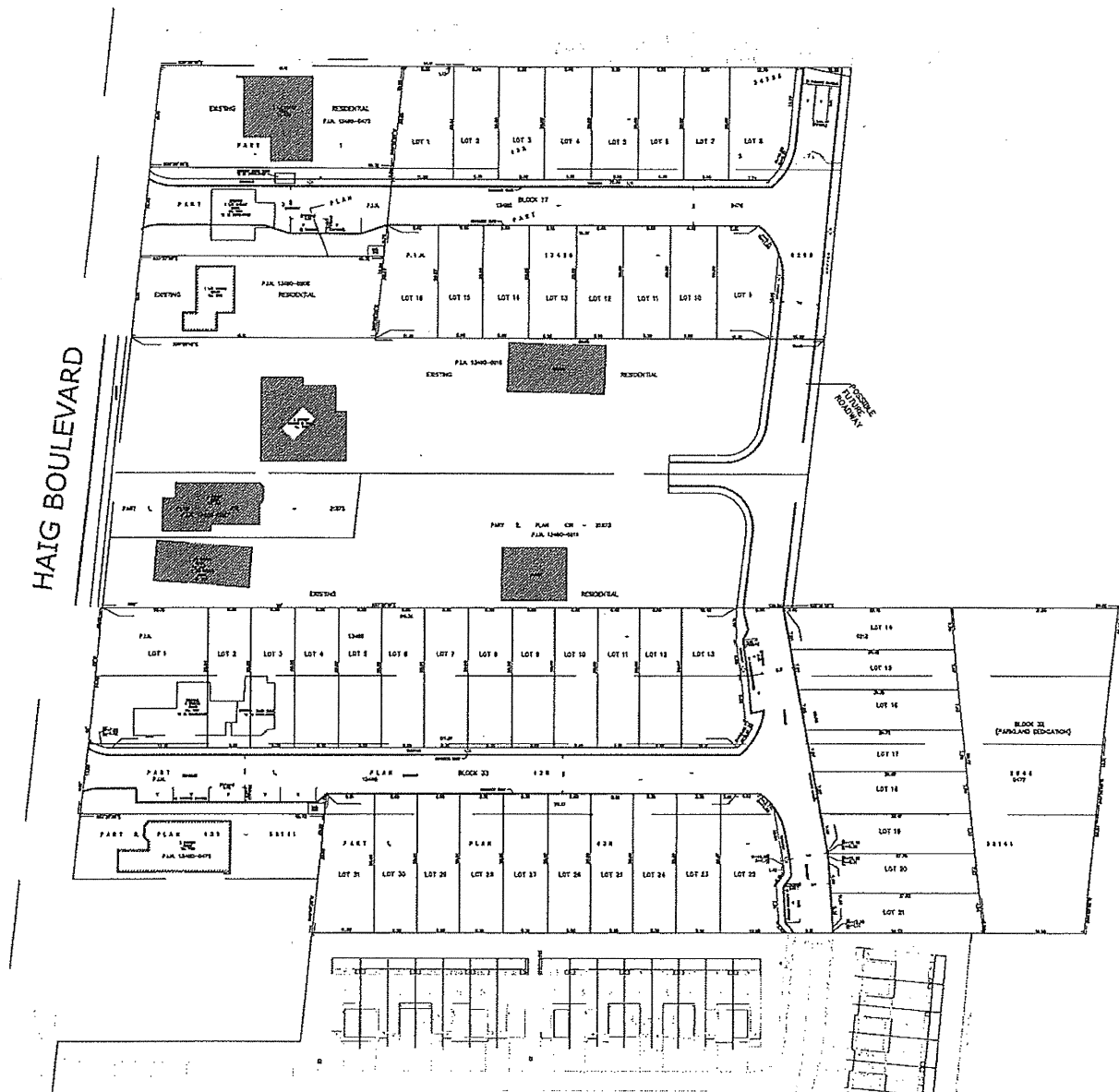
Elevations

Appendix I-6
Page 1





Overall Concept Plan



Dunsire (Haig) Inc.

OZ 13/011 W1

T-M13003 W1

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (August 5, 2014)</p>	<p>The applicant will be required to enter into a Condominium Water Servicing Agreement with the local Municipality and Region for the construction of water connections associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.</p> <p>Municipal sanitary sewer facilities consist of a 750 mm (30 in.) diameter sewer on Haig Blvd. The lands are located in Water Pressure Zone 1. Municipal water facilities consist of a 150 mm (6 in.) diameter watermain located on Haig Blvd.</p> <p>It is noted that there is basement flooding in the area. The Region of Peel's Water and Wastewater Program Planning is investigating the cause of the basement flooding and analyzing the existing sanitary system.</p> <p>The Draft Plan conditions will not be cleared by the Region until this investigation is completed.</p>
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (August 5, 2014)</p>	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.</p>

Dunsire (Haig) Inc.

OZ 13/011 W1

T-M13003 W1

Agency / Comment Date	Comment
GO Transit - Rail Corridor Management Office (August 5, 2014)	<p>A specific warning clause is required to be included in any Development Agreements, Offers to Purchase or Agreements of Purchase and Sale or Lease for all residential units within 300 m (984 ft.) of the rail corridor.</p> <p>The Owner shall grant Metrolinx an environmental easement for operational emissions registered on title against the subject residential dwellings in favour of Metrolinx. This easement is essentially a noise warning clause registered on title.</p>
Credit Valley Conservation (July 9, 2014)	Based on the flood map for Serson Creek, the property is located outside of flood lines and as such from technical stand point CVC has no concern.
City Community Services Department – Parks and Forestry Division/Park Planning Section (July 28, 2014)	<p>A dedication of parkland will be required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and By-laws. The dedicated lands will function as a vegetative buffer block between the 7th hole of Lakeview Golf Course, and the proposed semi-detached dwelling units. The amount of land to be dedicated has yet to be finalized however the combined yield of both applications is 0.163 ha (0.4 acres). The applicant will be required to enter into a Parkland Dedication Agreement as the lands to be dedicated are related to two development applications (T-M13002 W1 and T-M13003 W1).</p> <p>The applicant is proposing landscaping changes to the City owned and heritage designated Lakeview Golf Course in order to mitigate safety concerns related to errant golf balls landing on the proposed development. Any changes proposed to the golf course will be undertaken at the applicant's expense and will require the approval of the City's Heritage Advisory Committee as well as a Heritage Permit, issued by the City's Culture Division. Should these proposed changes to the Heritage property be rejected, the applicant will need to explore alternative safety measures such as safety fencing.</p> <p>The applicant will be responsible for the implementation of a City approved landscape plan within the lands to be dedicated, for which securities will be collected through the appropriate</p>

Dunsire (Haig) Inc.

OZ 13/011 W1

T-M13003 W1

Agency / Comment Date	Comment
	<p>Servicing Agreement. To date, landscape plans have not been finalized.</p> <p>This Department has design related concerns with the alignment of the north-south Common Element Condominium road. The current alignment results in the removal of several large, healthy trees (greater than 90 cm (36 in.) diameter at breast height) on City property that provide a valuable vegetative buffer between the Golf Course and proposed development. This Department does not support the removal of these trees.</p> <p>The proposed development is located approximately 165 m (541 ft.) from Serson Park (P-002), which provides a variety of facilities that include basketball hoops, unlit mini soccer pitches, playground equipment and trails.</p>
City Community Services Department – Culture Division (July 29, 2014)	Heritage Planning has received the revised Heritage Impact Assessment which is currently under review. Any alterations to the City owned golf course will require approvals from the Heritage Advisory Committee. This requires the submission of a Heritage Property Permit application. More comments may be forthcoming.
City Community Services Department – Fire and Emergency Services Division (August 5, 2014)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (July 28, 2014)	<p>T&W confirmed receipt of the updated circulation of the draft plan, concept plan, site grading and servicing plans. Preliminary documents provided by the applicant also included an acoustic report, traffic opinion analysis, geotechnical report and Phase 1 Environmental Assessment.</p> <p>T&W's preliminary comments and conditions have not been fully addressed by the applicant's latest submission and additional concerns have been identified that may impact the feasibility of the project. Cross-sections are to be provided through the private road and adjacent existing properties to illustrate the substantial grade changes proposed; and through the private road interface with the Lakeview Golf Course</p>

Dunsire (Haig) Inc.

OZ 13/011 W1

T-M13003 W1

Agency / Comment Date	Comment
	<p>(heritage property). The plans are to be updated to confirm how the overland flow (the major storm system) will be accommodated through the development without impacting any of the existing or proposed residential dwellings.</p> <p>The applicant will be required to address all of the concerns identified in the preliminary and current comments/conditions. Further detailed comments/conditions will be provided prior the Supplementary Report pending receipt and review of the requested information.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Bell Canada • Canada Post Corporation • Enersource Hydro Mississauga • Hydro One Network • Fire Prevention Plan Examination
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • Realty Services • Peel Regional Police • Conseil Scolaire de District Catholique Centre-Sud • Conseil Scolaire de District Catholique Centre-Sud-Ouest • Rogers Cable • Enbridge Gas Distribution Inc. • Trillium Health Partners

Dunsire (Haig) Inc.

OZ 13/011 W1

T-M13003 W1

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"> 1 Kindergarten to Grade 5 1 Grade 6 to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Janet I McDougald P.S. <ul style="list-style-type: none"> Enrolment: 529 Capacity: 580 Portables: 1 Allan A Martin Sr. <ul style="list-style-type: none"> Enrolment: 459 Capacity: 538 Portables: 0 Cawthra Park S.S. <ul style="list-style-type: none"> Enrolment: 1,516 Capacity: 1,044 Portables: 6 <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"> 3 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Queen of Heaven <ul style="list-style-type: none"> Enrolment: 366 Capacity: 561 Portables: 0 St. Paul <ul style="list-style-type: none"> Enrolment: 610 Capacity: 807 Portables: 0

Dunsire (Haig) Inc.

OZ 13/011 W1

T-M13003 W1

Relevant Mississauga Official Plan Policies

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

	Specific 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 7 – Complete Communities	Section 7.1.10 Section 7.4.1	Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such are imperative to conserve and protect. Cultural heritage resources of significant value will be identified, protected and preserved.
Chapter 8 – Create a Multi-Modal City	Section 8.2.2.7 Section 8.4.11	MOP will ensure that future additions to the road network should be public roads and where private roads are permitted public easements may be required.
Chapter 9 – Build a Desirable Urban Form	Section 9.1 Section 9.1.3 Section 9.2.2 Section 9.2.4 Section 9.5.1	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 1.1.2.1	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.

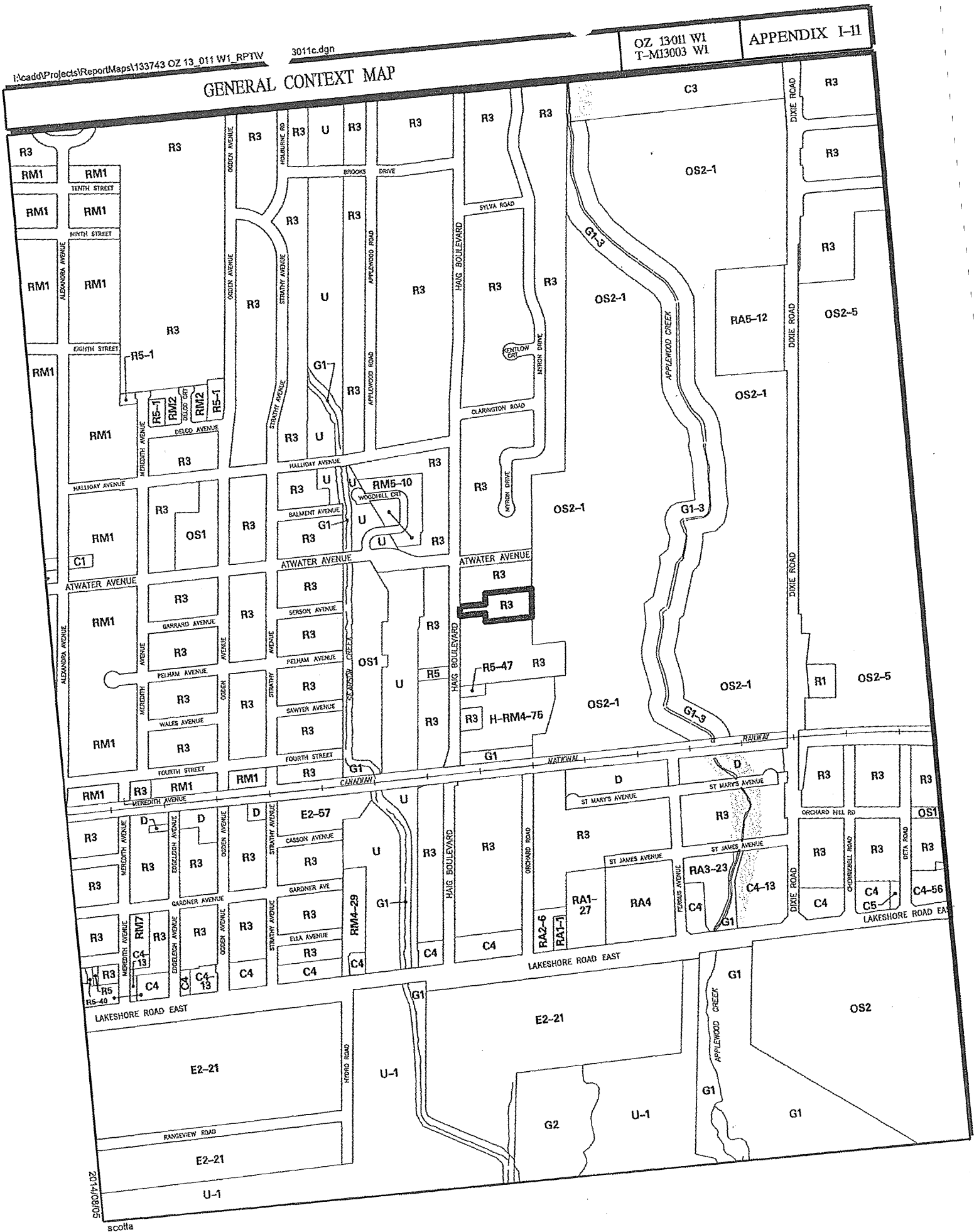
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OZ 13011 W1
T-M13003 W1

APPENDIX I-11

GENERAL CONTEXT MAP



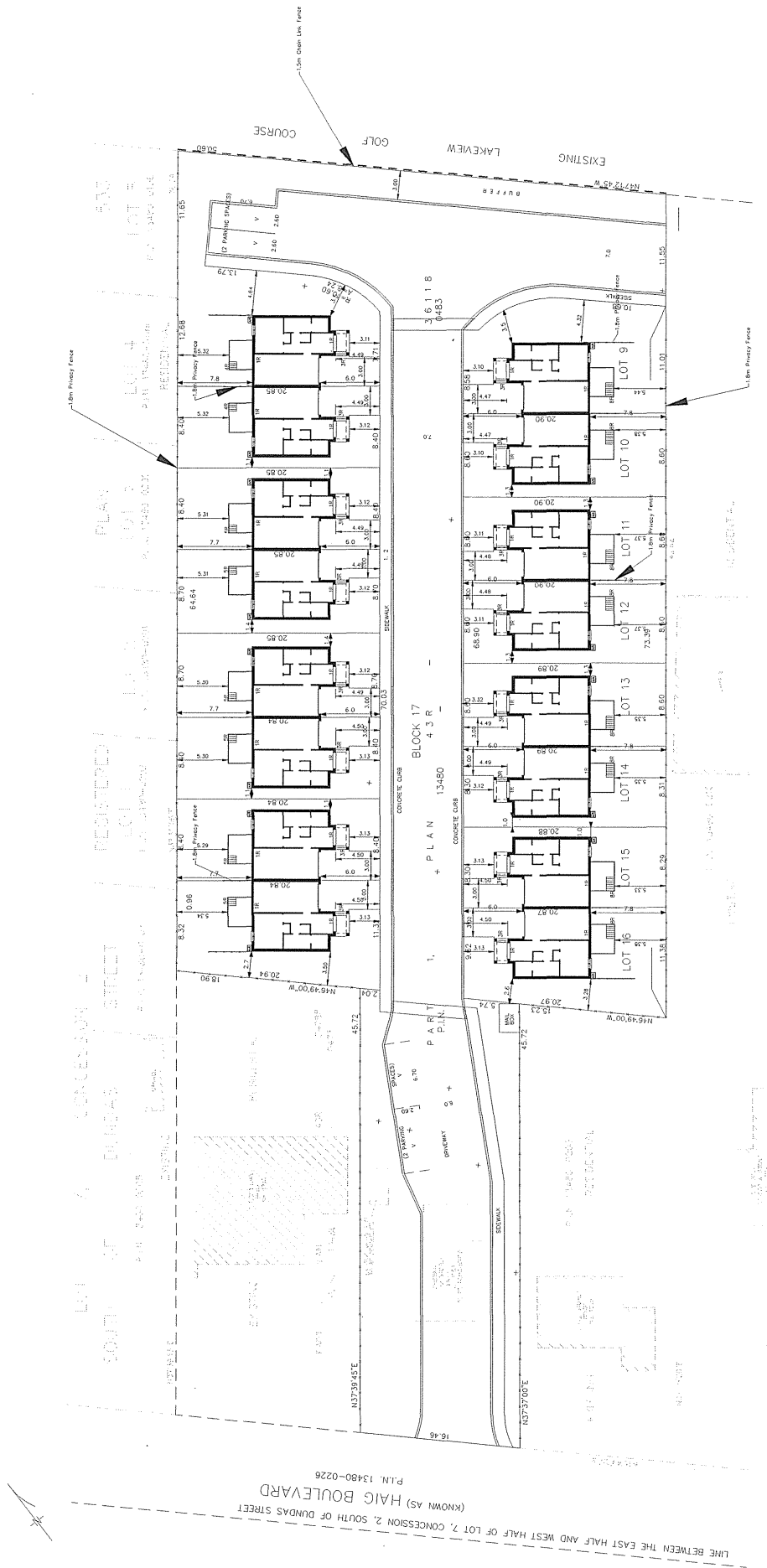
Dunsire (Haig) Inc.

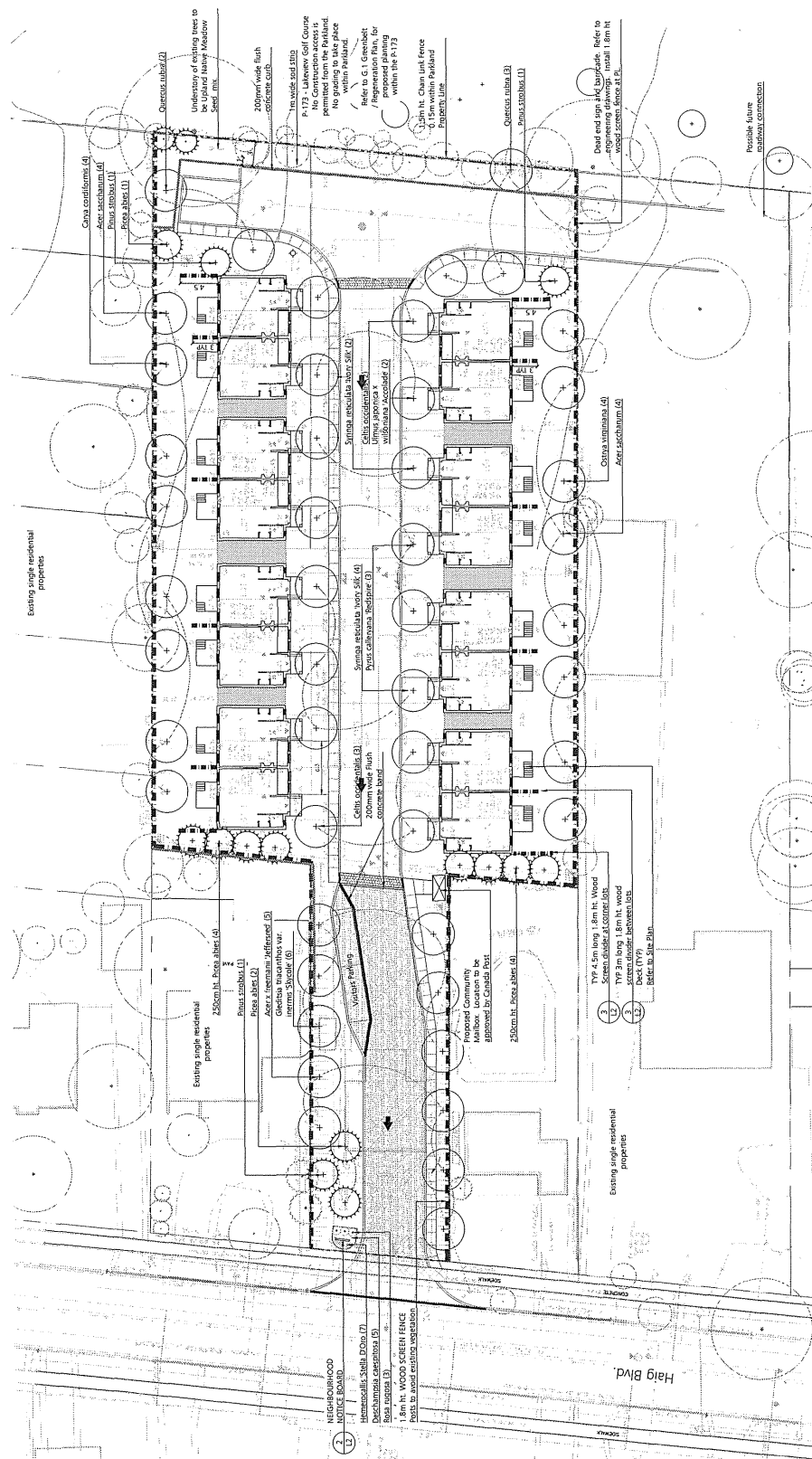
**Files: OZ 13/011 W1
T-M13003 W1**

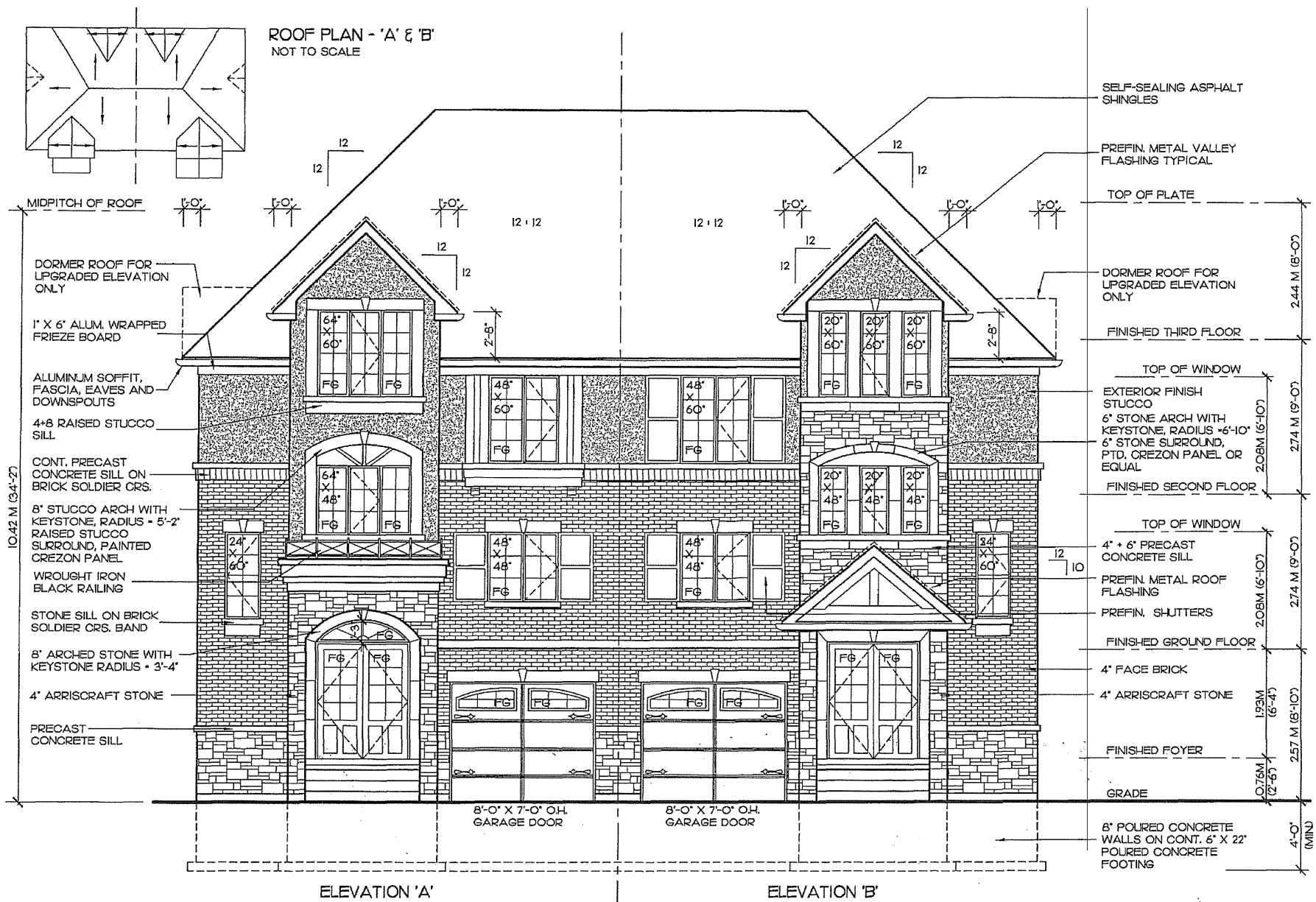
Recommendation PDC-0071-2014

PDC-0071-2014

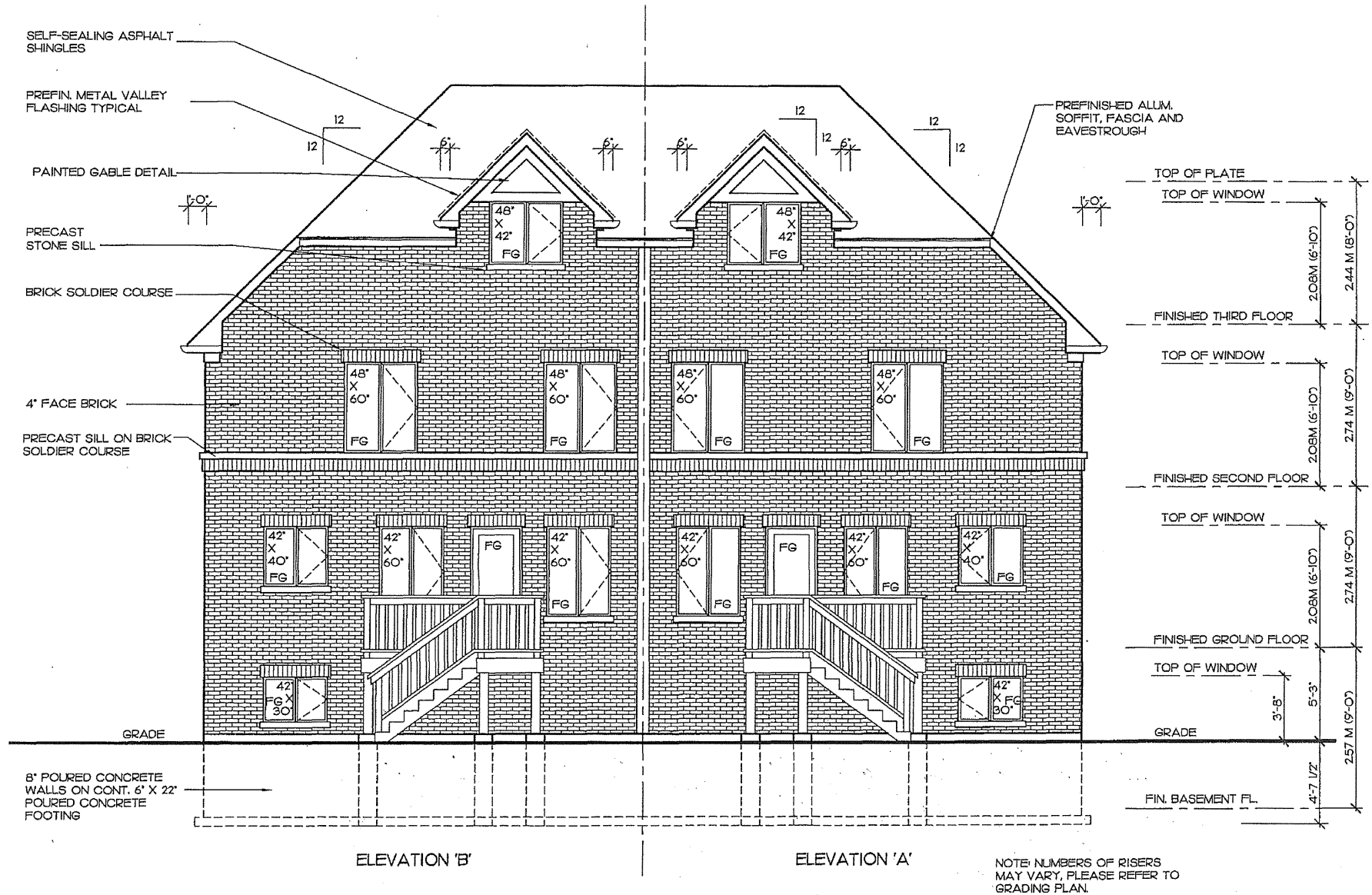
"That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 16 semi-detached dwellings on a common element condominium private road under files OZ 13/011 W1 & T-M13003 W1, Dunsire (Haig) Inc., 1209 Haig Boulevard, be received for information."

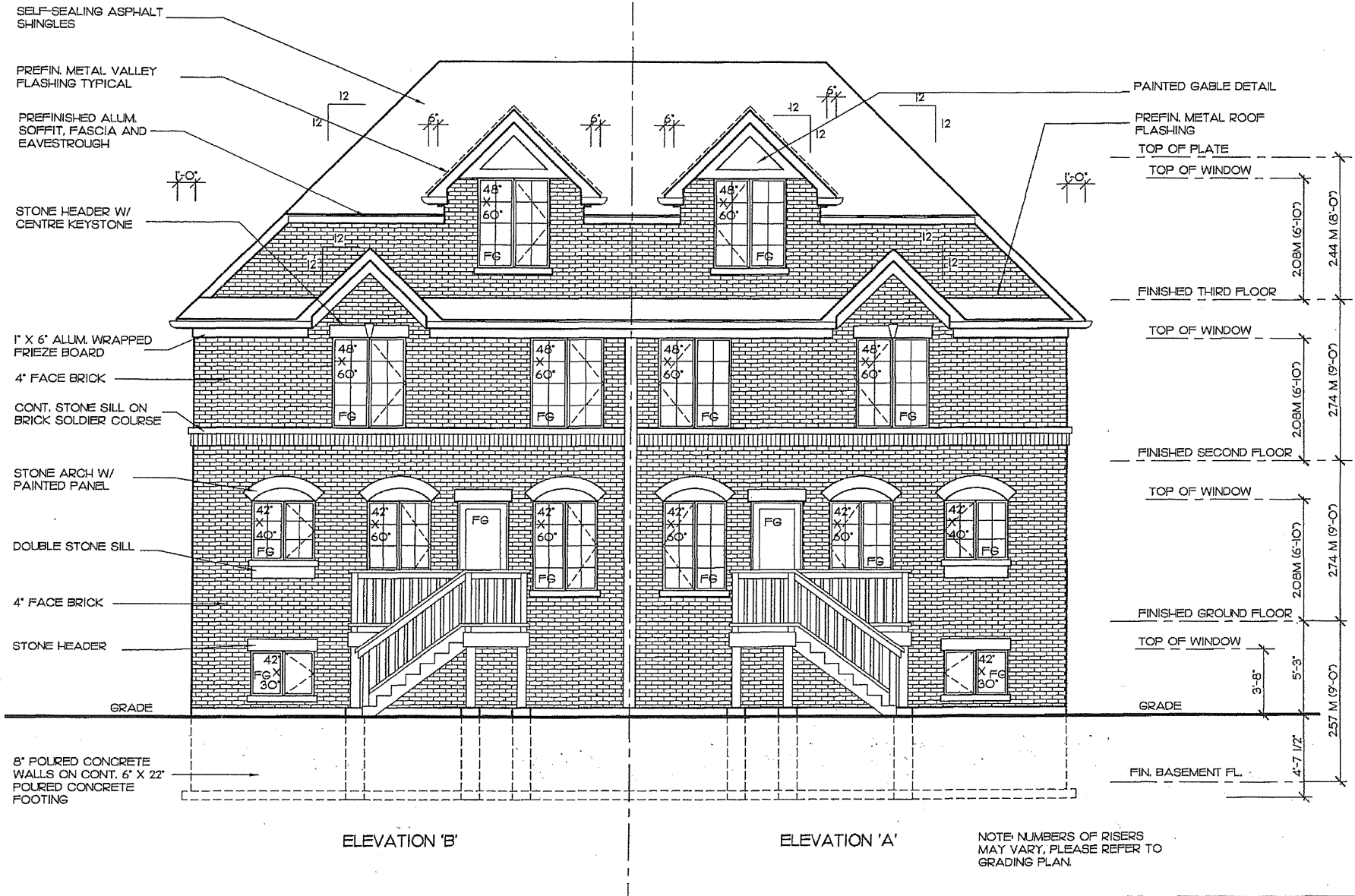














**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M13003 W1

SUBJECT: Draft Plan of Subdivision
1209 Haig Boulevard
City of Mississauga
Dunsire (Haig) 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"

- 1.0 Approval of the draft plan applies to the plan dated April 24, 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 Servicing, 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 municipal services, road widenings, construction and reconstruction, signals, 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 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
 - 9.0 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".
 - 10.0 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.
 - 11.0 The applicant/owner shall make arrangements acceptable to the City with regard to any Park issues including Park or greenbelt development, buffer planting, hoarding and cash contributions to the City for golf course works. To fulfil the requirements of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the City will accept Block 32 on the Draft Plan for application T-M13002, having an area of 1 520 m² (16,361 sq. ft.), for park or other public recreational purposes.
 - 12.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
 - 13.0 Prior to execution of the Servicing Agreement, 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.
 - 14.0 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.

Dunsire (Haig) Inc.

Files: OZ 13/011 W1
T-M13003 W1**Updated Agency Comments**

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

Agency / Comment Date	Comment
Credit Valley Conservation (January 14, 2015)	<p>Currently the lands are located outside of floodplain based on the culvert upgrade for 1135/1125 Haig Boulevard, and is now outside of CVC Regulated area and does not require a permit.</p> <p>CVC further notes that floodplain mapping is being updated in this area and wishes to continue to be circulated the applications to continue to confirm that the proponent is located outside of the hazard.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 27, 2015)	<p>The proposed development is located approximately 165 m from Serson Park (P-002), which provides a variety of facilities that include basketball hoops, unlit mini soccer pitches, playground equipment and trails.</p> <p>Prior to subdivision registration and through the Servicing Agreement, a dedication of parkland will be required pursuant to Section 42 of the <i>Planning Act</i> (as amended) and in accordance with City Policies and By-laws. The dedicated lands will function as a vegetative buffer block between the 7th hole of Lakeview Golf Course, and the proposed semi-detached dwelling units. The land dedication will satisfy the parkland dedication requirements for both application T-M13002 and T-M13003 W1.</p> <p>The applicant has proposed landscaping changes to the City owned and heritage designated Lakeview Golf Course in order to mitigate safety concerns related to errant golf balls landing on the proposed development. The applicant, acting on behalf of and with the City's permission, has acquired a Heritage</p>

Files: OZ 13/011 W1
T-M13003 W1

Dunsire (Haig) Inc.

Agency / Comment Date	Comment
	<p>Permit to permit the proposed changes to the Golf Course.</p> <p>Prior to subdivision registration and through the Servicing Agreement, the City will accept a cash contribution from the applicant through the Servicing Agreement and perform the work on behalf of the applicant.</p> <p>The applicant will be responsible for the implementation of a City approved landscape plan within the lands to be dedicated, for which securities will be collected through the appropriate Servicing Agreement. To date, landscape plans have not been finalized.</p> <p>Through the Servicing Agreement, securities will be taken for trees located on golf course property that may be affected by the construction of the proposed townhomes, and common element condominium road.</p>
<p>City Community Services Department – Culture Division (April 20, 2015)</p>	<p>The applicant submitted a Heritage Impact Statement that suggested minor changes to the adjacent golf course in order to accommodate the proposed development. The document was reviewed by Heritage Planning staff and upon review, a report from the Commissioner of Community Services, dated March 17, 2015, was transmitted to the Heritage Advisory Committee for consideration regarding the item. The report indicated that the suggestions were appropriate and recommended approval of the request. On April 14, 2015, the Heritage Advisory Committee recommended approval of the request and a heritage permit was issued.</p>
<p>City Transportation and Works Department (T&W) (April 27, 2015)</p>	<p>T&W confirmed receipt of the applicant's updated Draft Plan, Concept Plan, Site Servicing/Grading Plans, a revised Noise Control Feasibility Study and Functional Servicing Report, which have addressed their department's preliminary comments and concerns.</p>

Dunsire (Haig) Inc.**Files: OZ 13/011 W1
T-M13003 W1**

Agency / Comment Date	Comment
	<p>A Traffic Impact Assessment, dated June 19, 2013 and addenda, prepared by Crozier & Associates, has also been received which confirms to their satisfaction that the existing transportation infrastructure has sufficient capacity to accommodate the traffic to be generated by this development.</p> <p>The Functional Servicing Report, revised November 28, 2014, by Skira & Associates Ltd. has analyzed the storm sewer outlet proposed for the subject development and confirmed that capacity is available to accommodate the proposal. Drainage concerns have been identified on the adjacent residential property to the north and Lakeview Golf Course that currently drain through this site. The applicant's site grading and servicing plans have been revised to include an acceptable storm sewer system and overland flow route designed to pick up the minor and major storm water flows from the proposed development and external drainage areas.</p> <p>In the event these applications are approved by Council, prior to registration, the applicant will be required to enter into Servicing and Development Agreements with the City for the construction of the required municipal works and implementation of the conditions of development/draft plan approval.</p> <p>Site specific details will be addressed through the associated Site Plan application.</p>



Corporate Report

Clerk's Files

 Originator's
Files CD.06-REP W1

DATE: June 2, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 22, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Zoning Amendment -
Regulation of Height of Dwellings with Flat Roofs**

Recommendation Report **Ward 1**

RECOMMENDATION: That the Report dated June 2, 2015, from the Commissioner of Planning and Building recommending approval of the proposed Zoning Amendment under File CD.06-REP W1, City of Mississauga, be adopted in accordance with the following:

1. That the City-initiated zoning amendment to limit the height of new dwellings with flat roofs to 7.5 m (24.6 ft.) in parts of Ward 1 that are not currently subject to infill housing regulations, be approved in accordance with the schedule of Residential Zones Not Subject to Infill Housing (Appendix 2 of the Information Report) and the Recommended Exception Zones described in Appendix R-3 of this report.

**REPORT
HIGHLIGHTS:**

- At the public meeting held on April 13, 2015, comments were raised both in support and in opposition to limiting the height of homes with flat roofs;
- Since the public meeting, petitions in support of the proposed Zoning Amendment have been received from about 160 area residents within Ward 1;
- The City initiated proposal to limit the height of flat roof homes in parts of Ward 1 should be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 13, 2015, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Committee passed Recommendation PDC-0021-2015 which was subsequently adopted by Council and is attached as Appendix R-2.

COMMENTS:

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

COMMUNITY ISSUES

At the public meeting, a number of residents and home builders attended to speak to the proposed height regulation. Comments were expressed both in favour and against the proposal. The issues raised against the proposed amendment are summarized below, along with staff responses:

Comment

The neighbourhood is gentrifying and this type of building is desirable. There are also environmental advantages to this type of construction.

Response

The proposed amendment does not prohibit this building type. The amendment limits the height.

Comment

If the intent is to maintain the current character of the neighbourhood, then only bungalows should be permitted, but this is not happening with sloped or flat roofs.

Response

Neighbourhood character does not mean the exact same building type and style, but rather refers to use, context and relationship between buildings.

Comment

This is discrimination against modern building styles and takes away architectural expression.

Response

As noted above, this building style is not being prohibited but rather the height is proposed to be reduced.

Comment

Building depth and lot coverage have greater impact than height on neighbouring homes.

Response

Zoning regulations are based on lot frontage and area, and are proportional for each property based on the size.

Comment

There was not adequate public notice provided.

Response

A Public Meeting notice for the proposed Zoning Amendment was published in the Mississauga News on March 19, 2015, in compliance with *Planning Act* regulations. In addition, the local Ward Councillor has been consulting with the community extensively on this issue.

Comment

There is more shadowing with peaked/sloped roofs.

Response

The amount of shadowing is dependent on the relationship of the buildings to each other and the direction in which they face, and cannot be attributed to a building style only.

Comment

It will be more difficult to redevelop narrower lots.

Response

As noted above, zoning regulations are based on lot frontage and area, and are proportional for each property based on the size.

Comment

The Zoning By-law has regulations that apply equally to all properties.

Response

As noted above, zone regulations are proportional.

Residents also spoke in support of the proposed Zoning Amendment, and their comments are summarized below:

- flat roof homes are a recent trend, do not display any architectural harmony and overshadow their neighbours;
- the proposed amendment will not ban flat roof homes but only limit their height;
- change is inevitable but new construction should not only respect the character of the neighbourhood but also the quality of life for those living alongside the new builds;
- three storey flat roof homes are extreme from a scale and footprint standpoint.

Since the public meeting, the Ward 1 Councillor's office has forwarded petitions to Planning staff regarding the proposed Zoning Amendment. The petitions contain the signatures of approximately 160 area residents and are in support of the Amendment.

PLANNING COMMENTS**Official Plan**

Mississauga Official Plan contains a number of policies that address the height of infill development, though not specifically with respect to flat roof homes.

Section 10. 1.1 of the Lakeview Local Area Plan policies (draft - adopted in principle) states that "New development is encouraged to reflect 1 to 2 storey residential building heights and should not exceed 3 storeys." Although the draft Schedule 2, Height Limits, identifies most low density neighbourhoods in Lakeview as

appropriate for up to 3 storey residential development, zoning regulations can be more restrictive to further refine policy intent.

In the Port Credit Local Area Plan, Section 5.2.3 state that "Neighbourhoods are intended to recognize areas that are physically stable with a character to be protected. Although stable, some change is anticipated. New development does not necessarily have to mirror existing development types and densities, however, it will respect the character of the area. The policies in this Area Plan and Built Form Guide provide direction for appropriate transitions in built form and scale of buildings."

The policies for the North Residential Neighbourhoods (north of Lakeshore Road) are similar to that in Lakeview, and states that "New development is encouraged to reflect 1 to 2 storey residential building heights and should not exceed 3 storeys." The South Residential Neighbourhoods policies are more restrictive, and state that "New development will have a maximum height generally equivalent to 2 storeys." Again, it is through the zoning regulations that these policies and subsequent built form can be refined.

Specific Infill Housing Policies exist for the Mineola Neighbourhood Character Area, also in Ward 1, under Section 16.18.1.1 which state that for development of all detached dwellings on lands identified in the Site Plan Control By-law, the following provisions, among others, will apply:

- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;

- j. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; and
- k. the building mass, side yards and rear yards should respect and relate to those of adjacent lots."

The above-noted policies do not require that infill development be the same style or "look" like the houses in a neighbourhood, but that new detached homes be of a scale and character that complements the existing housing stock. The policies also address height by limiting infill homes to 2 storeys in many areas and although 3 storeys are permitted in some areas, the Zoning By-law can contain regulations to further refine the intention of the policies.

Zoning

As outlined in the Information Report (attached as Appendix R-1), there is a maximum 7.5 m (24.6 ft.) height limit for flat roof homes in many areas across the City. This includes lands in Wards 1 and 2 with Infill Zoning regulations, (i.e. Mineola and Clarkson-Lorne Park) and the areas that were subject to housing studies in the Streetsville and Port Credit (Hiawatha) neighbourhoods.

The proposed Exception Zones (see Appendix R-3) for the residential zones in parts of Ward 1 are appropriate to accommodate the recommended height limit for flat roof dwellings. The limit is the same as that already deemed appropriate for the areas subject to infill housing regulations mentioned above.

FINANCIAL IMPACT: There is no financial impact with respect to this proposal.

CONCLUSION: The proposed Amendment should be approved for the following reasons:

1. The City-initiated Zoning Amendment to limit the height of flat roof homes to 7.5 m (24.6 ft.) will contribute to infill housing development that is more compatible with the surrounding low density housing stock in areas in Ward 1,

where there is currently pressure for redevelopment, due to gentrification and increasing land values.

2. The proposal is consistent with policies contained in Mississauga Official Plan for the Mineola Neighbourhood and the Port Credit Local Area Plan as well as the Lakeview Local Area Plan (draft - adopted in principle).
3. The proposed Exception Zones are appropriate to accommodate the recommended maximum height limit for flat roof homes and are consistent with regulations already in place for other areas in the City.

ATTACHMENTS:

Appendix R-1: Information Report

Appendix R-2: Recommendation PDC-0021-2015

Appendix R-3: Recommended Exception Zones



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Development Planner





Corporate Report

Clerk's Files

 Originator's
Files CD.06-REP W1

PDC APR 13 2015

DATE: March 24, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 13, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Proposed Zoning Amendment –
Regulation of Height for Dwellings with Flat Roofs

Public Meeting/Information Report

Ward 1

RECOMMENDATION: That the Report dated March 24, 2015 from the Commissioner of Planning and Building titled "Proposed Zoning Amendment – Regulation of Height for Dwellings with Flat Roofs", be received for information.

BACKGROUND: At its meeting on February 23, 2015, Planning and Development Committee considered a report titled "Regulation of Height for Dwellings with Flat Roofs" from the Commissioner of Planning and Building (see Appendix I-1). The report was received for information and Planning staff were instructed to prepare a City initiated Zoning By-law amendment to restrict the height of flat roofed dwellings in parts of Ward 1. The purpose of this report is to seek comments from the community.

COMMENTS: **LAND USE CONTROLS**

The City-initiated zoning amendment is proposing to prohibit new houses with flat roofs from being taller than 7.5 m (24.6 ft.) in parts of Ward 1 that are not currently subject to infill housing regulations.

As outlined in the February 23, 2015 report, there are many areas in Ward 1 where the Zoning By-law currently permits homes to be 10.7 m (35.1 ft.) high. Further, the "RM7" (Detached, Semi-Detached, Duplex Triplex Dwellings) zone also includes a height limit of 3 storeys, which is proposed to be revised to 2 storeys.

The following zones are proposed to be revised to limit the height of flat roofed dwellings to 7.5 m (24.6 ft.) within Ward 1 to be consistent with infill housing regulations across the City:

- "R1" (Detached Dwellings - Typical Lots);
- "R3" (Detached Dwellings - Typical Lots);
- "R15" (Detached Dwellings - Port Credit);
- "RM1" (Semi-Detached Dwellings);
- "RM2" (Semi-Detached Dwellings);
- "RM7", "RM7-2" and "RM7-3" (Detached, Semi-Detached, Duplex Triplex Dwellings)

Twelve other properties with "R1", "R3" and "RM7" exception zones (site specific) will also be amended to include the flat roof height limitation.

WHAT DID THE COMMUNITY SAY?

Replacement housing has been discussed at two community meetings recently. The first was the Annual General meeting for the Cranberry Cove Port Credit Ratepayers Association on November 13, 2014, and the second was a joint meeting of the Cranberry Cove and Indian Heights neighbourhoods in Port Credit on February 10, 2015. Staff attended both meetings. While the discussions at these meeting were broader than just the height of flat roofed dwellings, there were opinions raised both in support and in opposition to the appropriateness of limiting the height of replacement dwellings.

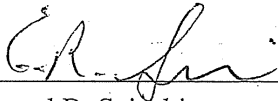
FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

After the public meeting has been held and any issues are resolved, the Planning and Building Department will bring a Recommendation Report forward for a final decision on the proposal to limit the height of flat roofed dwellings to 7.5 m (26.4 ft.).

ATTACHMENTS:

Appendix I-1: Background Report



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Planner





Corporate Report

PDC FEB 23 2015

Clerk's Files

Originator's
Files **CD06:REP**

DATE: February 3, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 23, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Regulation of Height for Dwellings with Flat Roofs

Ward 1

- RECOMMENDATION:**
1. That the Report dated February 3, 2015 from the Commissioner of Planning and Building titled "Regulation of Height for Dwellings with Flat Roofs" be received for information; and,
 2. That a City initiated Zoning By-law amendment be prepared to restrict the height of flat roofed dwellings in the "R1", "R3", "RM1", "RM2", "RM7" and "R15" zones in Ward 1, and be considered at a future statutory Public Meeting.

**REPORT
HIGHLIGHTS:**

- Ward 1 Councillor Tovey has raised a concern with respect to the height of new homes with flat roofs.
- It is recommended that the Zoning By-law be amended to regulate the height of flat roof houses in parts of Ward 1 that are not subject to infill housing regulations.

BACKGROUND:

An inquiry regarding three storey flat roof houses was raised by Ward 1 Councillor, Jim Tovey at the December 17, 2014 Council meeting. Councillor Tovey requested that Planning and Building staff bring a report to Committee outlining the options for dealing with this issue.

The current Zoning By-law regulations have some flexibility to allow for individual expression of house design. Historically, roofs of houses were mostly pitched/sloped and people tended for more modest scaled homes. Today, for a number of reasons, home owners are choosing to take advantage of the zoning regulations to maximize the size of houses.

In Ward 1 there are a number of flat roofed homes. These can appear more imposing than a peaked roof house, even when built under the same zoning regulations (see Appendix 1). The height of a flat roofed house is measured to the roof line. For a house with a peaked roof, it is measured to the mid-point from the eaves to the peak, and sometimes to the eaves themselves. This means that the highest point of a peaked roof house is only the peak, while for a flat roofed house it is the entire breadth of the roof. Further, for a house with a sloped roof, the eaves tend to be at a lower height than the parapet of a flat roofed house, thereby giving the appearance of a lower wall.

These new homes can be a stark contrast especially on streets where the homes are one-storey or have not been built to the maximum allowable standards.

Other changes to zoning regulations can also impact the size and style of replacement housing. To create safer and more attractive neighbourhoods, projecting garages are no longer permitted under the infill housing regulations. The result is that garages are built into the ground floor of a dwelling, leaving less living space at grade. To minimize the massing impact on neighbouring lots, a maximum house depth was added as an infill housing regulation.

COMMENTS:

Two options available to regulate replacement housing are site plan control and zoning by-law amendments for specific areas. A discussion of the options is as follows:

Site Plan Control

The Site Plan Control By-law generally exempts low density residential development. However, due to unique characteristics, large portions of Wards 1 and 2 are subject to this process.

The site plan control process allows staff to review replacement housing projects and assess site specific characteristics such as the siting, scale and character and massing of the house on the property, tree preservation, grading and driveway location. The objective is to minimize the impact of replacement housing on the City's stable neighbourhoods.

At any given time, the City is processing approximately 150 replacement or infill housing site plan applications which requires considerable staff resources to review. The fee for an infill residential site plan application is \$8,034.00. Other costs may be incurred by the landowner for additional required studies such as arborist's reports, or Conservation Authority review.

Without restrictive zoning regulations, Planning and Building staff rely on design guidelines. A more effective tool to control the impact of replacement housing is to change the Zoning By-law standards.

Zoning By-law Amendments - Infill Housing Regulations

There are four examples in the City where detached dwellings are subject to more restrictive zoning standards:

- In addition to being subject to site plan control, neighbourhoods in Wards 1 and 2 have certain "R1", "R2" and "R3" (Detached Dwellings - Typical Lots) Exception Zones that contain more stringent zoning regulations than the typical zones.
- The Streetsville Infill Housing Study (2009) resulted in new zoning regulations to control building massing in the "R2-7" and "R3" zones.

- The Port Credit (Hiawatha Neighbourhood) Infill Housing Study (2013) resulted in new zoning restrictions for the "R15" (Detached Dwelling - Port Credit) zone to control the massing of buildings.

All of the infill housing regulations noted above include a maximum height of 7.5 m (24.6 ft.) for flat roof dwellings.

- The historic towns of Port Credit and Meadowvale Village are subject to specific zoning regulations to preserve their unique historical characteristics, and flat roof dwellings are not permitted.

Proposed Zoning By-law Amendment

To address the height of three storey flat roof houses in parts of Ward 1 that are not subject to infill housing regulations, it is recommended that a maximum height of 7.5 m (24.6 ft.) for flat roof dwellings be added to the "R1", "R3", "RM1", "RM2", "RM7" and "R15" zones (see Appendix 2).

Interim Control By-law

Staff were asked to consider whether an Interim Control By-law (ICBL) could be implemented to allow for a study of a particular area or neighbourhood.

If an ICBL is passed by Council, it would stop any development that has not had a building permit issued. ICBL are for a one year period which can be extended for a second year for a maximum of two years. The By-law can also be appealed.

It appears that in the case of replacement housing regulations, the purpose of the ICBL would be to limit the height of residential dwellings in an area until the study is completed. Height alone is not appropriate subject matter for an ICBL. A review of Ontario Municipal Board (OMB) decisions by Legal staff has determined that the OMB generally rules that there is no statutory authority to enact an IBCL which addresses height and not land use. In

addition, the courts and the OMB view ICBL as an extraordinary remedy and therefore apply a strict interpretation to the content and the reasons for which they are enacted. For these reasons, an ICBL is not a recommended option to regulate replacement housing with respect to height.

FINANCIAL IMPACT: There will be some nominal costs for advertising and public consultation with respect to the proposed changes for Ward 1.

CONCLUSION: To address immediate concerns in parts of Ward 1 with the height of three storey flat roof houses, an amendment to the Zoning By-law is proposed.

ATTACHMENTS:
Appendix 1: Examples of three storey flat roof houses
Appendix 2: Ward 1 - Areas not subject to infill housing regulations

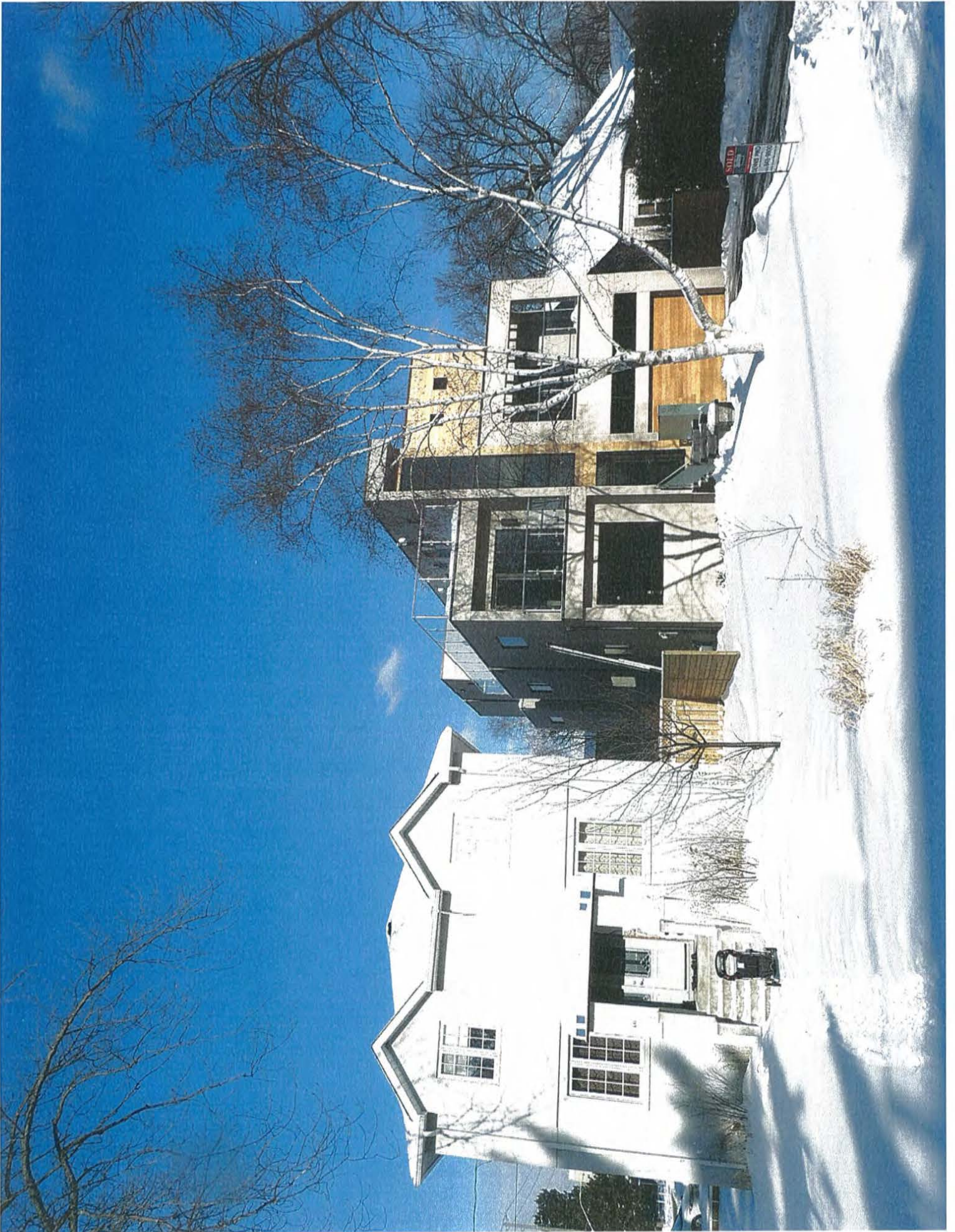


Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Planner

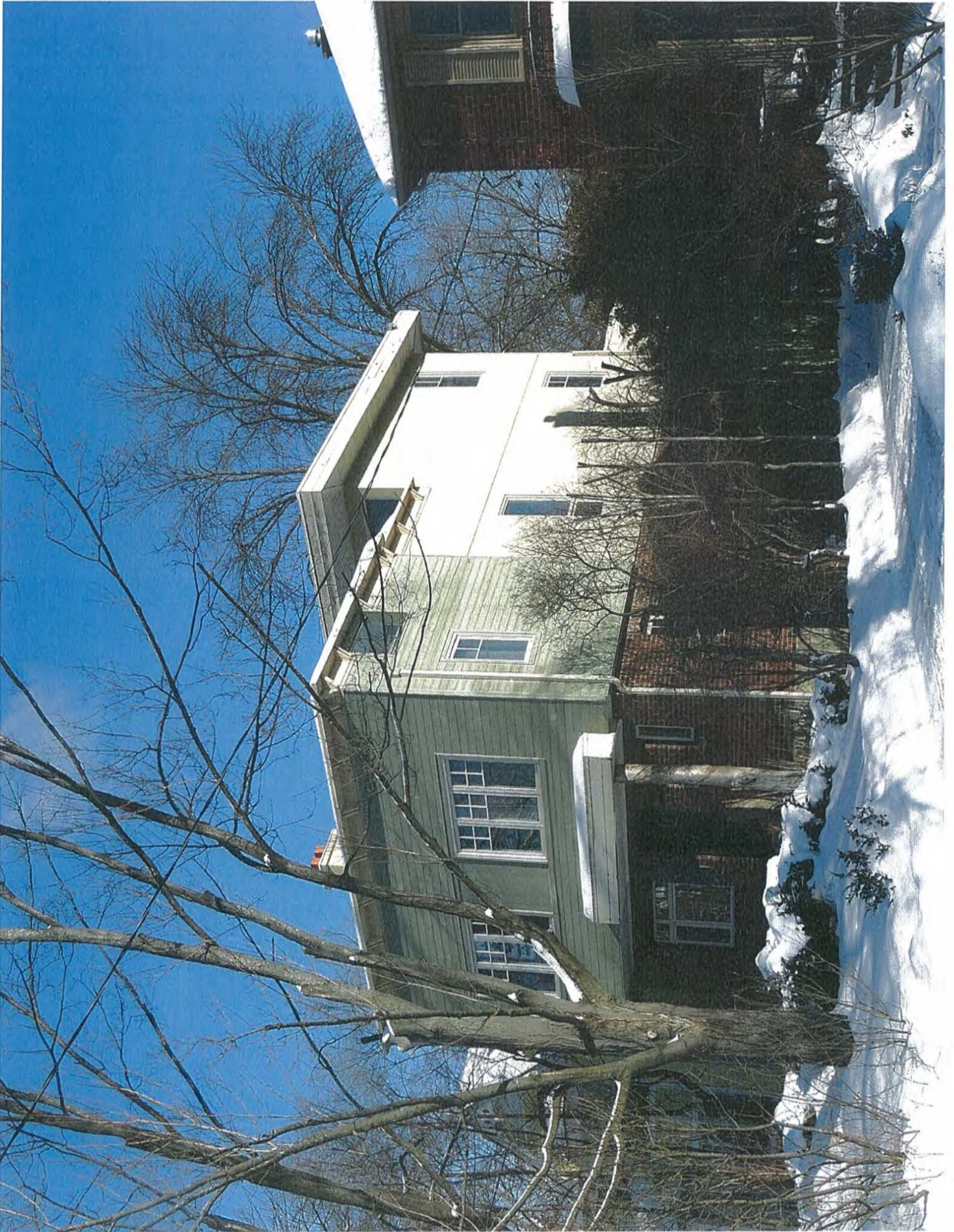








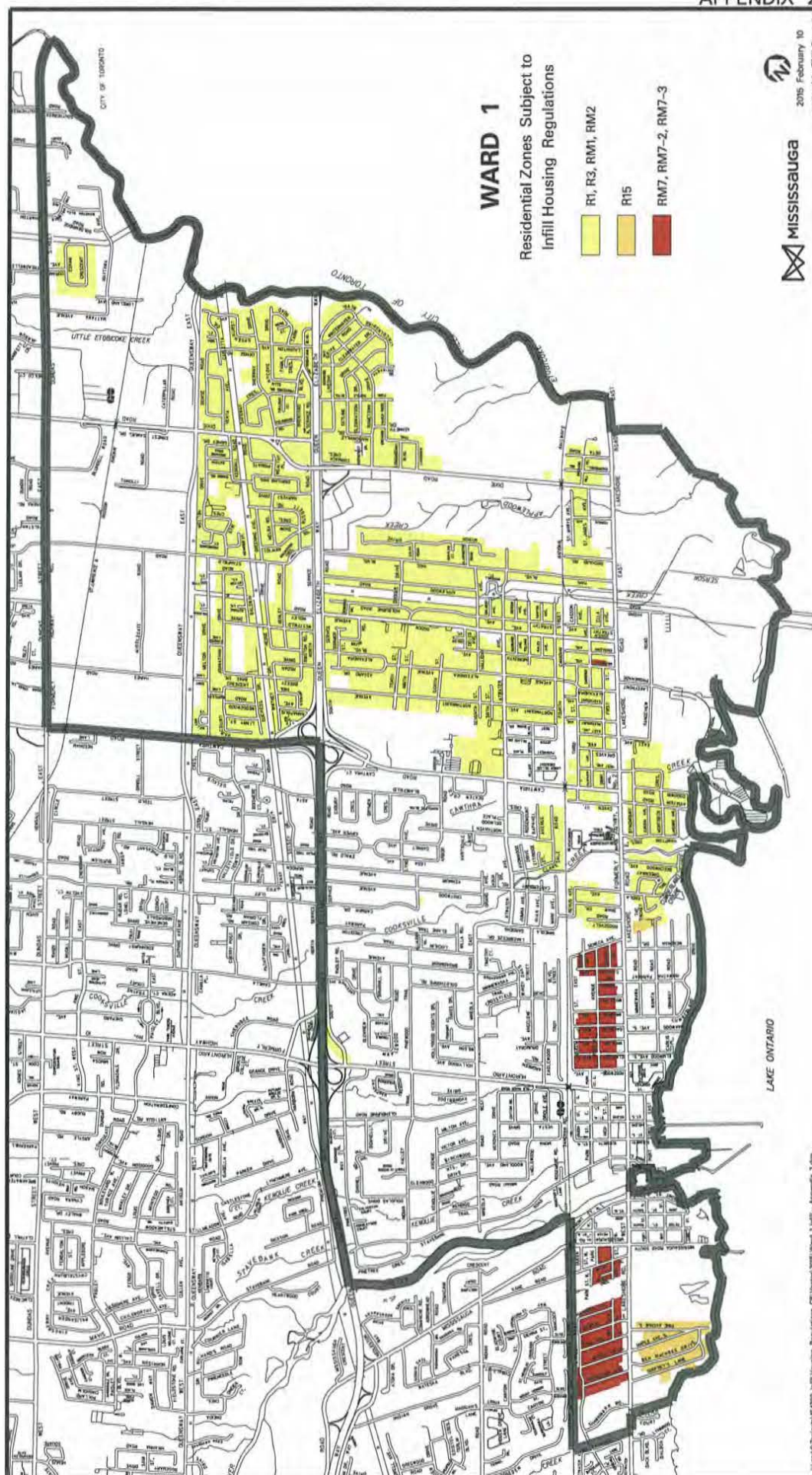












Appendix R-2

**Proposed Zoning Amendment - Regulation of Height for
Dwellings with Flat Roofs**

File: CD.06-REP W1

Recommendation PDC-0021-2015

PDC-0021-2015

"That the Report dated March 24, 2015 from the Commissioner of Planning and Building titled "Proposed Zoning Amendment – Regulation of Height for Dwellings with Flat Roofs", be received for information."

**Proposed Zoning Amendment - Regulation of Height for
Dwellings with Flat Roofs**

File: CD.06-REP W1

Recommended Exception Zones

The following Exception Zones are recommended to limit the height of flat roof dwellings to 7.5 m (24.6 ft.):

- "R1" (Detached Dwellings - Typical Lots) to "R1-51" (Detached Dwellings - Typical Lots - Exception);
- "R3" (Detached Dwellings - Typical Lots) to "R3-75" (Detached Dwellings - Typical Lots - Exception);
- "R3-17" (Detached Dwellings - Typical Lots – Exception – Map 07 only) to "R3-76" (Detached Dwellings - Typical Lots - Exception);
- "RM1" (Semi-Detached Dwellings) to "RM1-26" (Semi-Detached Dwellings - Exception);
- "RM2" (Semi-Detached Dwellings) to "RM2-42" (Semi-Detached Dwellings - Exception);
- "RM7" (Detached, Semi-Detached, Duplex Triplex Dwellings) to "RM7-5" (Detached, Semi-Detached, Duplex Triplex Dwellings - Exception); and
- To amend the existing "R15" (Detached Dwellings - Port Credit), "R1- 20", "R1-21", "R1-22", "R1-38", "R3-12", "R3-43", "R3-45", "R3-48", "R3-56" (Detached Dwellings - Typical Lots – Exception) and the "RM7-2" and "RM7-3" (Detached, Semi-Detached, Duplex Triplex Dwellings - Exception) zones.