



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, NOVEMBER 30, 2009

AFTERNOON SESSION – 1:30 P.M.

EVENING SESSION – 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members

Councillor Carmen Corbasson (Ward 1)

Councillor Pat Mullin (Ward 2)

Councillor Maja Prentice (Ward 3)

Councillor Frank Dale (Ward 4)

Councillor Eve Adams (Ward 5)

Councillor Carolyn Parrish (Ward 6)

Councillor Nando Iannicca (Ward 7)

Councillor Katie Mahoney (Ward 8) (Chair)

Councillor Pat Saito (Ward 9)

Councillor Sue McFadden (Ward 10)

Councillor George Carlson (Ward 11)

Mayor Hazel McCallion

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk

905-615-3200 ext. 5423 / Fax 905-615-4181

E-Mail: jessica.reid@mississauga.ca

PLANNING & DEVELOPMENT COMMITTEE – NOVEMBER 30, 2009

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

AFTERNOON SESSION – 1:30 P.M.

1. SIGN VARIANCE APPLICATIONS - Sign By-law 0054-2002, as amended, BL.03.SIG (2009)
2. PLANNING APPLICATION FEES REVIEW - Public Agency Applications Planning, and Building Department, City of Mississauga, CD.21.PUB W1-11
3. SECOND SUPPLEMENTARY REPORT - Proposed Housekeeping Amendments, Mississauga Zoning By-law 0225-2007, City of Mississauga, Bill 51, BL.09.COM W1-11
4. REGIONAL OFFICIAL PLAN AMENDMENT 25 (ROPA 25) – Monitoring Policies and Planning and Conservation Land Amendment Act Conformity Policies, CD.01.REG

EVENING SESSION – 7:00 P.M.

5. SECOND ADDENDUM REPORT - Official Plan Amendment and Rezoning Applications, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, Owner: Berkley Developments, Applicant: Korsiak & Company, Bill 20, OZ 06/030 W7
6. ADDENDUM REPORT - Official Plan Amendment and Rezoning Applications, 40 Harborn Road & 29 Premium Way, southwest corner of Harborn Road and Premium Way, Owner: Berkley Developments, Applicant: Korsiak & Company, Bill 20, OZ 06/031 W7
7. SUPPLEMENTARY REPORT – Streetsville Infill Housing Study, Proposed Zoning By-law Amendments, Bill 51, CD.06.STR W 11
8. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, Part of Lot 1, Concession 1, W.H.S., northwest Quadrant of Hurontario Street and Eglinton Avenue West, Owner: Pinnacle International (Ontario) Limited, Applicant: Philip Levine, IBI Group, Bill 51, OZ 07/025 W5
9. SUPPLEMENTARY REPORT – Official Plan Amendment and Rezoning Applications, 1969 and 1971 Lakeshore Road West, northeast corner of Lakeshore Road West and Walden Circle, Owner: 607074 Ontario Limited, Applicant: Makow Associates Architect Inc., Bill 20, OZ 05/043 W2

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2009)

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

DATE: November 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

RECOMMENDATIONS: That the Report dated November 10, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 09-06106
Ward 5
Bell
5099 Creekbank Rd.

To permit the following:

- (i) One (1) fascia sign projecting 1.2m (3.93 ft.) from the building wall.
 - (ii) Three (3) directional signs each having a sign area of 1.67m² (17.9 ft²) and a height of 2.13m (6.99 ft.).
- (b) Sign Variance Application 09-06003
Ward 7
Bell

47 Dundas St. E.

To permit the following:

- (i) One (1) fascia sign with a sign area of 0.37m^2 (3.99ft^2) on the building façade.

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

- (a) Sign Variance Application 09-04464
Ward 6
TD Canada Trust
1151 Dundas St. W.

To permit the following:

- (i) One (1) fascia sign not located on the unit occupied by the business.

BACKGROUND:

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

COMMENTS:

The Planning and Building Department has received three (3) Sign Variance Applications (see Appendices 1 to 3) for approval by Council. The application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

FINANCIAL IMPACT: Not applicable.

CONCLUSION:

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

ATTACHMENTS:

Bell
Appendix 1-1 to 1-10

Bell
Appendix 2-1 to 2-7

TD Canada Trust
Appendix 3-1 to 3-6



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 10, 2009

FILE: 09-06106

RE: Bell
5099 Creekbank Rd. – Ward 5

The applicant requests the following variance to section 17(1) and 18(1) of the Sign By-law 0054-2002, as amended.

Section 17(1)	Proposed
A fascia sign may not project out from a building wall more than 0.6m (1.97 ft.).	One (1) fascia sign projecting 1.2m (3.93 ft.) from the building wall
Section 18(1)	Proposed
A directional sign shall have a maximum sign area of 0.75m ² (8.0 ft ²) and maximum height of 1.2m (3.94 ft.).	Three (3) directional signs each having a sign area of 1.67m ² (17.9 ft ²) and a height of 2.13m (6.99 ft.).

COMMENTS:

1. The proposed variance is for a fascia sign that projects 1.2m (3.93 ft.) from the building to accommodate the curvature of the building. The sign is well designed and is in keeping with the design of the building. The Planning and Building Department therefore finds the variance acceptable from a design perspective.
2. The Bell building is located on a large site with multiple buildings. The additional directional signs are located within the site to direct the public to the various buildings on site. The signs are modest in size and in keeping with the design of the other directional and ground signs on site. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

Permit World

57 William St W, Waterloo, ON N2L 1J6 519-635-2114 519-208-7008 (fax)

September 24, 2009

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1
Attn: Darren Bryan

Re: Sign variance application for Bell Canada, 5025, 5099, 5115 Creekbank Rd.

Dear Darren:

Please accept this letter as a formal request for a sign variance to allow the following signage at the above-mentioned property.

Sign	Description	Proposed	Allowed
Channel Letters	Bell – proposed on Building # 5099C	1.2m projection Area = 21.8 sq.m	0.6m projection Sign area complies with permitted 2% of the building face.
Sign # 5	Single-sided Directional sign	H = 2.13m Area = 1.67 sq.m	H = 1.2m Area = 0.75 sq.m Directional signs do not require a permit (if in compliance with the by-law)
Sign # 6	Single-sided Directional sign	H = 2.13m Area = 1.67 sq.m	H = 1.2m Area = 0.75 sq.m Directional signs do not require a permit (if in compliance with the by-law)
Sign # 9	Single-sided Direction Sign – “Solution Centre”	H = 2.13m Area = 1.67 sq.m	H = 1.2m Area = 0.75 sq.m Directional signs do not require a permit (if in compliance with the by-law)

This property is occupied by Bell headquarters offices. It is a very high profile location and signage will play an important role in identifying the business as well as offering direction throughout the campus.

The directional signs will not be visible outside the premises and will not bear any commercial advertising. The proposed sign sizes will be complimentary in style and design to the building as well as the property. The larger size is required to accommodate legible direction of traffic to the appropriate services and/or buildings and prevent snow build up from blocking the information.

The "BELL" channel letters proposed on the mechanical floor level of building 5099C require a variance due to the projection from the building face. The proposed depth of the sign including its supports is 1.2m where permitted is 0.6m. The additional depth is necessary to accommodate the curve of the building and allow for the safe structural attachment of the sign.

Currently this property has a set of channel letters on the mechanical floor level of building 5025A. This sign was approved under permit # 08-2962 and will remain. The new set of channel letters will match the size and style of the existing sign.

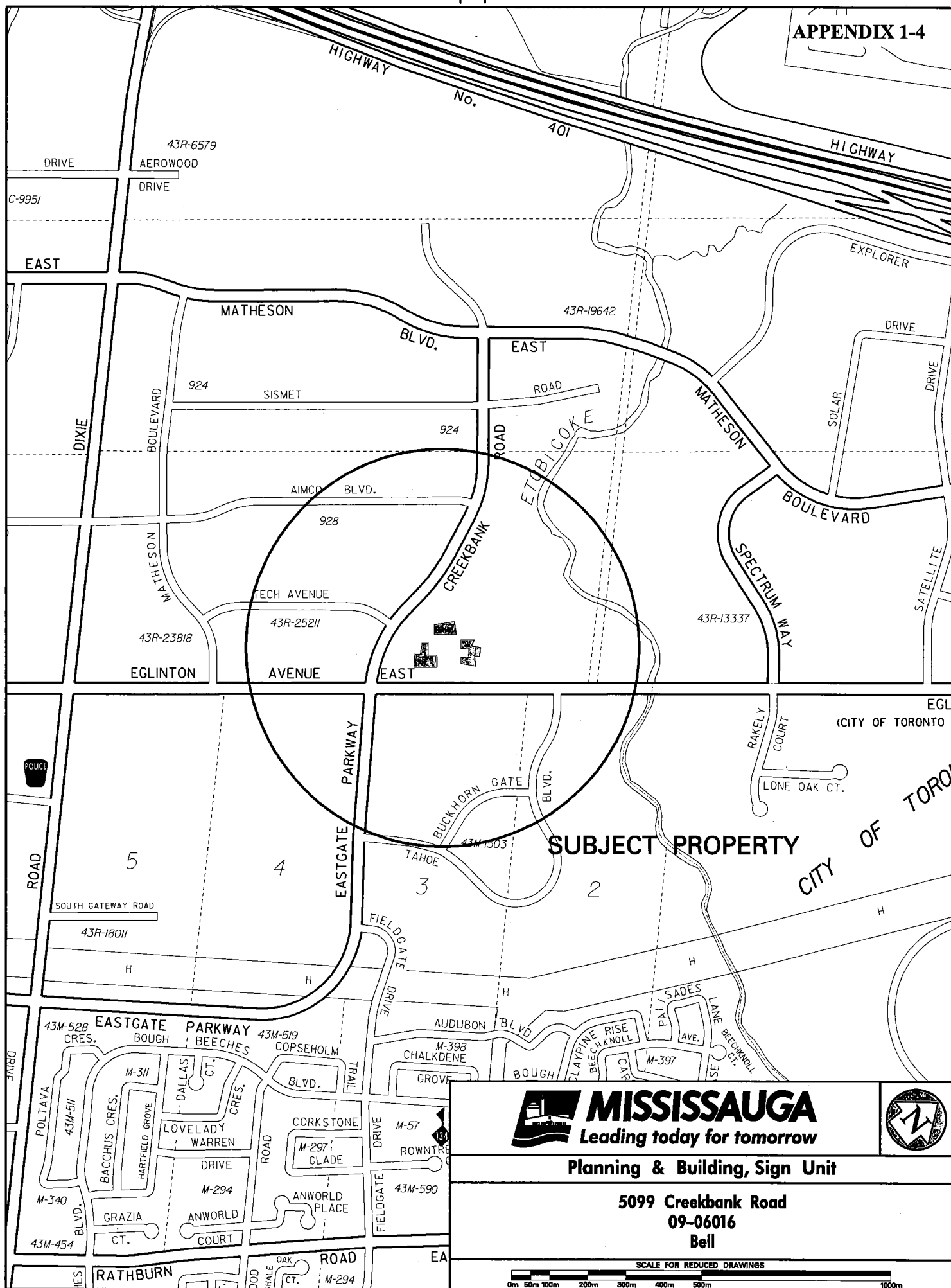
All the other existing signs on these premises will be removed in order to avoid sign pollution and provide modern and professional look.

We are kindly requesting that you review this application and offer your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Thank you,

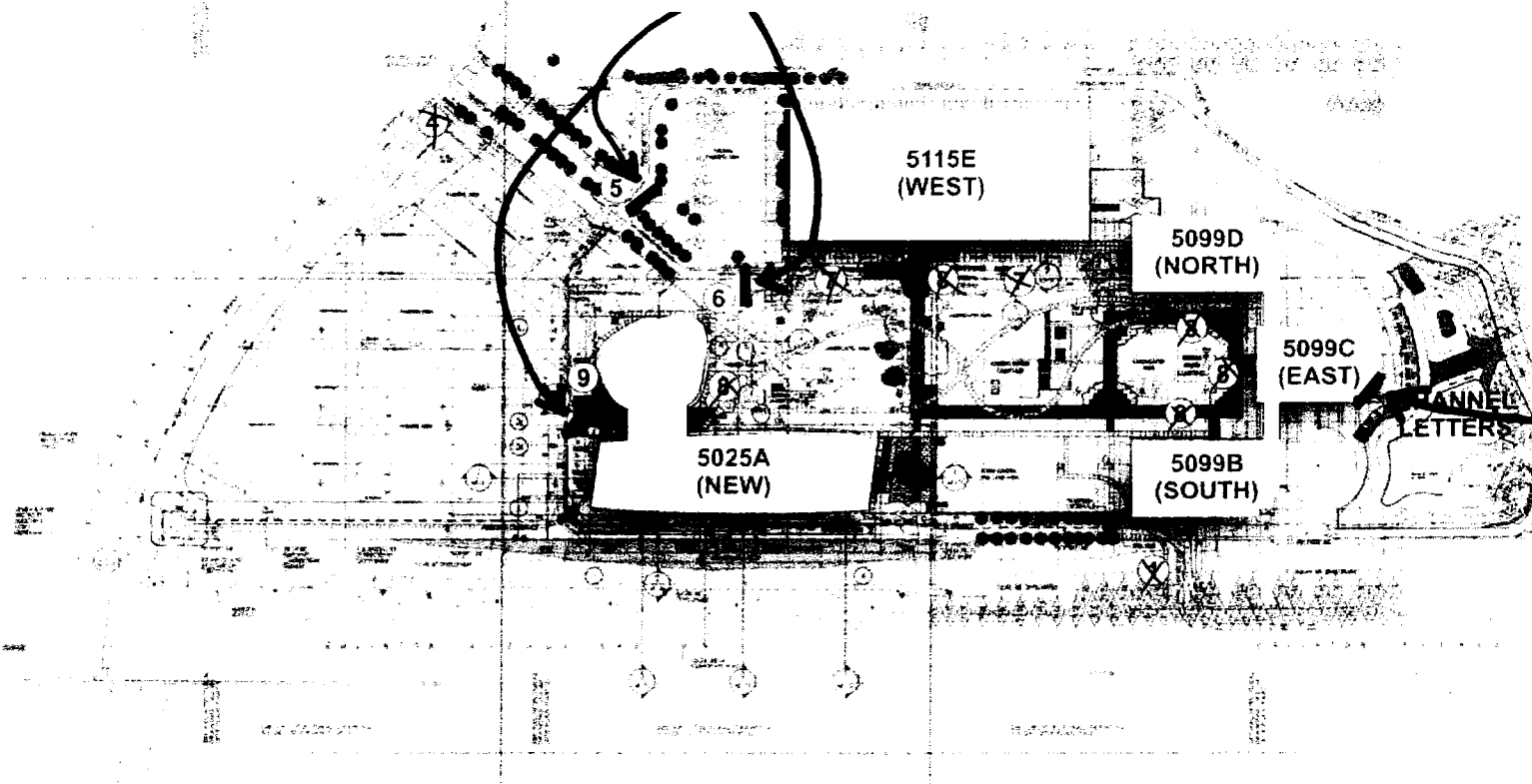


Svetlana Levant, A.Sc.T
permits@permitworld.ca



LOCATION OF PROPOSED
DIRECTIONAL SIGNS

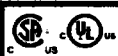
LOCATION OF PROPOSED
FASCIA SIGN



1-8

Customer Approval:

Date:



This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State or Federal Laws.

IT IS AGREED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER SIGN GROUP'S PATTISON SIGN GROUP'S TECHNICAL DRAWINGS ON THE SIGNING SITE. IF AN EXISTING BASE IS USED, THE CLIENT AGREES TO CHECK WITH THE CONCRETE BASE CAN SUPPORT THE SIGN. ALL SUPPLIES BY ENSEIGNES PATTISON SIGN GROUP. ENSEIGNES PATTISON SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.

Certified Enterprise

ENSEIGNES PATTISON SIGN GROUP, ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR ANY MANNER WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.



Tel: (506) 725-5505 Fax: (506) 727-1740 Toll Free 1-800-561-8750

Client:	BELL
Site:	MISSISSAUGA, ON
Consultant:	ERIC COLLIN
Draftsman:	SC & SO
Page:	1/16
Scale:	NTS
Date:	09.02.2009

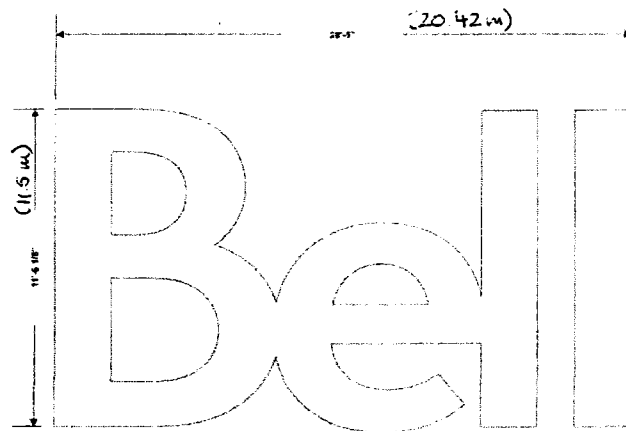
EC-20728N

ILLUMINATED CHANNEL LETTERS

Installation	<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior
#	Description	
1	ALUMINUM CABINET AND RETAINERS WITH FLEXIBLE FACES WITH WHITE PERFORATED VINYL ILLUMINATED BY WHITE LED.	
2	EXISTING 11'-6 1/8" CHANNEL LETTERS	

Notes:
TECHNICAL DETAILS T.B.D.

TOP VIEW
SCALE: N.T.S.



FRONT VIEW

Area = 234.83
(21.81 m²)

PROPOSED
SIGN

2 = 5025 Creekbank

3 = 5099C Creekbank

EXISTING SIGN
TO REMAIN



SOUTH-EAST ELEVATION

#	Revisionist	By	Date
1	PHOTO	SC	08.20.2009
2	CHANGED PHOTO	TB	08.31.2009
3	MODIFIED TOP VIEW	TB	09.24.2009

Customer Approval:

Date:



This sign intended to be installed in accordance with the requirements of Article 608 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs contain Fluorescent tubes and/or LED Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State or Federal Laws.

IT IS AGREED THAT THE CUSTOMER IS ENTIRELY RESPONSIBLE FOR INSTALLING THE COMPLETE SIGN AS PER THE PATTISON SIGN GROUP'S TECHNICAL DRAWINGS. OF THE CUSTOMER'S OWNERS AND/OR ARCHITECT. THE CUSTOMER IS RESPONSIBLE FOR THE COMPLETE SIGN CAN SUPPORT THE SIGN AS PER THE PATTISON SIGN GROUP'S TECHNICAL DRAWINGS AND/OR ARCHITECT'S DRAWINGS.

ISO 9001:2000 Certified Enterprise

ENSEIGNES PATTISON SIGN GROUP

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free 1-800-561-9798

Client	BELL
Site	MISSISSAUGA, ON
Consultant	ERIC COLLIN
Draftsman	SC & SO
Page	14/16
Date	09.02.2009
Scale	1/4" = 1'-0"

Customer Approval:

Date: / /



This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Patison Sign Group: Illuminated signs contain Fluorescent Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

THE AGREEE THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER ENGBERG'S PATTON/SIGN GROUP'S TECHNICAL DRAWINGS OR THE EQUIVALENT. WHEN A POSTING BASE IS USED, THE CLIENT AGREES TO CHECK IF THE CONCRETE BASE CAN SUPPORT THE SIGN AS SUPPLIED BY ENGBERG'S PATTON/SIGN GROUP. ENGBERG'S PATTON/SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.

Certified Enterprise

© 2002 ENTERTAINMENT WEEKLY GROUP. ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENTERTAINMENT WEEKLY GROUP.

ELEVATION

Installation	<input type="checkbox"/>	Interfac	<input checked="" type="checkbox"/>	Editor	<input type="checkbox"/>
--------------	--------------------------	----------	-------------------------------------	--------	--------------------------

#	Descriptions
---	--------------

1 ALUMINUM CABINET AND RETAINERS WITH FLEXIBLE FACES WITH WHITE PERFORATED VINYL. ILLUMINATED BY WHITE LED.

Notes:

NOTES:
- ATTACHMENT DETAILS T.B.D.

1-10

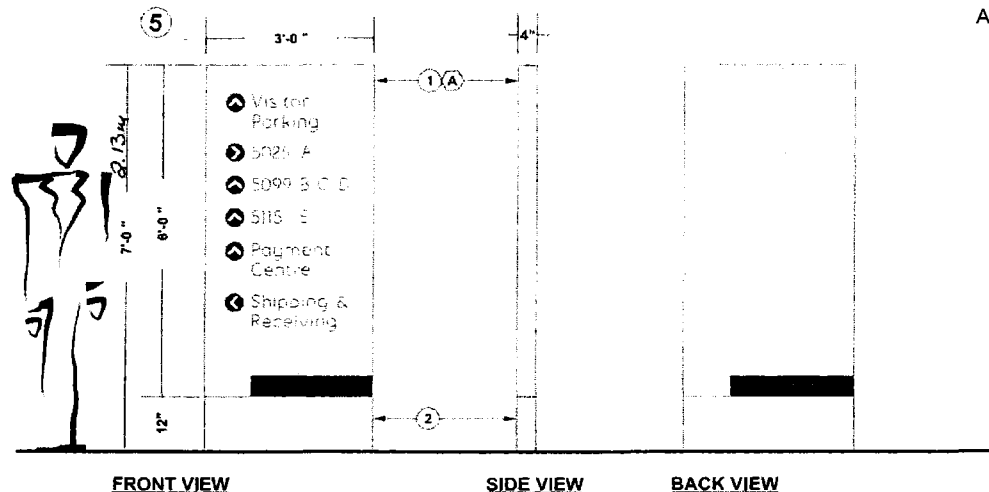


ENSEIGNES
PATTISON
SIGN GROUP

•Tel (506) 735-5506 •Fax (506) 737-1740 •Toll Free 1-800-561-9708

Client	BELL
Site	MISSISSAUGA ON
Consultant	ERIC COLLIN
Draftsman	TINA BOLDUC
Page	16/16
Scale:	N.T.S.
Date:	09.15.2009

APPENDIX 1-7



AREA = 18.0 ft.² (1.67m²)

EC-20728N

NON-ILLUMINATED D/F SIGN

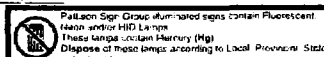
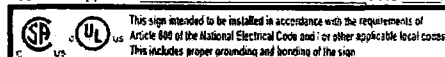
Installation	<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior
#	Descriptions:	
1	1MM-25 ALUMINUM EXTRUSIONS WITH ALUMINUM TUBING STRUCTURE	
2	1/8" TK. ALUMINUM FACE WITH REFLECTIVE VINYL APPLIED TO FIRST SURFACE	
3	ALUMINUM DECOR WITH MARTEX FINISH TO IMITATE CONCRETE BASE	



#	Colors:
A	PAINTED WHITE
B	REFLECTIVE BLUE VINYL 3275
C	MARTEX FINISH

#	Revision(s)	By	Date
A	MODIFIED DETAILS	TB	09.14.2009

Customer Approval: _____ Date: ____/____/____



IT IS AGREED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER ENSEIGNES PATTISON SIGN GROUP'S TECHNICAL DRAWINGS ON THE SIGN. CLIENT MUST PROVIDE THE SIGN TO THE CLIENT'S JURISDICTION. THE CONCRETE BASE CAN SUPPORT THE SIGN AS SHOWN IN ENSEIGNES PATTISON SIGN GROUP'S TECHNICAL DRAWINGS. IT IS ACCEPTED AND AGREED.

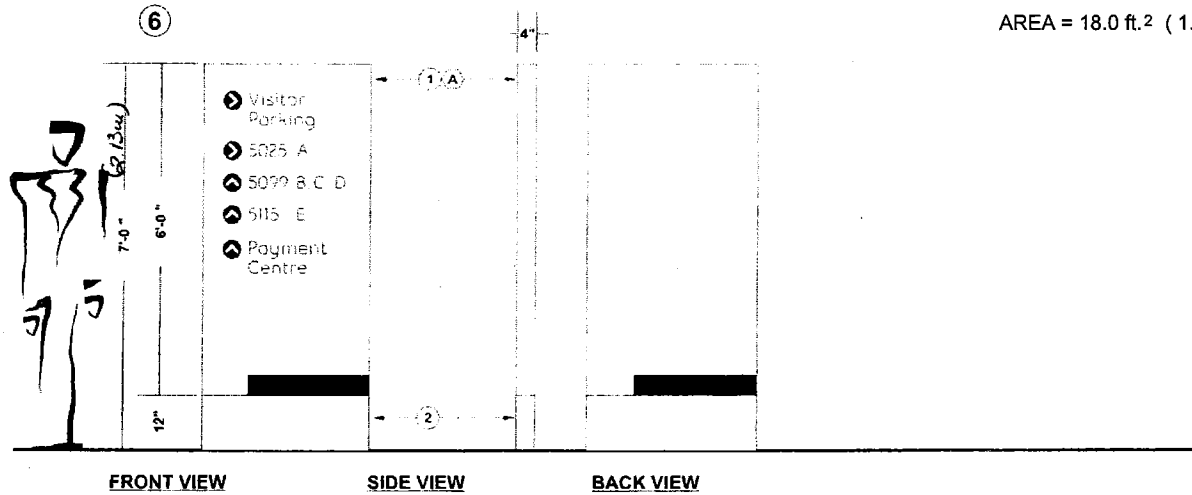
ISO 9001:2000 Certified Enterprise

7200 PATTISON SIGN GROUP, ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION OF PATTISON SIGN GROUP.

ENSEIGNES PATTISON SIGN GROUP

Tel (508) 735-5506 Fax (508) 737-1740 Toll Free 1-800-561-9794

Client:	BELL
Site:	MISSISSAUGA, ON
Consultant:	ERIC COLLIN
Draftsman:	SC & SO
Page:	5/16
Date:	09.02.2009
Scale:	1/4" = 1'-0"



AREA = 18.0 ft.² (1.67m²)

EC-20728N

NON-ILLUMINATED D/F SIGN

Installation:	Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	1MM-2S ALUMINUM EXTRUSIONS WITH ALUMINUM TUBING STRUCTURE	
2	1/8" TK. ALUMINUM FACE WITH REFLECTIVE VINYL APPLIED TO FIRST SURFACE	
3	ALUMINUM DECOR WITH MARTEX FINISH TO IMITATE CONCRETE BASE	



#	Colors:
A	PAINTED WHITE
B	REFLECTIVE BLUE VINYL 3275
C	MARTEX FINISH

#	Revision(s)	By	Date:
1	MODIFIED DETAILS	TB	09.14.2009

Customer Approval:

Date: / /



This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State or Federal Laws.

IT IS AGREED THAT THE CLIENT IS FULLY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER PATTON'S PATTON SIGN GROUP'S TECHNICAL DRAWINGS. CE THE SIGN, THE CLIENT IS RESPONSIBLE TO OBTAIN THE NECESSARY PERMITS FROM THE LOCAL, PROVINCIAL, STATE OR FEDERAL AUTHORITIES. PATTON'S PATTON SIGN GROUP, ENSEIGNES PATTON SIGN GROUP INC. IS NOT RESPONSIBLE FOR THE CLIENT'S NEGLIGENCE.

ISO 9001:2000 Certified Enterprise

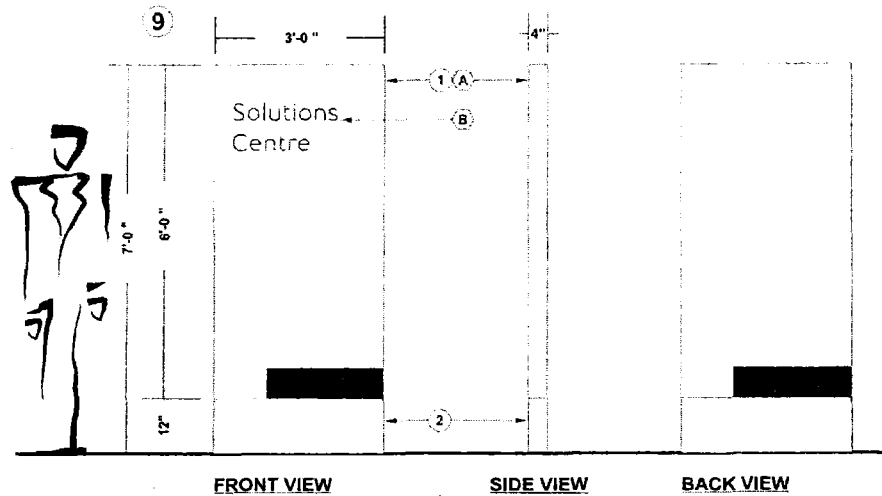
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTON SIGN GROUP.

ENSEIGNES PATTON SIGN GROUP

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free 1-800-561-9798

Client:	BELL
Site:	MISSISSAUGA, ON
Consultant:	ERIC COLLIN
Draftsman:	SC & SO
Page:	6/16
Scale:	1" = 1'-0"
Date:	09.02.2009

AREA = 18.0 ft.² (1.67m²)



EC-20728N

NON-ILLUMINATED S/F SIGN

Installation:	Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	1IN-25 ALUMINUM EXTRUSIONS WITH ALUMINUM TUBING STRUCTURE	
2	1/8" TK. ALUMINUM FACE WITH REFLECTIVE VINYL APPLIED TO FIRST SURFACE	
3	ALUMINUM DECOR WITH MARTEX FINISH TO IMITATE CONCRETE BASE	

#	Colors:
A	PAINTED WHITE
B	REFLECTIVE BLUE VINYL 3275
C	MARTEX FINISH

#	Revision(s)	By:	Date:
1	MODIFIED TEXT	TB	08.31.2008
2	MODIFIED DETAILS	TB	09.14.2009
3	RELOCATED SIGN	TB	09.23.2009

ENSEIGNES PATTISON SIGN GROUP

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free 1-800-561-9708

Client:	BELL
Site:	MISSISSAUGA, ON
Consultant:	ERIC COLLIN
Draftsman:	SC & SO
Page:	12/16 Scale: 1/2" = 1'-0"



Customer Approval: _____ Date: ____/____/____



This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or Hg Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

IT IS ADVISED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER ENSEIGNES PATTISON SIGN GROUP'S TECHNICAL DRAWING OF THE SIGN. WHERE AN EXISTING BASE IS USED, THE CLIENT AGREES TO CHECK IF THE CONCRETE BASE CAN SUPPORT THE SIGN AS SHOWN IN ENSEIGNES PATTISON SIGN GROUP'S TECHNICAL DRAWING. ENSEIGNES PATTISON SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.

ISO 9001:2000 Certified Enterprise

©2009 ENSEIGNES PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 10, 2009

FILE: 09-06003

RE: Bell
47 Dundas St. E. – Ward 7

The applicant requests the following variance to section 12 of the Sign By-law 0054-2002, as amended.

Section 12	Proposed
A fascia sign in the Cooksville Special Sign District is not permitted for properties where the zoning category falls under Residential and Open Space Signs.	One (1) fascia sign with a sign area of 0.37m ² (3.99 ft ²) on the building façade.

COMMENTS:

The proposed variance is for a fascia sign on a utility building, on a property that is zoned residential. The sign is modest in size and in keeping with the design of the building and has no adverse affect on the surrounding area. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

Permit World

57 William St. W., Waterloo, ON N2L 1J6 519-635-2114 519-208-7008 (fax)

October 7, 2009

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1
Attn: Mark Toliao

Re: Sign variance application for Bell Canada, 47 Dundas St. E., Cooksville

Dear Mark:

Please accept this letter as a formal request for a sign variance to allow one fascia sign for the above-mentioned project.

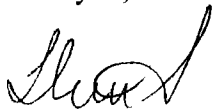
Bell Canada is proposing one non-illuminated sign with the sign area = 0.4 sq.m.

This property is zoned U and is located in the special sign district. Even through the zoning of this site refers to a Residential or Open Space use, this property is of a commercial nature and has been for a number of years. This building is located among commercial use properties that have signage which follows rules under commercial sign regulations.

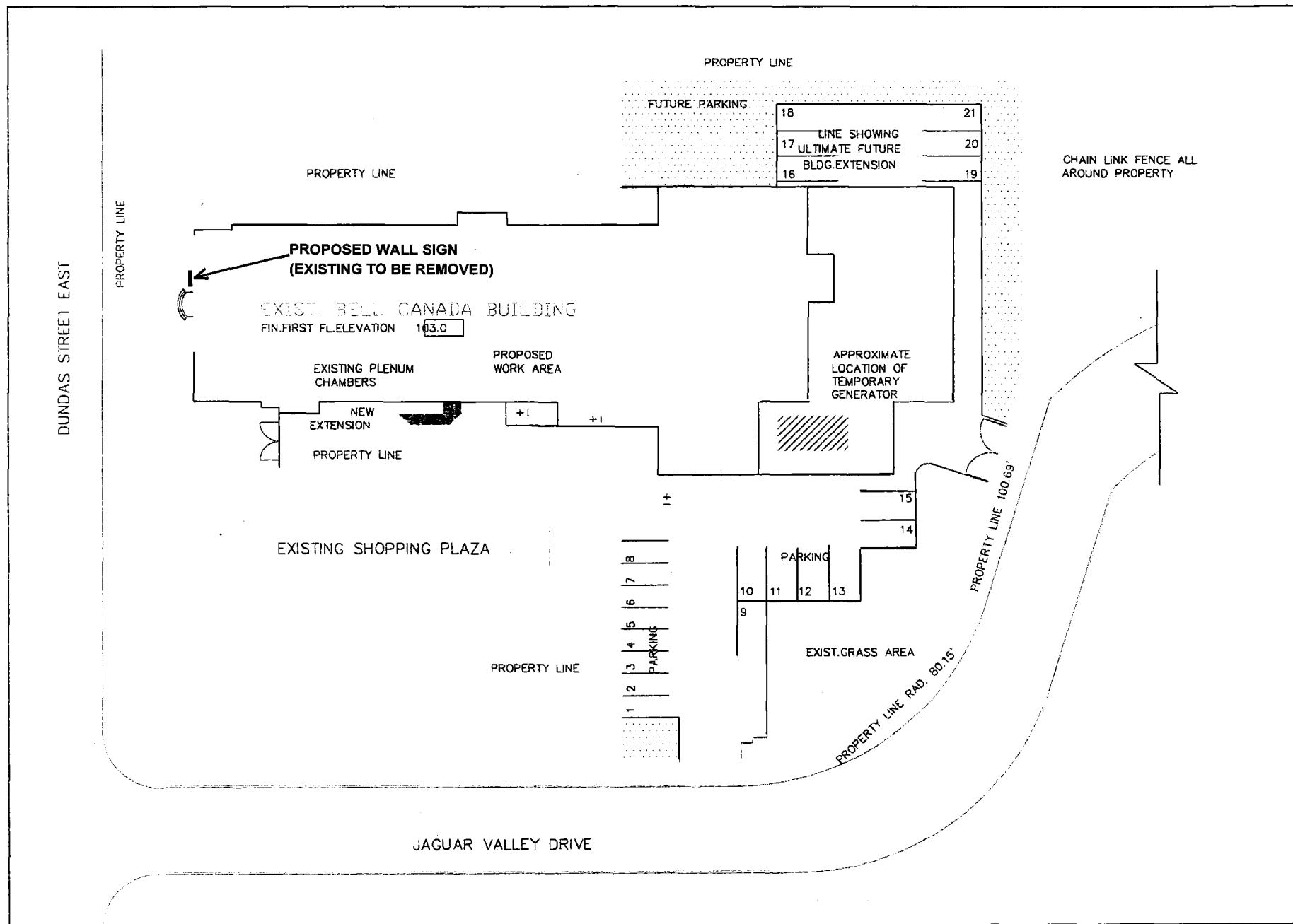
The proposed sign is complimentary to the building design and will not create a negative impact on the surrounding properties.

We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Thank you,



Svetlana Levant, A.Sc.T
permits@permitworld.ca

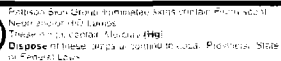




Customer Approval: _____ Date: _____



This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



IT IS AGREED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER ENSIGNEDS PATTISON SIGN GROUP'S TECHNICAL DRAWINGS OR THE EQUIVALENT WHERE AN EXISTING BASE IS USED. THE CLIENT AGREES TO CHECK IF THE CONCRETE BASE CAN SUPPORT THE SIGN AS SUPPLIED BY ENSIGNEDS PATTISON SIGN GROUP. ENSIGNEDS PATTISON SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.

ISO 9001:2000 Certified Enterprise

ENSEIGNES PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.

www.pattisondesign.com

EC-20545

PHOTO ELEVATION

Installation: ☐ Interior: ☐ ☒ Exterior:

#	Descriptions:
---	---------------

- | # | Description |
|---|--|
| 1 | D-18 (18"X2'-7 15/16") NON-ILLUMINATED PIN MOUNTED CHANNEL LETTERS WITH ALUMINUM FACES & RETURNS
SEE DRAWING #BEL1C9AX005
WEIGHT - ±15LBS.
SQ. FT. - 4.06 |

#	Revision(s)	By:	Date:
1	CHANGED D12 TO D18	TB	07.10.2009



ENSEIGNES
PATTISON
SIGN GROUP

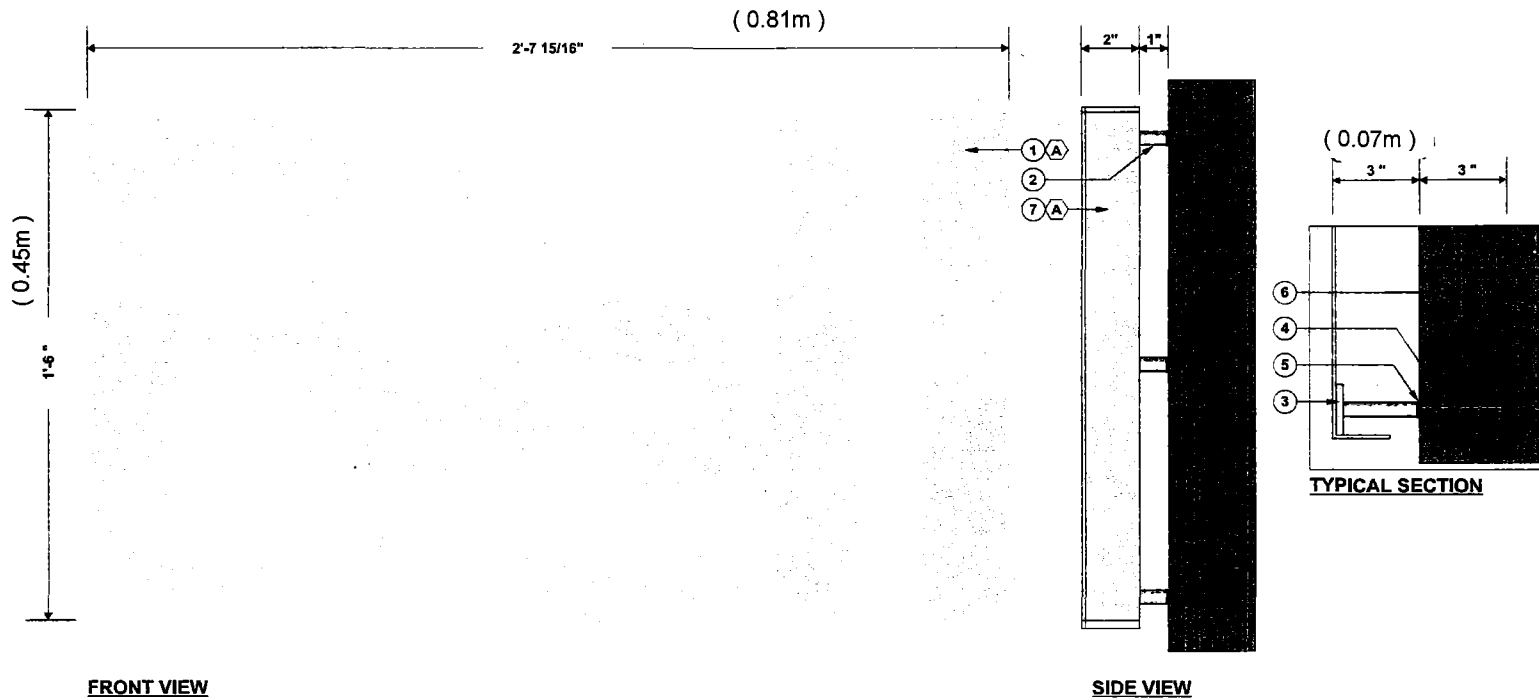
•Tel (506) 735-5506 •Fax (506) 737-1740 •Toll Free 1-800-561-9798

Client:	BELL CANADA		
Site:	47 DUNDAS ST E. MISSISSAUGA (COOKSVILLE), ONT.		
Consultant:	E. COLLIN		
Draftsman:	TINA BOLDUC	Date:	06.18.
Page: 1/1	Scale:	N.T.S.	

1-18

APPENDIX 2-5

AREA = 3.99 ft.² (0.37 m²)



BEL1C9AX005

**D-18 NON-ILLUMINATED
CHANNEL LETTERS**

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
Electrical specifications:		
Volts:	N/A	Amps: N/A Circ.: N/A
#	Descriptions:	
1	1/8" TK ALUMINUM FACES	
2	1/2" Ø X 0.049" TK ALUMINUM PIPE SPACER	
3	1 3/4" X 1 3/4" X 1/4" ALUMINUM PLATE GLUED WITH ADHESIVE LORD 406-19	
4	3/16" Ø X 6" STUD	
5	1/4" BUSHING	
6	EXISTING WALL	
7	0.090 ALUMINUM RETURNS	

Notes:
- INSTALLATION TEMPLATE TO BE PROVIDED
FOR EACH SIGN BY PSG

#	Colors:
A	PAINTED SILVER #838

#	Revision(s)	By:	Date:
1	MODIFIED DESC. #3	TA	04.14.2009
2	GENERAL REVISION (ET)	ACH	04.22.2009
3	ADDED ITEM #7	EP	04.24.2009

Customer Approval:

Date:

PRODUCTION INFORMATION: LL 03.16.2009	Descriptions:	Plate #:	XX	XX
FS\BEL1 (Bell Canada)\Channel Letters\Non-Illuminated\BEL1C9AX005 1'-6" (E-18)\(D-18)	ALUMINUM	BEL1C9AX005	XX	XX
	XX	XX	XX	XX

This sign intended to be installed in accordance with the requirements of Article 680 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

IT IS SOLELY THE CLIENT'S RESPONSIBILITY TO INSTALL THE CONCRETE BASES AS PER PATTISON SIGN GROUP'S TECHNICAL DRAWINGS ON THE SIGNING. THEREAFTER, NO BASES, JOBS, OR CLIENTS ARE TO BE RESPONSIBLE FOR THE CONCRETE BASES. THE SIGN GROUP WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE SIGN OR THE CONCRETE BASES.

**ENSEIGNES
PATTISON
SIGN GROUP**

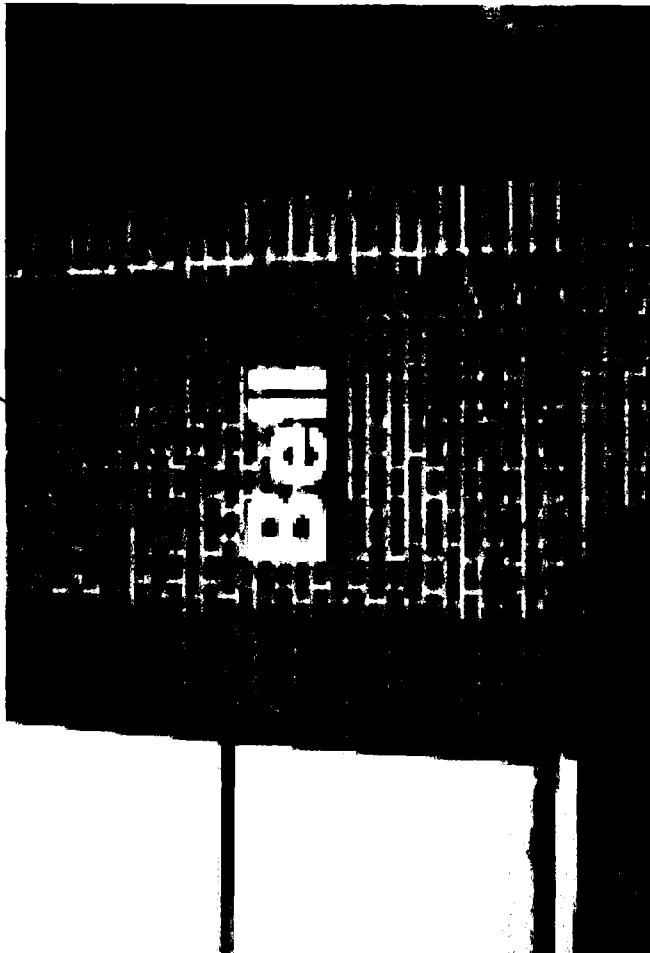
Tel: (506) 735-5505 Fax: (506) 737-1740 Toll Free: 1-800-561-9796

Client:	BELL CANADA
Site:	VARIOUS
Draftsman:	BROCK PRICE
Checked By:	TB
Page:	1/1
Scale:	3" = 1'-0"

ISO 9001:2000 Certified Enterprise

© 2009 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.

EXISTING SIGN TO BE REMOVED & REPLACED WITH A NEW ONE.





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 10, 2009

FILE: 09-04464

RE: TD Canada Trust
1151 Dundas Street West – Ward 6

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

Section 13	Proposed
A fascia sign must be located on the unit occupied by the business.	One (1) fascia sign not located on the unit occupied by the business.

COMMENTS:

This item was deferred from the October 5, 2009 Planning and Development Committee Meeting.

The proposed variance is for a fascia sign on a wall which is not part of the unit occupied by TD Canada Trust. Currently there is an existing sign band on this elevation of the Westdale Mall. The proposed sign is located above an existing sign band. In this regard, we cannot support the variance as it would set precedent for others to create a second sign band on this elevation and create visual clutter on the building.



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

May 28, 2009

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

Attention: A. Robeznieks, P. Eng.
Chief Building Official
Director, Building Division

Dear Sir/Mesdame:

Re: Variance Application for Fascia Sign – Application SGNBLD 09 4464 VAR
TD Canada Trust, 1151 Dundas St. W., Mississauga

Zip Signs is the authorized agent for Paula Dale Limited, landlord to TD Canada Trust for the location shown above.

Attached you will find the landlord's letter of consent for the installation of a fascia sign for this tenant in a more suitable place other than immediately above the unit they occupy. The unit that TD Canada Trust occupies is a unit not visible from the street and so the public would be unaware of their presence; that is why the landlord has agreed to allow their sign to be mounted in a more suitable place on the building.

We respectfully request that you grant a variance in light of this particular circumstance and thank you for your time and consideration.

Yours truly,
ZIP SIGNS LTD.

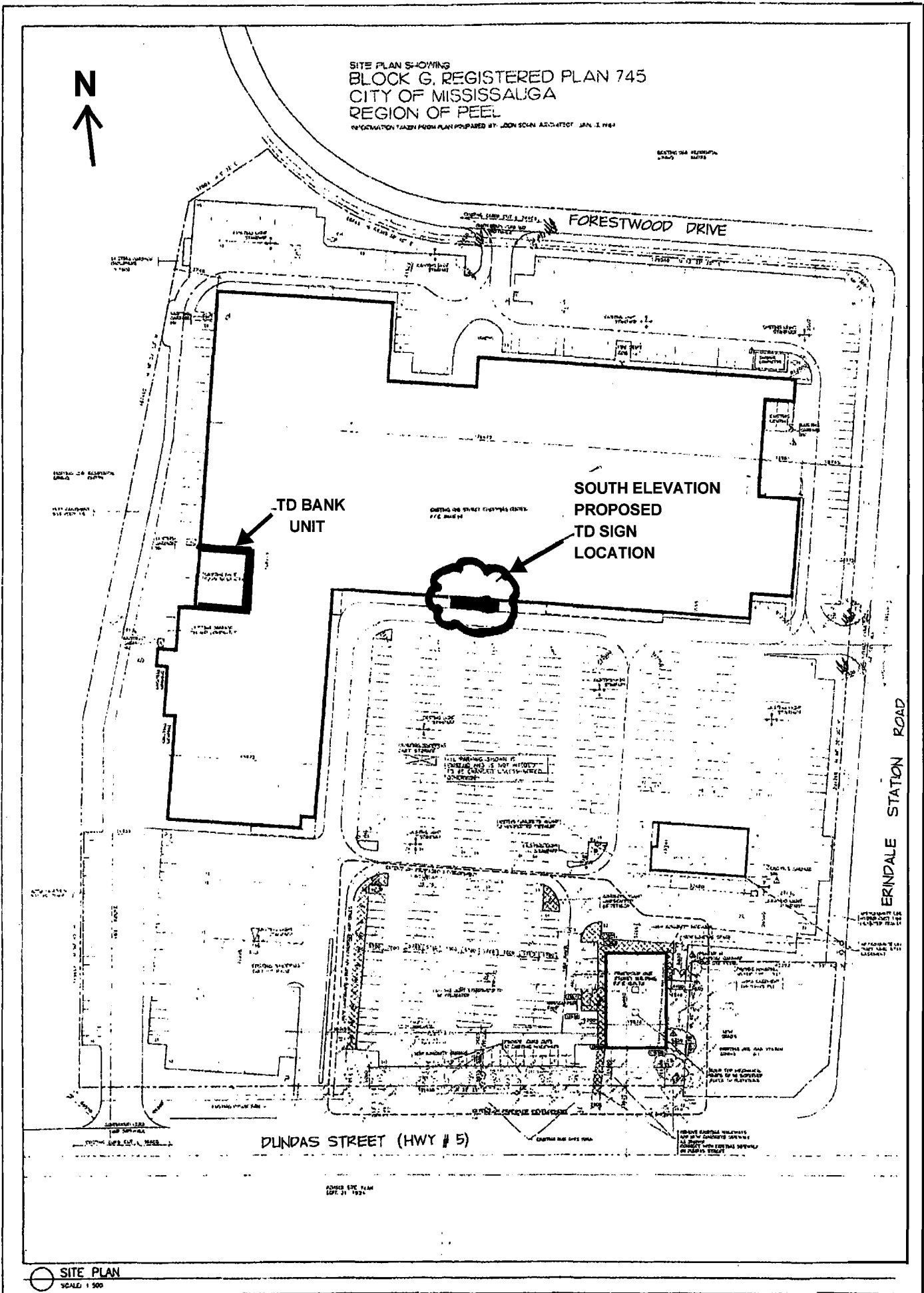
Dave Adam

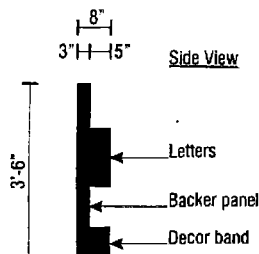
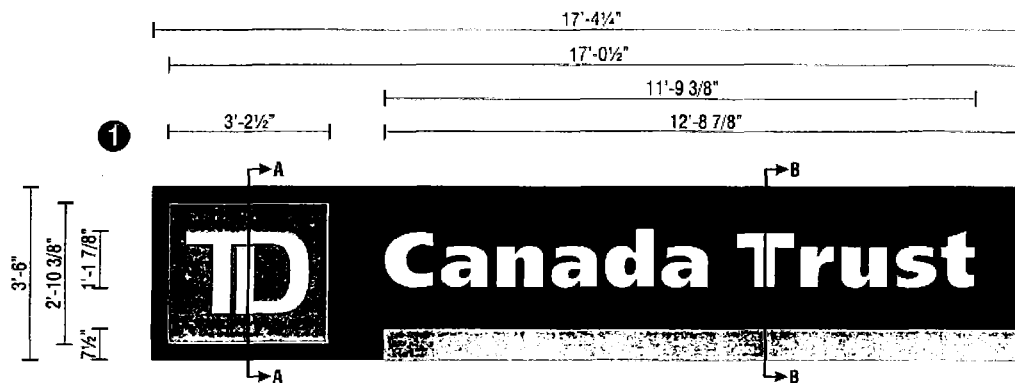


**1151 Dundas Street West
09-04464
TD Canada Trust**

SCALE FOR REDUCED DRAWINGS







LOCATION OF PROPOSED
FASCIA SIGN



Sign 1

Supply 1 new s/f exterior thru-wall illuminated display on background panel

Graphics / Substrate

Light Green 3632-5830 vinyl on 1st surface of White 2447 plexi faces

Illumination

White LED's

Power supplies placed behind TD shield

Construction

1" Dark Green vinyl trim retainer for logo & letters

1" x 1" aluminum angle retainer for band, face side painted Light Green 447-D-6, return side painted Dark Green PMS 5535

5" - .050 aluminum returns

.080 aluminum backs

Paint

All exterior exposed metal painted Dark Green

PMS 5535 except for face side of 1" aluminum angle retainer on band

Interior painted White

Background Panel

.125 aluminum face

3" aluminum angle filler mounted on 1 1/2" concealed aluminum angle frame

Face & filler painted Dark Green PMS 5535

Notes

1) All fasteners to be stainless steel

2) 120v service provided by client's electrician

☐ White 2447 Plexi

☒ Light Green 3632-5830 Vinyl

☒ Light Green 447-D-6 (40% matte)

☒ Dark Green PMS 5535 (40% matte)

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client TD Canada Trust
Address 1151 Dundas Street West
Mississauga, ON

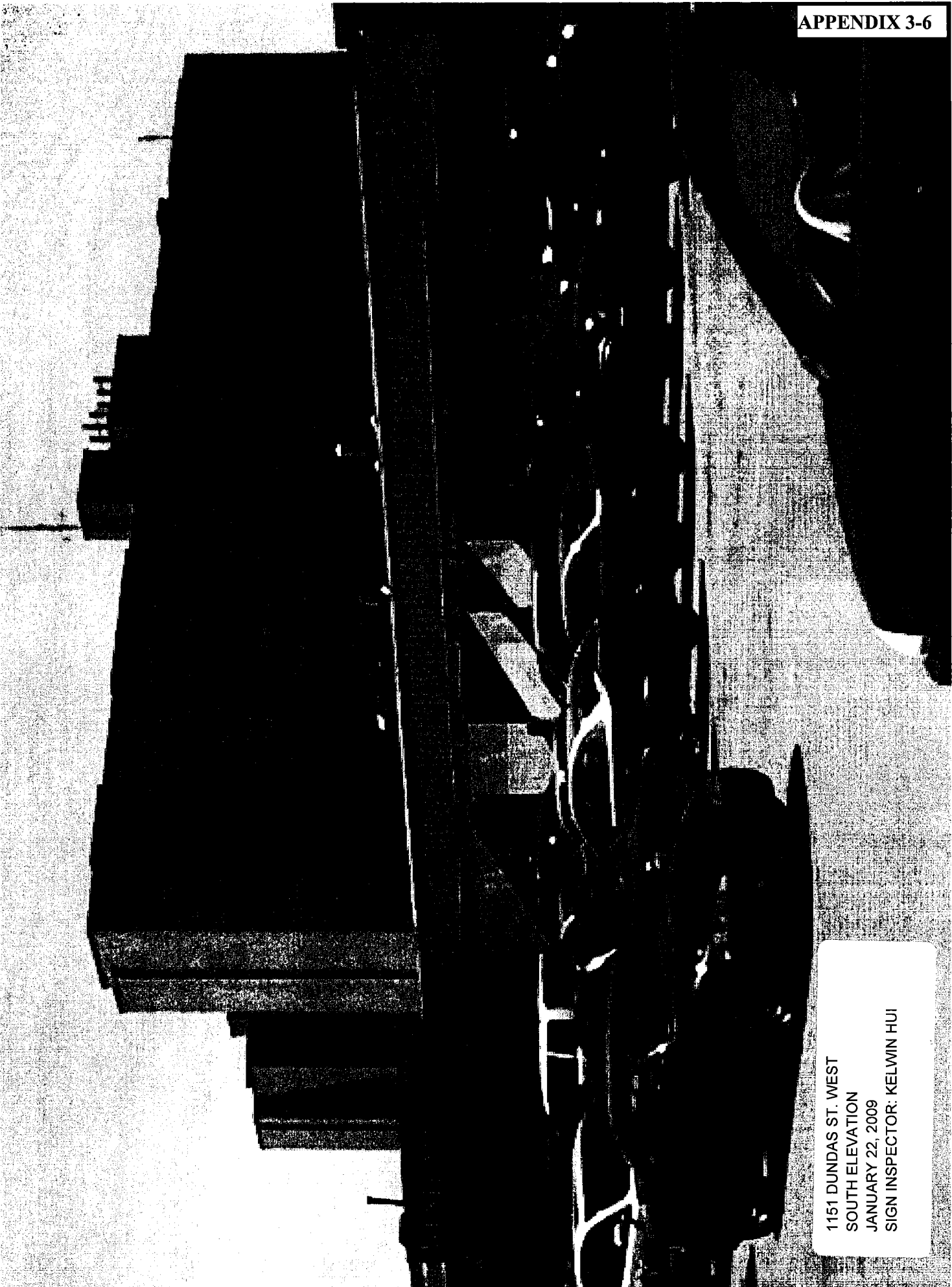
Dwg No. 26166
Designer FB
Sales Steve O'Brien

Date September 26, 2008
Rev. December 12, 2008
Rev. October 6, 2008

☒ CONCEPTUAL
NOT FOR CONSTRUCTION
☐ SHOP READY
CONSTRUCTION CAPABLE
Scale: 3/8" = 1'-0" Page: 1 of

ZIPSIGNS

This drawing is the property of Zip Signs Ltd.



1151 DUNDAS ST. WEST
SOUTH ELEVATION
JANUARY 22, 2009
SIGN INSPECTOR: KELWIN HUI



Corporate Report

Clerk's Files

Originator's

PLANNING & DEVELOPMENT

NOV 30 2009

DATE: November 18, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Planning Application Fees Review - Public Agency Applications**
Planning and Building Department
City of Mississauga **Wards 1 to 11**

RECOMMENDATION: That the Report dated November 18, 2009, from the Commissioner of Planning and Building with respect to the Planning Application Fees Review - Public Agency Applications, be adopted in accordance with the following:

1. That Option 3, to collect fees and securities from all public agencies excluding City Departments, as of April 1, 2010, be approved;
2. That the necessary amending by-law to the City's *Planning Act* Fees and Charges By-law be brought forward to Council prior to April 1, 2010, reflecting that City Departments are exempt from application fees and posting of securities;
3. That at the appropriate time, a resolution of Council be approved to rescind Resolutions 42-78 and 593-82; and
4. That staff be directed to inform the Peel District School Board, the Dufferin-Peel Catholic District School Board, the Region of Peel and Enersource Hydro Mississauga of the change in policy once adopted by City Council.

BACKGROUND:

On February 13, 1978, City Council passed Resolution 42-78, which exempted certain types of projects from site plan processing fees, namely buildings owned by the City, the Region, the Province and the Federal Government, and buildings used as schools (public and separate). This was followed on September 13, 1982 by Resolution 593-82, which exempted government agency projects from the requirement of submitting a letter of credit. A letter of credit is typically taken as part of the site plan approval process to ensure that all site works are completed in accordance with the approved site plan drawings to the satisfaction of the Commissioner of Planning and Building.

In September 2007, City Council passed Resolution 0250-2007, directing the Commissioner of Planning and Building to bring forward a report to Planning and Development Committee reviewing the merits of continuing to exempt government agency projects from site plan processing fees and the requirement of submitting a letter of credit (see Appendix I-1).

The purpose of this report is to provide background information on site plan applications for public agencies processed by the Development and Design Division from November 2005 to August 2009, to provide a summary of a survey of various municipalities in Ontario with respect to site plan applications for public agencies and to present the three (3) options that were considered by the Development and Design Division with respect to fee/security collection.

COMMENTS:

In November 2005, Council adopted a report for Phase 1 of the Fees and Charges Review, which recommended fee structure and rates changes for planning applications and amended the "Planning Act Processing Fees By-law" (By-law). In January 2007, the By-law was further amended in order to collect revenues which were more reflective of moving towards full cost recovery. In February 2009, Council adopted a report for Phase 2 of the Fees and Charges Review and the By-law was amended to reflect new rate structures and increased fees to the planning application fees effective September 1, 2009.

Public Agency Site Plan Applications

Since the Fees and Charges By-law was amended in November 2005 and planning fees were increased to reflect partial cost recovery of application processing, the City has not collected fees on over 65 site plan applications from public agencies. These were primarily applications from the school boards (43), with the next highest amount (17) being City projects. The other applications were submitted by the Region of Peel (6), Enersource Hydro Mississauga (1) and Credit Valley Conservation (1).

To understand what the potential loss of revenue is as a result of these applications not being subject to fees, we can apply the base fee of \$1,500.00 in effect from November 2005 to December 2006, and \$1,950.00 in effect from January 2007 to August 2009 and conclude that there was a loss of approximately \$124,000 in site plan application fees from November 2005 to August 2009. This does not take into account the additional fee of \$1.50 per square metre of development over 500 m² (5,382 sq.ft.) for the period November 2005 to December 2006 and the fee of \$1.95 for the period January 2007 to August 2009.

Survey Results from Ontario Municipalities

The Development and Design Division requested information on site plan application fees and securities collection for site works from nine (9) Ontario municipalities (see Appendix I-2). Six (6) of the nine (9) municipalities, Caledon, Milton, Oakville, Burlington, Markham and Toronto collect fees for all site plan applications, regardless of the applicant. Vaughan waives fees only for school boards, Brampton waives fees for school boards and other City Departments, and Ottawa waives fees only for non-profit or charitable housing projects.

Of the six (6) municipalities that collect site plan application fees, Caledon, Milton and Oakville waive the requirements for securities collection for some or all of the public agencies in question. The other three (3), Burlington, Markham and Toronto, require up to 100% of project costs as securities for the proposals.

Options for Site Plan Fees and Securities Collection

There are a number of options available for the collection of fees and securities for public agency site plan applications.

- Option 1: continue to operate under the status quo;
- Option 2: collect fees and securities from all public agencies, including City Departments;
- Option 3: collect fees and securities from all public agencies, excluding City Departments.

After careful review of the three (3) options, it is recommended that Option 3 be put forward for consideration. City staff spend an equivalent amount of time processing site plan applications from external public agencies as on applications submitted by the private sector. By not collecting fees for these applications, the Planning and Building Department is not acting in a manner that is consistent with our fee structure to move towards better cost recovery for planning application processing, therefore continuing to operate under the status quo (Option 1) is not a logical course of action.

The concept of "charge backs" between City Departments creates unnecessary paperwork for administration and finance staff, and it is not necessary to have one (1) Department monitoring or inspecting the site works of another Department, once a site plan approval has been granted. Therefore, Option 2 does not represent a reasonable course of action.

As identified above, City staff expend time and incur costs processing site plan applications from external public agencies, as they are processed in the same manner as those applications submitted by the private sector. Collecting fees for these applications is consistent with our fee structure to move towards full cost recovery for planning application processing, therefore Option 3 represents the most appropriate course of action. Further, a follow-up inspection for non-City public projects should be undertaken in all instances, although this is not the Planning and Building Department's current practice. This is because securities

are not collected for site works, hence there is no mechanism in place to ensure that incomplete site works are finalized. Therefore, it is in the best interest of the City that securities for site works also be collected for all external public agency site plan applications.

It is suggested that the collection of site plan application fees for schools and other public projects come into effect April 1, 2010 to allow the affected school boards and agencies time to take into account the proposed fees and submission of Letter of Credits in preparing their budgets.

COMMUNITY ISSUES

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

OTHER INFORMATION

It is important to note that some City Departments collect fees for services and products provided on an inter departmental basis, including publications such as annual Street Guides and some facility rentals.

FINANCIAL IMPACT:

The financial impact of collecting site plan application fees from public agencies and City Departments that do not currently pay for site plan approval is significant. The base fee for a site plan application increased to \$4,650.00 as of September 1, 2009, and collecting application fees from all public agencies except for other City Departments would have a positive impact on planning application revenues. Assuming approximately ten (10) non-City applications per year, at the new base fee of \$4,650.00, revenues would increase by approximately \$45,000.00. This does not include additional revenues that would be collected from fees applied per square metre of development or per unit, which is applicable for all developments, regardless of size, under the new Fees and Charges By-law. The applicable fee category for the majority of the developments proposed by public agencies would be Non-Residential (Industrial Commercial Institutional).

Requiring the submission of a letter of credit for site works securities would ensure that all aspects related to site developments are undertaken in accordance with approved plans through the follow-up mechanism of site inspections.

Public agencies are exempt from paying development charges under the provisions of the Development Charges Act, therefore there is no financial impact on this aspect of public agency projects.

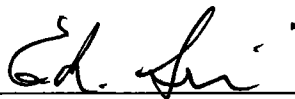
CONCLUSION:

All nine (9) municipalities that were requested to provide the Development and Design Division with information on their site plan fees and securities collection responded to the survey. Two-thirds collect fees from all public agencies, including City Departments. The other one-third waive fees for certain public agencies, including Brampton that waives fees for school boards and other City Departments. Of the six (6) municipalities that collect site plan application fees, 50% require securities and the other 50% do not require securities. Therefore, Option 3 which is recommended is not inconsistent with the approach taken by the municipalities surveyed. For external budgeting purposes, the proposed date of implementation is April 1, 2010.

ATTACHMENTS:

Appendix I-1 - Resolution Council-0250-2007

Appendix I-2 - Survey Results from Ontario Municipalities



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Lisa Christie, Development Planner

Public Agency Fee Review

File: CD.21.PUB

Resolution Council-0250-2007

Council-0250-2007

"WHEREAS Council on February 13, 1978 passed Resolution 42-78 exempting certain types of projects from site plan processing fees, namely buildings owned by the City, the Region, the Province and the Federal Government; and buildings used as schools (public and separate);

AND WHEREAS Council on September 13, 1982 passed Resolution 593-82, which among other things, exempted government agency projects from the requirement of submitting a letter of credit;

AND WHEREAS concern has been expressed that government agency projects should be subject to site plan processing fees under the City's *Planning Act* Fees and Charges By-law so as to recoup costs associated with the processing of such applications; and to require the submission of securities to ensure that non-building aspects of a site development such as landscaping, tree preservation, parking areas and pedestrian walkways etc. are in compliance with the approved site plan;

AND WHEREAS applicable planning application fees and letters of credit and associated site inspections prior to and at completion of construction currently form part of the site plan process for all other types of development subject to site plan approval within the City;

AND WHEREAS under the City's *Planning Act* Fees and Charges By-law, government agency projects are currently not exempt from planning application fees for other types of applications (i.e. Official Plan Amendments and Rezoning);

Public Agency Fee Review**File: CD.21.PUB**

AND WHEREAS as part of Phase 2 of the Planning Application Fees and Charges Review being undertaken, Planning and Building Department staff are in the midst of reviewing costs associated with all type of development applications and making further refinements to the planning application fees in order to achieve full cost recovery;

AND WHEREAS in view of the above circumstances, it is, therefore, desirable to revisit the aforementioned Council resolutions from 1978 and 1982;

THEREFORE BE IT RESOLVED that Council direct the Commissioner of Planning and Building to bring forward a report to Planning and Development Committee reviewing the merits of continuing to exempt government agency projects from site plan processing fees and the requirement of submitting a letter of credit."

Public Agency Fee Review

File: CD.21.PUB

Comparison Chart for Site Plan Application Fees at various Municipalities

Municipality	Site Plan application fees collected for all applications	Securities are collected for all site works regardless of applicant type	Percentage of project costs (or estimate) collected as securities	Securities are collected for all site works only if a fee has been collected
Caledon	Yes	No, securities for site works are waived for: School Boards, Hydro (local and provincial), Regional Municipality, Conservation Authority and other City Departments	25% of the estimated cost of construction. Subject to discretion of PW & E	No
Milton	Yes	No, securities for site works are waived for: School Boards, Regional Municipalities, Hydro (local), and other City Departments	50% of internal works, 100% for all SWM and landscaping works, 100% for all external works	Yes
Vaughan	No, site plan application fees are waived for: School Boards	No, securities for site works are waived for: School Boards	0% for schools	No
Oakville	Yes	No, securities for site works are waived for: other City Departments	100%	No
Burlington	Yes	Yes	Landscaping-100%, Engineering-100% for first \$40,000 and 25% for remainder	Yes

Public Agency Fee Review

File: CD.21.PUB

Municipality	Site Plan application fees collected for all applications	Securities are collected for all site works regardless of applicant type	Percentage of project costs (or estimate) collected as securities	Securities are collected for all site works only if a fee has been collected
Ottawa	No, site plan application fees are waived for housing organizations that are charitable or non-profit are exempted from paying housing application fees	No, securities for site works are waived for: other City Departments and Federal Government Departments	50% of on site works and 100% of any off site works	No, charitable or non profit housing organizations do not pay fees but are required to post securities.
Markham	Yes	Yes	Difficult to determine	Yes
Brampton	No, site plan application fees are waived for: School Boards and other City Departments	No, securities for site works are waived for: other City Departments	100%	Yes
Toronto	Yes	Yes	100%	Yes



Corporate Report

Clerk's Files

Originator's

PLANNING AND DEVELOPMENT COMMITTEE

NOV 30 2009

DATE: November 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Housekeeping Amendments -
Mississauga Zoning By-law 0225-2007
City of Mississauga
Bill 51**

Second Supplementary Report

Wards 1-11

RECOMMENDATION: That the Report dated November 10, 2009, from the Commissioner of Planning and Building recommending approval of proposed housekeeping amendments to Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, additional housekeeping changes 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendices S2-1 and S2-3 be approved.

BACKGROUND: A supplementary meeting was held by the Planning and Development Committee on September 21, 2009, at which time a

Planning and Building Department Supplementary Report (Appendix S2-1) was presented and received for information.

At the supplementary meeting, the Planning and Development Committee passed Recommendation PDC-0078-2009 which was subsequently amended and adopted by Council by Resolution No. 0208-2009 and is attached as Appendix S2-2.

See Appendix S2-1 - Supplementary Report prepared by the Planning and Building Department.

COMMENTS:

A number of questions were raised and written comments were received regarding the Supplementary Report at the Planning and Development Committee meeting on September 21, 2009, that were referred back to staff for review.

Comment

A question was raised regarding whether existing clothing drop boxes would be grandfathered once the proposed regulations were passed.

Response

Clothing drop boxes were not contemplated in the formulation of the Zoning By-law; they are not a permitted use in the new Zoning By-law; and, they were not permitted as an independent use in the former By-law 5500 and the Streetsville and Port Credit by-laws. They are not considered to be normally accessory to a commercial plaza or an industrial development. Therefore, there should not be any "legal non-conforming" situations that would allow any to continue that do not meet the proposed new zoning provisions.

Comment

A question was raised about whether the operators of the clothing drop boxes were contacted for their comments.

Response

Attempts were made to contact several clothing drop box operators. The agencies who replied were registered charities and included the Canadian Diabetes Association, Clothing for Charity and Oasis Clothing Bank. The proposed regulations were considered reasonable and welcomed by these organizations.

Comment

A question was raised regarding proposed amendments to minimum yards for outdoor storage as a stand alone use in an E3 (Employment) zone adjacent to a Residential Zone.

Response

Upon further review, the proposed amendments have been modified to ensure that all the minimum yards in an E3 zone, including the minimum rear yard adjacent to a Residential Zone, shall apply to outdoor storage as a stand alone use in an E3 (Employment) zone.

Comment

A letter was received regarding proposed changes to accessory retail sales in Employment Zones. It was proposed that accessory retail sales would only be permitted for goods that are manufactured within a manufacturing facility, repaired within a repair establishment, or wholesaled within a wholesaling facility. This change was proposed to prevent 100% retail sales under the guise of "warehousing". However, concerns were raised about rendering existing warehouse/distribution operations that have limited retail sales, non-conforming.

Response

The revisions to the Employment Zone General Provisions are proposed to be further modified to permit accessory retail sales of products "distributed from a warehouse/distribution facility."

PLANNING COMMENTS

Subsequent to Council's consideration of the Information and Supplementary Reports, a few additional amendments to Zoning By-law 0225-2007 have been identified that are minor in nature. These include further amendments to the proposed regulations for clothing drop boxes, setbacks for outdoor storage as a stand alone use in the E3 zone adjacent to Residential Zones and modifications to the regulations for accessory uses in Employment Zones.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the additional amendments are minor in nature it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed housekeeping amendments are acceptable from a planning standpoint and should be approved for the following reason:

1. The proposed housekeeping amendments to Zoning By-law 0225-2007 are to add regulations for clothing drop boxes, to clarify regulations for outdoor storage adjacent to Residential Zones and to clarify regulations for accessory retail sales in Employment Zones.

ATTACHMENTS:

Appendix S2-1 - Supplementary Report
Appendix S2-2 - Resolution Council-0208-2009
Appendix S2-3 - Proposed Housekeeping Amendments (#2) to
Zoning By-law 0225-2007 Addendum (#2)



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Marianne Cassin, Manager, Zoning By-law Review



Corporate Report

PDC

Clerk's Files

Originator's
Files BL.09-COM

SEP 21 2009

DATE: September 1, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 21, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Housekeeping Amendments -
Mississauga Zoning By-law 0225-2007
City of Mississauga
Bill 51**

Supplementary Report **Wards 1-11**

RECOMMENDATION: That the Report dated September 1, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, additional housekeeping changes 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
2. That the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendix S-1 and S-3 be approved.

BACKGROUND: A public meeting was held by the Planning and Development Committee on June 29, 2009, at which time a Planning and

Planning and Development Committee

- 2 -

File: BL.09-COM
September 1, 2009

Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0064-2009 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

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

COMMUNITY ISSUES

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

Comment

A request was made to add "registered" in front of charity drop boxes to ensure that only registered charities would be permitted to have drop boxes on a property.

Response

Adding the word "registered" will clarify that only registered charities would be authorized to operate drop boxes and can be added to the housekeeping amendment by-law.

Comment

A number of questions were raised in written comments about proposed changes to the Employment Zone General Provisions and Tables.

Response

It is proposed that the General Provisions in Employment Zones be amended to clarify that accessory uses are permitted in E1, E2, and E3 zones. As well, a change is proposed to clarify that an accessory day care would not be permitted in an E3 zone. The

general provision related to accessory retail sales are proposed to be amended to clarify that these sales can only be accessory to a manufacturing facility, repair facility or a wholesaling facility, but not a warehouse/distribution facility. In addition, the definitions of motor vehicle wash facility and motor vehicle repair facility were replaced in the first Housekeeping Amendment By-law 0325-2008, with motor vehicle wash facility - commercial motor vehicle and motor vehicle repair facility - commercial motor vehicle, however the changes were not reflected in all of the Exceptions of the By-law. The proposed amendments will ensure that these changes are made. Finally, an amendment is proposed to the E2-17 zone to clarify that outdoor storage is limited to the lesser of 5% of the lot area or 10% of the gross floor area of a building.

PLANNING COMMENTS

Subsequent to Council's consideration of the Information Report, additional amendments to Zoning By-law 0225-2007 have been identified that are minor in nature. These include clarification of the setback to the front garage face in Residential Zones, an amendment to the definition of "Parking Area" and minor technical and mapping changes. The proposed amendments are appropriate and in conformity with Mississauga Plan.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council is given authority to determine if further public notice is required. Since the additional amendments are minor in nature, it is recommended that no further public meeting be held regarding the proposed changes.

The proposed housekeeping amendments are acceptable from a planning standpoint and should be approved for the following reason:

1. The proposed housekeeping amendments to Zoning By-law 0225-2007 are mainly for clarification purposes, and to expand the definition of "Private Club", to add regulations for charity drop boxes and to add entryway feature as a permitted use in a Buffer Zone.

Planning and Development Committee

- 4 -

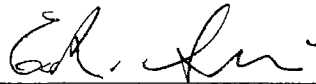
File: BL.09-COM
September 1, 2009

ATTACHMENTS:

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-0064-2009

Appendix S-3 - Proposed Housekeeping Amendments (#2) to
Zoning By-law 0225-2007 Addendum



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Marianne Cassin, Manager, Zoning By-law Review

R K:\PLAN\DEV\CONT\L\GROUP\WPDATA\PDC2\BL.09-COMHousekeeping Amendment No. 2 Supplementary Report.doc\1-4jmcc



Corporate Report

PDC

JUN 29 2009

Clerk's Files

Originator's
Files BL.09-COM

DATE: June 9, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 29, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Proposed Housekeeping Amendments -
Mississauga Zoning By-law 0225-2007
City of Mississauga
Bill 51

Public Meeting Wards 1-11

RECOMMENDATION: That the Report dated June 9, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be received for information.

BACKGROUND: Mississauga Zoning By-law 0225-2007 was passed by Council on June 20, 2007. Since the intent of the Comprehensive Zoning By-law Review was to ensure the new Zoning By-law remains up to date and in conformity with Mississauga Plan, regular housekeeping amendment reports are proposed to deal with technical amendments to the new Zoning By-law. The first Housekeeping Amendment, By-law 0325-2008, was passed by Council on September 10, 2008.

COMMENTS: Since the approval of Zoning By-law 0225-2007, clarifications of wording and minor typographical errors have been identified that require amendments to the new Zoning By-law. Amendments are proposed to modify or expand the Definitions, General Provisions

and Parking regulations sections of the By-law as required. Changes have also been made to the Residential, Commercial, City Centre, Employment and Buffer Zones. The details of these amendments are outlined in Appendix I-1 to this report and are minor in nature. Of note are items as outlined below, which are cross-referenced with Appendix I-1 in parenthesis:

Private Club

The definition of "Private Club" is proposed to be expanded to add educational uses to the existing list of permitted uses (social, cultural, athletic, recreational club or fraternal organization) to accommodate some of the social services that may be provided by cultural or community groups but funded by Citizenship and Immigration Canada (CIC) such as Language Training and Settlement Programs and Services. Although some of these services are permitted as office uses, ESL or other instructional uses may not be permitted. The amendment to this definition should assist in the delivery of these programs.

Charity Drop Boxes

General provisions have been added to regulate the location and use of charity drop boxes within the City. This use will only be permitted in Commercial and Employment Zones and will not be permitted to encroach into a landscaped area or any required parking area.

Entryway Feature

The list of permitted uses for a Buffer Zone has been expanded to permit an entryway feature on blocks of land that are dedicated to the City.

CONCLUSION:

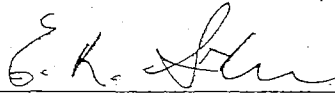
Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

Planning and Development Committee

- 3 -

ATTACHMENTS:

Appendix I-1 - Proposed Housekeeping Amendments (#2) to
Zoning By-law 0225-2007



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Marianne Cassin, Manager Zoning By-law Review

Proposed Housekeeping Amendments (#2) to Zoning By-law 0225-2007

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
Part 1 : Administration, Interpretation, Enforcement and Definitions			
1.	Sentence 1.1.2.3.2 Exception Zones and Exception Zone Schedules	An Exception Zone Schedule, where used, contains details such as the boundaries of the subject property, building envelopes, required setbacks and height limitations, amongst other regulations. The provisions of an Exception Zone Schedule take precedence over the provisions of the Exception Zone, Base Zone Schedule , Base Zone <i>Provisions</i> , Zone Category General Provisions, General Zone Provisions and/or Definitions unless otherwise stated. <i>Where dimensions are not indicated on an Exception Zone Schedule, the regulations of the Exception Zone, Base Zone Provisions, Zone Category General Provisions, General Zone Provisions and/or Definitions shall apply.</i>	Clarifies order of precedence.
2.	Subsection 1.1.13 Zoning Certificate	Zoning Certificate <u>Certificate of Occupancy</u> The use of land, building or structure for industrial, commercial, public or institutional purposes within The Planning Area, shall not be changed without having first applied for and obtained a Zoning Certificate <u>Certificate of Occupancy</u> from the Zoning Administrator.	Matches with wording in the <i>Planning Act</i> .
Section 1.2 - Definitions			
3.	Section 1.2 - Definitions	"Active Recreational Use" means <u>an outdoor area, with or without an accessory building or structure</u> , a building, structure or part thereof and/or outdoor area , used for, but not limited to, athletic fields, athletic facilities, field houses, club houses, bleachers, swimming pools , splash pads, marinas, skating rinks, tennis courts, bowling greens, curling rinks , arenas and trails. An accessory pro shop and/or snack bar, <u>a curling rink, an arena and a swimming pool</u> shall also be permitted.	Clarifies the distinction between active recreational use and recreational establishment.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
4.	Section 1.2 - Definitions	"Convenience Retail and Service Kiosk" means a building, structure or part thereof, accessory to a motor vehicle service station, a gas bar, a motor vehicle wash facility - <u>commercial motor vehicle</u> or a motor vehicle wash facility - restricted, with a maximum gross floor area of 300 m ² , and where goods may be stored or offered for sale, and may include as accessory thereto a take-out restaurant excluding seating, not exceeding a gross floor area of 30 m ² , a banking machine and/or drive-through window. (0325-2008)	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.
5.	Section 1.2 - Definitions	"Dwelling Unit Depth" means the depth measured from the outside of the front wall to the outside of the rear wall inclusive of an attached garage but exclusive of any structures below the first storey <u>in the front or rear yard(s)</u> . (0325-2008)	Clarifies where underground structures are excluded in the calculation of dwelling unit depth.
7.	Section 1.2 - Definitions	"Gazebo" means a freestanding unenclosed structure.	Clarifies that a gazebo may be attached to another structure.
8.	Section 1.2 - Definitions	"Gross Floor Area (GFA) - Non-Residential" (6) <u>accessory outdoor tank</u>	Adds note (6) to the list of exclusions for gross floor area - non-residential.
9.	Section 1.2 - Definitions	"Gross Floor Area (GFA) - Restaurant" means the sum of the areas of each storey above or below <u>established grade of a restaurant, convenience restaurant and/or take-out restaurant</u> , measured from the exterior of outside walls or from the mid-point of common walls, but excluding storage areas and motor vehicle parking below <u>established grade</u> . (0325-2008)	Clarifies that this definition applies to all types of restaurants.
10.	Section 1.2 - Definitions	"Group Home" means a supportive housing facility located within a <u>detached dwelling dwelling unit</u> that is occupied by four (4) to eight (8) persons, exclusive of staff and/or receiving family, who <u>where persons</u> live as a unit under responsible supervision consistent with the requirements of its occupants, which may or may not be licensed or approved by the Province of Ontario, but excludes a supportive housing facility that provides accommodation and care for any other purpose including the observation, detention and rehabilitation of offenders or ex-offenders.	Provisions moved to Subsection 4.1.18 Group Home.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
11.	Section 1.2 - Definitions	"Through Lot" means a lot other than a corner lot having a lot line on two (2) streets or two (2) private roads, or any combination thereof where the two (2) streets are opposite one another.	Addresses all configurations of a through lot.
12.	Section 1.2 - Definitions	"Exterior Side Lot Line" means the lot line, other than the front or rear lot line, that divides the <u>a corner</u> lot from the street or private road.	Clarifies that "exterior side lot line" applies to a corner lot.
13.	Section 1.2 - Definitions	"Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles" means a building, structure, outdoor area or part thereof, for the sale, rental or leasing of new or used commercial motor vehicles exceeding 3 000 kg in weight, and may include accessory thereto a motor vehicle repair facility - <i>commercial motor vehicle</i> , motor vehicle body repair facility - commercial motor vehicle and the sale of commercial motor vehicle parts and equipment with no outdoor storage of parts and materials. (0325-2008)	Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle.
14.	Section 1.2 - Definitions	"Parking Lot" means a <u>parking area on a</u> lot or portion thereof, where motor vehicles less than or equal to 3 000 kg in weight are parked on a temporary basis for a period of not more than 14 days and a fee may or may not be charged.	Clarifies that a parking lot is a parking area that must be constructed of a stable surface.
15.	Section 1.2 - Definitions	"Private Club" means a building, structure or part thereof, for a social, cultural, athletic or recreational club, or fraternal organization, <i>or community or educational uses</i> , that is not operated for profit.	Expands the list of uses permitted in a private club to include community or educational uses.
16. (6.,28., 31.,32., 73.)	Section 1.2 - Definitions	"Retail Centre"	Deleted as a definition. Parking regulations moved to Sentence 3.1.1.10.1. This revision includes removing the bolding from the term "retail centre" since it is no longer a defined term.
	Section 1.3 - Illustrations	Illustration No. 5 - Typical Hammerhead Configuration - Revised to show minimum 0.6 m setback from a hammerhead to a side lot line and to remove minimum 5.2 m setback to the front garage face.	Clarifies the dimensions of a hammerhead driveway configuration.

B/L	SECTION NUMBER	PROPOSED REVISION			COMMENT / EXPLANATION
Part 2 : General Provisions					
17.	Table 2.1.2.2.3 - Propane Storage Tank	Line 1.4	No propane storage tank shall be located on a lot abutting a Residential, <u>City Centre or C4 Zone</u> .		Ensures that propane storage tanks cannot be located on lots adjacent to a City Centre or C4 Zone, which may contain residential uses.
		Line 1.6	<u>No propane storage tank with an aggregate capacity in excess of 7 571 litres shall be located within 120.0 m of a City Centre or C4 Zone.</u>		Ensures that propane storage tanks of a certain size cannot be located within 120.0 m of zones that may contain residential uses.
18.	Table 2.1.9.4- Day Care	Line 2.2	Minimum setback of a parking area to a Residential Zone	4.5 m	The setback of a parking area to a Residential Zone is regulated in Base Zones.
19.	Table 2.1.9.5- Essential Emergency Service	Line 2.3	<u>An essential emergency service in a D zone shall also comply with the regulations of the I zone.</u>		Establishes setback regulations for an essential emergency service use in a D zone.

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT / EXPLANATION						
20.	Article 2.1.9.6 Community Centre, Community Athletic Field and/or Library	<p>Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library</p> <p>In addition to the provisions contained in Parts 1 to 3 of this By-law, a community centre, community athletic field, <u>public walkway</u> and/or library shall comply with the provisions contained in Table 2.1.9.6 - Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library.</p> <p>Table 2.1.9.6 - Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library</p> <table><tr><td>Line 1.0</td><td>A community centre, community athletic field, <u>public walkway</u> and/or library is permitted in only these zones</td><td>R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones</td></tr><tr><td>Line 2.0</td><td>A community athletic field <u>and public walkway</u> is <u>are</u> also permitted in these zones</td><td>PB1, PB2, <u>B</u> and U zones</td></tr></table>		Line 1.0	A community centre, community athletic field, <u>public walkway</u> and/or library is permitted in only these zones	R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones	Line 2.0	A community athletic field <u>and public walkway</u> is <u>are</u> also permitted in these zones	PB1, PB2, <u>B</u> and U zones	A public walkway has been added to clarify where this use is permitted.
Line 1.0	A community centre, community athletic field, <u>public walkway</u> and/or library is permitted in only these zones	R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones								
Line 2.0	A community athletic field <u>and public walkway</u> is <u>are</u> also permitted in these zones	PB1, PB2, <u>B</u> and U zones								
21.	Article 2.1.9.9 Parking Attendant Booth	<p>Parking/<u>Security</u> Attendant Booth</p> <p>In addition to the provisions contained in Parts 1 and 2 of this By-law, a parking/<u>security</u> attendant booth shall comply with the provisions contained in Table 2.1.9.9 - Parking/<u>Security</u> Attendant Booth.</p> <p>Table 2.1.9.9 - Parking/<u>Security</u> Attendant Booth</p> <table><tr><td>Line 1.0</td><td>A parking/<u>security</u> attendant booth is permitted only in these zones</td><td>RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones</td></tr></table>		Line 1.0	A parking/ <u>security</u> attendant booth is permitted only in these zones	RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones	Clarifies that a security attendant booth, as well as a parking attendant booth would be permitted as of right, in these zones.			
Line 1.0	A parking/ <u>security</u> attendant booth is permitted only in these zones	RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones								

B/E	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
22.	Subsection <u>2.1.28</u> <u>Charity Drop Boxes</u>	<u>Charity Drop Boxes</u> <u>2.1.28.1</u> <u>Charity drop boxes shall only be permitted in Commercial and Employment Zones.</u> <u>2.1.28.2</u> <u>Minimum setback of a charity drop box from a Residential Zone shall be 6.0 m.</u> <u>2.1.28.3</u> <u>A charity drop box shall be located outside of any required landscaped area.</u> <u>2.1.28.4</u> <u>A charity drop box shall not be located on any required parking area or obstruct any required parking space.</u>	This new provision will permit charity drop boxes in Commercial and Employment Zones, subject to regulations.
Part 3: Parking, Loading and Stacking Lane Regulations			
23.	Sentence 3.1.1.1.5 General Parking Regulations	For the calculation of required residential parking, where a resident and/or visitor component is applicable , the appropriate <u>resident and visitor</u> rate or ratio shall be calculated for each component, added , then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.	Clarifies that resident and visitor parking is calculated and rounded separately.
24.	Article 3.1.1.10 General Parking Regulations Sentence <u>3.1.1.10.1</u>	Gross Floor Area - Non-Residential Deductions for a Retail Centre <u>A retail centre shall include permitted Retail, Service, Office, Hospitality or Entertainment/Recreation uses identified in Table 6.2.1 of this By-law or a University/College, occupying three (3) or more separated units on one (1) property in a C1 to C3 zone, where the gross floor area - non-residential is primarily used for permitted uses that require a parking regulation of 5.4 spaces per 100 m² GFA - non-residential or less, as identified in Part 3 of this By-law.</u>	Parking regulations were moved from Definitions to General Parking Regulations.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
	Sentence <u>3.1.1.10.2</u>	For the calculation of required parking for a retail centre <u>retail centre</u> , in addition to any deductions permitted by the definition of gross floor area - non-residential, an enclosed pedestrian mall and any corridor not open to the public and used by more than one (1) tenant of the building and may be deducted from the total gross floor area - non-residential prior to calculating required parking.	
25.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Line 26.0 Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility - <u>Commercial Motor Vehicle</u> , Motor Vehicle Repair Facility - Restricted	4.3 spaces per 100 m ² GFA - non-residential, of which 50% of the required spaces may be tandem parking spaces
26.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Line 29.0 Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u> , Motor Vehicle Wash Facility - Restricted	4.0 spaces per wash bay, of which 2.0 spaces can be located at vacuum stations, plus a stacking lane ⁽²⁾

B/L	SECTION NUMBER	PROPOSED REVISION			COMMENT / EXPLANATION
27.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Line 32.0	Overnight Accommodation	0.8 space per guest room; plus 10.0 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, <u>kitchens</u> , <u>laundry rooms</u> , washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation	Clarifies that kitchens and laundry rooms would be excluded from the gross floor area - non-residential calculation.
29.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Note (4)	Manufacturing Facility (Multiple Occupancy Mixed Use Building) a building(s) occupied by more than one (1) occupant, <u>located on (1) lot</u> , primarily used for manufacturing, warehouse/distribution and/or wholesaling facilities, but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. (0325-2008)		Clarifies that the parking requirement is for an entire lot, not each building on a lot.
30.		Note (5)	Warehousing/Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building) a building(s) occupied by more than one (1) occupant, <u>located on one (1) lot</u> , where the primary function of all occupants is warehousing, distribution or wholesaling.		

B/L	SECTION NUMBER	PROPOSED REVISION			COMMENT / EXPLANATION
33.	Sentence 3.1.5.1.1 Stacking Lane Regulations	A stacking lane associated with a convenience restaurant, convenience retail and service kiosk, financial institution, motor vehicle wash facility - <i>commercial motor vehicle</i> or a motor vehicle wash facility - restricted shall be provided in accordance with Table 3.1.5.1.1 - Required Number of Stacking Lane Parking Spaces.			Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.
	Table - 3.1.5.1.1 Required Number of Stacking Lane Parking Spaces	Line 5.0	Motor Vehicle Wash Facility - <i>Commercial Motor Vehicle</i>	10 spaces per wash bay	
	Sentence 3.1.5.1.4 Stacking Lane Regulations	A stacking lane associated with a motor vehicle wash facility - <i>commercial motor vehicle</i> or motor vehicle wash facility - restricted shall be measured from the entrance to the wash bay.			
Part 4: Residential Zones					
34.	Article 4.1.2.5 Accessory Buildings and Structures	<i>For the purpose of Subsection 4.1.2, a building or structure, other than an attached garage, that is connected to a dwelling by an underground corridor or hallway, or by a corridor or hallway above grade with a width less than 5.0 m at any point, shall be considered an accessory building or structure.</i>			Clarifies that where a building or structure is connected to a dwelling with a tunnel or hallway, it is considered an accessory structure.
35.	Sentence 4.1.9.1.1 Driveways and Parking	<i>Where a driveway width includes a required aisle, the maximum driveway width shall not apply.</i>			Clarifies the driveway width where there is an aisle.
36.	Subsection 4.1.18 Group Home	A group home is <i>shall only be</i> permitted within a detached dwelling in a Residential Zone subject to the following:			Clarifies that a group home shall only be permitted within a detached dwelling.
	Article 4.1.18.2	<i>A group home shall be occupied by a maximum of eight (8) persons, exclusive of staff and/or receiving family.</i>			This provision was moved from the definition of group home.

B/I	SECTION NUMBER	PROPOSED REVISION			COMMENT / EXPLANATION
37.	Sentence <u>4.2.5.51.7</u> Exception: R4-51	<u>4.2.5.51.7</u>	<u>Minimum number of parking spaces per mobile home or land lease community home</u>	<u>1.0</u>	Provides a parking standard for a mobile home or a land lease community home.
38.	Table 4.4.1 R8 to R11 Permitted Uses and Zone Regulations	Line 7.2 <u>7.1</u>	Front garage face		Corrects typographical error.
39.,40. 41.,42. 43.,44. 45.,46. 47.,48. 49.,50. 51.	Sentence (#) Exceptions: R10-1, R10-2, R10-3, R10-5, R10-8, R10-9, R10-10, R11-1, R11-4, R11-5, R11-6, R11-7, R11-9	The regulations of Lines 5.0 and 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply			Reinstates maximum lot coverage where the Exception Zone regulations do not apply.
52.	Table 4.7.1 R16 Permitted Use and Zone Regulations	Line 11.4	Maximum encroachment of a balcony, window, chimney, heating and/or air conditioning equipment, pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required rear yard (0325-2008)	1.0 m ⁽²⁾	Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions.
53.	4.8.3.51 Exception: RM2-51	In a RM2- 51 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			Corrects typographical error.
54.	Table 4.9.1 RM3 Permitted Uses and Zone Regulations	Line 11.5	Maximum encroachment of a balcony, window, chimney, heating and/or air conditioning equipment, pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required rear yard (0325-2008)	1.0 m ⁽²⁾	Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions.

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT/EXPLANATION	
55.	Table 4.12.1 RM6 Permitted Uses and Zone Regulations	Line 12.5	Maximum encroachment of a balcony, window, chimney, heating and/or air conditioning equipment , pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required rear yard (0325-2008)		1.0 m ⁽³⁾	Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions.	
Part 6: Commercial Zones							
56.	Sentence <u>6.2.4.7.4</u> Exception: C3-7	<u>6.2.4.7.4</u>	<u>Minimum number of parking spaces per mobile home</u>		<u>1.0</u>	Provides a parking standard for a mobile home.	
57.	Sentence 6.2.4.11.8 Exception: C3-11	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.11.10 <u>6.2.4.11.11 and 6.2.4.11.12</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store				Clarifies the uses that are included in mixed use development.	
58.	Sentence 6.2.4.11.10 Exception: C3-11	Motor Vehicle Repair Facility - <u>Restricted</u> accessory to a motor vehicle retail store	5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces			Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.	
	Sentence 6.2.4.11.11 Exception: C3-11	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100		100
	Sentence 6.2.4.11.12 Exception: C3-11	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100		30

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
59.	Sentence 6.2.4.28.7 Exception: C3-28	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.28.9 <u>6.2.4.28.10 and 6.2.4.28.11</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store					Clarifies the uses that are included in mixed use development.
60.	Sentence 6.2.4.28.9 Exception: C3-28	Motor Vehicle Repair Facility - <u>Restricted</u> accessory to a motor vehicle retail store	5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces				Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.28.10 Exception: C3-28	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	
	Sentence 6.2.4.28.11 Exception: C3-28	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
61.	Sentence 6.2.4.29.7 Exception: C3-29	Mixed use development means a combination of any two or more uses contained in Tables 6.2.4.29.9 <u>6.2.4.29.10 and 6.2.4.29.11</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store					Clarifies the uses that are included in mixed use development.

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
62.	Sentence 6.2.4.29.9 Exception: C3-29	Motor Vehicle Repair Facility - <u>Restricted</u> accessory to a motor vehicle retail store	5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces				Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.29.10 Exception: C3-29	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	
	Sentence 6.2.4.29.11 Exception: C3-29	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
63.	Subclauses 6.2.4.31.1 (1.5), (1.6), (1.9) Exception: C3-31	(1) E2 uses contained in Subsection 8.2.1 of this By-law, except: (1.5) Motor Vehicle Body Repair Facility (1.6) Motor Vehicle Repair Facility (1.9) Motor Vehicle Wash Facility				These uses are not permitted in an E2 zone, and therefore do not need to be excluded.	
64.	Sentence 6.2.4.51.14 Exception: C3-51	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.51.16 <u>6.2.4.51.17 and 6.2.4.51.18</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a retail store or motor vehicle retail store				Clarifies the uses that are included in mixed use development.	

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
65.	Sentence 6.2.4.51.17 Exception: C3-51	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a retail store or motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.51.18 Exception: C3-51	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a retail store or motor vehicle retail store)	80	100	100	30	
66.	Sentence 6.2.4.53.7 Exception: C3-53	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.53.9 <u>6.2.4.53.10 and 6.2.4.53.11</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store					Clarifies the uses that are included in mixed use development.

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
67.	Sentence 6.2.4.53.10 Exception: C3-53	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.53.11 Exception: C3-53	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
68.	Sentence 6.2.4.57.10 Exception: C3-57	Mixed use development means a combination of any two (2) or more uses contained in Tables <u>6.2.4.57.12</u> <u>6.2.4.57.13</u> and <u>6.2.4.57.14</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store					Clarifies the uses that are included in mixed use development.

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
69.	Sentence 6.2.4.57.13 Exception: C3-57	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.57.14 Exception: C3-57	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
70.	Sentence 6.2.4.58.9 Exception: C3-58	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.58.11 <u>6.2.4.58.12 and 6.2.4.58.13</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store					Clarifies the uses that are included in mixed use development.

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
71.	Sentence 6.2.4.58.12 Exception: C3-58	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.58.13 Exception: C3-58	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
72.	Sentence <u>6.2.5.19.4</u> Exception: C4-19	<u>6.2.5.19.4</u>	<u>Parking requirements for an apartment hotel shall comply with the rental apartment dwelling regulations contained in Table 3.1.2.1 of this By-law</u>				Provides a parking standard for an apartment hotel defined in the Exception.
74.	Sentence <u>6.2.5.49.4</u> Exception: C4-49	<u>6.2.5.49.4</u>	<u>Parking requirements for an apartment hotel shall comply with the rental apartment dwelling regulations contained in Table 3.1.2.1 of this By-law</u>				Provides a parking standard for an apartment hotel defined in the Exception.
Part 7: City Centre Zones							
75.	Article <u>7.1.4.6</u> Uses Accessory to a Permitted Use in CC2, CC3 and CC4 Zones	<u>7.1.4.6</u>	<u>The minimum separation distance from a Residential Zone contained in Lines 1.0 and 3.0 of Table 2.1.2.1.1 of this By-law shall not apply to RA1 to RA5 zones.</u>				Permits accessory restaurant or take-out restaurant in a CC2 to CC4 zone within 60.0 m of a RA1 to RA5 zone.

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION	
76.	Table 7.2.1 - CC1 to CC4 and CCOS Permitted Uses and Zone Regulations	Line 1:0	<div>ZONES</div> <div><div>CC1</div><div>City Centre - Retail Core Commercial</div></div> <div><div>CC2</div><div>City Centre - Mixed Use</div></div> <div><div>CC3</div><div>City Centre - Mixed Use Transition Area</div></div> <div><div>CC4</div><div>City Centre - Mixed Use</div></div> <div><div>CCOS</div><div>City Centre - Open Space</div></div>					Clarifies that the CC1 to CC4 and CCOS zones are City Centre zones
Part 8: Employment Zones								
77.	Article 8.1.2.1 Accessory Uses in Employment Zones	An accessory use shall only be permitted accessory to an office <u>building</u> or medical office <u>building</u> and shall be contained wholly within the building or structure used for an office and/or medical office <u>office building or medical office building</u> .					Clarifies where accessory uses are permitted.	
78.	Sentence 8.1.2.1.1 Accessory Uses in Employment Zones	In an E1 and E2 zone, <u>Permitted accessory uses shall include laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, day care, restaurant, take-out restaurant, pharmacy, motor vehicle rental facility, retail store less than 600 m² and a personal service establishment. In an E1 zone, permitted accessory uses shall also include a restaurant and take-out restaurant.</u>					A restaurant and take-out restaurant are permitted uses in an E2 zone and therefore don't need to be listed in the list of accessory uses for an E2 zone, but should be included for an E1 zone.	
79.	Sentence 8.1.2.1.2 Accessory Uses in Employment Zones	In an E1 and E2 zone, <u>A</u> maximum of 20% of the total gross floor area - non-residential used for an <u>of an</u> office <u>building</u> or medical office <u>building</u> may be used for accessory uses.					Clarifies that office or medical office means an office building or medical office building.	
80.	Sentence 8.1.2.1.3 Accessory Uses in Employment Zones	A day care shall <u>only be permitted in an E1 and E2 zone</u> , subject to the provisions contained in Subsection 2.1.23 of this By-law. (0325-2008)					Clarifies that an accessory day care is not permitted in an E3 zone.	

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
81.	Article 8.1.3.1 Accessory Retail Sales and/or Accessory Retail Display in Employment Zones	In an E1 to E3 zone, a maximum of 20% of the total gross floor area - non-residential of a Business Activity use contained in Table 8.2.1 of this By-law, may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products, other than motor vehicles, which are manufactured, repaired, warehoused or distributed at wholesale from the premises, which are manufactured within a manufacturing facility, repaired within a repair establishment, wholesaled within a wholesaling facility , provided that such accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products is contained wholly within an enclosed building, structure or part thereof .	Clarifies that retail uses are only permitted accessory to the primary use of a building for manufacturing, repair or wholesaling, warehouse/distribution.
82.	Article 8.1.7.4 Outdoor Storage and Outdoor Display E3 Zones	Where there are no buildings, or structures on a lot and the lot is used for outdoor storage for a permitted use contained in Table 8.2.1 of this By-law , the minimum front yard and exterior side yard requirements of the E3 zone regulations shall apply.	Clarifies the regulations for outdoor storage in an E3 zone.
83.	Article 8.1.10.1 Regulations for Motor Vehicle Service Uses in an Employment Zone	A building, structure or part thereof, used for a gas bar, motor vehicle service station, motor vehicle wash facility - restricted, or motor vehicle wash facility - <u>commercial motor vehicle</u> , shall comply with the regulations contained in Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone. (0325-2008)	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
84.	Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone	Line 1.2	Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u>	45.0 m			Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.
		Line 1.3	Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u> in combination with any other permitted use	60.0 m			
		Line 1.5	Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u>	60.0 m			
		Line 1.6	Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u> in combination with any other permitted use	70.0 m			
85.	Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations		ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial	
		Line 2.4.3	Motor Vehicle Repair Facility - <u>Commercial Motor Vehicle</u>		✓	✓	Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and should not be permitted in an E2 zone.

B/E	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
			ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial	
86.	Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations	Line 2.4.6	Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u>		✓	✓	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and should not be permitted in an E2 zone.
87.	Sentence <u>8.2.2.10.13</u> Exception: E1-10	<u>8.2.2.10.13</u>	<u>Minimum number of parking spaces per 100 m² gross floor area - non-residential for a retail-warehouse</u>			<u>1.6</u>	Provides a parking standard for a retail-warehouse.
88.	Subclauses 8.2.3.2.1 (1.1 to 1.4) Exception: E2-2	(1)	C3 uses contained in Subsection 6.2.1 of this By-law, except: (1.1) Motor Vehicle Wash Facility - Restricted (1.2) (1.1) Motor Vehicle Rental Facility (1.3) Motor Vehicle Service Station (1.4) Gas Bar				These uses are not permitted in a C3 zone, and therefore do not need to be excluded.
89.	Clause 8.2.3.2.2 (8) Exception: E2-2	(8)	Motor Vehicle Repair Facility				Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and is not permitted in an E2 zone.
90.,91. 93.,94. 95.,96. 97.,100. 103.,104. 109.,111. 112.,114. 116.,117. 120.,121. 122.	Exceptions: E2-3, E2-4, E2-6, E2-7, E2-9, E2-10, E2-14, E2-21, E2-24, E2-26, E2-54, E2-55, E2-56, E2-57, E2-61, E2-67, E2-98, E2-99 E2-111	(#) (#)	Motor Vehicle Repair Facility Motor Vehicle Wash Facility				Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and is not permitted in an E2 zone. Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and is not permitted in an E2 zone.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
92.	Sentences 8.2.3.4.2 - 8.2.3.4.4 Exception: E2-4	8.2.3.4.2 The provisions contained in Subsection 8.1.4 of this By law shall not apply 8.2.3.4.3 The provisions contained in Sentence 8.1.5.1.1 of this By law shall not apply 8.2.3.4.4 2 Minimum front yard where the opposite 20.0 m side of the street on which the lot fronts is in a Residential Zone	Clarifies that an accessory dwelling unit for a caretaker is permitted and outdoor storage is limited to 5%.
98.	Sentence 8.2.3.14.2 Exception: E2-14	Regulation 8.2.3.14.2 The provisions contained in Sentence 8.1.5.1.1 of this By law shall not apply	Clarifies that outdoor storage is limited to 5%.
99.	Sentence 8.2.3.17.3 Exception: E2-17	8.2.3.17.3 The provisions contained in Sentence 8.1.5.1.1 of this By law shall not apply	Clarifies that outdoor storage is limited to 5%.
101.	Sentence 8.2.3.21.2 Exception: E2-21	Regulation 8.2.3.21.2 The provisions contained in Sentence 8.1.5.1.1 of this By law shall not apply	Clarifies that outdoor storage is limited to 5%.
102.	Clause 8.2.3.23.1(3) Exception: E2-23	(3) Motor Vehicle Repair Facility - <u>Restricted</u>	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted in this Exception.
105.	Sentence 8.2.3.26.3 Exception: E2-26	8.2.3.26.3 The provisions contained in Sentence 8.1.5.1.1 of this By law shall not apply 8.2.3.26.4 3 Minimum setback of buildings, structures 13.7 m or parts thereof, to Highway 401	Clarifies that outdoor storage is limited to 5%.
106.	Sentence 8.2.3.35.4 Exception: E2-35	8.2.3.35.4 The provisions contained in Sentence 8.1.5.1.1 of this By law shall not apply	Clarifies that outdoor storage is limited to 5%.

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT / EXPLANATION
107.	Sentence 8.2.3.49.4 Exception: E2-49	8.2.3.49.4	The provisions contained in Sentence 8.1.5.1.1 <u>Subsection 8.1.5</u> of this By-law shall not apply	Corrects typographical error.
108.	Clause 8.2.3.51.2(7) Exception: E2-51	(7)	Motor Vehicle Repair <u>Facility - Restricted</u>	Motor vehicle repair has been replaced with motor vehicle repair facility - restricted in this Exception.
110.	Sentence 8.2.3.54.3 Exception: E2-54	8.2.3.54.3	The provisions contained in Sentence 8.1.5.1.1 <u>Subsection 8.1.5</u> of this By-law shall not apply	Corrects typographical error.
113.	Sentences 8.2.3.56.2 - 8.2.3.56.3 Exception: E2-56	8.2.3.56.2 8.2.3.56.3	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply Minimum setback where the opposite side of the street is a Residential Zone 30.0 m	Clarifies that outdoor storage is limited to 5%.
115.	Sentences 8.2.3.58.2 - 8.2.3.58.3 Exception: E2-58	8.2.3.58.2 8.2.3.58.3	The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply The regulations of Line 5.1 contained in Table 8.2.1 of this By-law shall not apply	Clarifies that outdoor storage is limited to 5%.
118.	Sentence 8.2.3.84.1 Exception: E2-84	Minimum lot frontage - corner lot used for a motor vehicle wash facility or motor vehicle wash facility - restricted	70.0 m	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and is not permitted in an E2 zone.
	Sentence 8.2.3.84.2 Exception: E2-84	Minimum lot frontage - interior lot used for a motor vehicle wash facility or motor vehicle wash facility - restricted	60.0 m	

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
119.	Sentence 8.2.3.96.2 Exception: E2-96	8.2.3.96.2	The provisions contained in Sentence 8.1.5.1- <u>8.1.5.1.1</u> of this By-law shall not apply				Corrects typographical error.
123.	<u>8.2.3.115</u> Exception: E2-115	8.2.3.115	Exception: E2-115	Map # 43W	By-law		Reinstates the zoning from By-law 5500.
		<i>In an E2-115 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:</i>					
		<u>Permitted Uses</u>					
		<u>8.2.3.115.1</u> <i>Lands zoned E2-115 shall only be used for the following:</i>					
		(1) <i>Gas Bar</i>					
		(2) <i>Motor Vehicle Wash Facility - Restricted</i>					
124.	Table 9.2.1 - OS1 to OS3 Permitted Uses and Zone Regulations	Line 10	ZONES	OS1 <i>Open Space</i> - Community Park	OS2 <i>Open Space</i> - City Park	OS3 <i>Open Space</i> - Cemetery	Clarifies that the OS1 to OS3 Zones are Open Space Zones.
125.	Table 10.2.1 - G1 and G2 Permitted Uses	Line 10	ZONES	G1 <i>Greenbelt</i> - Natural Hazards	G2 <i>Greenbelt</i> - Natural Features		Clarifies that the G1 and G2 Zones are Greenbelt Zones.
Part 12: Other - Utility, Institutional, Development, Buffer and Airport Zones							
126.	Table 12.4.2 - B Zone Permitted Uses	Line 24	ZONE	<u>Entryway Feature</u>	B	✓	Adds an entryway feature as a permitted use in the B zone.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
127.	12.4.3.1 Exception: B-1	12.4.3.1 Exception: B-1 Map # 29 By-law 0286 2008 In a B-1 zone the permitted uses and applicable regulations shall be as specified for a B zone except that the following uses/regulations shall apply: Additional Permitted Use 12.4.3.1.1 (1) Entryway Feature	An entryway feature has been added as a permitted use in the B zone; therefore, the B-1 Exception is no longer required.
Format			
128.	Format for Housekeeping Bylaw	The greyed out text, identified in Items 1 to 127 inclusive of this Bylaw, is for information purposes only and does not form part of the amendments contained in this By-law.	Clarifies the format used to identify the amendments in the Housekeeping By-law.
Part 13: Zoning Maps			
129.	Map 27	Change the zoning of the northerly portion of Community Park 189 (Golden Orchard Park) from R3 to OS1.	Change to reflect the actual extent of the lands owned by the City for Golden Orchard Park.
130.	Map 29	Change the zoning of the separate parcels containing an entryway feature on Eglinton Avenue West at Confederation Parkway from B-1 to B.	The B zone is being amended to add an Entryway Feature as a permitted use; therefore the B-1 Exception Zone is not required.
131.	Map 38W	Change the zoning of the portion of Greenbelt Park 250 (Carolyn Creek) that is along the railway tracks north of Eglinton Avenue West from R5 to B.	The B zone reflects the use of this portion of the Carolyn Creek Park as a buffer between the railway tracks and the adjacent detached residential development.
132.	Map 40W	Change the zoning of the additional lands acquired in August 2007 for the Mississauga Transit office and garage on Professional Court from E2 to E2-39.	Change to reflect the extent of the lands owned by the City for the Mississauga Transit office and garage.
133.	Map 43W	Change the zoning of the lands at the southwest corner of Derry Road East and Kennedy Road from E2-52 to E2-115 to permit a gas bar and car wash.	Change to reflect the existing use of the lands and the zoning under By-law 5500.
134.	Map 44W	Change the zoning of the lands on the south side of Old Derry Road from R10-1 to R10-3.	Change to correct a mapping error.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
135.	Map 45E	Change the zoning of the portions of land at the westerly end of Upper rive Court that are City-owned from R10-1 and G2-1 to G1.	Change to reflect the existing use of the lands as part of the greenbelt area in conformity with the Greenbelt designation in Mississauga Plan.
136.	Map 49E	Change the zoning of the portion of lands to the west of Airport Road from E2-38 to U.	Change to reflect the extent of the lands owned by Mississauga Hydro for a transformer station.
137.	Map 53W	Change the zoning of the lands north of Kentchester Place, Westbridge Way and Fengate Drive from R3-36 to R4-36.	Change to correct a mapping error.
138.	Map 55	Change the zoning of the lands on the west side of Corrine Crescent from R4-54 to R4-49.	Change to correct a mapping error.
139.	Map 56	Change the zoning of the lands on the east side of Windhaven Drive from RM1-22 to RM2-22.	Change to correct a mapping error.
140.	Map 56	Change the zoning of the lands on the west side of Edenwood Drive from R4-49 to R4.	Change to correct a mapping error.

EXISTING

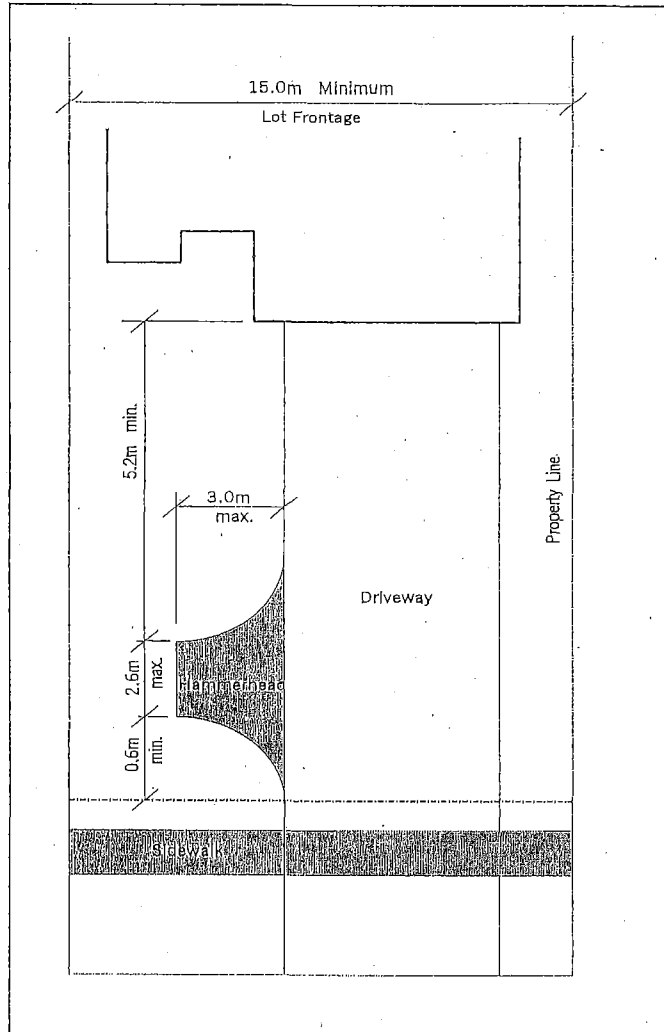


Illustration No. 5 TYPICAL HAMMERHEAD CONFIGURATION

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

PROPOSED

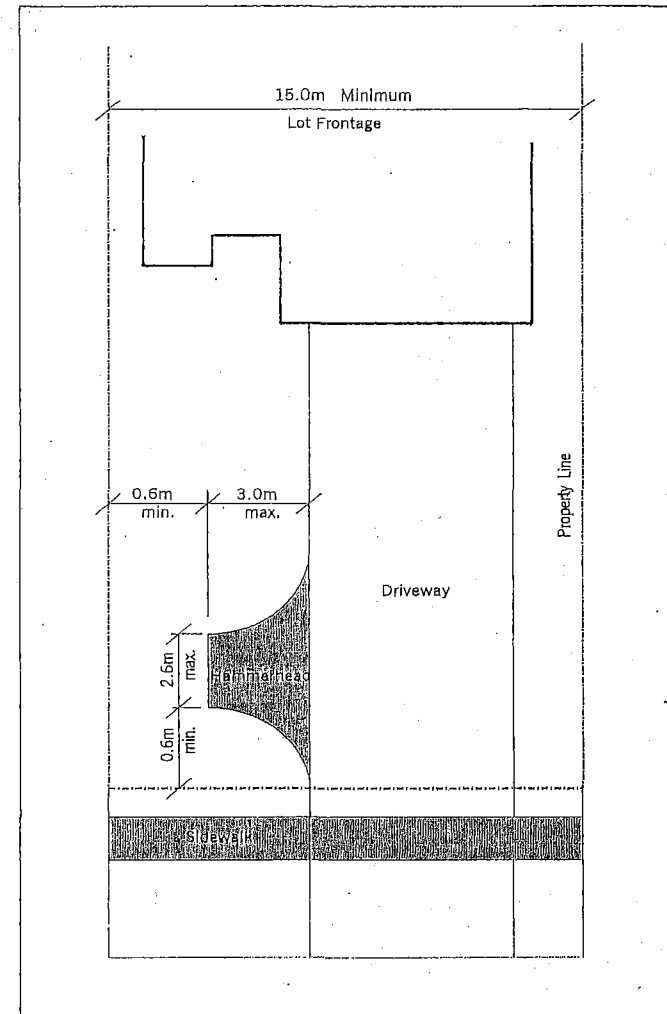


Illustration No. 5 TYPICAL HAMMERHEAD CONFIGURATION

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

Appendix S-2

**Proposed Housekeeping Amendments to
Zoning By-law 0225-2007
Wards 1-11**

File: BL.09-COM

Recommendation PDC-0064-2009

PDC-0064-2009

- "1. That the Report dated June 9, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By law 0225-2007, be received for information.
2. That correspondence dated June 29, 2009 from Philip Stewart of Pound & Stewart Services Planning Consultants, on behalf of their client, Orlando Corporation, with respect to proposed housekeeping amendments to Zoning By law 0225-2007, be received."

Proposed Housekeeping Amendments (#2) to Zoning By-law 0225-2007

Addendum

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION														
Part 1 : Administration, Interpretation, Enforcement and Definitions																	
Section 1.2 - Definitions																	
13A.	Section 1.2 - Definitions	"Parking Area" means an open, unobstructed area of land consisting of one (1) or more than one (1) parking spaces that is served by driveways and/or inclusive of aisles and/or driveways within the parking area.	Clarifies that driveways are included in parking areas.														
Part 2 : General Provisions																	
22.	Subsection <u>2.1.28</u> <u>Registered Charity Drop Boxes</u>	<u>Registered Charity Drop Boxes</u> <u>2.1.28.1 Registered charity drop boxes shall only be permitted in Commercial and Employment Zones.</u> <u>2.1.28.2 Minimum setback of a registered charity drop box from a Residential Zone shall be 6.0 m.</u> <u>2.1.28.3 A registered charity drop box shall be located outside of any required landscaped area.</u> <u>2.1.28.4 A registered charity drop box shall not be located on any required parking area or obstruct any required parking space.</u>	This new provision will permit registered charity drop boxes in Commercial and Employment Zones, subject to regulations.														
Part 4: Residential Zones																	
36A.	Table 4.2.1. R1 to R5 Permitted Uses and Zone Regulations	<table><tr><th>Line 1.0</th><th>ZONES</th><th>R1</th><th>R2</th><th>R3</th><th>R4</th><th>R5</th></tr><tr><td>Line 6.3</td><td>Front garage face - interior lot</td><td>9.0 m (7) (8) (0325-2008)</td><td>9.0 m (8)</td><td>7.5 m (8)</td><td>6.0 m (8)</td><td>6.0 m</td></tr></table>	Line 1.0	ZONES	R1	R2	R3	R4	R5	Line 6.3	Front garage face - interior lot	9.0 m (7) (8) (0325-2008)	9.0 m (8)	7.5 m (8)	6.0 m (8)	6.0 m	Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m.
Line 1.0	ZONES	R1	R2	R3	R4	R5											
Line 6.3	Front garage face - interior lot	9.0 m (7) (8) (0325-2008)	9.0 m (8)	7.5 m (8)	6.0 m (8)	6.0 m											

B/L	SECTION NUMBER	PROPOSED REVISION							COMMENT / EXPLANATION
		Line 6.4	Front garage face - corner lot	7.5 m (8)	7.5 m (8)	6.0 m (8)	6.0 m (8)	6.0m	
		Line 7.1	Front garage face	7.5m ⁽²⁾ (9)	7.5 m ⁽²⁾ (9)	6.0 m ⁽²⁾ (9)	6.0m ⁽²⁾	6.0m ⁽²⁾	
		NOTES: (8) <u>The setback to the front garage face shall be the same as the front yard.</u> (9) <u>The setback to the front garage face shall be the same as the exterior side yard.</u>							
36B.	Sentence 4.2.2.5.6 Exception: R1-5	Minimum front yard:				12.0 m			Clarifies the front yard requirement.
36C.	Sentence (#) Exceptions: R2-16, R3-17, R3-21, R3-27, R3-35, R3-52, R3-53, R4-2, R4-3, R4-4, R4-8, R4-9, R4-10, R4-12, R4-14, R4-15, R4-20, R4-22, R4-23, R4-34, R4-42, R4-49, R4-50, R4-54, R4-61	<u>Minimum setback to front garage face</u>				<u>6.0 m</u>			Ensures that the setback to the front garage is not less than 6.0 m.

B/L	SECTION NUMBER	PROPOSED REVISION						COMMENT / EXPLANATION
36D.	Sentences <u>4.2.4.6.6 and</u> <u>4.2.4.6.7</u> Exception: R3-6	<u>4.2.4.6.6 Minimum exterior side yard abutting</u> <u>Scarboro Street</u> <u>4.5 m</u> <u>4.2.4.6.7 Minimum setback to front garage face</u> <u>6.0 m</u>						Reinstates an exterior side yard abutting Scarboro Street. Ensures that the setback to the front garage is not less than 6.0 m.
36E.	Table 4.4.1 R8 to R11 Permitted Uses and Zone Regulations	Line 1.0	ZONES	R8	R9	R10	R11	Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m.
		Line 6.3	Front garage face - interior lot	9.0 m ⁽⁷⁾ <u>(15)</u>	6.0 m	6.0 m	6.0 m	
		Line 6.4	Front garage face - corner lot	7.5 m ⁽¹⁵⁾	6.0 m	6.0 m	6.0 m	
		Line 7.1	Front garage face	7.5 m ⁽¹⁶⁾	6.0 m	6.0 m	6.0 m	
		NOTES: <u>(15) The setback to the front garage face shall be the same as the front yard.</u> <u>(16) The setback to the front garage face shall be the same as the exterior side yard.</u>						

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT/EXPLANATION
51A.	Table 4.7.1 R16 Permitted Uses and Zone Regulations	Line 1.0	ZONES		R16	Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m.
		Line 6.2	Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk		7.5 m	
		Line 7.4	Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk		6.0 m	
		Line 12.2	Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk		7.5 m	
52A.	Sentences 4.7.2.1.8 and 4.7.2.1.9 Exception: R16-1	4.7.2.1.8 Where a lot is situated at the intersection of two (2) or more private roads, one (1) side yard shall be deemed an exterior side yard 4.7.2.1.98 All site development plans shall comply with Schedule R16-1 of this Exception				Not required since the definition of corner lot includes private roads.
52B.	Table 4.8.1 RM1 and RM2 Permitted Uses and Zone Regulations	Line 1.0	ZONES	RM1	RM2	Ensures that the setback to the front garage is the same as the front yard/exterior side yard, but not less than 6.0 m.
		Line 6.1	Front garage face	6.0 m ⁽⁸⁾	6.0 m	
		Line 7.1	Front garage face	6.0 m ⁽⁹⁾	6.0 m	
		NOTES:				
		(8) The setback to the front garage face shall be the same as the front yard. (9) The setback to the front garage face shall be the same as the exterior side yard.				

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
52C.	Sentence (#) Exceptions: RM1-3, RM1-4, RM1-5	Detached Dwelling: (#) <u>minimum front yard</u> 4.5 m (#) <u>minimum exterior side yard</u> 4.5 m (#) <u>minimum setback to front garage face</u> 6.0 m Semi-Detached Dwelling: (#) <u>minimum setback to front garage face</u> 6.0 m	Ensures that the setback to the front garage is not less than 6.0 m.
52D	Sentence (#) Exceptions: RM1-6, RM1-12, RM1-17	(#) <u>minimum setback to front garage face</u> 6.0 m	Ensures that the setback to the front garage is not less than 6.0 m.
52E	Sentence (#) Exception: RM1-21	Detached Dwelling: (#) <u>minimum front yard</u> 4.5 m (#) <u>minimum exterior side yard</u> 4.5 m (#) <u>minimum setback to front garage face</u> 6.0 m Semi-Detached Dwelling: (#) <u>minimum setback to front garage face</u> 6.0 m Linked Dwelling: (#) <u>minimum setback to front garage face</u> 6.0 m	Ensures that the setback to the front garage is not less than 6.0 m.

B/L	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
53A.	Table 4.9.1 RM3 Permitted Uses and Zone Regulations	Line 1.0	ZONES	RM3	Ensures that the setback to the front garage is not less than 6.0 m.
		<u>Line</u> <u>6.2</u>	<u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u>	<u>6.0 m</u>	
		<u>Line</u> <u>7.4</u>	<u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u>	<u>6.0 m</u>	
		Line 12.2	Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk	6.0 m	
54A.	Table 4.12.1 RM6 Permitted Uses and Zone Regulations	Line 1.0	ZONES	RM6	Ensures that the setback to the front garage is not less than 6.0 m.
		<u>Line</u> <u>6.2</u>	<u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u>	<u>6.0 m</u>	
		<u>Line</u> <u>7.5</u>	<u>Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk</u>	<u>6.0 m</u>	
		Line 13.2	Minimum setback from a front garage face to a street, CEC - private road or CEC - sidewalk	6.0 m	

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION
55A.	Table 4.13.1 RM7 and RM8 Permitted Uses and Zone Regulations	Line 1.0	ZONES	RM7	RM8	Ensures that the setback to the front garage is the same as the front yard, and not less than 6.0 m.
		Line 7.1	Front garage face	6.0 m ⁽⁸⁾	6.0 m ⁽⁸⁾	
		NOTES:				
		(8) <u>The setback to the front garage face shall be the same as the front yard.</u>				
Part 6: Commercial Zones						
55AA	Sentence 6.2.2.7.1 Exception: C1-7	Lands zoned C1-7 shall only be used for the following: (4) <u>Cold Storage Room</u>				Reinstates uses and parking regulations that were permitted under Zoning By-law 5500.
	Sentence 6.2.2.7.2 Exception: C1-7	Only the following accessory uses shall be permitted: (1) Cold Storage Room <u>Parking required for Area A</u>				
	Sentence 6.2.2.7.12 Exception: C1-7	<u>Maximum number of the required parking spaces</u> <u>in Sentence 6.2.2.7.9 that may be provided in Area B</u> <u>23</u>				
55B.	Sentence 6.2.2.18.6 Exception: C1-18	6.2.2.18.6 Minimum depth of a landscaped buffer measured from the lot line of a B-1 B zone			0.0 m	Since the base Buffer Zone is proposed to be amended, the B-1 zone will be deleted.
72A	Sentence 6.2.5.29.2 Exception: C4-29	Maximum number of sky-light apartment dwelling units			6	Clarifies that a maximum of six (6) dwelling units are permitted.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 13: Zoning Maps			
127A.	Map 16	Delete the Greenbelt Overlay from the lots on Oneida Court	Deletes the Greenbelt Overlay to reflect the Residential Low Density I designation of the lands in Mississauga Plan.

K:\PLAN\DEVCONTL\GROUP\WPDATA\PDC2\BL.09-COM Housekeeping Amendment No.2 Appendix S-3.doc\1-8\jmcc

**Proposed Housekeeping Amendments -
Mississauga Zoning By-law 0225-2007
Wards 1-11**

File: BL.09-COM

Resolution Council-0208-2009

Council-0208-2009

- "1. That the Report dated September 1, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, save and except the Charity Drop Box provision which is deferred to staff for further review and report back to Committee with respect to licensing enforcement and grandfathering provisions, be adopted in accordance with the following:
 - (a) That notwithstanding that subsequent to the public meeting, additional housekeeping changes 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, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
 - (b) That the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendix S 1 and S 3 be approved.
2. That correspondence from Pound & Stewart Services Planning Consultants dated September 21, 2009 with respect to the proposed housekeeping amendments to Zoning By-law 0225-2007, be received."

Proposed Housekeeping Amendments (#2) to Zoning By-law 0225-2007

Addendum (#2)

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
Part 1 : Administration, Interpretation, Enforcement and Definitions			
7.	Section 1.2 - Definitions	"Gazebo" means an freestanding unenclosed structure: <u>with a roof.</u>	Clarifies that a gazebo is a structure with a roof and may be attached to another structure
9.	Section 1.2 - Definitions	"Gross Floor Area (GFA) – Restaurant" means the sum of the areas of each storey above or below established grade of a <u>restaurant, convenience restaurant and/or take-out restaurant</u> , measured from the exterior of outside walls or from the mid-point of common walls , but excluding storage areas <u>below established grade</u> and motor vehicle parking below established grade. (0325-2008)	Clarifies that this definition applies to all restaurants and excludes storage areas below established grade.
15.	Section 1.2 - Definitions	"Private Club" means a building, structure or part thereof, <u>used</u> for a social, cultural, athletic or recreational club, or fraternal organization, <u>or community or educational uses</u> , that is not operated for profit.	Expands the list of uses permitted in a private club to include community or educational uses.
Part 2: General Provisions			
22.	Subsection <u>2.1.28 Outdoor Clothing Drop Boxes</u>	<p><u>Outdoor Clothing Drop Boxes</u></p> <p><i>Outdoor clothing drop boxes shall be permitted in Commercial and Employment Zones in compliance with the following:</i></p> <p><u>2.1.28.1 Outdoor clothing drop boxes for registered charities shall be permitted;</u></p> <p><u>2.1.28.2 Minimum setback of an outdoor clothing drop box from a Residential Zone shall be 6.0 m;</u></p> <p><u>2.1.28.3 An outdoor clothing drop box shall be located outside of any required landscaped area;</u></p> <p><u>2.1.28.4 An outdoor clothing drop box shall not be located on any required parking area or obstruct any required parking space.</u></p>	This new provision will permit outdoor clothing drop boxes for registered charities in Commercial and Employment Zones, subject to regulations.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
Part 7: City Centre Zones			
75.	Article 7.1.4.6 Uses Accessory to a Permitted Use in CC2, CC3 and CC4 Zones	<u>7.1.4.6</u> <i>The minimum separation distance of a restaurant, or take-out restaurant from a Residential Zone contained in Lines 1.0 and 3.0 of Table 2.1.2.1.1 of this By-law shall not apply to RA1 to RA5 zones.</i>	Permits accessory restaurant or take-out restaurant in a CC2 to CC4 zone within 60.0 m of a RA1 to RA5 zone.
Part 8: Employment Zones			
78.	Sentence 8.1.2.1.1 Accessory Uses in Employment Zones	In an E1 and E2 zone, Permitted accessory uses shall include laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, day care, restaurant, take-out restaurant, pharmacy, motor vehicle rental facility, retail store less than 600 m ² and a personal service establishment . <i>In an E1 zone, permitted accessory uses shall also include a restaurant and take-out restaurant. In an E1 and E2 zone, permitted accessory uses shall also include a day care.</i>	A restaurant and take-out restaurant are permitted uses in an E2 zone and therefore don't need to be listed in the list of accessory uses for an E2 zone, but should be included for an E1 zone.
80.	Sentence 8.1.2.1.3 Accessory Uses in Employment Zones	<i>An accessory day care shall <u>only be permitted in an E1 and E2 zone</u>, subject to the provisions contained in Subsection 2.1.23 of this By-law. (0325-2008)</i>	Clarifies that an accessory day care is not permitted in an E3 zone.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
81.	Article 8.1.3.1 Accessory Retail Sales and/or Accessory Retail Display in Employment Zones	In an E1 to E3 zone, a maximum of 20% of the total gross floor area - non-residential of a Business Activity use contained in Table 8.2.1 of this By-law, may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products, other than motor vehicles , which are manufactured, repaired, warehoused or distributed at wholesale from the premises, <i>which are manufactured within a manufacturing facility, repaired within a repair establishment, wholesaled within a wholesaling facility, or distributed from a warehouse/distribution facility,</i> provided that such accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products is contained wholly within an enclosed building, structure or part thereof.	Clarifies that retail uses are only permitted accessory to the primary use of a building for manufacturing, repair wholesaling, or warehouse/distribution.
82.	Article 8.1.7.4 Outdoor Storage and Outdoor Display E3 Zones	Where there are no buildings , or structures on a lot and the lot is used for outdoor storage for a permitted use contained in Table 8.2.1 of this By-law, the minimum <i>required yards</i> front yard and exterior side yard requirements of the E3 zone regulations shall apply.	Clarifies the regulations for an outdoor storage use in an E3 zone.

K:\PLAN\DEV\CONTL\GROUP\WPDATA\PDC2\BL.09-COM Appendix S2-3.doc\jmcc



Corporate Report

Clerk's Files

Originator's
Files

CD.01.REG

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

DATE: November 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Regional Official Plan Amendment 25 (ROPA 25) – Monitoring Policies and Planning and Conservation Land Amendment Act Conformity Policies**

- RECOMMENDATION:**
1. That the proposed *Regional Official Plan Amendment 25 (ROPA 25) - Monitoring Policies and Planning and Conservation Land Amendment Act Conformity Policies*, attached as Appendix 1, be supported subject to the modifications identified and detailed in Appendix 2 of the report titled "*Regional Official Plan Amendment 25 (ROPA 25) - Monitoring Policies and Planning and Conservation Land Amendment Act Conformity Policies*" dated November 10, 2009 from the Commissioner of Planning and Building.
 2. That the report titled "*Regional Official Plan Amendment 25 (ROPA 25) - Monitoring Policies and Planning and Conservation Land Amendment Act Conformity Policies*", dated November 10, 2009 from the Commissioner of Planning and Building, be forwarded, by the City Clerk, to the Region of Peel, the City of Brampton and the Town of Caledon.

BACKGROUND:

The Peel Regional Official Plan Review (PROPR) is underway to bring the Regional Official Plan into conformity with recent Provincial initiatives and legislation. It is also the mandatory five-year review required by the *Planning Act*.

A report titled "*Peel Region Official Plan Review – Update*" from the Commissioner of Planning and Building which summarized the PROPR process was brought forward to Planning and Development Committee on January 12, 2009.

The PROPR work program was approved by Regional Council in September 2007. It consists of 15 focus areas as illustrated in Figure 1 below. Mississauga staff have participated on working committees, reviewed draft discussion papers and attended Regional workshops as part of the PROPR process.

FIGURE 1:

Region of Peel Official Plan Review, 15 Focus Areas



The results of the PROPR are intended to be implemented through several Regional Plan Amendments (ROPAs). "*Regional Official Plan Amendment 25 (ROPA 25) - Monitoring Policies and Planning and*

Conservation Land Amendment Act Conformity Policies” (ROPA 25) updates monitoring policies to conform to new Provincial monitoring requirements and includes applicable *Planning and Land Conservation Amendment Act* policies in the Regional Official Plan. It was brought forward to Regional Council on August 26, 2009.

Previous comments on ROPAs have been brought forward to Planning and Development Committee on:

- ROPA 20 – Sustainability and Energy Policies (March 30, 2009);
- ROPA 21: Natural Heritage, Agriculture, Air Quality and Integrated Waste Management Policies (May 4, 2009);
- ROPA 22: Transportation Policies (June 29, 2009);
- ROPA 23: Housing Policies (September 21, 2009); and,
- ROPA 24: Greenbelt Conformity, Regional Forecasts, Growth Management, Employment Land, Strategic Infrastructure Study Areas and Implementation Policies (November 16, 2009).

One additional amendment, ROPA 26 – Transportation Schedules and Housekeeping, is anticipated to be brought forward to Regional Council in Winter 2010. ROPA timelines are summarized in the table below.

Regional Official Plan Amendment (ROPA) Timelines				
ROPA	Report to Regional Council	Public Meeting	Report on Comments & Adoption of Final Recommendations	Provincial Approval
ROPA 20	Jan. 22, 2009	Feb. 26, 2009	May 7, 2009 (GC*) May 14, 2009 (RC**)	Approval from Minister anticipated - Nov. 2009
ROPA 21	Feb. 26, 2009	Apr. 23, 2009	Nov. 12, 2009 (GC) Nov 19, 2009 (RC)	Approval from Minister anticipated - Jun. 2010
ROPA 22	Mar. 26, 2009	May 7, 2009	Nov. 12, 2009 (GC) Nov 19, 2009 (RC)	Approval from Minister anticipated - Jun. 2010
ROPA 23	Jun. 18, 2009	Sep. 17, 2009	Nov. 12, 2009 (GC) Nov 19, 2009 (RC)	Approval from Minister anticipated - Jun. 2010
ROPA 24	Jul. 9, 2009	Oct. 8, 2009	Dec. 3, 2009 (GC) Dec. 10, 2009 (RC)	Approval from Minister anticipated - Jun. 2010
ROPA 25	Sep. 10, 2009	Oct. 29, 2009	Dec. 3, 2009 (GC) Dec. 10, 2009 (RC)	Approval from Minister anticipated - Jun. 2010
ROPA 26	Winter 2010	Winter 2010	Winter 2010	To be determined

* General Committee

** Regional Council

PRESENT STATUS: The Region of Peel has requested comments on ROPA 25, attached as Appendix 1.

COMMENTS: This amendment has been reviewed by City staff. Detailed comments are summarized in Appendix 2.

1. Monitoring Policies

The Monitoring policies in ROPA 25 update the monitoring policies in the Regional Official Plan. The *Greenbelt Plan* and the *Growth Plan* require monitoring policies in place to report on data gaps and specific intensification, density and housing targets.

Mississauga staff generally support the proposed *Monitoring Policies*, however, are requesting more information in relation to the monitoring program, the participation required from area municipal staff, and greater detail regarding any data that would be required from the area municipalities. A review timeframe should be identified so that the resource and budget implications can be understood.

2. Planning and Conservation Land Amendment Act Conformity

The *Planning and Conservation Land Statute Law Amendment Act* was a continuation of earlier Ontario planning reforms that included the *Provincial Policy Statement* and the *Growth Plan*. It was a response to the demand for better tools to manage growth, protect green resources and promote development where services and infrastructure already exist. In order to achieve Provincial conformity with this legislation, the Region of Peel Official Plan has added policies relating to the following areas:

- Community Improvement Plans;
- Local Appeal Bodies; and,
- Complete application requirements for Regional Official Plan Amendments.

Staff support the *Planning and Conservation Land Statute Law Amendment Act* conformity policies, although have some questions about the Community Improvement plan policies and associated studies required for complete applications.

Studies are underway by the Region of Peel and the City of Mississauga regarding Community Improvement Plans. These studies provide detailed recommendations on future official plan policies. This policy might be deferred pending the outcome of this work.

In addition, ROPA 25 includes policies on complete applications and the associated studies that may be requested. Staff is requesting definitions be provided for the studies identified to provide clarity as to what might be involved.

STRATEGIC PLAN: ROPA 25 implements the policies in the previous Regional Official Plan Amendments. The principal goals of ROPA 25 are to incorporate policies to enhance the monitoring program and incorporate improved implementation tools into the Regional Official Plan. It does not relate to specific *Objectives* in the *Pillars for Change* in Mississauga's new Strategic Plan.

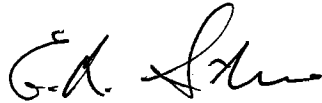
FINANCIAL IMPACT: Monitoring requirements may have staff resource implications.

CONCLUSION: Generally the policies in ROPA 25 can be supported. Staff are requesting clarification on the studies proposed and municipal involvement in future monitoring and Regional Official Plan reviews. Finally, staff are suggesting policies on Community Improvement Areas might be developed as part of the studies which are underway and suggest this policy might be deferred so as not to require future revisions.

ATTACHMENTS:

APPENDIX 1: Region of Peel, Regional Official Plan, Regional
Official Plan Amendment Number 25 – (ROPA 25)
An Amendment to Update Monitoring Policies and
Planning and Conservation Land Amendment Act
Conformity Policies

APPENDIX 2: Summary of Comments



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Emily Irvine, Policy Planner

K:\PLAN\POLICY\GROUP\2009 Peel Region\Corporate Reports\Corporate Report - ROPA 25.doc



APPENDIX I

August 26, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN
AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND
CONSERVATION LAND AMENDMENT ACT CONFORMITY**

REGION OF PEEL

REGIONAL OFFICIAL PLAN

**REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 25 (ROPA 25)**

**AN AMENDMENT TO UPDATE MONITORING
POLICIES AND PLANNING AND CONSERVATION
LAND AMENDMENT ACT CONFORMITY POLICIES**

APPENDIX I

August 26, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN
AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND
CONSERVATION LAND AMENDMENT ACT CONFORMITY**

August 2009

THE CONSTITUTIONAL STATEMENT

Part A, The Preamble does not constitute part of this Amendment.

Part B, The Amendment, consisting of amendments to the Text of the Official Plan for Peel Region 1996, constitutes Amendment Number 25 to the Official Plan for Peel Region.

APPENDIX I

August 26, 2009

PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND CONSERVATION LAND AMENDMENT ACT CONFORMITY**PART A – THE PREAMBLE****1. Purpose of the Amendment**

The purpose of this amendment is to revise and add policies to the Region of Peel Official Plan (ROP) for the purposes of conformity to Provincial requirements for monitoring and Planning and Conservation Land Amendment Act Conformity (Bill 51).

2. Location

This Amendment applies throughout the Regional Municipality of Peel.

3. Basis

In September 2007, Regional Council endorsed a work program to proceed with a five-year review of the Regional Official Plan (ROP) through the Peel Region Official Plan Review (PROPR) process. The review is considering amendments that are necessary to bring the ROP into conformity with relevant legislation, plans and policies including the Provincial Policy Statement (2005 PPS), the Greenbelt Plan (2005), the Growth Plan for the Greater Golden Horseshoe (2006) and amendments to the *Planning Act* (the Planning and Land Conservation Law Amendment Act, 2006).

In accordance with the endorsed work program, PROPR is being completed through several concurrent policy review projects resulting in several Regional Official Plan Amendments (ROPAs). ROPA 25 includes additions and/or updates to the Plan's monitoring policies and adds new policies to bring the ROP into conformity with the Planning and Conservation Land Amendment Act. Through the policy review, revisions to the Plan's text are being proposed to ensure that the ROP is up-to-date and conforms to provincial policy requirements.

Monitoring

Monitoring and measuring the ROP successes is vital to ensure objectives and goals are on track and are met. A key objective in updating monitoring policies is to ensure that the Region's monitoring framework has the ability to accurately assess Provincial conformity policies within the ROP. Updating the monitoring policies aims to strengthen the ROPMP by broadening the program to support other Region of Peel programs and services outside the ROP. In strengthening the ROPMP, policies are included that aim to further define the Region's relationship with its partner agencies for consistent data collection, analysis and regular reporting.

The draft policies were developed in consultation with Regional and area municipal staff and conform to the Growth Plan, Greenbelt Plan and PPS. Provincial legislation directs the Region to incorporate new policies to enable the monitoring of Provincial plans. The ROP contains suggested performance indicators for the existing policies, however, updating the suggested indicators is necessary to be able to efficiently monitor the success of the new policies which are being introduced through PROPR.

APPENDIX I

August 26, 2009

PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND CONSERVATION LAND AMENDMENT ACT CONFORMITY

The Greenbelt Plan identifies the need for implementation policies to define how the Region will work with its partner agencies and stakeholders to identify data gaps, determine consistent methodologies for data collection and regularly report findings. The Growth Plan requires the Region to maintain specific intensification, density and housing targets incorporated in the ROP, therefore, a policy was developed to monitor these targets.

Policies reflecting the above Provincial requirements have been included in this amendment to ensure the ROP conforms to all Provincial plans.

Planning and Conservation Land Amendment Act Conformity

Bill 51, the Planning and Conservation Land Statute Law Amendment Act, received Royal Assent in 2006. Most of the implementing Regulations for this Act were proclaimed in 2007. The Act was a continuation of earlier Ontario planning reforms that included the 2005 Provincial Policy Statement, the Places to Grow Act and the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Act. In very large measure, this legislation was a response to a strong demand from municipalities for better tools to manage growth and address the consequences of urban sprawl, to preserve green space and natural resources and to promote development where services and infrastructure are already available.

Municipalities are required to include applicable Planning and Conservation Land Amendment Act policies in their official plans as per the *Planning Act*. Regional staff undertook an analysis of the Planning and Conservation Land Amendment Act requirements and has determined that several new policies should be added into the ROP.

The proposed amendments to achieve provincial conformity address the following policy areas:

- Community Improvement Plans;
- Local Appeal Bodies; and
- Complete application requirements for Regional Official Plan Amendments.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text constitutes Amendment Number 25 to the Region of Peel Official Plan 1996.

a. Amendments to Text

1. Chapter 7, Implementation, Section 7.3 is amended by adding the following after Section 7.3.5:

7.3.6 Regional Official Plan Amendments

APPENDIX I

August 26, 2009

PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND CONSERVATION LAND AMENDMENT ACT CONFORMITY

Applications to amend the Regional Official Plan shall be subject to the following requirements for pre-consultation. Applications to amend the Regional Official Plan must be complete applications as described below.

7.3.6.1 Objective

To require pre-consultation for all applications to amend the Regional Official Plan.

7.3.6.2 Policy

It is the policy of Regional Council to require a pre-consultation meeting between applicants and Regional staff prior to the submission of an application to amend the Regional Official Plan.

7.3.6.3 Objective

To require that all applications to amend the Regional Official Plan be complete applications as described below.

In order to be considered to be a complete application, the following studies, reports and documents are required:

- a completed Regional Official Plan Amendment application form;
- the current application fee;
- a draft of the proposed amendment, including the proposed text and all proposed schedules;
- at least one pre-consultation meeting to determine the required studies, reports and documents; and
- other studies, reports and documents as required through the pre-consultation meeting or meetings.

The following list includes studies that may be required to evaluate an application to amend the Regional Official Plan:

- planning justification;
- environmental impact statement;
- natural heritage evaluation;
- hydrogeological evaluation;
- agricultural impact study;
- landform conservation area study;
- earth science heritage evaluation;
- archaeological assessment;
- Regional municipal comprehensive review;
- transportation study;
- Oak Ridges Moraine Conservation Plan Conformity Study;
- mineral aggregate study; and
- functional servicing report.

APPENDIX I

August 26, 2009

PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND CONSERVATION LAND AMENDMENT ACT CONFORMITY

This list of studies, reports and documents is not inclusive. Other studies, reports or documents may be requested when an application to amend the Regional Official Plan is received.

2. Chapter 7, Implementation, Section 7.6.2 is amended by adding the following after Section 7.6.2.21:

7.6.2.22 Prepare Community Improvement Plans to further the goals, objectives and policies of this Official Plan. Regional Council may designate any part of the Region as a Community Improvement Project Area. Regional Council may enact a Regional Community Improvement Plan that uses incentive programs including making grants or loans either to registered property owners within the Community Improvement Plan Area or to local municipalities. Regional Council may participate in Community Improvement Plans of an area municipality. Regional Council may use Community Improvement Plans for infrastructure that is within the Region's jurisdiction.

7.6.2.23 Recognize the right of area municipalities to adopt Official Plan policies directing the establishment of local appeal bodies to hear appeals of municipal decisions of minor variance and consent (land severance) applications. No amendment to the Regional Official Plan shall be required in order for one or more local municipalities to establish a local appeal body.

3. Chapter 7, Implementation, Section 7.9, paragraph one, is amended by deleting the words "Urban System and 2021 for the Rural System" and replacing them with "planning horizon to the year 2031."; adding the words "The Regional Official Plan Monitoring Program (ROPMP) is the" before the words "A mechanism"; deleting the "A" before the word "mechanism" and deleting the words "is required" before the words "to identify".

4. Chapter 7, Implementation, Section 7.9 is amended by inserting the following after paragraph one:

"The establishment of the ROPMP led to a systematic approach to evaluating the goals, objectives, and policies in this Plan through the development of a monitoring framework and set of indicators. The ROPMP has provided the foundation for further work to monitor policies in this Plan that conforms to Places to Grow. Monitoring of this Plan will lead to opportunities to share expertise and knowledge in developing systematic approaches that monitor the progress of other Regional programs and services."

5. Chapter 7, Implementation, Section 7.9, paragraph two, is amended by deleting the word "This" and replacing it with the words "The monitoring policies of this"; deleting the words "as required by the Planning Act," and replacing them with the words "on a regular basis".
6. Chapter 7, Implementation, Section 7.9.1.1 is amended by deleting the words "establish a mechanism" and replacing them with the words "continue the Regional Official Plan Monitoring Program (ROPMP)"

APPENDIX I

August 26, 2009

**PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN
AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND
CONSERVATION LAND AMENDMENT ACT CONFORMITY**

7. Chapter 7, Implementation, Section 7.9.1 is amended by adding the following after section 7.9.1.2:

7.9.1.3 To develop objectives and indicators, measure performance and outcomes, and related metrics to support the *Region of Peel's* programs and services.

8. Chapter 7, Implementation, Section 7.9.2.1 is amended by deleting it and replacing with the following:

7.9.2.1 Develop a strategy for *Region of Peel* programs and services that reflects corporate objectives, and monitors, evaluates, and reports on progress and successes.

9. Chapter 7, Implementation, Section 7.9.2 is amended by adding the following after Section 7.9.2.1:

7.9.2.2 Evaluate and update with the area municipalities, the conservation authorities, and other stakeholders the existing monitoring framework and indicators and prepare the ROPMP report regularly to evaluate the level of progress in meeting the goals, objectives and policies in this Plan.

10. Chapter 7, Implementation, Section 7.9.2.2 is amended by deleting it and replacing it with the following and renumbering it to 7.9.2.3:

7.9.2.3 Collaborate and develop, with the area municipalities, conservation authorities, the Province, other government agencies, and the community, appropriate indicators to analyze the effectiveness of this Plan and to serve as a basis for any policy adjustments which results from this analysis.

Indicator categories to be monitored may include, but are not necessarily limited to:

- designated greenspace
- natural cover
- urban tree canopy
- indicator species
- surface and groundwater quality and quantity
- water use and efficiency
- *transit modal share*
- transportation demand management
- *redevelopment* to total *development*
- residential and non-residential densities
- housing production
- industrial/commercial ratios
- employment to population ratios
- employment land area
- work force
- designated greenfield densities
- residential *development* in built-up area

APPENDIX I

August 26, 2009

PEEL REGION OFFICIAL PLAN REVIEW (PROPR) - DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 25 (ROPA 25) – MONITORING POLICIES AND PLANNING AND CONSERVATION LAND AMENDMENT ACT CONFORMITY

- household waste
- energy use

11. Chapter 7, Implementation, Sections 7.9.2.3 and 7.9.2.4 are amended by deleting them and Section 7.9.2.4 is replaced with the following:

7.9.2.4 Work, jointly with the area municipalities and conservation authorities to identify data gaps when selecting indicators and establish consistent methodologies for data collection so information can be compared across *the Region*.

12. Chapter 7, Implementation, Section 7.9.2.7 is amended by deleting the word “and” after the words “*the Region*” and replacing it with a comma: “,” ; by adding the words “and the conservation authorities” before the words “which may be identified” and by renumbering it to 7.9.2.5

13. Chapter 7, Implementation, Section 7.9.2.8 is renumbered to Section 7.9.2.6

14. Chapter 7, Implementation, Section 7.9.2 is amended by adding the following new section after renumbered Section 7.9.2.6:

7.9.2.7 Work with the area municipalities to develop a consistent methodology to monitor the intensification, density, and housing targets in this Plan.

15. Chapter 7, Implementation, Section 7.9.2.5 is renumbered to Section 7.9.2.8

16. Chapter 7, Implementation, Section 7.9.2.6 is renumbered to Section 7.9.2.9

17. Chapter 7, Implementation, Section 7.9.2.9 is renumbered to Section 7.9.2.10

18. Chapter 7, Implementation, Section 7.9.2.10 is renumbered to Section 7.9.2.11

19. Chapter 7, Implementation, Section 7.9.2.11 is renumbered to Section 7.9.2.12

APPENDIX 2: SUMMARY OF COMMENTS

ROPA 25 Policy	Comments	Recommendation
Implementation		
<p>7.3.6.3 Regional Official Plan Amendments</p> <p>The following list includes studies that may be required to evaluate an application to amend the Regional Official Plan:</p> <ul style="list-style-type: none"> • planning justification; • environmental impact statement; • natural heritage evaluation; • hydrogeological evaluation; • agricultural impact study; • landform conservation area study; • earth science heritage evaluation; • archaeological assessment; • Regional municipal comprehensive review; • transportation study; • Oak Ridges Moraine Conservation Plan Conformity Study; • mineral aggregate study; and • functional servicing report. 	<p>Are there definitions associated with these studies? Definitions would provide clarity as to what each of these studies might entail, for example, what is intended by earth science heritage evaluation or landform conservation area study?</p> <p>Although the policies state that this list is not inclusive, notable studies that are absent are human services requirement studies, such as Community Infrastructure Needs Evaluations, and public health impact studies.</p>	<p>These issues should be clarified.</p>
<p>7.6.2.22 Prepare Community Improvement Plans to further the goals, objectives and policies of this Official Plan. Regional Council may designate any part of the Region as a Community Improvement Project Area. Regional Council may enact a Regional Community Improvement Plan that uses incentive programs including making grants or loans either to registered property owners within the Community Improvement Plan Area or to local municipalities. Regional Council may participate in Community Improvement Plans of an area municipality. Regional Council may use Community Improvement Plans for infrastructure that is within the Region's</p>	<p>Community Improvement Areas are the subject of studies at both the Region of Peel and the City of Mississauga. These studies may result in new official plan policies. The proposed policy may not capture what is intended to be achieved. Given the nature of the timing of these projects, would it be appropriate to defer this policy?</p>	

APPENDIX 2: SUMMARY OF COMMENTS

ROPA 25 Policy	Comments	Recommendation
jurisdiction.		
<p>7.9 Monitoring, Reviewing and Updating</p> <p>The monitoring of this Plan will be reviewed and amended on a regular basis or when changing circumstances need to be reflected in the Plan.</p>	<p>What is intended by “<i>on a regular basis</i>”?</p> <p>Given the implications for staff resources and budget that are required as part of an official plan review, this should be clearly identified so that resources may be allocated accordingly.</p>	<p>This should be clarified.</p>
<p>7.9.2.2 Evaluate and update with the area municipalities, the conservation authorities, and other stakeholders the existing monitoring framework and indicators and prepare the ROPMP report regularly to evaluate the level of progress in meeting the goals, objectives and policies in this Plan.</p>	<p>What is meant by “<i>report regularly to evaluate the level of progress</i>”? This policy requires the participation of the area municipalities. A review timeframe should be identified so that the resource and budget implications can be understood.</p>	<p>This should be clarified.</p>
<p>7.9.2.7 Work with the area municipalities to develop a consistent methodology to monitor the intensification, density, and housing targets in this Plan.</p>	<p>This policy requires the participation of the area municipalities. A review timeframe should be identified so that the resource and budget implications can be understood.</p>	<p>This should be clarified.</p>
<p>7.9.1.3 To develop objectives and indicators, measure performance and outcomes, and related metrics to support the Region of Peel’s programs and services.</p>	<p>What is meant by “<i>related metrics</i>”?</p>	
<p>7.9.2.3 Collaborate and develop, with the area municipalities, conservation authorities, the Province, other government agencies, and the community, appropriate indicators to analyze the effectiveness of this Plan and to serve as a basis for any policy adjustments which results from this analysis.</p> <p>Indicator categories to be monitored may include, but are not necessarily limited to:</p>	<p>Although the policies specify that the categories are not inclusive, Urban Growth Centre density targets should be identified as it is a requirement of the <i>Growth Plan</i>?</p> <p>Is residential development in the built-up area intended to represent the intensification target identified in the <i>Growth Plan</i>?</p> <p>Should the policy be reworded to state that the</p>	

APPENDIX 2: SUMMARY OF COMMENTS

ROPA 25 Policy	Comments	Recommendation
<ul style="list-style-type: none"> ● designated greenspace ● natural cover ● urban tree canopy ● indicator species ● surface and groundwater quality and quantity ● water use and efficiency ● <i>transit modal share</i> ● transportation demand management ● <i>redevelopment</i> to total <i>development</i> ● residential and non-residential densities ● housing production ● industrial/commercial ratios ● employment to population ratios ● employment land area ● work force ● designated greenfield densities ● residential <i>development</i> in built-up area ● household waste ● energy use 	<p>following are categories?</p> <p>Alternatively, the categories identified are not measurable. Should this be revised and reworded as the policy currently exists in the Regional Official Plan e.g. amount of preserved greenspace?</p>	
<p>7.9.2.5 8 Prepare, jointly with the area municipalities, an assessment tool that will allow evaluating the public health impacts of proposed plans or development as part of the approval process.</p>	<p>Staff had provided previous comments to this policy in relation to ROPA 24. Although the City of Mississauga supports the public health and urban form initiatives of the Region, the work on an assessment tool to evaluate public health impacts is ongoing. It is premature to include this policy in this amendment.</p>	



Corporate Report

Clerk's Files

Originator's

Files OZ 06/030 W7

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

DATE: November 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit One (1) Detached Dwelling and Six (6)
Street Townhouse Dwellings
Lot 3, Registered Plan C-24
Northeast corner of Harborn Road and Grange Drive
Owner: Berkley Developments
Applicant: Korsiak & Company
Bill 20

Second Addendum Report **Ward 7**

RECOMMENDATION: That the Report dated November 10, 2009, from the Commissioner of Planning and Building recommending that an "H" Holding Symbol be added to the previous approval of the applications under File OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be adopted in accordance with the following:

1. That Council Resolution 0301-2008 be rescinded and replaced with the following:

- (i) That the application to amend Mississauga Plan from "Residential - Low Density I, Special Site 11" to "Residential - Low Density II, Special Site 11, as amended", be approved.
- (ii) That the application to change the Zoning from "R1-47" (Detached Dwelling) to "H-R5-45" (Detached Dwelling) and "H-RM5-51" (Street Townhouse Dwelling) to permit one (1) detached dwelling and six (6) street townhouses in accordance with the zoning standards outlined in Appendix A-2 attached to the report dated November 10, 2009 from the Commissioner of Planning and Building subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/ applicant and the School Boards not apply to the subject lands;
 - (c) That CPD Recommendation 121-91, as approved by Council Resolution 160-91; pertaining to the requirement of 3.25 parking spaces per dwelling unit for all dwellings on lots less than 12 m (29.4 ft.) of frontage shall not apply, and that a parking requirement of three parking spaces per unit shall apply with no on-street parking requirement.
- (iii) That the "H" Holding Symbol is to be removed from the "H-R5-45" (Detached Dwelling) and "H-RM5-51" (Street Townhouse Dwelling) zone categories by further amendment, upon confirmation from the

applicable City Departments that the conditions identified in Appendix A-2 of the report dated November 10, 2009 from the Commissioner of Planning and Building have been satisfactorily addressed.

- (iv) 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.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 28, 2008, at which time a Planning and Building Department Information Report was presented and received for information. On December 10, 2008 Council considered a Supplementary Report and Addendum Report and adopted the staff recommendation that the applications be approved for the alternative recommendation of one (1) detached dwelling and six (6) street townhouses (see Council Resolution 0301-2008 attached as Appendix A-1).

The recommendations outlined in the above noted Council resolution include a number of conditions that are to be satisfied prior to the passing of the Official Plan Amendment and implementing Zoning By-law. On September 18, 2009, the applicant submitted a formal request to amend the applications to implement an "H" Holding Provision in accordance with Section 36 of the *Planning Act*. More specifically, the applicant is requesting that the proposed "R5-45" (Detached Dwelling) and "RM5-51" (Street Townhouse Dwelling) zone categories be subject to an "H" Holding provision. This will allow the applicant to secure construction financing, and defer satisfying the outstanding conditions until they are prepared to lift the "H" Holding Provision.

COMMENTS:

Section 5.3.3.1 of Mississauga Plan permits the enactment of an "H" Holding Symbol to implement the policies of Mississauga Plan for staging of development and specific requirements.

The addition of a proposed "H" Holding symbol is a technical amendment to the applications which does not change the requirements that must be satisfied prior to the proposed zoning coming into force, rather, it deals with timing of when those requirements must be satisfied. The "H" Holding symbol has been requested by the applicant because the required Development and Servicing Agreements and other conditions require additional time to be completed. In implementing an "H" Holding Symbol, the owner and applicant gain certainty that the proposed zoning is in place in principle which assists in financing the project. It allows for the technical issues to be dealt with after the zoning is in place and the appeal period has passed.

The conditions/requirements that must be satisfied prior to the "H" Holding Symbol being removed from the subject lands deal with matters such as finalization of Development and Servicing agreements, cash contributions, securities and an updated noise study. The detailed wording of the conditions are contained within the draft By-law attached in Appendix A-2, page 3 of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Transportation & Works

Comments updated October 7, 2009, state that the Transportation and Works Department has no objections to the use of a holding provision provided that all Transportation and Works conditions previously identified for this application are included as conditions for removal of the "H" holding designation.

Community Services

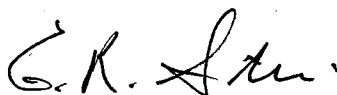
Comments updated October 9, 2009, state that as previously noted, significant City street trees are located within the Harborn Road boulevard. As such, appropriate tree preservation and protection measures such as hoarding, securities, and retention of an Arboricultural consultant by the applicant will be required. This Department notes that prior to lifting the Holding symbol,

satisfactory arrangements for such tree preservation efforts will be required. Further, it is noted that satisfactory Development and Servicing Agreements will be required as conditions of lifting the Holding symbol.

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 applicant's request to implement an "H" Holding Symbol has been reviewed by the Planning and Building Department in consultation with the Transportation and Works and Community Services Departments and it has been determined to be appropriate, from a land use planning perspective.

ATTACHMENTS: Appendix A-1 - Council Resolution 0301-2008
Appendix A-2 – Draft By-law with Conditions
Appendix A-3 – Proposed Amendments and Land Use Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner



Berkley Developments**File: OZ 06/030 W7****Council Resolution 0301-2008**

PDC-0089-2009

That the Report dated November 26, 2008, from the Commissioner of Planning and Building regarding applications under File OZ 06/030 W7, Berkley Developments, Lot 3, Registered Plan C-24, northeast corner of Harborn Road and Grange Drive, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from 'Residential - Low Density I, Special Site 11' to 'Residential - Low Density II, Special Site 11, as amended', be approved.
2. That the application to change the Zoning from 'R1-47' (Detached Dwelling) to 'R5-Exception' (Detached Dwelling) and 'RM5- Exception' (Townhouse Dwelling) to permit one (1) detached dwelling and six (6) street townhouses in accordance with the proposed concept plan and zoning details described in Appendix A-1 and A-2, be approved.

OZ 06/030 W7

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

WHEREAS pursuant to sections 34 and 36 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, and may impose a holding symbol or provision;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.2.2.47 for the lands identified on the attached Schedule "A".
2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.6.45	Exception: R5-45	Map # 15	By-law:
In a R5-45 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.45.1	Minimum lot area - interior lot		285 m ²
4.2.6.45.2	Minimum lot area - corner lot		385 m ²
4.2.6.45.3	Maximum lot coverage		49.5%
4.2.6.45.4	Minimum interior side yard - corner lot		0.6 m
4.2.6.45.5	Minimum interior side yard abutting a R1 or R1-7 zone		3.0 m
4.2.6.45.6	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front yard		2.0 m
4.2.6.45.7	Maximum encroachment of a balcony into a required rear yard		2.5 m
4.2.6.45.8	Minimum number of parking spaces per dwelling unit		4.0

4.2.6.45	Exception: R5-45	Map # 15	By-law:
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R5-45 by further amendment to Map 15 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) the acquisition by the owner of all lands zoned H-R5-45 of all lands zoned H-R5-45 from the City of Mississauga pursuant to an Agreement of Purchase and Sale; (2) delivery of executed Development and Servicing Agreements in a form satisfactory to the Corporation of the City of Mississauga (City of Mississauga) including, but not limited to, the implementation of all requirements and warning clauses, and any other municipal works and services in support of the proposed development and any applicable securities, fees and cash contributions, easements, land dedications and insurance; (3) submission of a revised concept/site plan to be consistent with site servicing and grading plans; (4) provide a cash contribution in an amount satisfactory to the City of Mississauga towards the oversizing of the Harbom Road storm sewer to accommodate this site; (5) provide a cash contribution in an amount satisfactory to the City of Mississauga towards street tree plantings; (6) provide a cash contribution in an amount satisfactory to the City of Mississauga towards trail signage; (7) submission of securities in an amount satisfactory to the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures; (8) provision of an acknowledgement agreement to the satisfaction of the City of Mississauga. 			

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.11.2.51	Exception: RM5-51	Map # 15	By-law:
<p>In a RM5-51 zone the permitted uses and applicable regulations shall be as specified for a RM5 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.11.2.51.1	Minimum lot area - interior lot		195 m ²
4.11.2.51.2	Minimum lot area - corner lot		384 m ²
4.11.2.51.3	Minimum lot frontage - corner lot		13.6 m
4.11.2.51.4	Minimum exterior side yard		7.2 m
4.11.2.51.5	Minimum interior side yard - unattached side		1.2 m

4.11.2.51	Exception: RM5-51	Map # 15	By-law:
4.11.2.51.6	Maximum gross floor area - residential	1.37 times the lot area	
4.11.2.51.7	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front yard	2.0 m	
4.11.2.51.8	Maximum encroachment of a balcony into a required rear yard	2.5 m	
4.11.2.51.9	Maximum driveway width	3.75 m	
4.11.2.51.10	Maximum garage door width	3.0 m	
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM5-51 by further amendment to Map 15 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) delivery of executed Development and Servicing Agreements in a form satisfactory to the Corporation of the City of Mississauga (City of Mississauga) including, but not limited to, the implementation of all requirements and warning clauses, and any other municipal works and services in support of the proposed development and any applicable securities, fees and cash contributions, easements, land dedications and insurance; (2) submission of a revised concept/site plan to be consistent with site servicing and grading plans; (3) provide a cash contribution in an amount satisfactory to the City of Mississauga towards the oversizing of the Harbom Road storm sewer to accommodate this site; (4) provide a cash contribution in an amount satisfactory to the City of Mississauga towards street tree plantings; (5) provide a cash contribution in an amount satisfactory to the City of Mississauga towards trail signage; (6) submission of securities in an amount satisfactory to the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures; (7) provision of satisfactory arrangements regarding tree preservation and protection for the City boulevard trees; (8) submission of an updated Noise Study to the satisfaction of the City of Mississauga. 			

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.11.2.52	Exception: RM5-52	Map # 15	By-law:
In a RM5-52 zone the permitted uses and applicable regulations shall be as specified for a RM5 zone except that the following uses/regulations shall apply:			
Regulations			
4.11.2.52.1	Minimum lot area - interior lot	250 m ²	
4.11.2.52.2	Minimum lot frontage - interior lot	7.5 m	
4.11.2.52.3	Minimum interior side yard - unattached side abutting a R1-7 zone	3.0 m	
4.11.2.52.4	Maximum gross floor area - residential	1.08 times the lot area	
4.11.2.52.5	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front yard	2.0 m	
4.11.2.52.6	Maximum encroachment of a balcony into a required rear yard	2.5 m	
4.11.2.52.7	Maximum driveway width	3.75 m	
4.11.2.52.8	Maximum garage door width	3.0 m	
4.11.2.52.9	Minimum number of parking spaces per dwelling unit	3.0	
4.11.2.52.10	Tandem parking is permitted within a garage		
4.11.2.52.11	A hammerhead shall be permitted on a lot with a lot frontage greater than or equal to 7.5 m		

4.11.2 52	Exception: RM5-52	Map # 15	By-law:
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM5-52 by further amendment to Map 15 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p>			
<ol style="list-style-type: none"> <li data-bbox="435 485 954 590">(1) the acquisition by the owner of all lands zoned H-RM5-52 of all lands zoned H-RM5-52 from the City of Mississauga pursuant to an Agreement of Purchase and Sale; <li data-bbox="435 600 954 852">(2) delivery of executed Development and Servicing Agreements in a form satisfactory to the Corporation of the City of Mississauga (City of Mississauga) including, but not limited to, the implementation of all requirements and warning clauses, and any other municipal works and services in support of the proposed development and any applicable securities, fees and cash contributions, easements, land dedications and insurance; <li data-bbox="435 863 954 936">(3) submission of a revised concept/site plan to be consistent with site servicing and grading plans; <li data-bbox="435 947 954 1041">(4) provide a cash contribution in an amount satisfactory to the City of Mississauga towards the oversizing of the Harbom Road storm sewer to accommodate this site; <li data-bbox="435 1052 954 1125">(5) provide a cash contribution in an amount satisfactory to the City of Mississauga towards street tree plantings; <li data-bbox="435 1136 954 1209">(6) provide a cash contribution in an amount satisfactory to the City of Mississauga towards trail signage; <li data-bbox="435 1220 954 1314">(7) submission of securities in an amount satisfactory to the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures; <li data-bbox="435 1325 954 1356">(8) provision of an acknowledgement agreement to the satisfaction of the City of Mississauga. 			

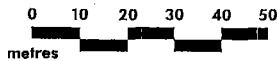
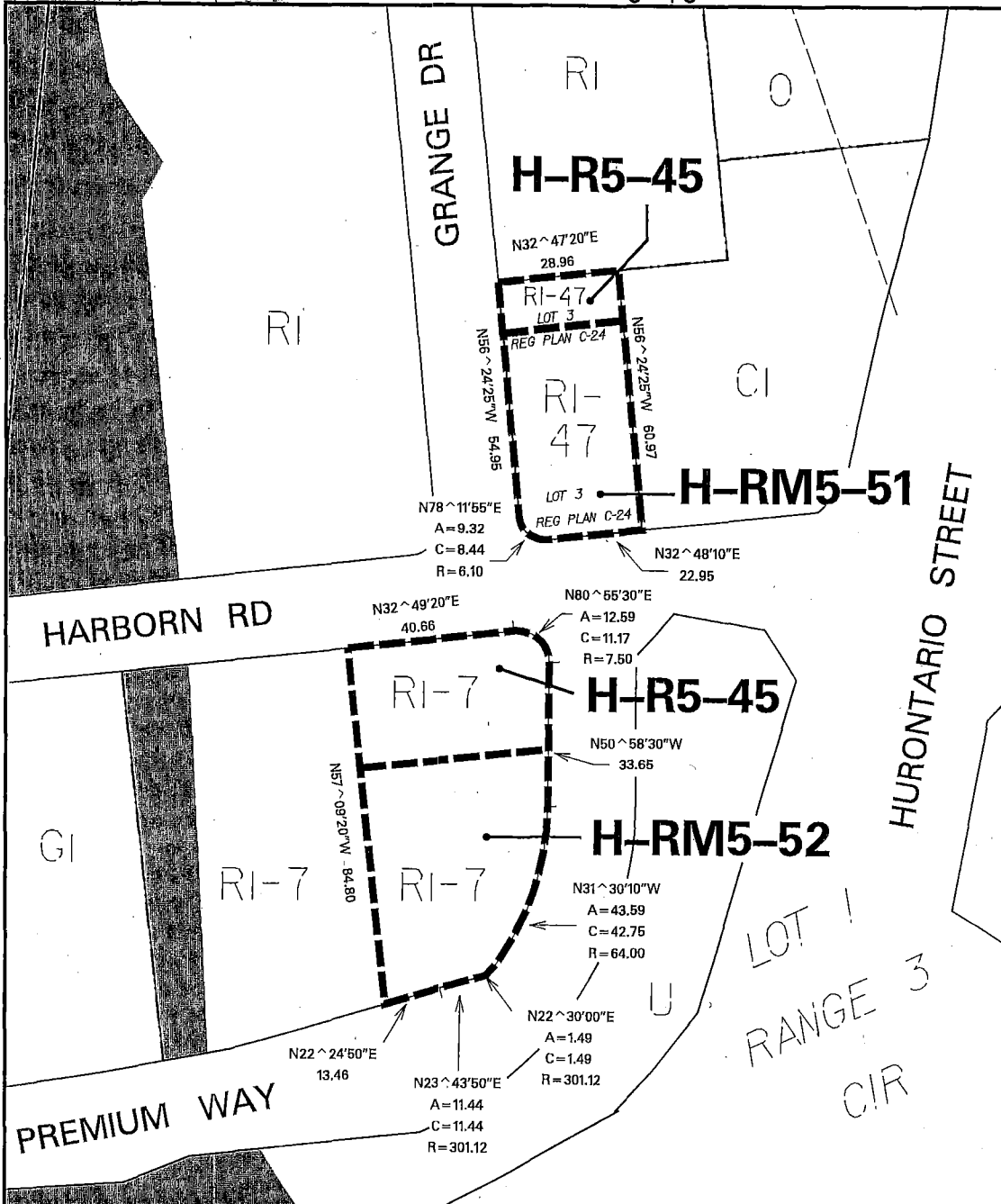
5. Map Number 15 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1-47" and "R1-7" to "H-R5-45", "H-RM5-51", and "H-RM5-52", the zoning of Lot 3, Registered Plan C-24, and Part of Lot 1, Range 3, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-R5-45", "H-RM5-51", and "H-RM5-52" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "H-R5-45", "H-RM5-51", and "H-RM5-52" zoning indicated thereon.

6. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 92 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2009.

MAYOR

CLERK



Greenbelt Overlay

LOT 3 REGISTERED PLAN C-24

AND PART OF LOT 1,
RANGE 3,

CREDIT INDIAN RESERVE
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO
BY-LAW _____

PASSED BY COUNCIL ON

APPENDIX "A" TO BY-LAW NUMBER _____Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1-47" and "R1-7" to "H-R5-45", "H-RM5-51", and "H-RM5-52".

Upon removal of the "H" Holding Provision, the "R5-45" zone will permit detached dwellings on lots with minimum frontages of 9.75 metres with exceptions for lot area, side yards, lot coverage, encroachments, and parking.

Upon removal of the "H" Holding Provision, the "RM5-51" zone will permit street townhouse dwellings on lots with minimum frontages of 6.8 metres with exceptions for lot area, corner lot frontage, side yards, gross floor area, encroachments, driveway width and garage door width.

Upon removal of the "H" Holding Provision, the "RM5-52" zone will permit street townhouse dwellings on lots with minimum frontages of 7.5 metres with exceptions for lot area, lot frontage, side yards, gross floor area, encroachments, driveway width, garage door width, parking, and hammerheads.

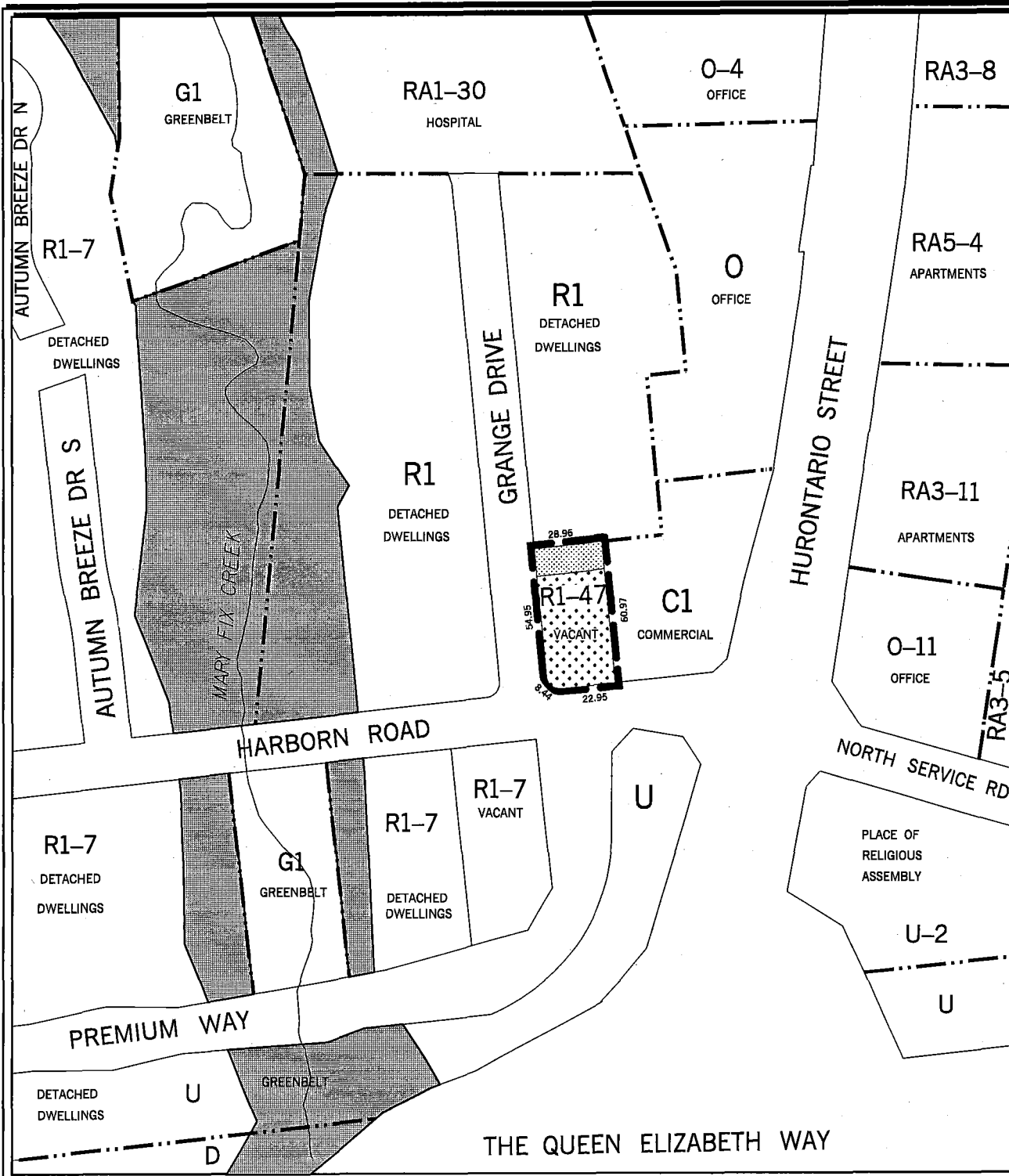
The "H" Holding Provision prevents development and requires the removal of the holding symbol upon satisfaction of the conditions listed within the Exception, including the provision of satisfactory Development and Servicing Agreements.

Location of Lands Affected

Northeast corner of Harborn Road and Grange Drive, and southwest corner of Harborn Road and Premium Way, 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 Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.

K:\PLAN\DEV\CONTL\GROUP\WPDATA\BYLAWS\OZ 06.030.031 By-law.jf.doc

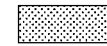


BY-LAW 0225-2007

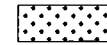
LEGEND:



SUBJECT LANDS



PROPOSED ADDITION OF "H" HOLDING SYMBOL TO "R5-45" (DETACHED DWELLING) ZONING.



PROPOSED ADDITION OF "H" HOLDING SYMBOL TO "RM5-51" (STREET TOWNHOUSE) ZONING.



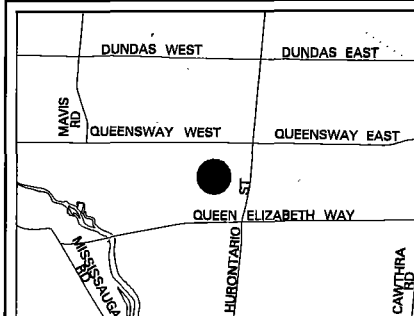
GREENBELT OVERLAY

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



SUBJECT:

BERKLEY DEVELOPMENTS



FILE NO:
OZ 06030 W7

DWG. NO:
06030R

SCALE:
1:2500

PDC DATE:
2009 11 30

DRAWN BY:
R.D.N.B.

APPENDIX A-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



Corporate Report

Clerk's Files

Originator's
Files OZ 06/031 W7

PLANNING & DEVELOPMENT COMMITTEE NOV 30 2009

DATE: November 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit Four (4) Detached Dwellings and Seven (7)
Street Townhouse Dwellings
40 Harborn Road & 29 Premium Way
Southwest corner of Harborn Road and Premium Way
Owner: Berkley Developments
Applicant: Korsiak & Company
Bill 20

Addendum Report

Ward 7

RECOMMENDATION: That the Report dated November 10, 2009, from the Commissioner of Planning and Building recommending that an "H" Holding Symbol be added to the previous approval of the applications under File OZ 06/031 W7, Berkley Developments, 40 Harborn Road and 29 Premium Way, southwest corner of Harborn Road and Premium Way, be adopted in accordance with the following:

1. That Council Resolution 0301-2008 be rescinded and replaced with the following:
 - (i) That the application to amend Mississauga Plan from "Residential - Low Density I, Special Site 11" to

"Residential - Low Density II, Special Site 11, as amended", be approved.

- (ii) That the application to change the Zoning from "R1-7" (Detached Dwelling) to "H-R5-45" (Detached Dwelling) and "H-RM5-52" (Street Townhouse Dwelling) to permit four (4) detached dwellings and seven (7) street townhouses in accordance with the zoning standards outlined in Appendix A-2 attached to the report dated November 10, 2009 from the Commissioner of Planning and Building subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/ applicant and the School Boards not apply to the subject lands;
 - (c) That CPD Recommendation 121-91, as approved by Council Resolution 160-91; pertaining to the requirement of 3.25 parking spaces per dwelling unit for all dwellings on lots less than 12 m (29.4 ft.) of frontage shall not apply, and that a parking requirement of three parking spaces per unit shall apply with no on-street parking requirement.
- (iii) That the "H" Holding Symbol is to be removed from the "H-R5-45" (Detached Dwelling) and "H-RM5-52" (Street Townhouse Dwelling) zone categories by further amendment, upon confirmation from the applicable City Departments that the conditions identified in Appendix A-2 of the report dated November 10, 2009 from the Commissioner of Planning and Building have been satisfactorily addressed.

- (iv) 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.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 28, 2008, at which time a Planning and Building Department Information Report was presented and received for information. On December 10, 2008, Council considered a Supplementary Report and adopted the staff recommendation that the applications be approved for four (4) detached dwellings and seven (7) street townhouses (see Council Resolution 0301-2008 attached as Appendix A-1).

The recommendations outlined in the above noted Council resolution include a number of conditions that are to be satisfied prior to the passing of the Official Plan Amendment and implementing Zoning By-law. On September 18, 2009, the applicant submitted a formal request to amend the applications to implement an "H" Holding Provision in accordance with Section 36 of the *Planning Act*. More specifically, the applicant is requesting that the proposed "R5-45" (Detached Dwelling) and "RM5-52" (Street Townhouse Dwelling) zone categories be subject to an "H" Holding provision. This will allow the applicant's to secure construction financing, and defer satisfying the outstanding conditions until they are prepared to lift the "H" Holding Provision.

COMMENTS:

Section 5.3.3.1 of Mississauga Plan permits the enactment of an "H" Holding Symbol to implement the policies of Mississauga Plan for staging of development and specific requirements.

The addition of a proposed "H" Holding symbol is a technical amendment to the applications which does not change the requirements that must be satisfied prior to the proposed zoning coming into force, rather, it deals with timing of when those requirements must be satisfied. The "H" Holding symbol has been requested by the applicant because the required Development and Servicing Agreements and other conditions require additional time

to be completed. In implementing an "H" Holding Symbol, the owner and applicant gain certainty that the proposed zoning is in place in principle which assists in financing the project. It allows for the technical issues to be dealt with after the zoning is in place and the appeal period has passed.

The conditions/requirements that must be satisfied prior to the "H" Holding Symbol being removed from the subject lands deal with matters such as finalization of Development and Servicing agreements, cash contributions, securities and an updated noise study. The detailed wording of the conditions are contained within the draft By-law attached in Appendix A-2, page 3 of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Transportation & Works

Comments updated October 7, 2009, state that this department has no objections to the use of a holding provision provided that all Transportation and Works conditions previously identified for this application be included as conditions for removal of the "H" holding designation.

Community Services

Comments updated October 9, 2009, state that Departmental conditions previously identified for this application are now included as conditions for lifting the "H" Holding Symbol.

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 applicant's request to implement an "H" Holding Symbol has been reviewed by the Planning and Building Department in consultation with the Transportation and Works and Community

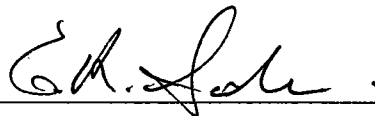
Services Departments, and it has been determined to be appropriate from a land use planning perspective.

ATTACHMENTS:

Appendix A-1 - Council Resolution 0301-2008

Appendix A-2 – Draft By-law with Conditions

Appendix A-3 – Proposed Amendments and Land Use Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Berkley Developments**File: OZ 06/031 W7****Council Resolution 0301-2008**

PDC-0090-2009

That the Report dated November 11, 2008, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/031 W7, Berkley Developments, 40 Harborn Road and 29 Premium Way, southwest corner of Harborn Road and Premium Way, be adopted in accordance with the following:

1. That the application to amend Mississauga Plan from 'Residential - Low Density I, Special Site 11' to 'Residential - Low Density II, Special Site 11, as amended' to permit four (4) detached dwellings and seven (7) street townhouse dwellings be approved.
2. That the application to change the Zoning from 'R1-7' (Detached Dwelling) to 'R5-Exception' (Detached Dwelling) and 'RM5- Exception' (Street Townhouse) to permit four (4) detached dwellings and seven (7) street townhouse dwellings in accordance with the proposed zoning standards described in Appendix S-7, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
 - (c) That CPD Recommendation 121-91, as approved by Council Resolution 160-91, pertaining to the requirement of 3.25 parking spaces per dwelling unit for all dwellings on lots less than 12 m (39.4 ft.) of frontage shall not apply, and that a parking requirement of three parking spaces per unit shall apply with no on-street parking requirement.
3. That notwithstanding the zoning provisions within Appendix S-7 additional exceptions be applied to the 'RM5-Exception' (Street Townhouse) zone to limit the maximum garage door width of 3.0 m (9.8 ft.) and the maximum driveway width to 3.75 m (12.3 ft.), with the exception of the hammerhead portion of the driveway.

Berkley Developments**File: OZ 06/031 W7**

4. That an 'H' Holding Provision (H-R5-Exception and H-RM5-Exception) be placed on that portion of the municipally owned Premium Way right-of-way shown as part of this development proposal restricting development until an Agreement of Purchase and Sale is entered into with the City of Mississauga for the acquisition of these lands.
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 18 months of the Council decision.

OZ 06/031 W7

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

WHEREAS pursuant to sections 34 and 36 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, and may impose a holding symbol or provision;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.2.2.47 for the lands identified on the attached Schedule "A".
2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.2.6.45	Exception: R5-45	Map # 15	By-law:
In a R5-45 zone the permitted uses and applicable regulations shall be as specified for a R5 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.6.45.1	Minimum lot area - interior lot		285 m ²
4.2.6.45.2	Minimum lot area - corner lot		385 m ²
4.2.6.45.3	Maximum lot coverage		49.5%
4.2.6.45.4	Minimum interior side yard - corner lot		0.6 m
4.2.6.45.5	Minimum interior side yard abutting a R1 or R1-7 zone		3.0 m
4.2.6.45.6	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front yard		2.0 m
4.2.6.45.7	Maximum encroachment of a balcony into a required rear yard		2.5 m
4.2.6.45.8	Minimum number of parking spaces per dwelling unit		4.0

4.2.6.45	Exception: R5-45	Map # 15	By-law:
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R5-45 by further amendment to Map 15 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p>			
<p>(1) the acquisition by the owner of all lands zoned H-R5-45 of all lands zoned H-R5-45 from the City of Mississauga pursuant to an Agreement of Purchase and Sale;</p>			
<p>(2) delivery of executed Development and Servicing Agreements in a form satisfactory to the Corporation of the City of Mississauga (City of Mississauga) including, but not limited to, the implementation of all requirements and warning clauses, and any other municipal works and services in support of the proposed development and any applicable securities, fees and cash contributions, easements, land dedications and insurance;</p>			
<p>(3) submission of a revised concept/site plan to be consistent with site servicing and grading plans;</p>			
<p>(4) provide a cash contribution in an amount satisfactory to the City of Mississauga towards the oversizing of the Harbom Road storm sewer to accommodate this site;</p>			
<p>(5) provide a cash contribution in an amount satisfactory to the City of Mississauga towards street tree plantings;</p>			
<p>(6) provide a cash contribution in an amount satisfactory to the City of Mississauga towards trail signage;</p>			
<p>(7) submission of securities in an amount satisfactory to the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures;</p>			
<p>(8) provision of an acknowledgement agreement to the satisfaction of the City of Mississauga.</p>			

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.11.2.51	Exception: RM5-51	Map # 15	By-law:
<p>In a RM5-51 zone the permitted uses and applicable regulations shall be as specified for a RM5 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.11.2.51.1	Minimum lot area - interior lot		195 m ²
4.11.2.51.2	Minimum lot area - corner lot		384 m ²
4.11.2.51.3	Minimum lot frontage - corner lot		13.6 m
4.11.2.51.4	Minimum exterior side yard		7.2 m
4.11.2.51.5	Minimum interior side yard - unattached side		1.2 m

4.11.2.51	Exception: RM5-51	Map # 15	By-law:
4.11.2.51.6	Maximum gross floor area - residential	1.37 times the lot area	
4.11.2.51.7	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front yard	2.0 m	
4.11.2.51.8	Maximum encroachment of a balcony into a required rear yard	2.5 m	
4.11.2.51.9	Maximum driveway width	3.75 m	
4.11.2.51.10	Maximum garage door width	3.0 m	
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM5-51 by further amendment to Map 15 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) delivery of executed Development and Servicing Agreements in a form satisfactory to the Corporation of the City of Mississauga (City of Mississauga) including, but not limited to, the implementation of all requirements and warning clauses, and any other municipal works and services in support of the proposed development and any applicable securities, fees and cash contributions, easements, land dedications and insurance; (2) submission of a revised concept/site plan to be consistent with site servicing and grading plans; (3) provide a cash contribution in an amount satisfactory to the City of Mississauga towards the oversizing of the Harbourn Road storm sewer to accommodate this site; (4) provide a cash contribution in an amount satisfactory to the City of Mississauga towards street tree plantings; (5) provide a cash contribution in an amount satisfactory to the City of Mississauga towards trail signage; (6) submission of securities in an amount satisfactory to the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures; (7) provision of satisfactory arrangements regarding tree preservation and protection for the City boulevard trees; (8) submission of an updated Noise Study to the satisfaction of the City of Mississauga. 			

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.11.2.52	Exception: RM5-52	Map # 15	By-law:
In a RM5-52 zone the permitted uses and applicable regulations shall be as specified for a RM5 zone except that the following uses/regulations shall apply:			
Regulations			
4.11.2.52.1	Minimum lot area - interior lot	250 m ²	
4.11.2.52.2	Minimum lot frontage - interior lot	7.5 m	
4.11.2.52.3	Minimum interior side yard - unattached side abutting a R1-7 zone	3.0 m	
4.11.2.52.4	Maximum gross floor area - residential	1.08 times the lot area	
4.11.2.52.5	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front yard	2.0 m	
4.11.2.52.6	Maximum encroachment of a balcony into a required rear yard	2.5 m	
4.11.2.52.7	Maximum driveway width	3.75 m	
4.11.2.52.8	Maximum garage door width	3.0 m	
4.11.2.52.9	Minimum number of parking spaces per dwelling unit	3.0	
4.11.2.52.10	Tandem parking is permitted within a garage		
4.11.2.52.11	A hammerhead shall be permitted on a lot with a lot frontage greater than or equal to 7.5 m		

4.11.2.52	Exception: RM5-52	Map # 15	By-law:
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM5-52 by further amendment to Map 15 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) the acquisition by the owner of all lands zoned H-RM5-52 of all lands zoned H-RM5-52 from the City of Mississauga pursuant to an Agreement of Purchase and Sale; (2) delivery of executed Development and Servicing Agreements in a form satisfactory to the Corporation of the City of Mississauga (City of Mississauga) including, but not limited to, the implementation of all requirements and warning clauses, and any other municipal works and services in support of the proposed development and any applicable securities, fees and cash contributions, easements, land dedications and insurance; (3) submission of a revised concept/site plan to be consistent with site servicing and grading plans; (4) provide a cash contribution in an amount satisfactory to the City of Mississauga towards the oversizing of the Harborn Road storm sewer to accommodate this site; (5) provide a cash contribution in an amount satisfactory to the City of Mississauga towards street tree plantings; (6) provide a cash contribution in an amount satisfactory to the City of Mississauga towards trail signage; (7) submission of securities in an amount satisfactory to the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures; (8) provision of an acknowledgement agreement to the satisfaction of the City of Mississauga. 			

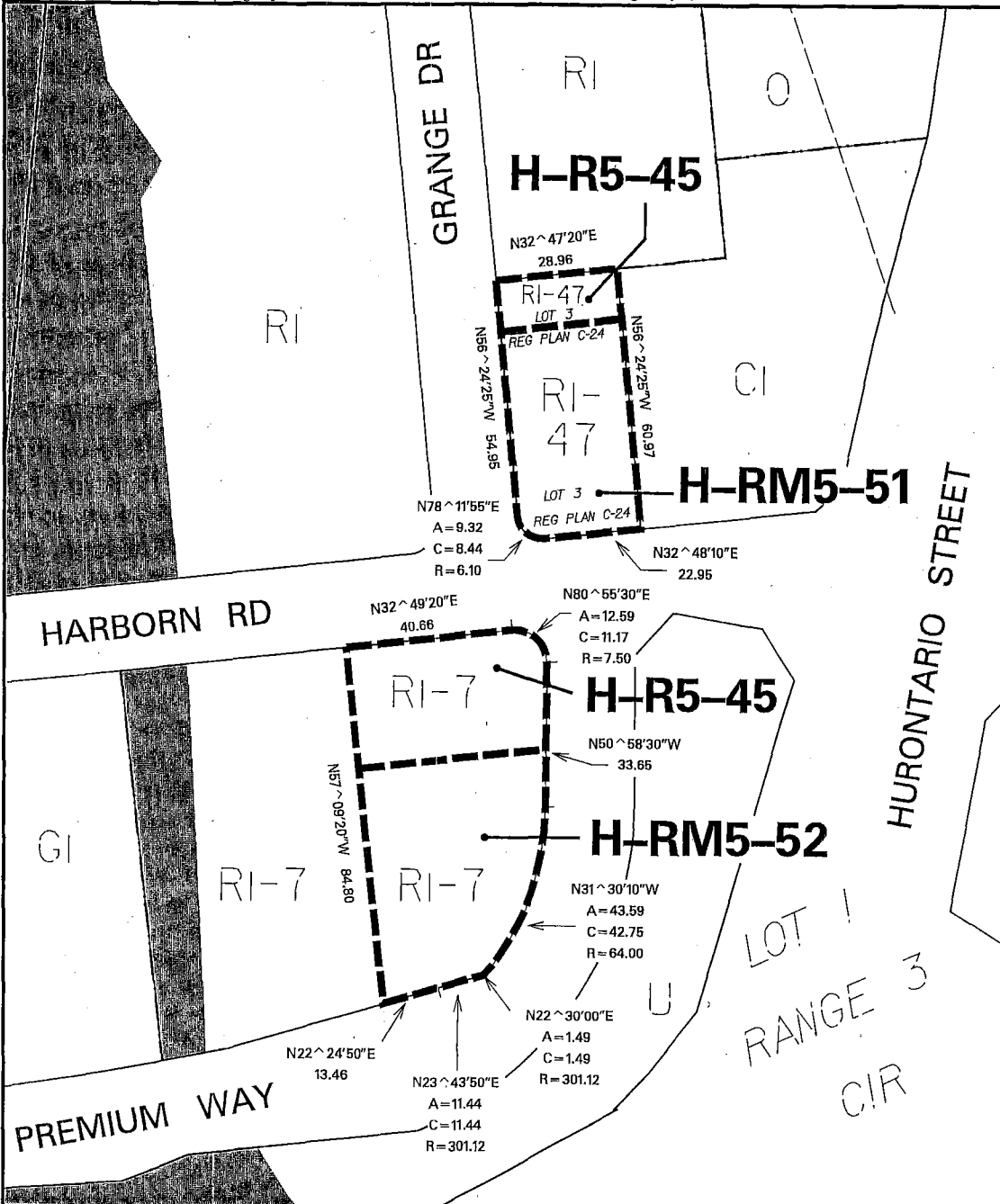
5. Map Number 15 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1-47" and "R1-7" to "H-R5-45", "H-RM5-51", and "H-RM5-52", the zoning of Lot 3, Registered Plan C-24, and Part of Lot 1, Range 3, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-R5-45", "H-RM5-51", and "H-RM5-52" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the heaviest broken line with the "H-R5-45", "H-RM5-51", and "H-RM5-52" zoning indicated thereon.

6. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number 92 is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2009.

MAYOR

CLERK



0 10 20 30 40 50
metres



Greenbelt Overlay

LOT 3 REGISTERED PLAN C-24

AND PART OF LOT 1,
RANGE 3,

CREDIT INDIAN RESERVE
CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO
BY-LAW _____

PASSED BY COUNCIL ON

APPENDIX "A" TO BY-LAW NUMBER _____Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R1-47" and "R1-7" to "H-R5-45", "H-RM5-51", and "H-RM5-52".

Upon removal of the "H" Holding Provision, the "R5-45" zone will permit detached dwellings on lots with minimum frontages of 9.75 metres with exceptions for lot area, side yards, lot coverage, encroachments, and parking.

Upon removal of the "H" Holding Provision, the "RM5-51" zone will permit street townhouse dwellings on lots with minimum frontages of 6.8 metres with exceptions for lot area, corner lot frontage, side yards, gross floor area, encroachments, driveway width and garage door width.

Upon removal of the "H" Holding Provision, the "RM5-52" zone will permit street townhouse dwellings on lots with minimum frontages of 7.5 metres with exceptions for lot area, lot frontage, side yards, gross floor area, encroachments, driveway width, garage door width, parking, and hammerheads.

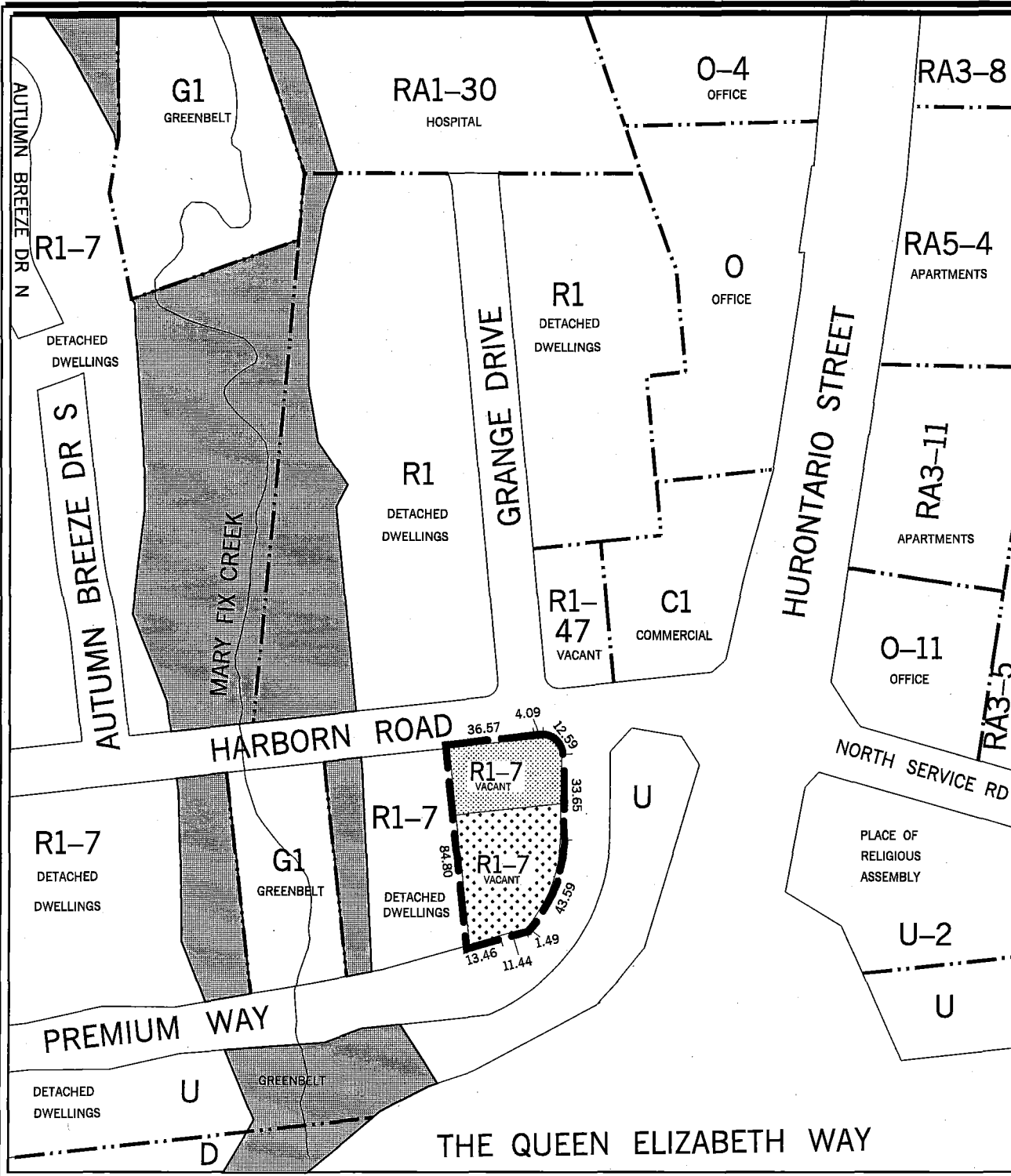
The "H" Holding Provision prevents development and requires the removal of the holding symbol upon satisfaction of the conditions listed within the Exception, including the provision of satisfactory Development and Servicing Agreements.

Location of Lands Affected

Northeast corner of Harborn Road and Grange Drive, and southwest corner of Harborn Road and Premium Way, 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 Jonathan Famme of the City Planning and Building Department at 905-615-3200 ext. 4229.

K:\PLAN\DEVCONTL\GROUP\WPDATA\BYLAWS\OZ 06.030.031 By-law.jf.doc

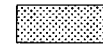


BY-LAW 0225-2007

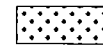
LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL-LOW DENSITY 1, SPECIAL SITE II' TO 'RESIDENTIAL-LOW DENSITY II, SPECIAL SITE 11, AS AMENDED'



PROPOSED ADDITION OF "H" HOLDING SYMBOL TO "R5-45" (DETACHED DWELLING) ZONING.



PROPOSED ADDITION OF "H" HOLDING SYMBOL TO "RM5-52" (STREET TOWNHOUSE) ZONING.



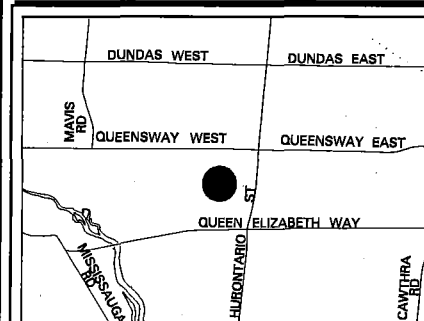
GREENBELT OVERLAY

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



SUBJECT:

BERKLEY DEVELOPMENTS



FILE NO:
OZ 06031 W7

DWG. NO:
06031R-A3

SCALE:
1:2500

PDC DATE:
2009 11 30

DRAWN BY:
K.P.N.B.

APPENDIX A-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



Corporate Report

Clerk's Files

 Originator's
Files CD.06.STR
DATE:

November 10, 2009

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

TO:
 Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009
FROM:
 Edward R. Sajecki
Commissioner of Planning and Building
SUBJECT:
**Streetsville Infill Housing Study -
Proposed Zoning By-law Amendments
Bill 51**
Supplementary Report**Ward 11****RECOMMENDATION:**

That the Report dated November 10, 2009, from the Commissioner of Planning and Building recommending amendments to the existing "R2-7" (Detached Dwelling) and "R3" (Detached Dwelling) zone standards within the Streetsville Infill Housing Study Area, in order to retain neighbourhood character and improve compatibility between existing housing and replacement housing and detached dwelling additions, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the existing "R2-7" (Detached Dwelling) and "R3" (Detached Dwelling) zones within the Streetsville Infill Housing Study Area be changed to "R2 - Exception" and "R3 - Exception", respectively, as detailed in Appendix S-4 of

this report, be adopted and that an implementing Zoning By-law be brought to a future City Council meeting.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on September 21, 2009, at which time a Planning and Building Department Information Report and Addendum Report (Appendices S-1 and S-2) were presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0081-2009 which was subsequently adopted by Council and is attached as Appendix S-3.

COMMENTS:**COMMUNITY ISSUES****Comment**

Ten (10) written submissions were received and a small number of residents verbally expressed their concerns with the proposed zoning by-law amendments at the two (2) resident ward meetings and at the public meeting. These residents are concerned with property values and, therefore, want to maintain the current development potential under the existing zone provisions.

Response

The proposed zoning by-law amendments represent a balanced compromise, allowing homes to be enlarged, while preserving neighbourhood character. Appendix S-1 Page 33 (Appendix I-20) demonstrates that under the proposed zoning provisions, a 290 m² (3,122 sq. ft.) two (2) storey dwelling (inclusive of attached garage area) would be permitted on a typical "R2-7" zoned lot. A typical "R3" zoned lot would allow a 264 m² (2,842 sq. ft.) two (2) storey dwelling (inclusive of attached garage area). Lots that are larger than the typical lots would permit even larger dwellings. The proposed zoning by-law amendments would generally permit significantly larger dwellings than the existing homes within the study area, while respecting the massing and height characteristics of existing abutting dwellings. For proposals that are not able to

meet either the existing or proposed zone requirements, an application to the Committee of Adjustment would allow public input and review by staff to assess compatibility with neighbourhood character.

Comment

Thirty-three (33) written comments and the majority of the residents that attended the two resident ward meetings verbally expressed support for the most restrictive zoning by-law amendments presented. Many of these residents suggested even further restrictions, including limiting dwellings to one (1) storey. One (1) resident requested staff investigate the possibility of further lowering the front roof line beyond that under consideration. Some residents also requested that staff include other infill housing zone regulations such as maximum dwelling depth and garage projection restrictions that are used elsewhere in the City.

Response

As stated previously, the proposed zoning by-law amendments represent a balanced compromise between maintaining development potential and preserving neighbourhood character. There are already a number of side split, back split and full two (2) storey dwellings existing within the Streetsville Infill Housing Study Area. Therefore, restricting dwellings to one (1) storey is not recommended by the Planning and Building Department.

With respect to lowering the front roof line further than initially proposed, the Zoning By-law could be amended to further reduce the overall maximum height of a dwelling or the maximum height to the underside of the eaves. However, the proposed restrictions should be sufficient to adequately protect the general character of the area while providing sufficient flexibility in design for replacement dwellings and additions. No further restrictions on height are recommended.

The issues with respect to restrictions for exceptionally deep lots, and the need to regulate projecting garages and flat roofs are discussed under the Zoning section of this report.

Comment

Concerns were raised about the potential impact of the proposed zoning by-law amendments on property taxes and property values.

Response

Municipal taxes are not directly affected by property zoning. The assessed value of a property and the mill rate form the basis of municipal taxes. According to information posted on their website, the assessed value, as determined by the Municipal Property Assessment Corporation (MPAC), is based mostly on the location and area of the property and the value of what is built on the property, not by the zoning of a property.

PLANNING COMMENTS

Official Plan

As noted in Appendix S-1, the lands within the Streetsville Infill Housing Study Area are designated "Residential - Low Density I" and "Greenbelt" within the Streetsville District Policies of Mississauga Plan. The proposed zoning by-law amendments conform with Mississauga Plan policies and no amendments are proposed.

Zoning

The existing "R2-7" and "R3" zones within the Streetsville Infill Housing Study Area are proposed to be amended to "R2 - Exception" and "R3 - Exception", respectively, in accordance with the following:

Within each zone, it is proposed to:

- reduce the permitted lot coverage by 5%;
- restrict the amount of Gross Floor Area (GFA) to GFA - Infill Residential to 150 m² (1,614 sq. ft.) plus 0.2 times the lot area;
- use the existing definition of "GFA - Infill Residential" which includes the area of an attached garage;
- reduce the maximum height of a sloped roof to 9.0 m (29.5 ft.) to the highest ridge of the dwelling; and
- include a maximum height to the underside of the roof eaves of 6.4 m (21 ft.).

In response to the issues raised through the public consultation process, it is recommended that each zone also include the following regulations:

- restrict the maximum height to the highest point of a flat roof to 7.5 m (24.6 ft.);
- restrict the maximum dwelling unit depth to 20.0 m (65.6 ft.); and
- restrict the front face of an attached garage from projecting more than 2.0 m (6.6 ft.) beyond the main face of a dwelling.

Flat Roofs

The existing zone provisions would permit a flat roof of 10.7 m (35.1 ft.) measured between the average grade of a lot to the highest point of a flat roof. This existing height regulation would permit three (3) storey dwellings, which would not respect the character of the existing dwellings within the study area.

In addition to the above-noted reduced heights for dwellings with sloped roofs, the infill residential areas of Mineola and Clarkson-Lorne Park are also subject to zone provisions which permit a maximum height of a flat roof of 7.5 m (24.6 ft.).

It is therefore, recommended that this standard also be incorporated into the existing residential zones within the Streetsville Infill

Housing Study Area in the event that dwellings or additions include flat roofs.

Maximum Dwelling Depth

The majority of lots within the Streetsville Infill Housing Study Area are approximately 38.0 m (124.7 ft.) in depth. There are a few lots that significantly exceed this depth, thereby doubling or tripling the lot area. The maximum gross floor area provision includes a sliding scale of 150 m² (1,614 sq. ft.) plus 0.2 times the lot area. These significantly larger lots would be permitted to have a dwelling with a GFA ranging between 528 m² (5,683.5 sq. ft.) and 870 m² (9,365 sq. ft.) or more. Dwellings of this size would not be in character of the existing dwellings in the study area.

The infill residential areas of Mineola and Clarkson-Lorne Park include a maximum dwelling depth provision of 20.0 m (65.6 ft.). This provision effectively regulates the overall mass of dwellings and encourages attached garages to be incorporated into the mass of the dwelling, rather than projecting beyond or behind the dwellings. Therefore, it is recommended that this maximum dwelling depth provision also be incorporated into both residential zones within the study area.

Garage Projections

A review of the dwellings within the study area indicates that few dwellings have attached garages that project beyond the main face of the dwelling. In order to maintain this design characteristic, it is recommended that a provision that prohibits the face of an attached garage from projecting beyond the main face of the dwelling more than 2.0 m (6.6 ft.) be included and thereby reducing the prominence of garages. Allowing a partial garage projection will adequately protect the general character of the area while providing sufficient flexibility in design for replacement dwellings and additions.

By incorporating the aforementioned zone regulations within the existing "R2-7" and "R3" zones, the issue of replacement housing

and large additions being significantly larger than existing houses and thereby changing the character of established detached dwelling neighbourhoods in Streetsville, will be addressed.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the additional proposed revisions concerning the maximum heights of flat roofs, limiting garage projections and maximum dwelling depths were discussed at the public meeting and the preceding resident meetings, it is recommended that no further public meeting be held regarding these proposed changes.

The proposed zoning by-law amendments detailed in Appendix S-4, are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed zoning by-law amendments conform with the "Residential - Low Density I" Streetsville District policies of Mississauga Plan.
2. The proposed "R2 - Exception" and "R3 - Exception" zones are appropriate and compatible with the surrounding land uses.
3. The proposed zoning by-law amendments represent a balanced compromise between maintaining development potential and preserving neighbourhood character.

ATTACHMENTS: Appendix S-1 - Information Report
Appendix S-2 - Addendum Report

Appendix S-3 - Recommendation PDC-0081-2009

Appendix S-4 - Proposed Zoning By-law Amendments to the
Existing "R2-7" and "R3" zones within the
Streetsville Infill Housing Study Area



Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: C. Rouse, Development Planner
J. Sondic, Development Planner*



K:\PLANDEV\CONT\L\GROUP\WPDATA\PDC2\CD.06.STR.suppreport.cr.js.doc\1-8\jmcc



Corporate Report

Clerk's Files

Originator's

Files CD.06.STR

PDC

SEP 21 2009

DATE: September 1, 2009

TO:- Chair and Members of Planning and Development Committee
Meeting Date: September 21, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Streetsville Infill Housing Study -
Potential Zoning Amendments
Public Meeting **Ward 11**

- RECOMMENDATION:**
1. That the Report dated September 1, 2009, titled "Streetsville Infill Housing Study - Potential Zoning Amendments" from the Commissioner of Planning and Building, be received for information.
 2. That the Planning and Building Department report back on the public submissions received and make specific recommendations to amend the existing "R2-7" (Detached Dwelling) and "R3" (Detached Dwelling) zone standards within the Streetsville Infill Housing Study area in order to retain neighbourhood character and improve compatibility between existing housing and replacement housing and detached dwelling additions.

REPORT SUMMARY: The purpose of this report is to provide background information on a review of the existing zoning standards in the Streetsville Infill Housing Study area. The review proposes some alternative solutions for retaining the neighbourhood character within the study area and addressing compatibility and massing issues

associated with replacement housing and additions to existing detached dwellings.

At this point, the Planning and Building Department are considering the following combination of Zoning Amendments, subject to further community input:

- reduce the permitted lot coverage by 5 percent;
- restrict the amount of GFA - Infill Residential to 150 m² (1,614.6 sq.ft.) plus 0.2 times the lot area; and
- reduce the maximum height to 9.0 m (29.5 ft.) to the highest ridge of the dwelling and impose a maximum height to the underside of the roof eaves of 6.4 m (21 ft.).

BACKGROUND:

At the request of the Ward 11 Councillor, the Planning and Building Department undertook a study to determine if amendments could be made to the Zoning By-law that would address the issue of replacement housing and large additions that are significantly larger than existing houses and thereby changing the character of established detached dwelling neighbourhoods in Streetsville.

COMMENTS:**Replacement (Infill) Housing**

The concept of regulating replacement housing and new additions through zoning by-law provisions is not new in Mississauga. Large areas within Clarkson Lorne Park and Mineola Districts and smaller areas within historic Port Credit and historic Meadowvale Village are subject to specific zoning by-law performance standards that were designed to retain character and reduce incompatibility between existing houses and new houses and additions. In these areas, the Zoning By-law was modified to include regulations that reduce lot coverage and dwelling heights, increase side yard setbacks, restrict garage projections, impose a maximum dwelling unit depth and restrict the amount of gross floor area permitted to be built, from the base zone standards.

Location of the Streetsville Infill Housing Study

The Planning and Building Department began the Streetsville Infill Housing Study by delineating the neighbourhoods that were most likely to experience the greatest degree of potential incompatibility between the existing houses and replacement houses and additions. This was accomplished by comparing the existing lot sizes and zoning with the existing built form in each of the Streetsville neighbourhoods. Areas where the detached dwelling housing stock was predominantly two (2) storeys on relatively small lot sizes (frontage and area) were excluded from the study area, since any changes to the Zoning By-law would be marginal. Conversely, areas with relatively large lots with smaller, predominantly one (1) storey or one and a half storey (1 ½) dwellings, were included within the study area.

Appendices I- 1a to I-1e accurately delineate the area of this study. Appendices I-3 and I-4 demonstrate the typical existing character of the dwellings and lots within the study area.

Current Mississauga Plan Designation and Policies for Streetsville District (November 2, 2006)

"Residential - Low Density I", which permits detached dwellings to a maximum of 17 units per net residential hectare (42 units per acre), as shown in Appendix I-2.

"Greenbelt", which is generally associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage and to provide for the conservation of natural heritage features and areas.

The majority of the properties within the study area are designated entirely as "Residential - Low Density I". Some of the properties also contain a "Greenbelt" designation on the rear portion of the lot.

Mississauga Plan contains the following general policy regarding development in the Streetsville District:

4.32.2 Development Concept

New development and redevelopment will conserve and enhance significant natural environmental features, such as the Credit River and Mullet Creek valley features, conserve and enhance heritage resources and recognize the scale and enhance the character of existing neighbourhoods.

No amendments to the Official Plan are being considered.

Existing Zoning

"R2-7" (**Detached Dwelling**), which primarily permits detached dwellings on lots with minimum lot frontages of 18.0 m (59.05 ft.) and minimum lot areas of 695 m² (7,481.2 sq. ft.).

"R3" (**Detached Dwelling**), which primarily permits detached dwellings on lots with minimum lot frontages of 15.0 m (49.2 ft.) and minimum lot areas of 550 m² (5,920.3 sq. ft.).

Appendix I-5 contains a list of the existing "R2-7" and "R3" zone regulations.

In addition to these Residential Zones, the rear portion of some of the properties within the study area also contain a "G1" (Greenbelt) zone or a Greenbelt Overlay. No changes to the "G1" (Greenbelt) zone or Greenbelt Overlay provisions are being contemplated.

Potential Zoning By-law Amendments

As part of the Streetsville Infill Housing Study, the Planning and Building Department examined all of the existing zoning regulations. It was determined that the zoning regulations that are most effective at addressing compatibility issues are those that control building mass. Massing controls that have been considered in this study include:

- reduced lot coverage;
- three (3) different maximum gross floor area (GFA) restrictions;
- use of an alternate definition of gross floor area that includes the area of an attached garage in the maximum permitted GFA and reduced height restrictions;
- combination of these potential zone regulations

Each of the massing controls are described in greater detail below. Other massing control regulations include: increased yard setback requirements, maximum dwelling unit depth requirements and restrictions on garage projections.

For the purpose of assessing the potential zoning amendments, lot sizes for the "R2-7" zoned lots were assumed to be at the minimum lot frontage requirements of 18.0 m (59 ft.) and have a lot depth of 39.0 m (128 ft.). The "R3" zoned lots were assumed to be at the minimum lot frontage of 15.0 m (49.2 ft.) and have a lot depth of 38.0 m (124.7 ft.).

Reduced Lot Coverage

Maximum lot coverage is the percentage of the lot area that is covered by all buildings and structures. The existing "R2-7" zone permits a maximum lot coverage of 30% and the existing "R3" zone permits a maximum lot coverage of 35%. Appendices I-6 and I-7 visually demonstrate a typical two (2) storey dwelling built to the maximum lot coverage and maximum height permitted in the "R2-7" and "R3" zones, respectively, and compares it to the typical Streetsville dwelling. Appendices I-8 and I-9 demonstrate what dwellings would look like if the lot coverage in each zone was reduced by 5%. Although lot coverage does reduce the permitted size of the dwelling, it does not address height incompatibilities and, if reduced significantly, may not allow the construction of one (1) storey additions if the existing dwellings and accessory structures are at or close to the maximum lot coverage permitted.

Maximum Gross Floor Area

Maximum gross floor area caps when combined with an alternate definition of gross floor area (Gross Floor Area (GFA) - Infill Residential) that includes the area of attached garages, is another zoning regulation that has been used elsewhere in Mississauga to maintain compatibility between existing and new dwellings and substantive dwelling additions. In the Infill Housing areas of Clarkson Lorne Park and Mineola Planning Districts, the maximum GFA - Infill Residential is 190 m^2 (2,045.2 sq. ft.) plus 0.2 times the lot area. Rather than simply capping the GFA at a fixed amount, this regulation acknowledges that all lots are not the same size and allows dwellings on larger lots to be larger. Conversely, dwellings on smaller lots are subject to GFA caps that are similarly reduced. Appendices I-10 and I-11 demonstrate the reduction in dwelling sizes using this zoning restriction in the respective "R2-7" and "R3" zones and compares the result to typical Streetsville dwellings. Appendices I-12 and I-13 demonstrate reducing the cap further to 169 m^2 (1,819.2 sq. ft.) plus 0.2 times the lot area in each of the zones. This maximum GFA cap has been used in historic Port Credit. Appendices I-14 and I-15 demonstrate reducing the cap to 150 m^2 (1,614.6 sq. ft.) plus 0.2 times the lot area in each of the zones for the purpose of this review. As shown in these illustrations, the maximum permitted dwelling size is significantly reduced.

Reduced Dwelling Heights

The existing "R2-7" and "R3" zones permit detached dwellings to have a maximum height of 10.7 m (35.1 ft.) which is measured from average grade of the lot to the mid-point of the roof of a sloped roof. This means that the highest point of a roof can be significantly higher depending upon the pitch of the roof. In the Infill Housing areas of the Clarkson Lorne Park and Mineola Planning Districts, maximum dwelling height is measured between the average grade of the lot and the highest ridge of a sloped roof. The maximum height in these areas has also been reduced to 9.0 m (29.5 ft.) and 9.5 m (31.2 ft.) depending upon lot frontage. There is another zoning regulation that requires a maximum height to the

underside of the roof eaves of 6.4 m (21 ft.) . This regulation simply brings the edge of the roof closer to the ground, which significantly lessens the visual massing of a dwelling. Appendices I-16 and I-17 visually demonstrate the imposition of a 9.0 m (29.5 ft.) maximum height regulation and the maximum height of the eaves of 6.4 m (21 ft.) regulation in the "R2-7" and "R3" zones.

Combined Potential Zoning Amendments

Combining the various zone regulations could be a very effective method for addressing compatibility and character concerns. Appendices I-18 and I-19 visually demonstrate the significant reduction in the size and height of replacement dwellings and dwelling additions in comparison to typical existing dwellings in the "R2-7" and "R3" zones. The smaller buildings with reduced heights appear to respect the scale of the existing dwellings on abutting lots, thereby maintaining the character of the neighbourhoods. Appendix I-20 is a comparison of the maximum dwelling sizes permitted under each of the potential zoning amendments.

COMMUNITY ISSUES

A community meeting was held by Ward 11 Councillor George Carlson, on May 27, 2009. The majority of residents who attended this meeting expressed support for modifying the existing zoning regulations to the following:

- reduce the permitted lot coverage by 5 percent;
- restrict the amount of GFA - Infill Residential to 150 m² (1,614.6 sq. ft) plus 0.2 times the lot area; and
- reduce the maximum height to 9.0 m (29.5 ft.) to the highest ridge of the dwelling and impose a maximum height to the underside of the roof eaves of 6.4 m (21 ft.).

Some of the residents suggested even stricter zoning regulations including a one (1) storey height restriction and increased minimum yards.

There were also a few residents who requested that the existing zoning remain. These residents expressed concerns with the possibility of having the development potential of their existing houses and lots negatively impacted. Some residents also expressed concern that their property values would similarly be reduced by any new zone restrictions.

These results were duplicated by 32 questionnaires that were filled out at the resident meeting or sent to the Planning and Building Department following the resident meeting.

CONCLUSION:

Once public input has been received, and all issues are identified, the Planning and Building Department will be in a position to make recommendations regarding potential amendments to the Zoning By-law for the "R2-7" and "R3" (Detached Dwelling) zones within the Streetsville Infill Housing Study area.

ATTACHMENTS:

Appendices I-1a to 1e - Aerial Photographs
Appendix I-2 - Excerpt of Streetsville District Land Use Map
Appendix I-3 - Existing Character - "R2-7" zone
Appendix I-4 - Existing Character - "R3" zone
Appendix I-5 - "R2-7" and "R3" Existing Zone Regulations
Appendix I-6 - Dwelling Permitted under Existing "R2-7" zone
Appendix I-7 - Dwelling Permitted under Existing "R3" zone
Appendix I-8 - "R2-7" Dwelling - Reduced Lot Coverage
Appendix I-9 - "R3" Dwelling - Reduced Lot Coverage
Appendix I-10 - "R2-7" Dwelling - GFA Cap #1
Appendix I-11 - "R3" Dwelling - GFA Cap #1
Appendix I-12 - "R2-7" Dwelling - GFA Cap #2
Appendix I-13 - "R3" Dwelling - GFA Cap #2
Appendix I-14 - "R2-7" Dwelling - GFA Cap #3
Appendix I-15 - "R3" Dwelling - GFA Cap #3
Appendix I-16 - "R2-7" Dwelling - With Height Caps
Appendix I-17 - "R3" Dwelling - With Height Caps
Appendix I-18 - "R2-7" Dwelling - Combined Regulations

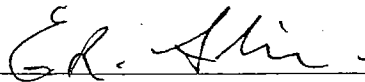
Planning and Development Committee

- 9 -

File: CD.06.STR

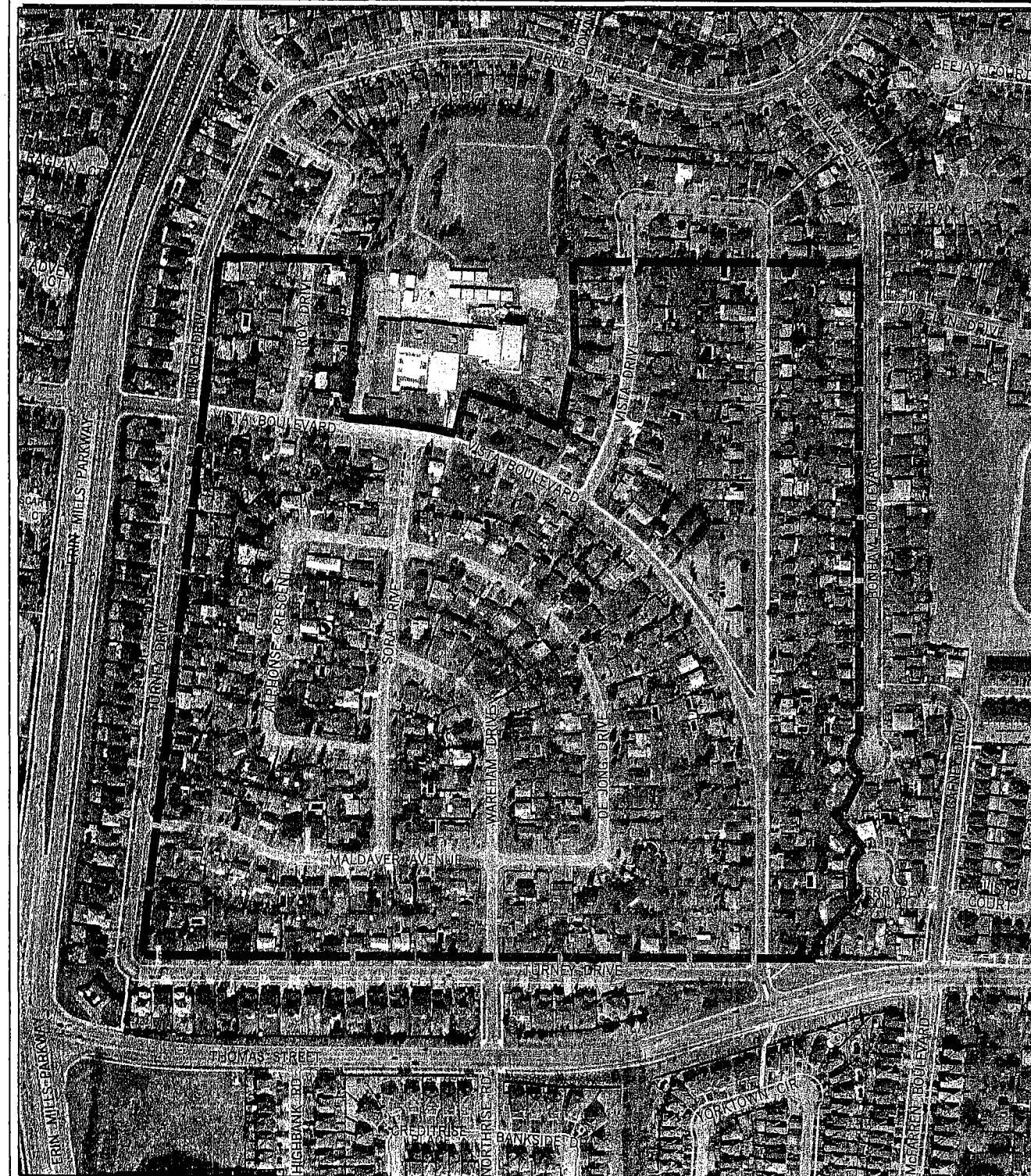
September 1, 2009

Appendix I-19 - "R3" Dwelling - Combined Regulations
Appendix I-20 - Impact of Potential Zoning Regulations on
Maximum Dwelling Size
Appendix I-21 - General Zoning Map
Appendices I-22a to 22e - Detailed Zoning Maps
Appendix I-23 - General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: C. Rouse, Development Planner
J. Sondic, Development Planner*



LEGEND:

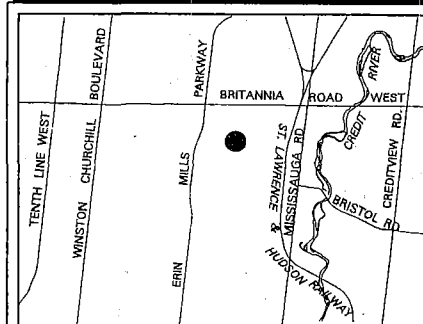


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



SUBJECT: **STREETSVILLE INFILL
HOUSING STUDY**



FILE NO:

CD.06-STR

DWG. NO:

CD06STR-1A.DGN

SCALE:

1:5000

PDC DATE:

2009 09 21

DRAWN BY:

APPENDIX I-1a



MISSISSAUGA
Planning and Building

*Produced by
T&W, Geomatics*

LEGEND:

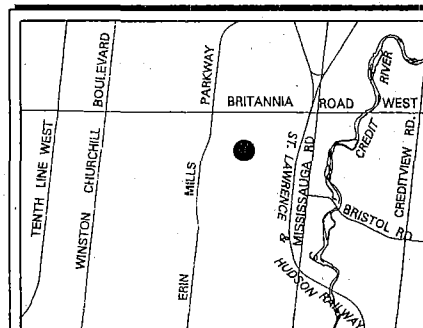


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



SUBJECT: **STREETSVILLE INFILL
HOUSING STUDY**



FILE NO:
CD.06-STR

DWG. NO:
CD06STR-2A.DGN

SCALE:
1:6000

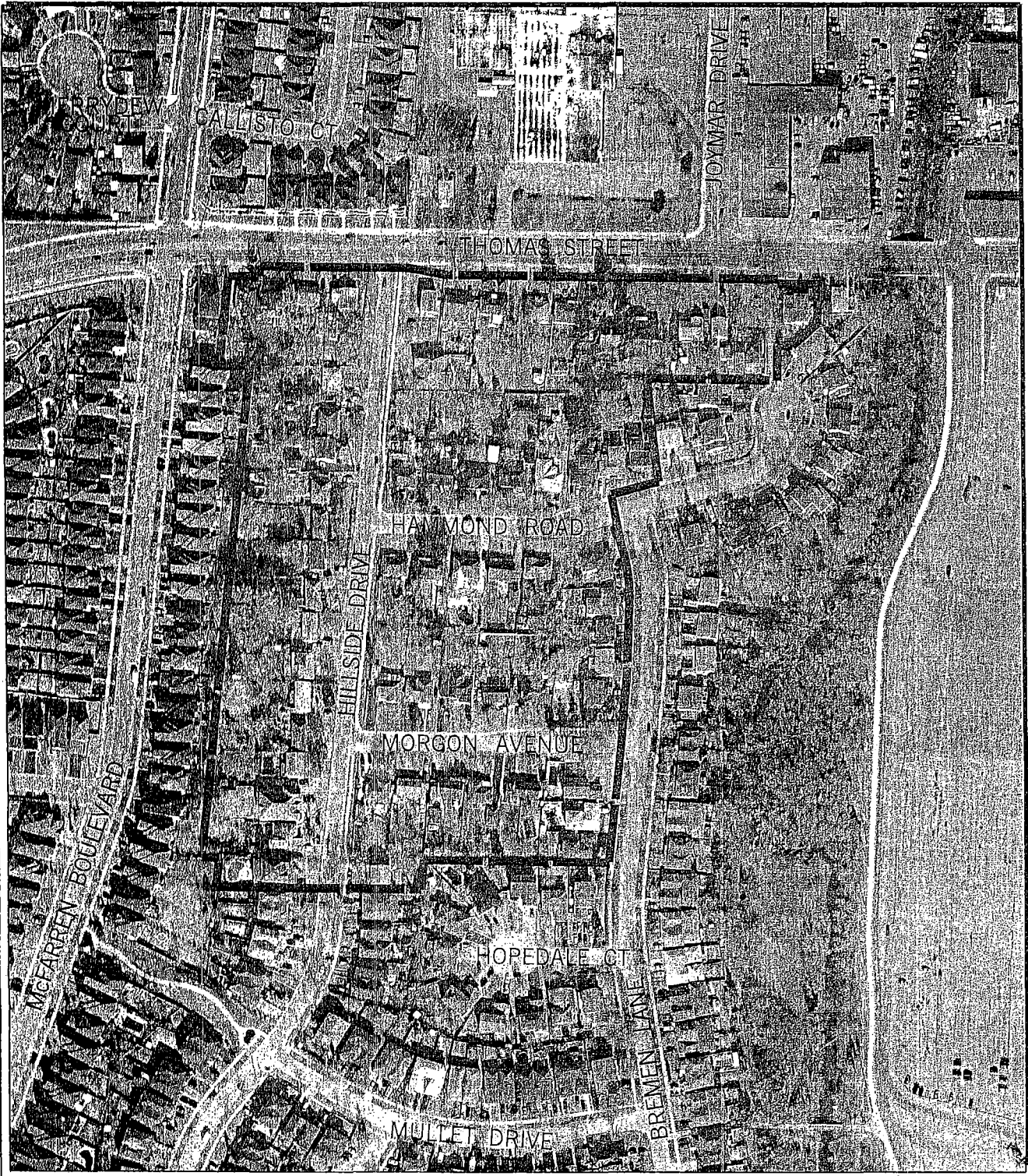
PDC DATE:
2009 09 21

DRAWN BY:
K. PROKOP


APPENDIX I-1b

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



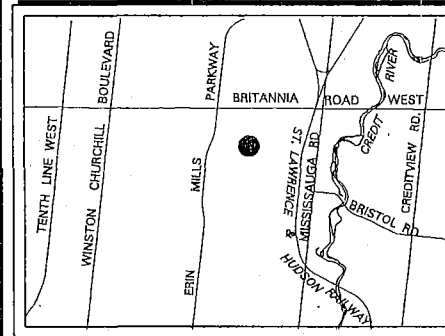
LEGEND:

 SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



SUBJECT: **STREETSVILLE INFILL HOUSING STUDY**



FILE NO:	CD.06-STR
DWG. NO:	CD06STR-3A.DGN
SCALE:	1:3000
PDC DATE:	2009 09 21
DRAWN BY:	K. PROKOP

APPENDIX I-1c

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

DESIGN FILE

LEGEND:

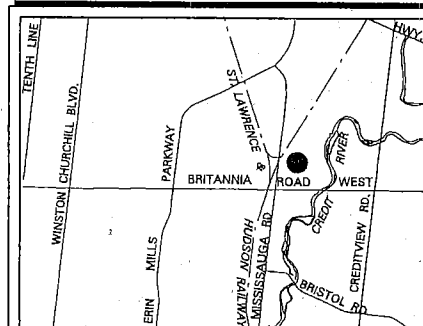


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



SUBJECT: **STREETSVILLE INFILL
HOUSING STUDY**

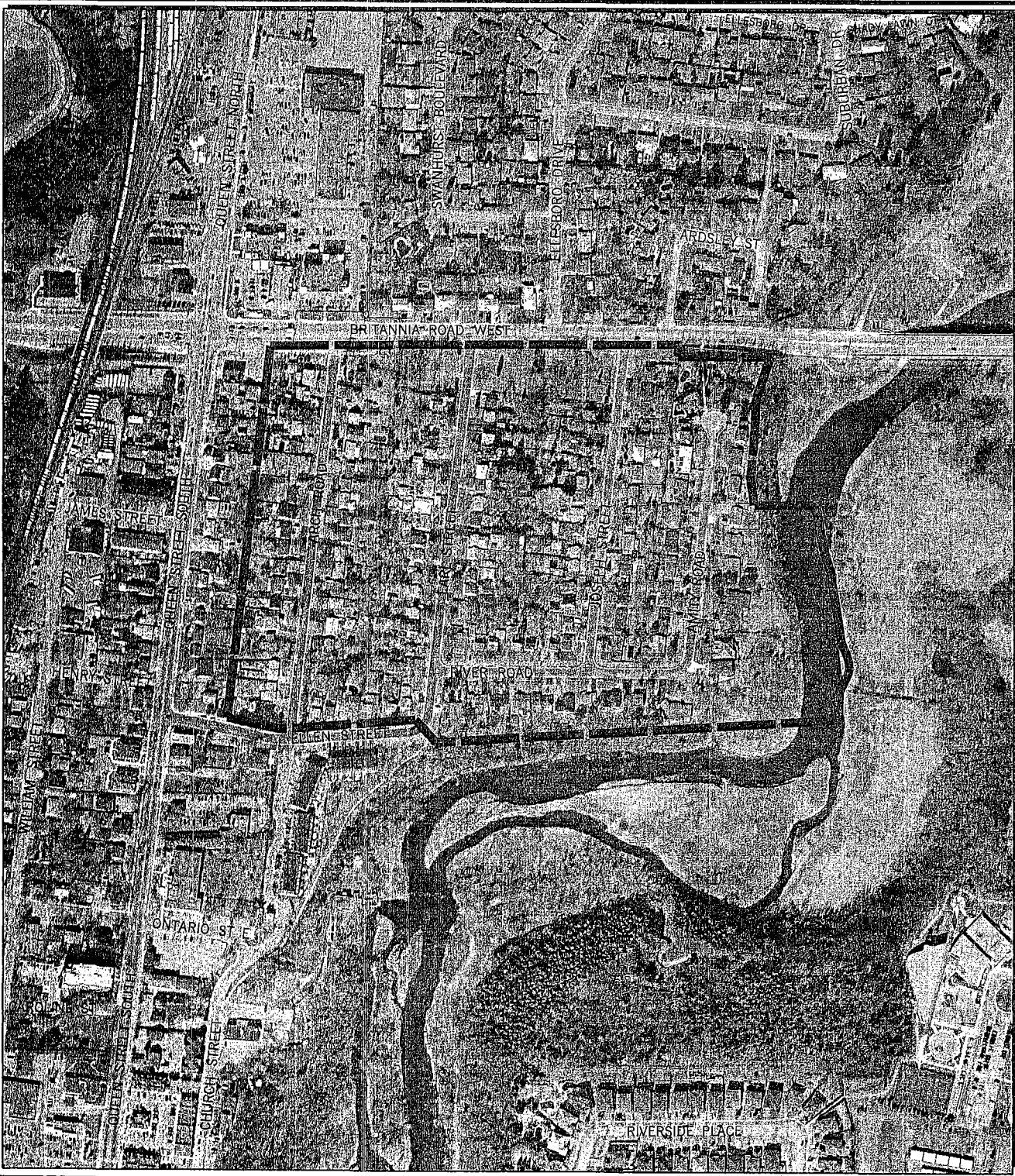


FILE NO:
CD.06-STR
DWG. NO:
CD06STR-4A.DGN
SCALE:
1:5000
PDC DATE:
2009 09 21
DRAWN BY:
K. PROKOP

APPENDIX I-1d

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:

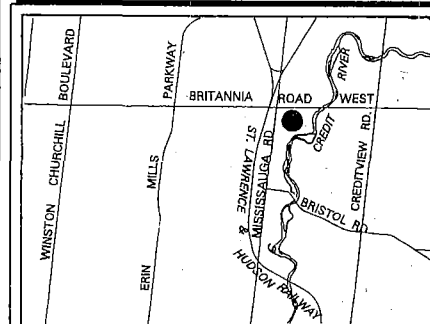


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



STREETSVILLE INFILL HOUSING STUDY



FILE NO:

CD.06-STR

DWG. NO:

CD06STR-5A.DGN

SCALE:

1:5000

PDC DATE:

2009 09 21

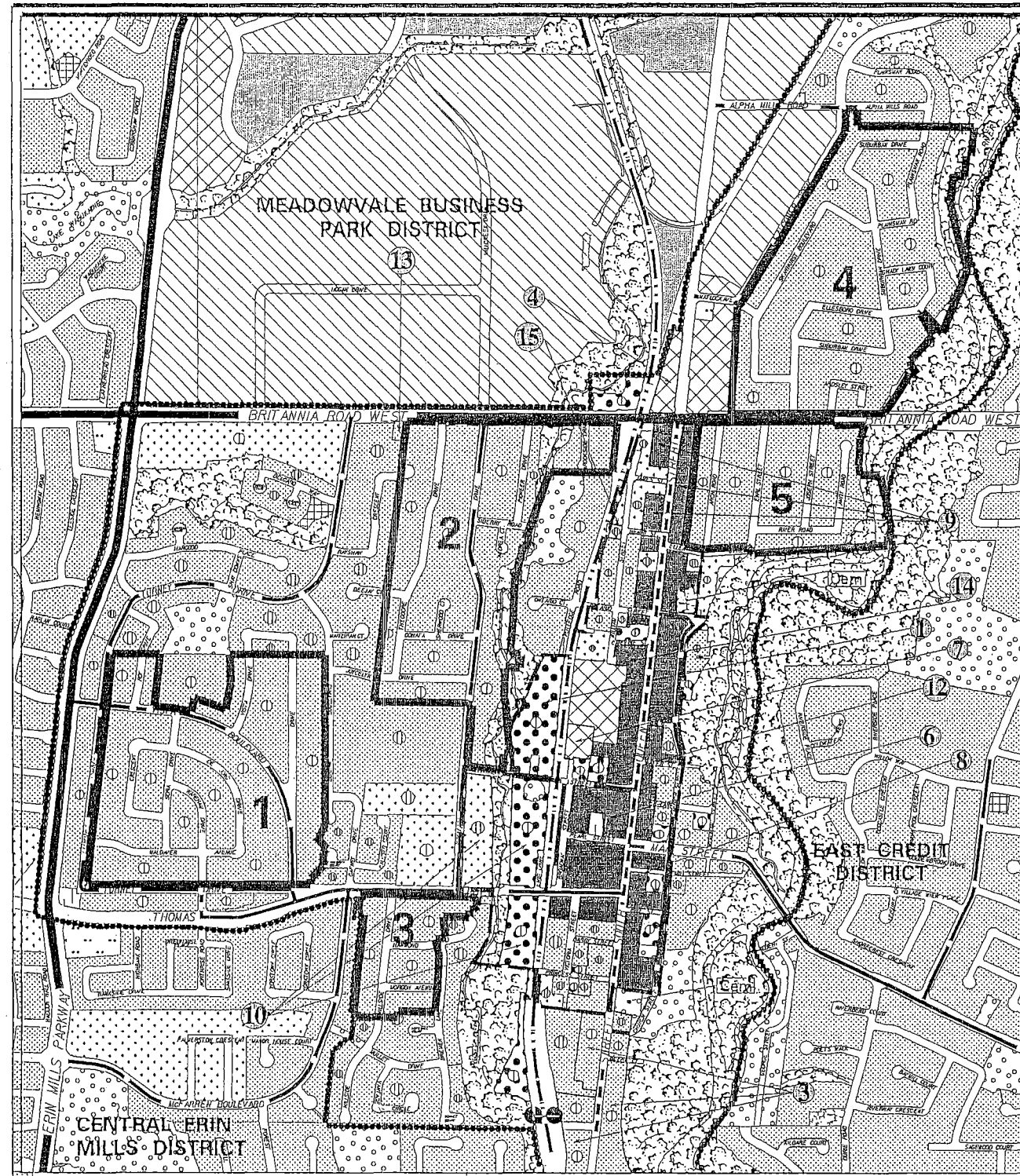
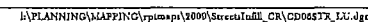
DRAWN BY:

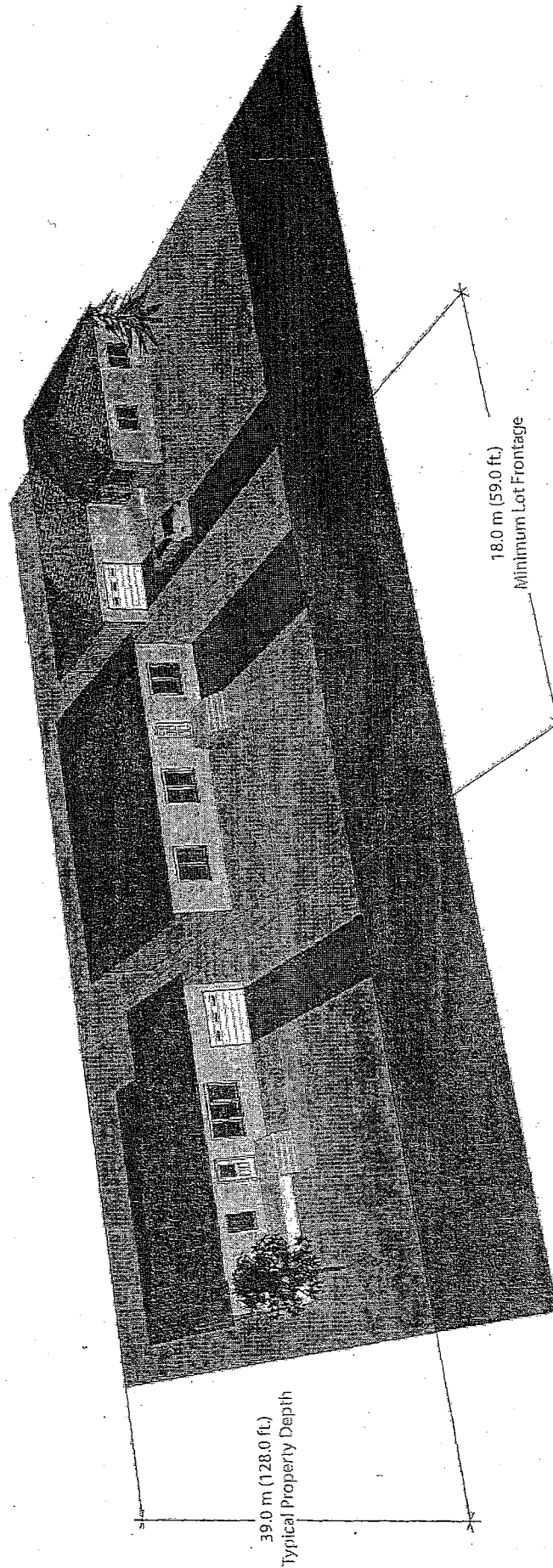
APPENDIX I-1e



MISSISSAUGA
Planning and Building

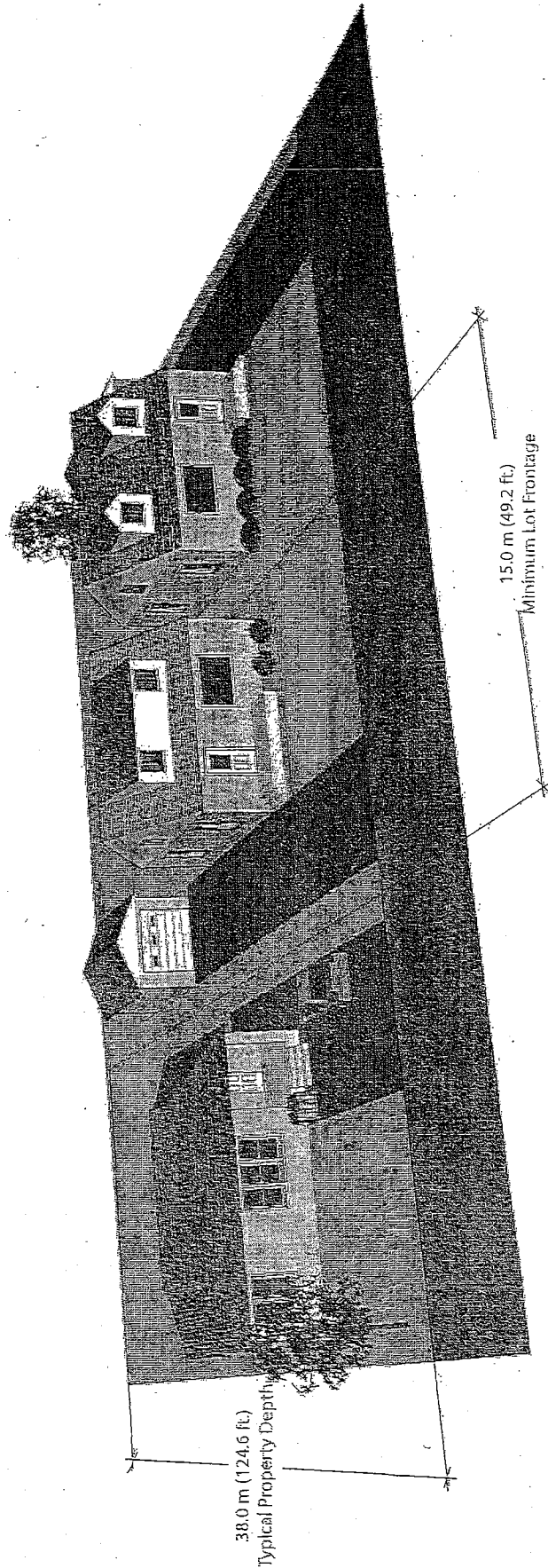
*Produced by
T&W, Geomatics*





Existing Character R2-7

APPENDIX I-4



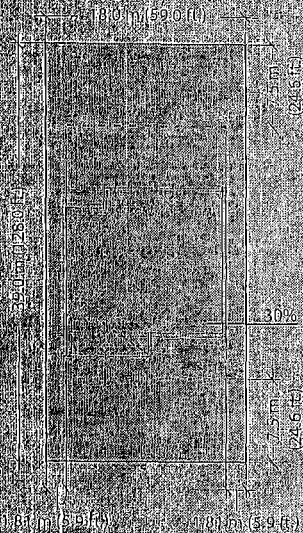
Existing Character R3

"R2-7" AND "R3" EXISTING ZONE REGULATIONS

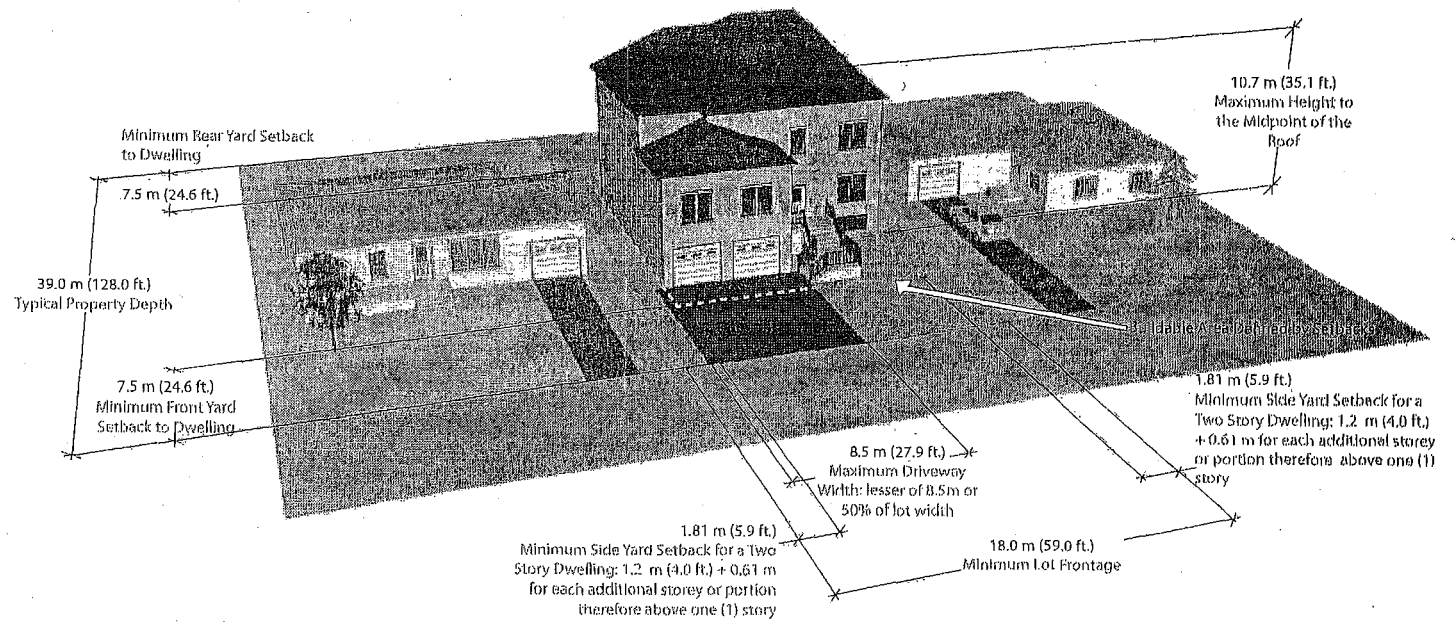
ZONE REGULATION	R2-7 ZONE	R3 ZONE
Minimum Lot Area - Interior lot	695 m ² (7,481.2 sq. ft.)	550 m ² (5,920.3 sq. ft.)
Minimum Lot Area - Corner lot	810 m ² (8,719.0 sq. ft.)	720 m ² (7,750.3 sq. ft.)
Minimum Lot Frontage - Interior lot	18.0 m (59.1 ft.)	15.0 m (49.2 ft.)
Minimum Lot Frontage - Corner lot	21.0 m (68.9 ft.)	19.5 m (63.9 ft.)
Maximum Lot Coverage	30% of the lot	35% of the lot
Minimum Front Yard - Interior lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard - Corner lot	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum Exterior Side Yard - Corner lot	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum Interior Side Yard - Interior lot	1.2 m + 0.61 m for each additional storey or portion thereof above one (1) storey	1.2 m + 0.61 m for each additional storey or portion thereof above one (1) storey
Minimum Interior Side Yard - Corner lot	3.0 m (9.8 ft.)	1.2 m + 0.61 m for each additional storey above one (1) storey
Minimum Rear Yard - Interior lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum Rear Yard - Corner lot	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Maximum Driveway Width	Lesser of 8.5 m (27.9 ft.) or 50% of lot frontage	Lesser of 8.5 m (27.9 ft.) or 50% of lot frontage

R2-7 Existing Zoning

- Maximum Lot Coverage: 30%
- Maximum Height to Midpoint of the Roof: 10.7 m (35.1 ft.)

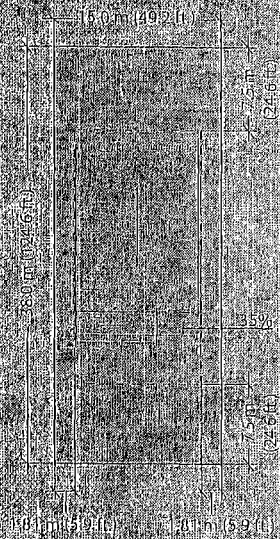


Maximum Dwelling Size (Maximum GFA)
 One Story: 11 m (32.7 ft.)
 Two Story: 12 m (39.4 ft.)

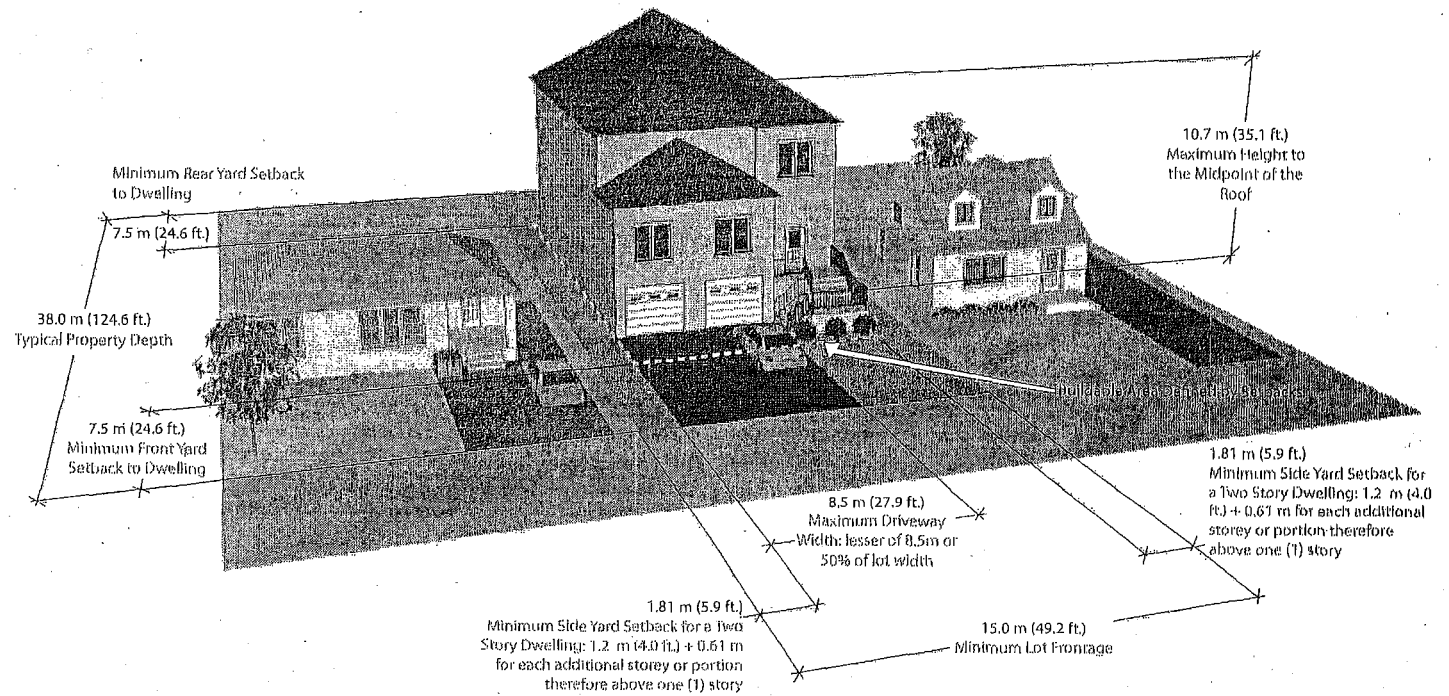


R3 Existing Zoning

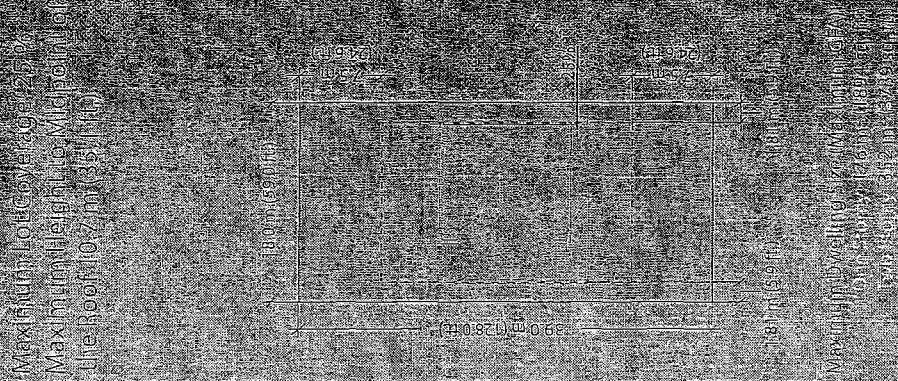
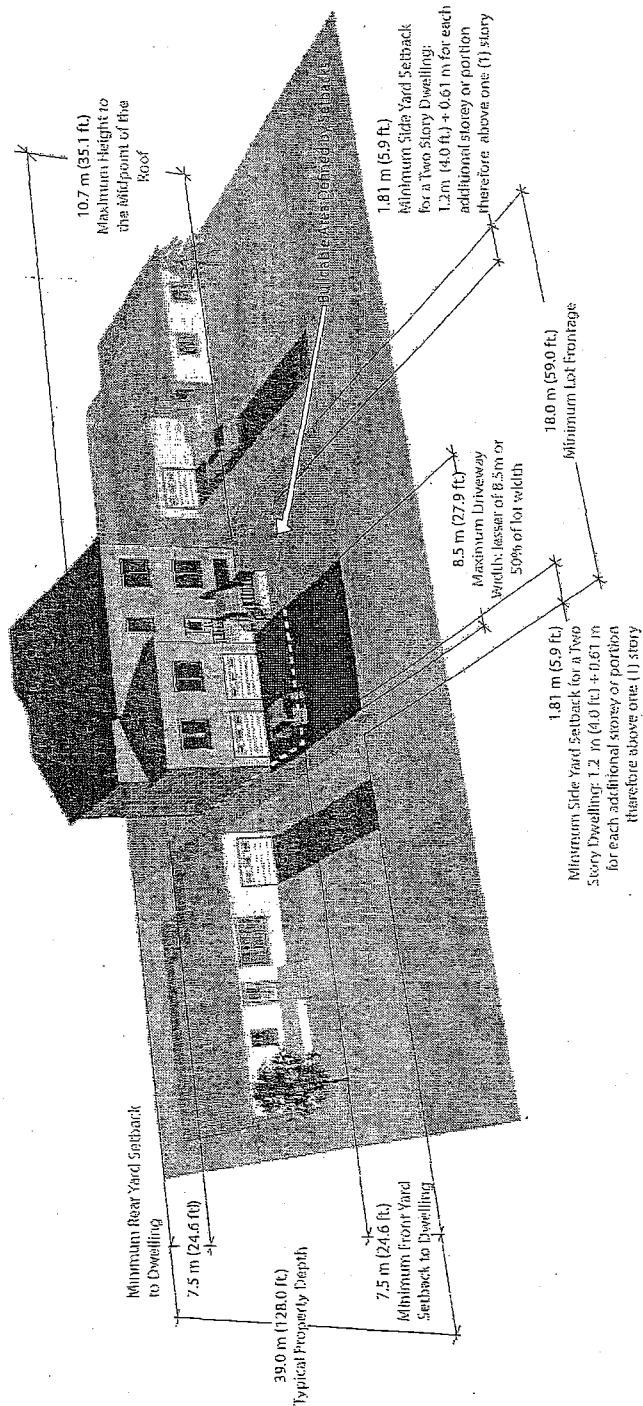
Maximum Lot Coverage: 35 %
Maximum Height to Midpoint
of the Roof: 10.7 m (35.1 ft.)



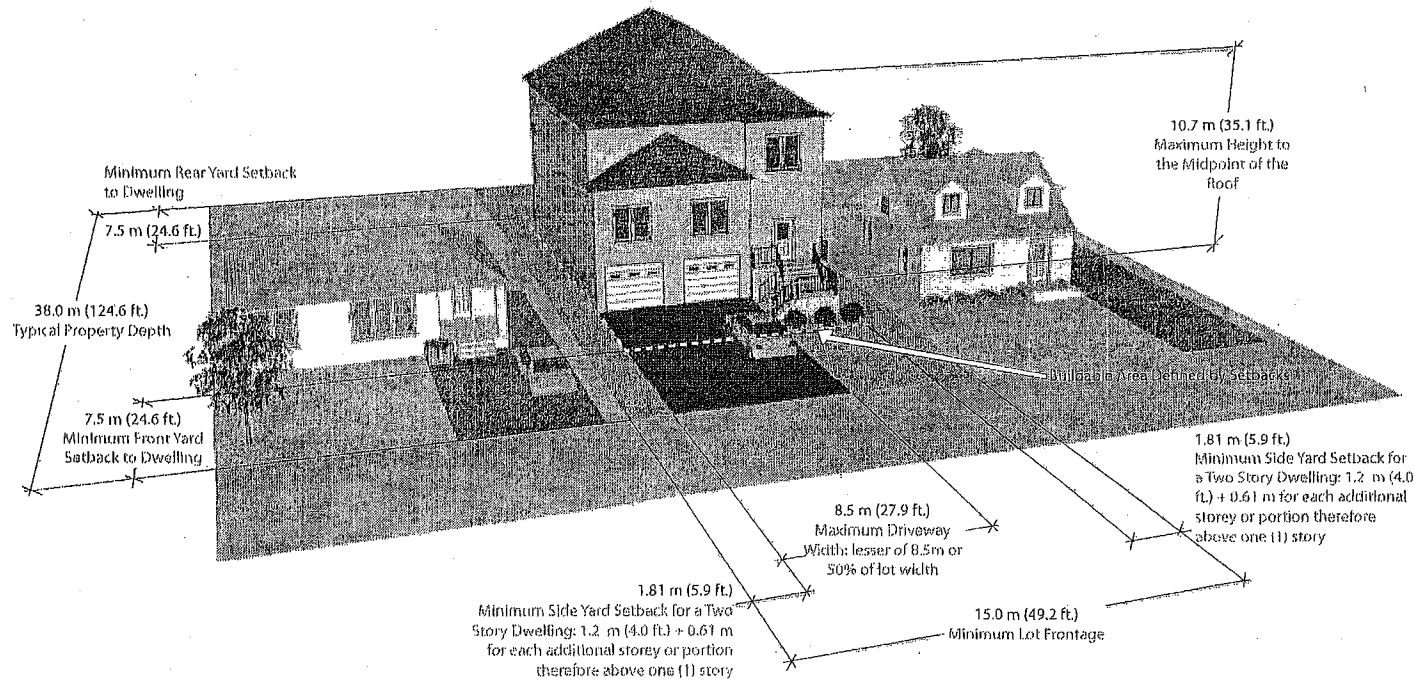
Maximum Dwelling Size (Maximum GFA)
One Story: 200 m² (2153 sq. ft.)
Two Story: 400 m² (4306 sq. ft.)



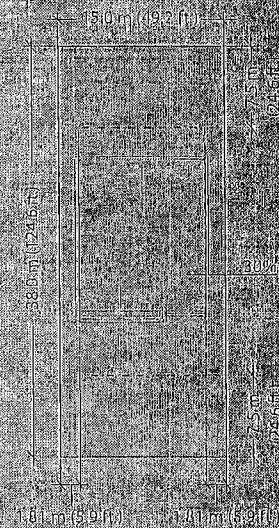
R2-7: Maximum Lot Coverage Reduction to 25%



R3: Maximum Lot Coverage Reduction to 30%



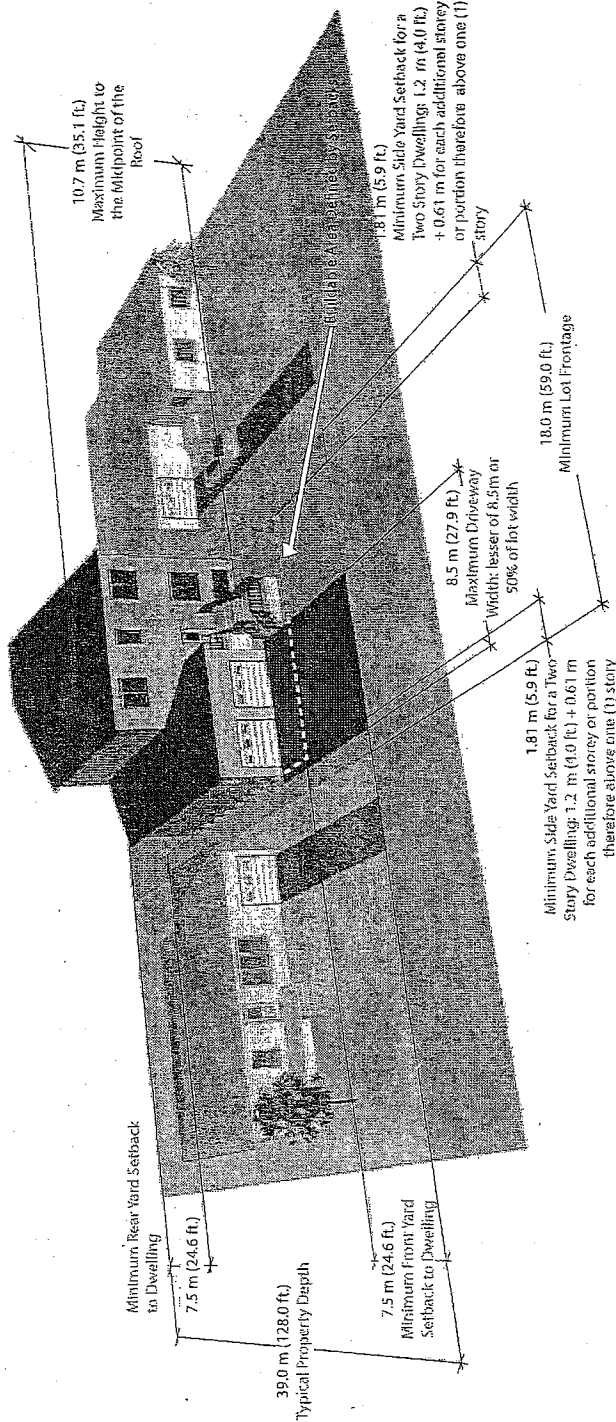
- Maximum Lot Coverage 30%
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft)



Maximum Dwelling Size (Maximum GFA)
 One Story: 17.1 m (56.1 ft) x 15.0 m (49.2 ft)
 Two Story: 14.1 m (46.3 ft) x 15.0 m (49.2 ft)

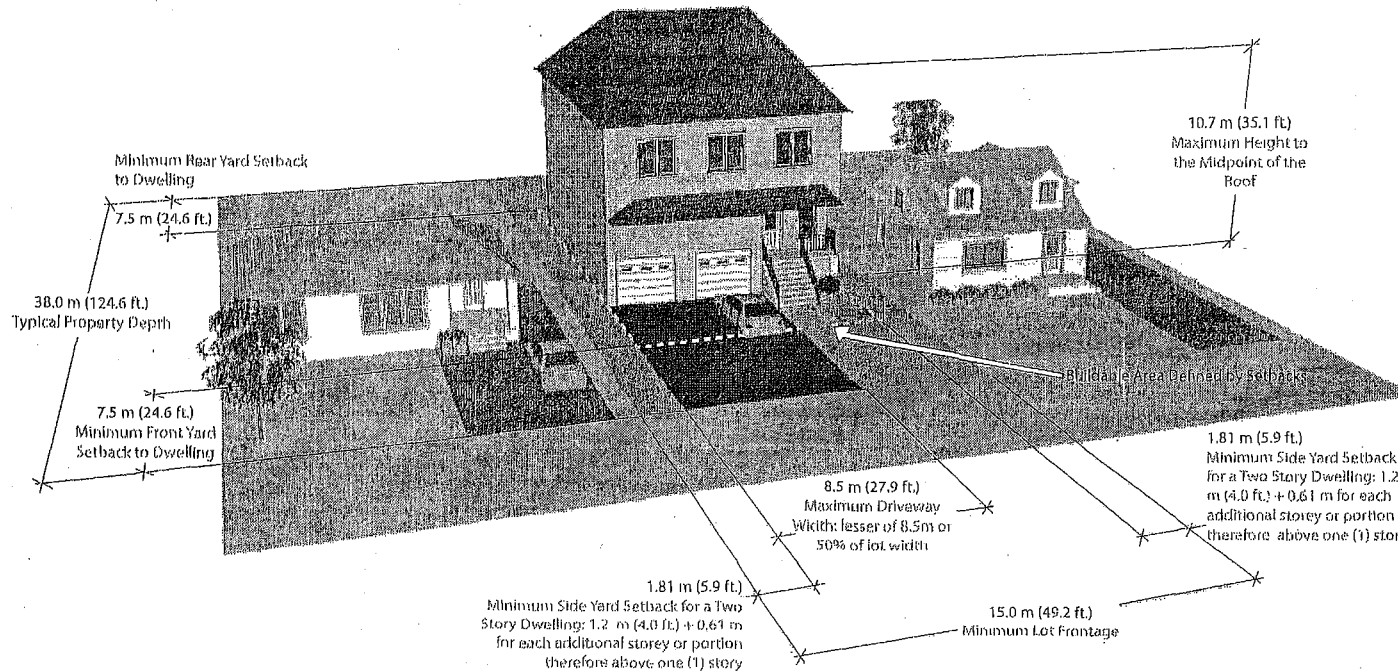
R2-7: Maximum Infill Gross Floor Area Cap 1

- Maximum Infill Gross Floor Area: 190,000 sq. ft. (0.28x lot area)
- Maximum Infill Coverage: 30%
- Maximum Height to Midpoint of the Roof: 7 m (22.8 ft.)

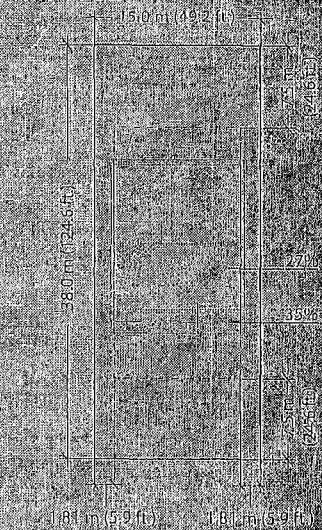


- Maximum Dwelling Size (Maximum Gross Floor Area): 211,000 sq. ft. (227,000 sq. ft.)
- Maximum Height to Midpoint of the Roof: 7 m (22.8 ft.)

R3: Maximum Infill Gross Floor Area Cap 1



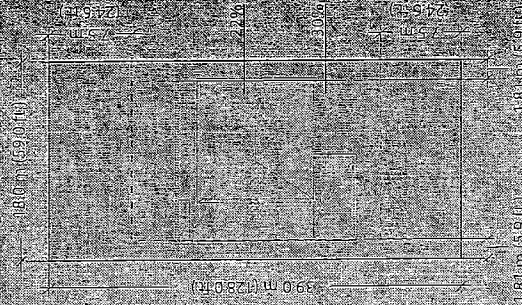
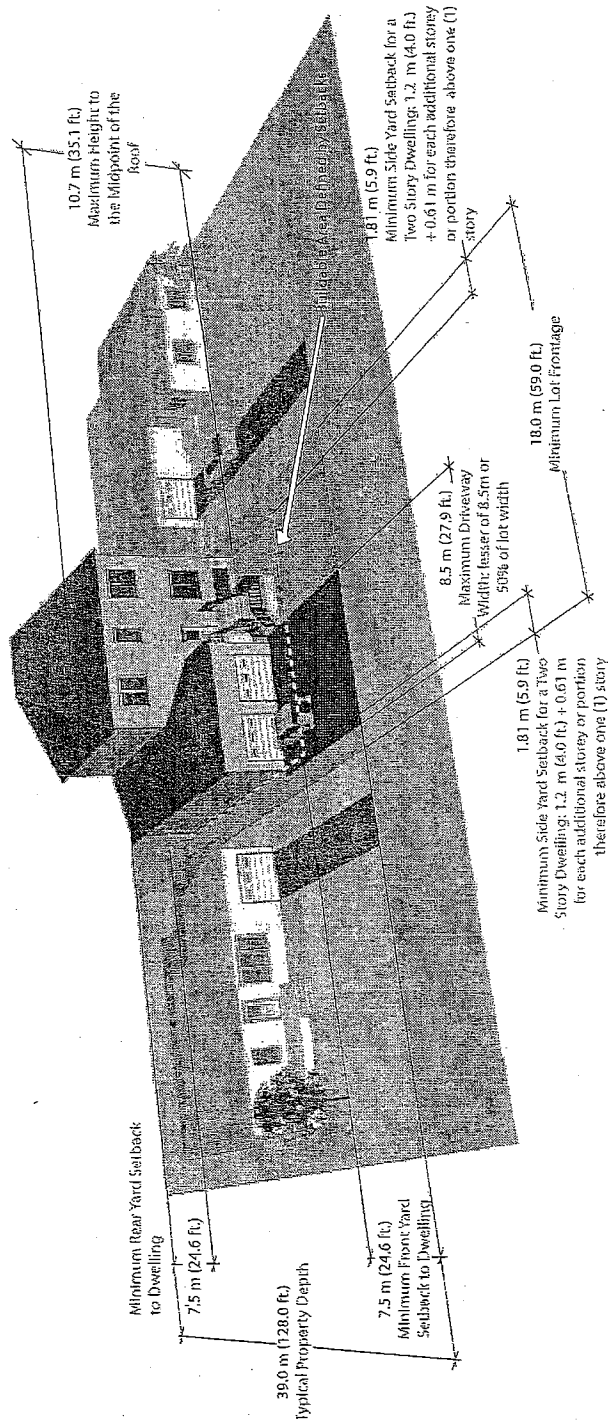
- Maximum Infill Gross Floor Area = $190 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage: 35%
- Maximum Height to Midpoint of the Roof: 10.7 m (35.1 ft.)



Maximum Dwelling Size (Maximum GFA)
 One story: 200 m² (2153 sq. ft.)
 Two story: 204 m² (2202 sq. ft.)

R2-7: Maximum Infill Gross Floor Area Cap 2

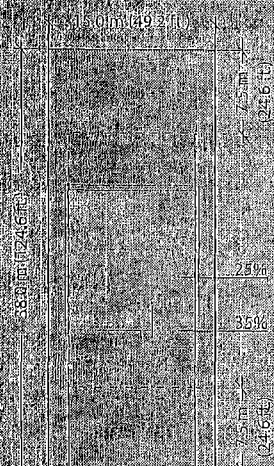
- Maximum Infill Gross Floor Area = 169 m² (1,828 sq. ft.)
- Maximum Lot Coverage = 30%
- Maximum Height to Midpoint of the Roof = 10.7 m (35.1 ft.)



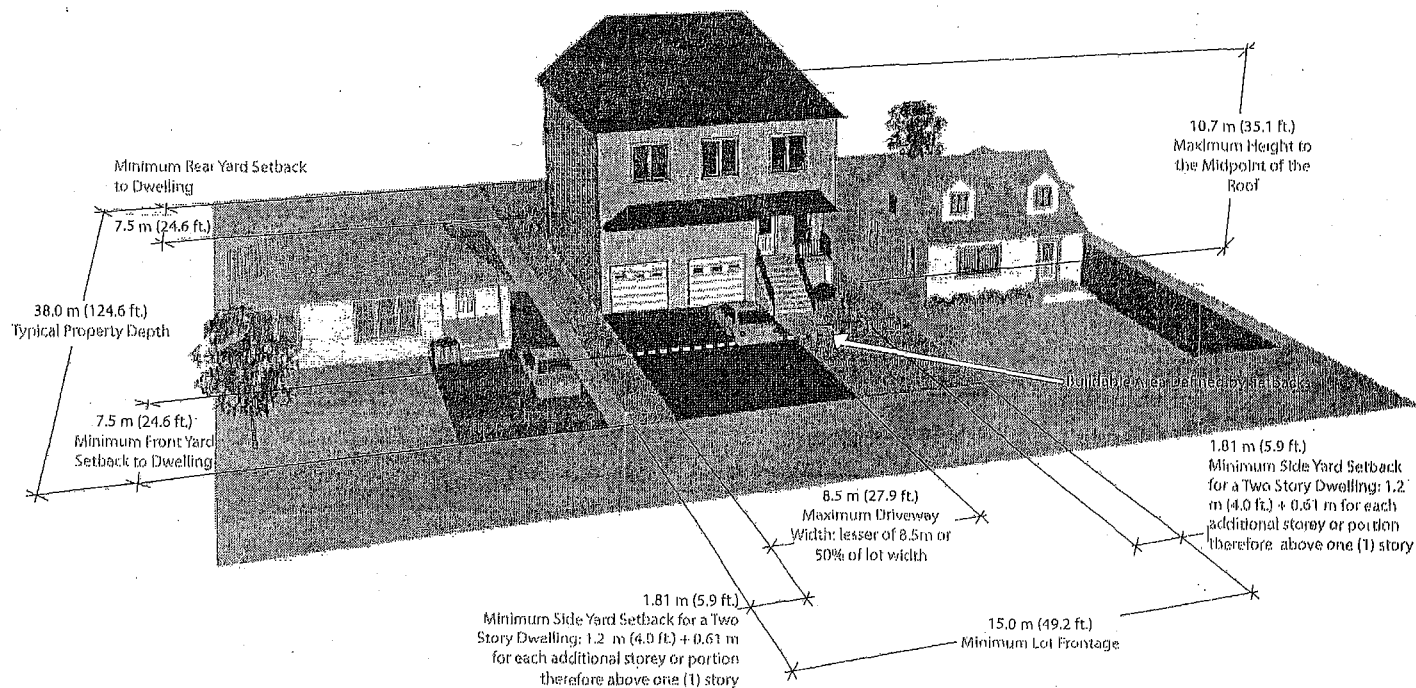
- Maximum Dwelling Size (Maximum GFA): 169 m² (1,828 sq. ft.)
- Maximum Height to Midpoint of the Roof: 10.7 m (35.1 ft.)

R3: Maximum Infill Gross Floor Area Cap 2

Maximum Infill Gross Floor Area = 169 m² (1,827 sq ft)
 Maximum Lot Coverage: 35%
 Maximum Height to Midpoint of the Roof: 10.7 m (35.1 ft)

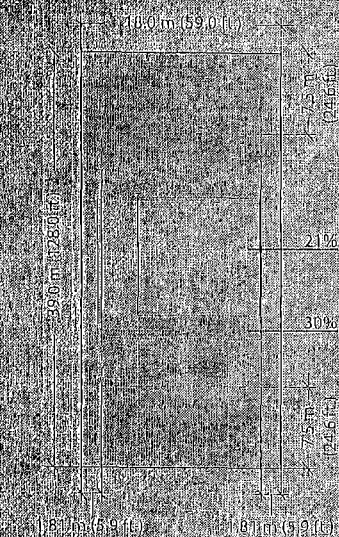


Maximum Dwelling Size (Maximum GFA)
 One Story: 200 sq ft (2,153 sq ft)
 Two Story: 285 sq ft (3,048 sq ft)

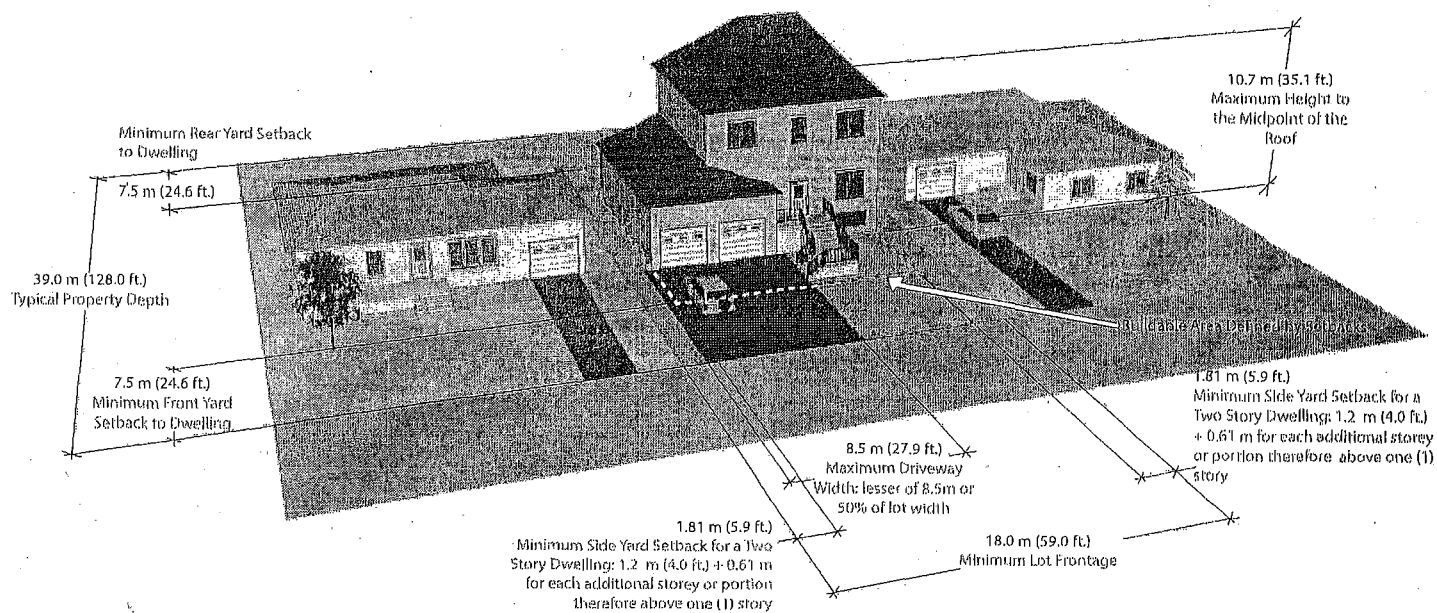


R2-7: Maximum Infill Gross Floor Area Cap 3

Maximum Infill Gross Floor Area = 150 m² + 0.2 x lot area
 Maximum Infill Coverage: 30%
 Maximum Height to Midpoint of the Roof: 10.7 m (35.1 ft.)



Maximum Dwelling Size (Maximum GFA)
 One Story: 214 m² (2274 sq. ft.)
 Two Story: 290 m² (3122 sq. ft.)

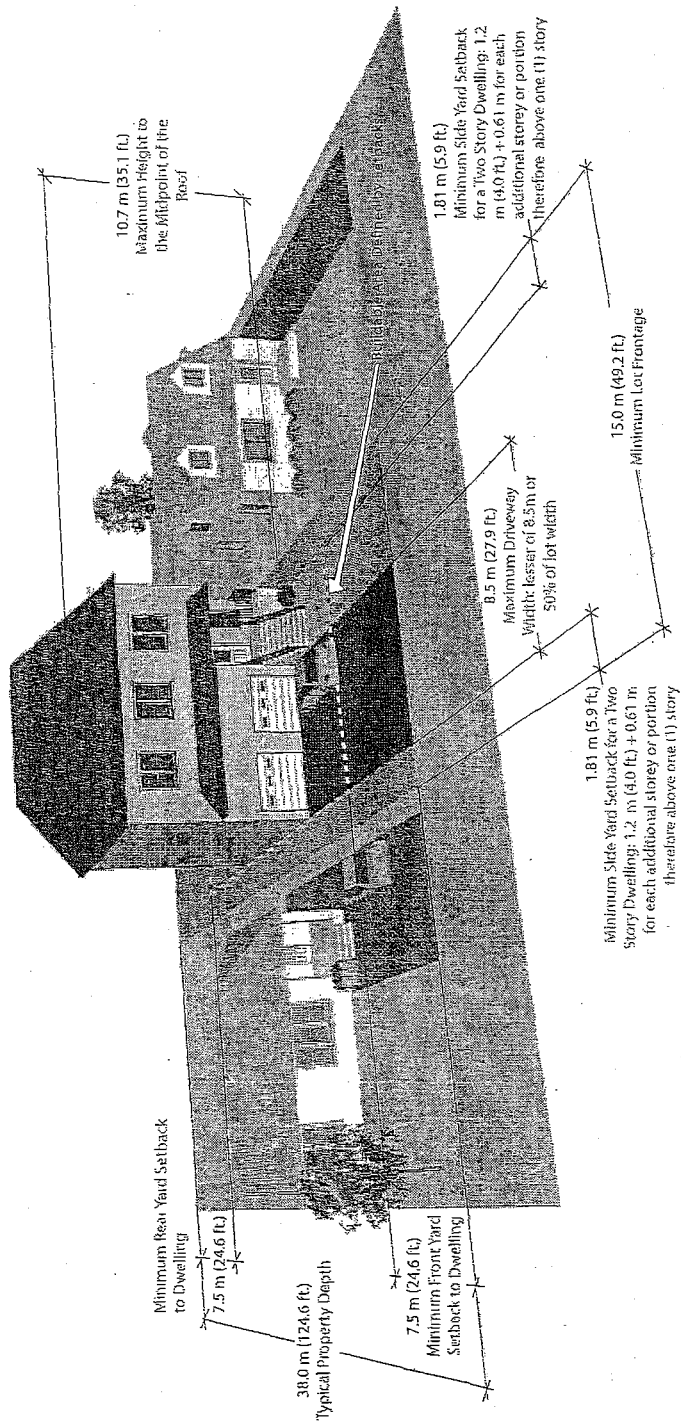


R3: Maximum Infill Gross Floor Area Cap 3

- Maximum Infill Gross Floor Area = 150 m² (1,078 sq ft) actual
- Maximum Lot Coverage = 35%
- Maximum Height to Midpoint of the Roof = 10.7 m (35.1 ft)

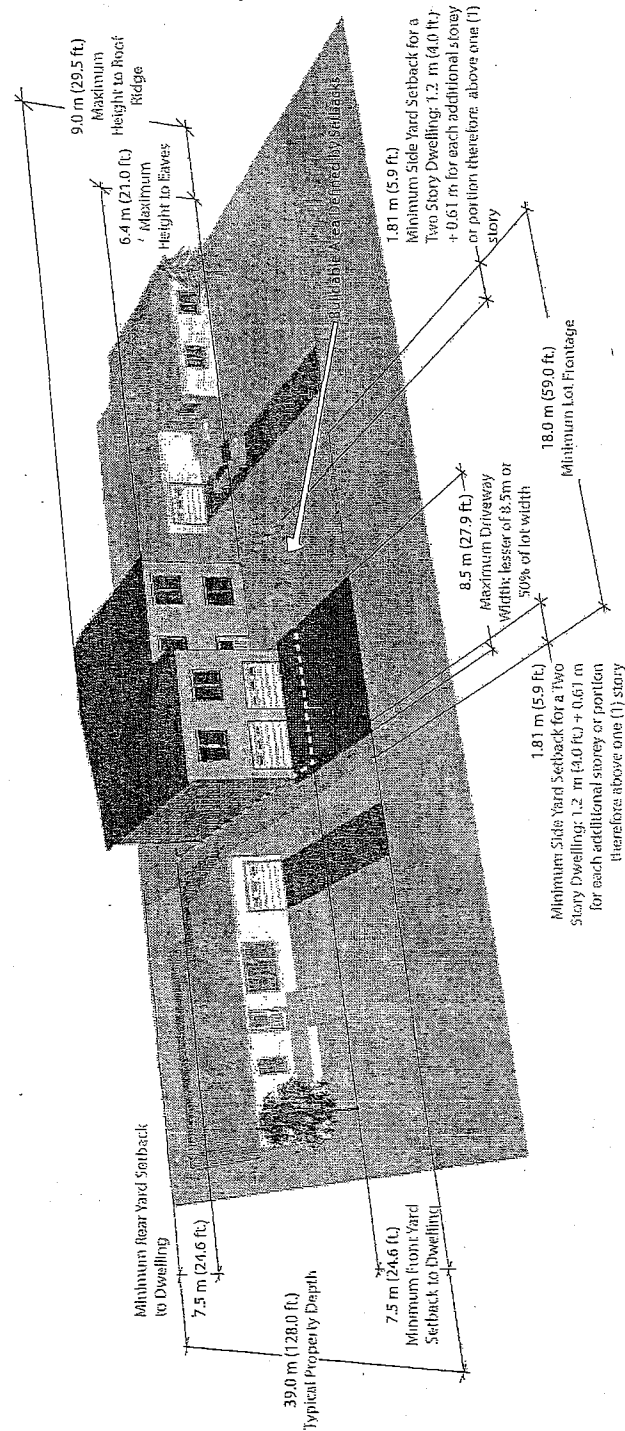
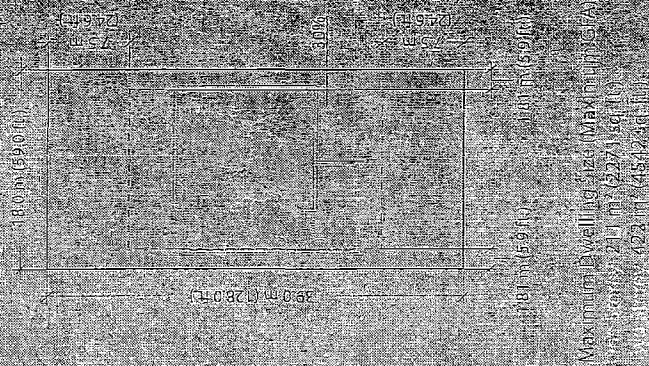


Maximum Dwelling Size (Maximum Floor Area)
One Story: 200 m² (2,151 sq ft)
Two Story: 240 m² (2,581 sq ft)



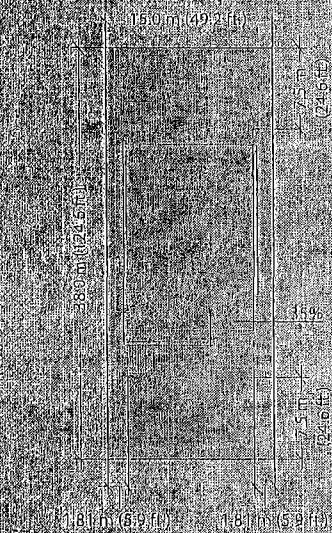
R2-7: Height Caps

- Maximum Height to Ridge of Roof: 9.0 m (29.5 ft)
- Maximum Height to Eaves of Roof: 6.4 m (21.0 ft)
- Maximum Lot Coverage: 30%

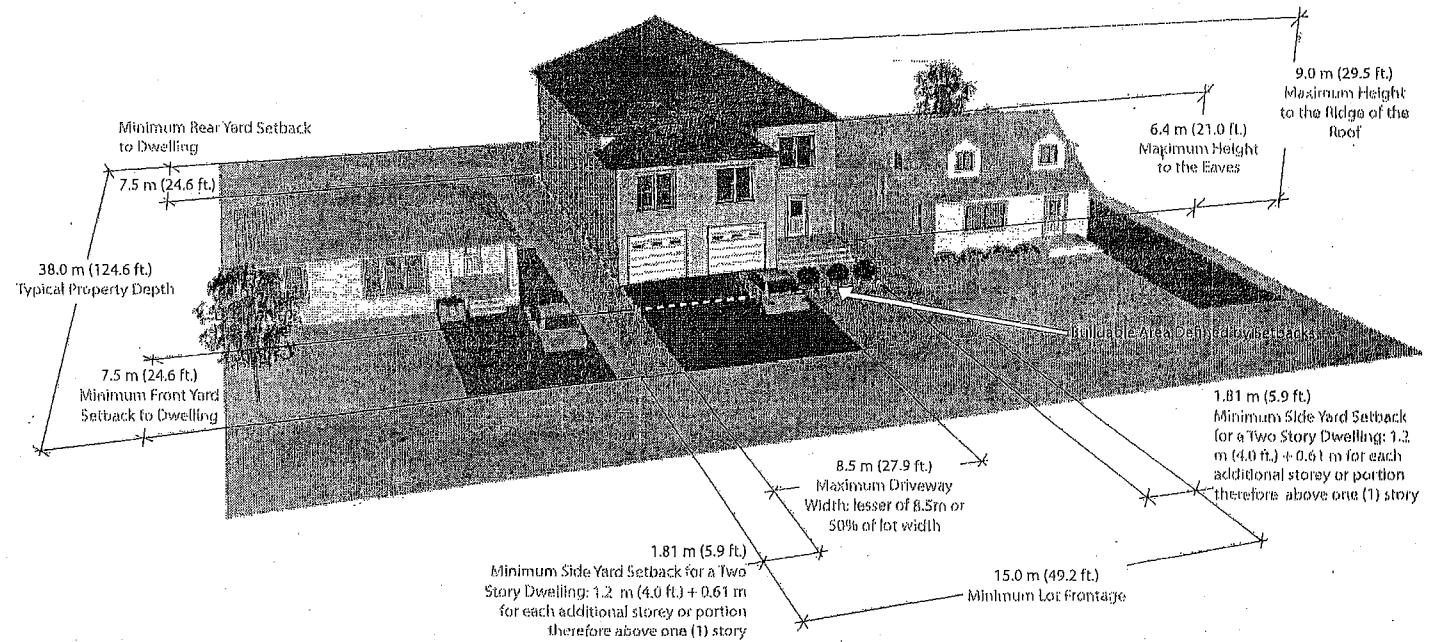


R3: Height Caps

- Maximum Height to Ridge of Roof: 9.0 m (29.5 ft.)
- Maximum Height to Eaves of Roof: 6.4 m (21.0 ft.)
- Maximum Lot Coverage: 35%



Maximum Dwelling Size (Maximum GFA)
 One Story: 200 m² (2153 sq. ft.)
 Two Story: 400 m² (4306 sq. ft.)

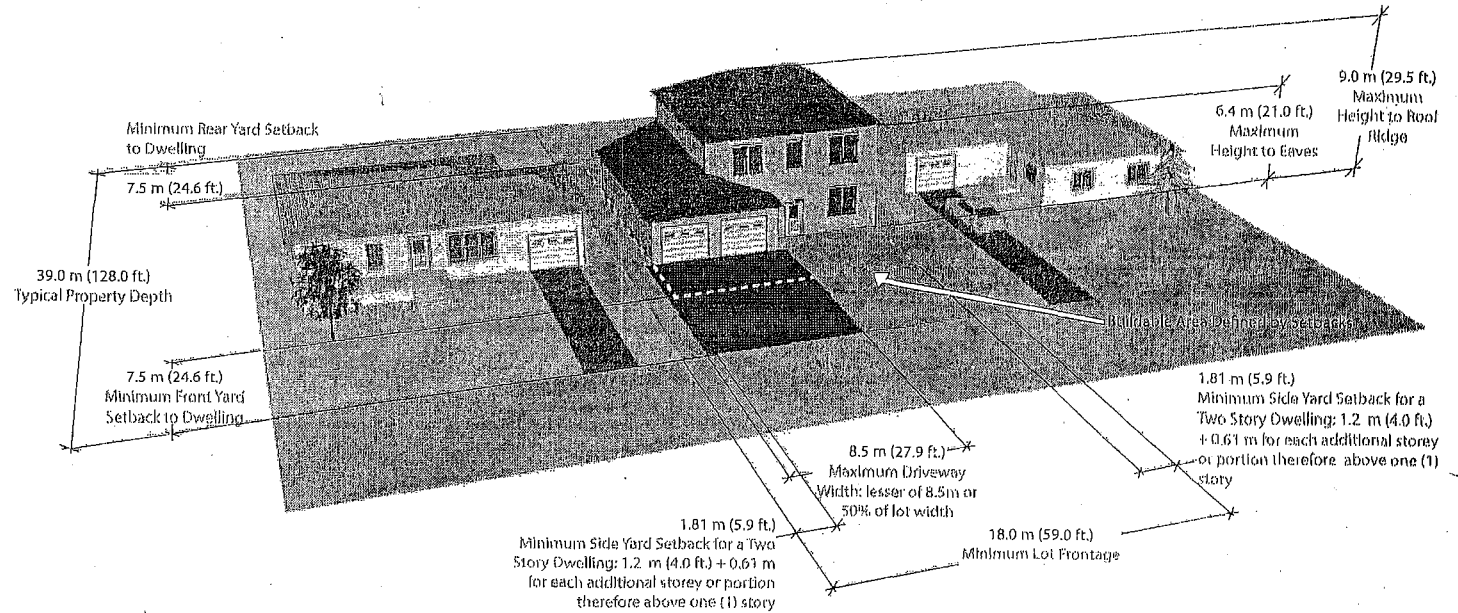


R2-7: Height Caps + Maximum Infill Gross Floor Area Cap

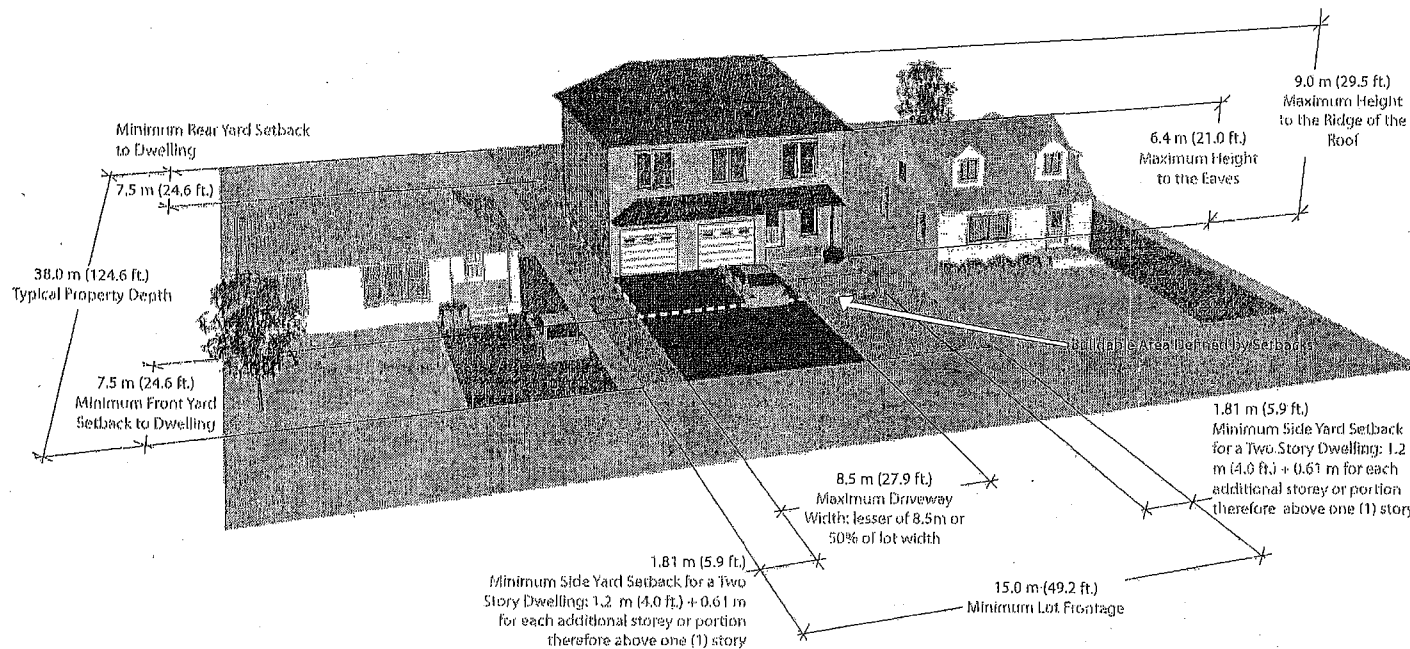
- Maximum Height to Ridge of Roof 9.0 m (29.5 ft.)
- Maximum Height to Eaves of Roof 6.4 m (21.0 ft.)
- Maximum Infill Gross Floor Area = 150 m² (1,020 sq. ft.)
- Maximum Lot Coverage 25%



Maximum Dwelling Size (Maximum GFA)
 One Story: 176 m² (1,894 sq. ft.)
 Two Story: 290 m² (3,122 sq. ft.)



R3: Height Caps + Maximum Infill Gross Floor Area Cap



- Maximum Height to Ridge of Roof: 9.0 m (29.5 ft.)
- Maximum Height to Eaves of Roof: 6.4 m (21.0 ft.)
- Maximum Infill Gross Floor Area: $450 \text{ m}^2 + 0.12 \times \text{lot area}$
- Maximum Lot Coverage: 30%



Maximum Dwelling Size (Maximum Floor Area)
 $450 \text{ m}^2 + 0.12 \times \text{lot area}$
 (e.g., $450 \text{ m}^2 + 0.12 \times 2942 \text{ m}^2 = 753 \text{ m}^2$)

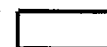
IMPACT OF POTENTIAL ZONING REGULATIONS ON MAXIMUM DWELLING SIZE

POTENTIAL ZONE REGULATION	R2-7 ZONE MAXIMUM DWELLING SIZE	R3 ZONE MAXIMUM DWELLING SIZE
Existing Zone Regulations	One Storey: 211 m ² (2,271 sq. ft.) Two Storey: 422 m ² (4,542 sq. ft.)	One Storey: 200 m ² (2,153 sq. ft.) Two Storey: 422 m ² (4,306 sq. ft.)
Lot Coverage Reduced by 5 %	One Storey: 176 m ² (1,894 sq. ft.) Two Storey: 352 m ² (3,789 sq. ft.)	One Storey: 171 m ² (1,841 sq. ft.) Two Storey: 342 m ² (3,681 sq. ft.)
Maximum GFA – Infill Residential of 190 m ² (2,045.2 sq. ft.) plus 0.2 times the lot area	One Storey: 211 m ² (2,271 sq. ft.) Two Storey: 330 m ² (3,552 sq. ft.)	One Storey: 200 m ² (2,153 sq. ft.) Two Storey: 304 m ² (3,272 sq. ft.)
Maximum GFA – Infill Residential of 169 m ² (1,819 sq. ft.) plus 0.2 times the lot area	One Storey: 211 m ² (2,271 sq. ft.) Two Storey: 309 m ² (3,326 sq. ft.)	One Storey: 200 m ² (2,153 sq. ft.) Two Storey: 283 m ² (3,046 sq. ft.)
Maximum GFA – Infill Residential of 150 m ² (1,614.6 sq. ft.) plus 0.2 times the lot area	One Storey: 211 m ² (2,271 sq. ft.) Two Storey: 290 m ² (3,122 sq. ft.)	One Storey: 200 m ² (2,153 sq. ft.) Two Storey: 264 m ² (2,842 sq. ft.)
Combination: Lot Coverage Reduced by 5 % Maximum GFA – Infill Residential of 150 m ² (1,614.6 sq. ft.) plus 0.2 times the lot area	 One Storey: 176 m ² (1,894 sq. ft.) Two Storey: 290 m ² (3,122 sq. ft.)	 One Storey: 171 m ² (1,841 sq. ft.) Two Storey: 264 m ² (2,842 sq. ft.)

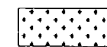
* Assumes the R2-7 lots to have frontages of 18 m (59 ft.) and a lot depth of 39 m (128 ft.) and the R3 zoned lots to have a lot frontage of 15 m (49.2 ft.) and a lot depth of 38 m (124.6 ft.).

K:\PLAN\DEVCONTL\GROUP\WPDATA\PCD1\gfacomparison.doc\hr

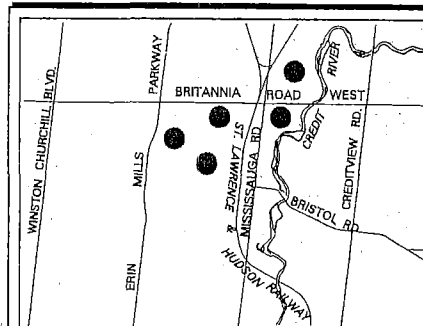
LEGEND:



SUBJECT LANDS

"R2-7" (DETACHED DWELLING) ZONE WITHIN
THE STREETSVILLE INFILL HOUSING STUDY AREA."R3" (DETACHED DWELLING) ZONE WITHIN
THE STREETSVILLE INFILL HOUSING STUDY AREA."G1" (GREENBELT) ZONE WITHIN
THE STREETSVILLE INFILL HOUSING STUDY AREA.

GREENBELT OVERLAY

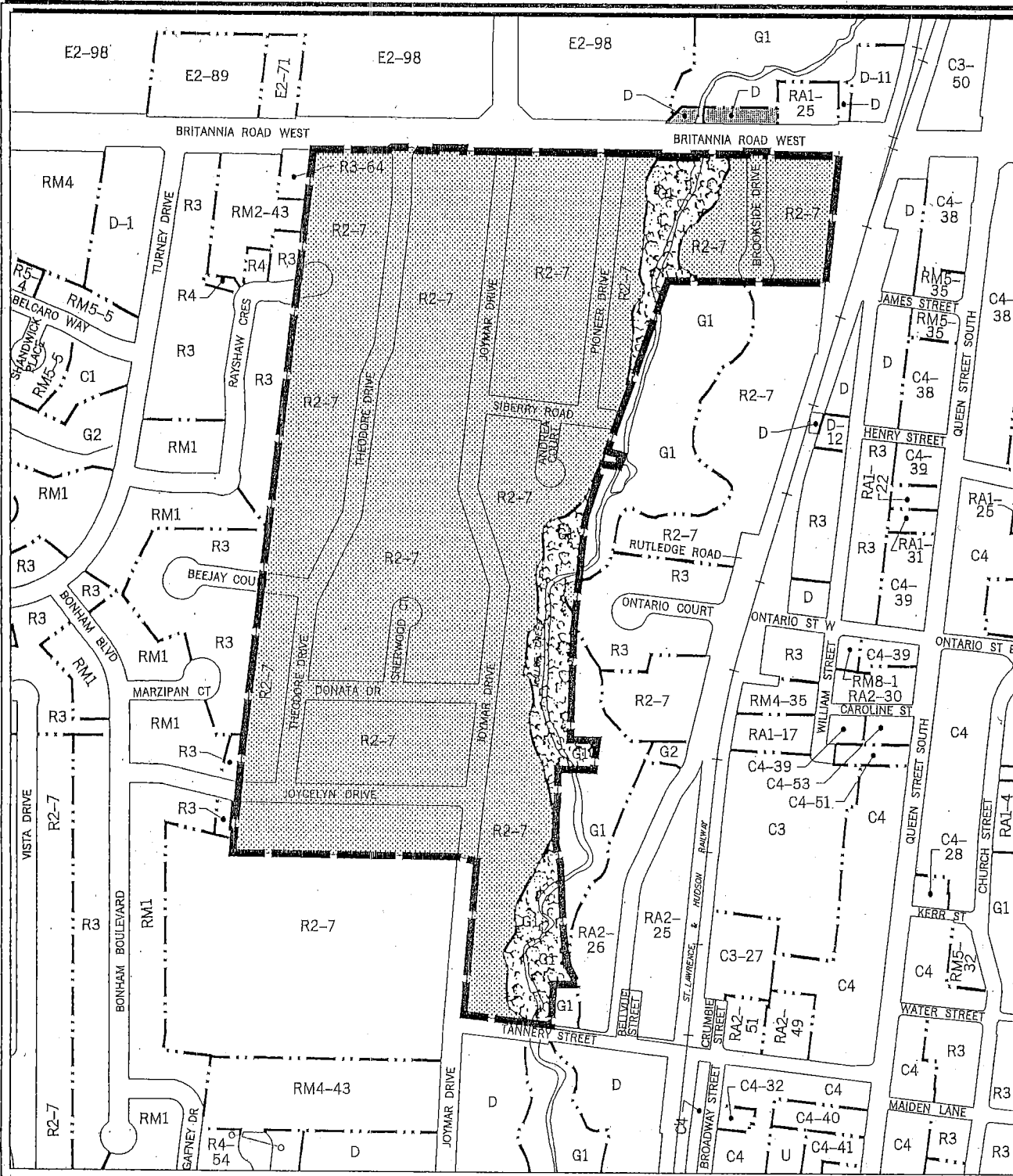
SUBJECT: STREETSVILLE INFILL
HOUSING STUDY

FILE NO:
CD.06-STR
DWG. NO:
CD06STR-Z.DGN
SCALE:
N.T.S.
PDC DATE:
2009 09 21
DRAWN BY:
K. PROKOP


APPENDIX I-21


MISSISSAUGA
Planning and Building


Produced by
T&W, Geomatics



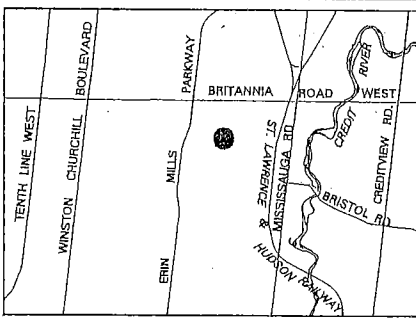
LEGEND:

 SUBJECT LANDS

 "R2-7" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.

 "G1" (GREENBELT) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.

SUBJECT: **STREETSVILLE INFILL HOUSING STUDY**

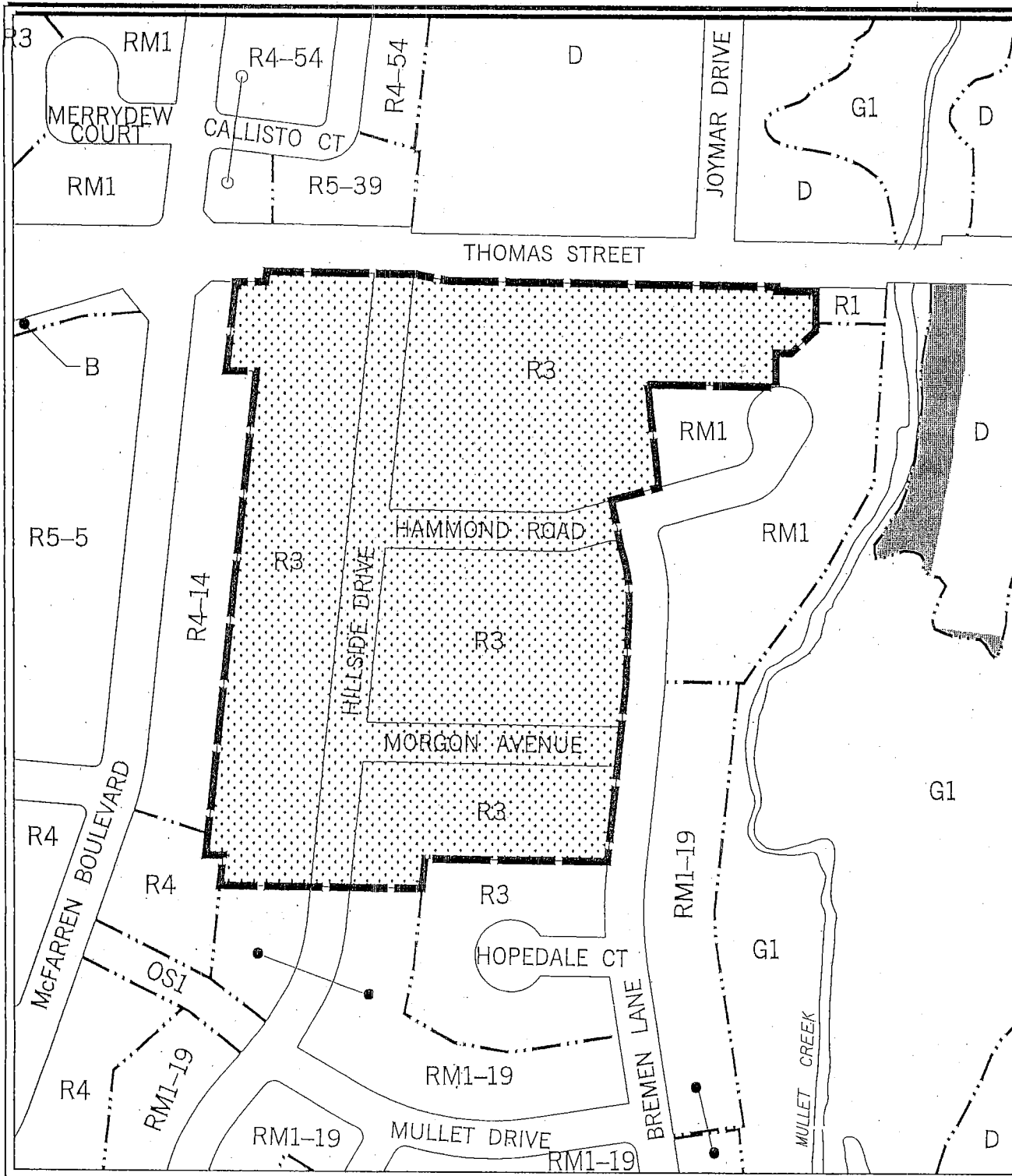


FILE NO:
CD.06-STR
DWG. NO:
CD06STR-2R.DGN
SCALE:
1:6000
PDC DATE:
2009 09 21
DRAWN BY:
K. PROKOP

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

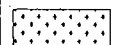
APPENDIX I-22b



LEGEND:



SUBJECT LANDS



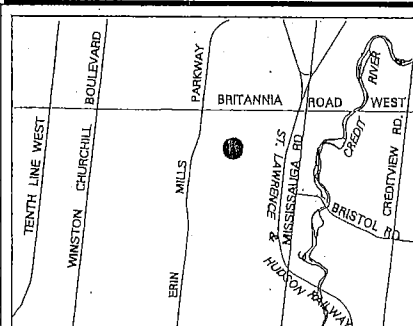
"R3" (DETACHED DWELLING) ZONE WITHIN
THE STREETSVILLE INFILL HOUSING STUDY AREA.



GREENBELT OVERLAY



SUBJECT: **STREETSVILLE INFILL
HOUSING STUDY**



FILE NO:
CD.06-STR

DWG. NO:
CD06STR-3R.DGN

SCALE:
1:3000

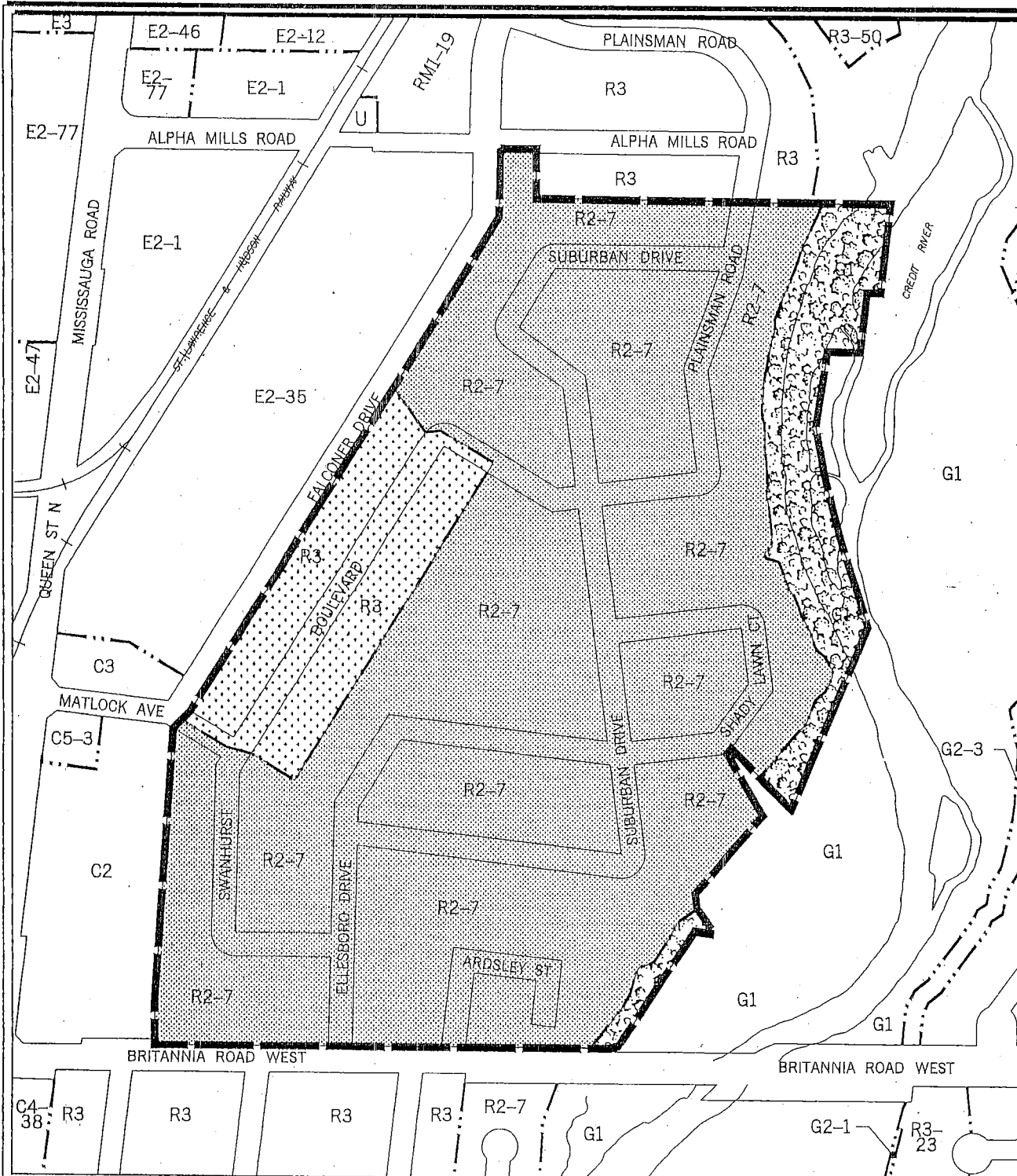
PDC DATE:
2009 09 21

DRAWN BY:
K. PROKOP

APPENDIX I-22c

MISSISSAUGA
Planning and Building

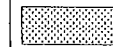
Produced by
T&W, Geomatics



LEGEND:



SUBJECT LANDS



"R2-7" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.



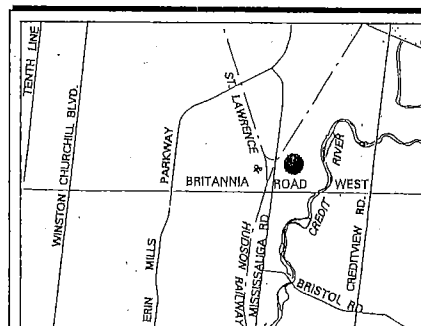
"R3" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.



"G1" (GREENBELT) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.



SUBJECT: STREETSVILLE INFILL HOUSING STUDY



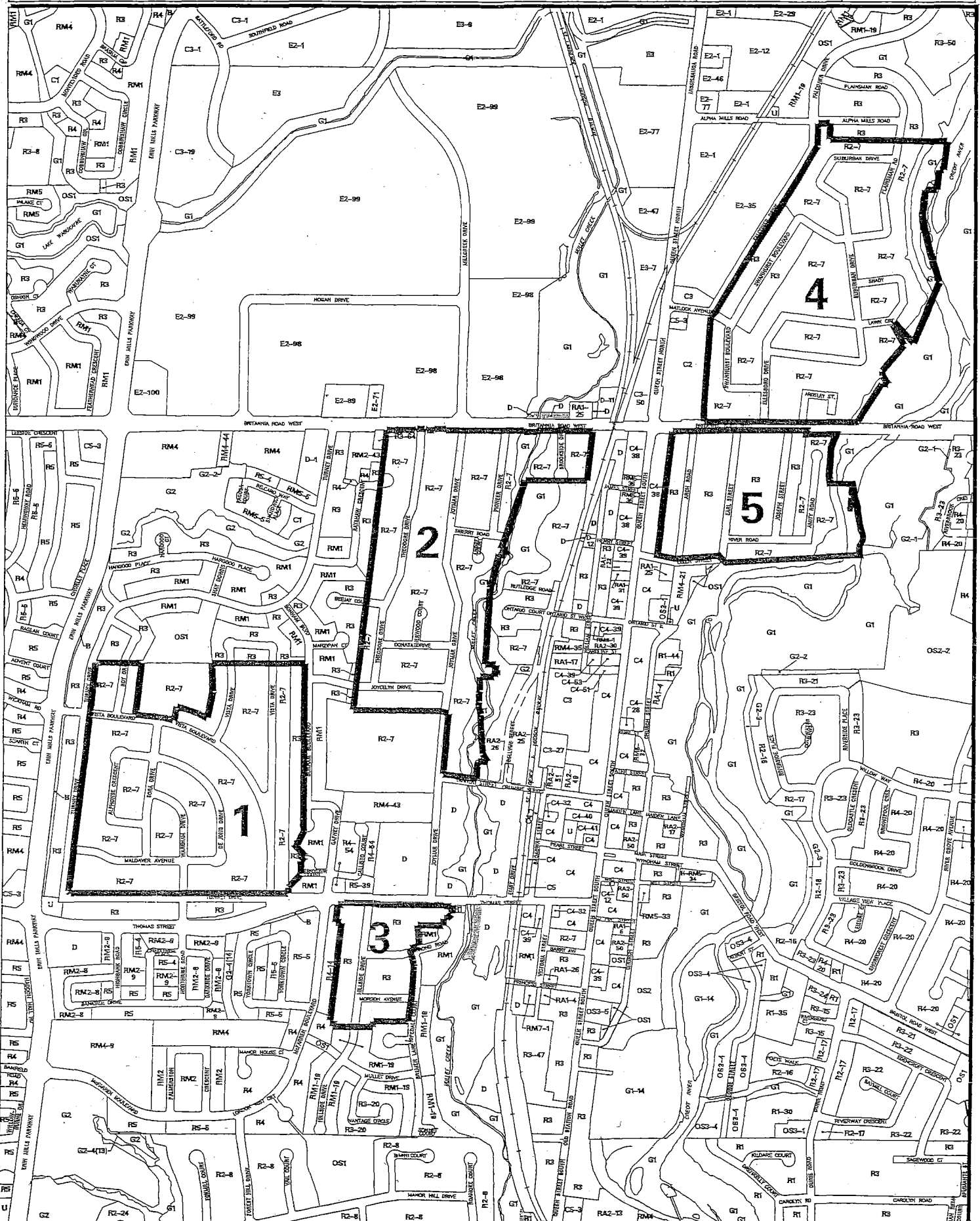
FILE NO:	CD.06-STR
DWG. NO:	CD06STR-4R.DGN
SCALE:	1:5000
PDC DATE:	2009 09 21
DRAWN BY:	K. PROKOP

APPENDIX I-22d

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-23





Corporate Report

Clerk's Files

Originator's
Files

CD.06.STR

DATE: September 17, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 21, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Report -
Streetsville Infill Housing Study -
Potential Zoning Amendments**

Public Meeting**Ward 11**

COMMENTS: The report from the Commissioner of Planning and Building dated September 1, 2009, was prepared and finalized in advance of a second residents' meeting held on September 9, 2009.

The comments made by some of the area residents with regards to the subject study were:

- an interim control by-law to stop development until a new more restrictive Zoning By-law was passed, was initially supported;
- permit only one (1) storey dwellings;
- introduce architectural controls;
- increase rear yard requirements;
- restrict projecting garages;
- there were questions regarding the impact of the potential zoning amendments on property taxes;
- it was suggested that the front roof line of dwellings be lowered further than what has been proposed;

Planning and Development Committee

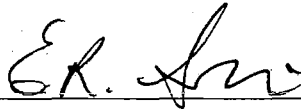
- 2 -

File: CD.06.STR
September 17, 2009

- it was requested staff investigate implementing other infill housing zoning regulations used elsewhere in the City;
- a small number of residents wanted to retain the existing zone regulations.

Many of the above-noted issues were responded to at the residents' meeting. Following significant discussion, the residents generally expressed support for the most restrictive proposals presented by the Planning and Building Department, that an interim control by-law was not necessary and that staff should proceed as quickly as possible to amend the Zoning By-law.

These comments and those raised at the Public Meeting will be addressed in a future report which will also provide a recommendation with respect to any potential zoning amendments to deal with infill housing in Streetsville.



Edward R. Sajecki
Commissioner of Planning and Building

*Prepared By: C. Rouse, Development Planner
J. Sondic, Development Planner*



Streetsville Infill Housing Study -
Proposed Zoning By-law Amendments

File: CD.06.STR

Recommendation PDC-0081-2009

PDC-0081-2009

- "1. That the Report dated September 1, 2009, titled "Streetsville Infill Housing Study - Potential Zoning Amendments" from the Commissioner of Planning and Building, be received for information.
2. That the Planning and Building Department report back on the public submissions received and make specific recommendations to amend the existing "R2-7" (Detached Dwelling) and "R3" (Detached Dwelling) zone standards within the Streetsville Infill Housing Study area in order to retain neighbourhood character and improve compatibility between existing housing and replacement housing and detached dwelling additions.
3. That the Addendum Report dated September 17, 2009 to the Report dated September 1, 2009, titled "Streetsville Infill Housing Study - Potential Zoning Amendments" be received.
4. That correspondence from the following residents, with respect to the Streetsville Infill Housing Study, be received: Tye Beyba dated September 1, 2009; Bert and Ann Romeril dated September 14, 2009; Vicki Martyniuk dated September 20, 2009; Mike and Sandy Whitney dated September 21, 2009; and Dale Shura dated September 21, 2009."

Streetsville Infill Housing Study -
Proposed Zoning By-law Amendments

File: CD.06.STR

Proposed Zoning By-law Amendments to the Existing "R2-7" and "R3" zones within the Streetsville Infill Housing Study Area

Proposed Zoning Amendments	Proposed "R2 - Exception" zone (Existing "R2-7" zone)	Proposed "R3 - Exception" zone (Existing "R3" zone)
Reduce the permitted lot coverage by 5%	Maximum Lot Coverage - 25%	Maximum Lot Coverage - 30%
Restrict the amount of Gross Floor Area	Maximum GFA - Infill Residential - 150 m ² (1,614 sq.ft.) plus 0.2 times the lot area	Maximum GFA - Infill Residential - 150 m ² (1,614 sq.ft.) plus 0.2 times the lot area
Use the definition of "GFA - Infill Residential" which includes the area of an attached garage	✓	✓
Reduce the maximum height of a sloped roof to the highest ridge of the dwelling	Maximum height of a sloped roof - 9.0 m (29.5 ft.) to the highest ridge of the dwelling	Maximum height of a sloped roof - 9.0 m (29.5 ft.) to the highest ridge of the dwelling
Include a maximum height to the underside of the roof eaves of 6.4 m (21 ft.).	Maximum height to the underside of the roof eaves - 6.4 m (21 ft.)	Maximum height to the underside of the roof eaves - 6.4 m (21 ft.)
Include a maximum height to the highest point of a flat roof of 7.5 m (24.6 ft.)	Maximum height to the highest point of a flat roof - 7.5 m (24.6 ft.)	Maximum height to the highest point of a flat roof - 7.5 m (24.6 ft.)
Include a maximum dwelling unit depth of 20.0 m (65.6 ft.)	Maximum dwelling unit depth of 20.0 m (65.6 ft.)	Maximum dwelling unit depth of 20.0 m (65.6 ft.)
Include a regulation that restricts the front face of an attached garage from projecting more than 2.0 m (6.6 ft.) beyond the main face of the dwelling	Maximum projection of the garage beyond the front wall of dwelling - 2.0 m (6.6 ft.)	Maximum projection of the garage beyond the front wall of dwelling - 2.0 m (6.6 ft.)

Re: Item 7

Jessica Reid

From: A.C. [acarmic@look.ca]
Sent: 2009/11/30 11:38 AM
To: Jessica Reid
Subject: Streetsville Infill Housing Study CD.06.STR

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

Re CD.06.STR

Streetsville Infill Housing Study - By-Law Amendments

NOTICE OF OBJECTION

To whom it may concern,

We the undersigned hereby file this notice of objection to the proposed BY-LAW AMENDMENTS and wish to be included as party to the hearing of appeal before the Ontario Municipal Board.

Comments:

Having attended several of the public meetings regarding this Amendment I made several observations that have required me to file this objection. I was struck by the haphazard way in which a consensus vote was taken after the majority of the resident attendees had left the meeting in September 21, 2009. A show of hands by the forty or so persons remaining was asked for to support restrictions and no further votes were held. This one-sided vote was taken at a later meeting as the de-facto will of the affected homeowners and of course did not in any way represent an accurate opinion of the 1000 or so householders in the study area.

I noticed that at the council meeting regarding the Proposed Amendment held in October that some of the same late voters from the September meeting made oral submissions to the council. These opinions are therefore attracting attention as if the common opinion is in agreement with them and the late-day unrepresentative vote made on the 21st of September.

Further and more specific to the changes proposed in the Amendment I feel that to restrict the size of infill housing without instead requiring a single-story-only restriction will make little difference to the change in community character. That is to say that a 2200 square foot 2 story home built next to an existing 1200 square foot single story home will hardly be less intrusive to available sunlight or privacy than a 2600 square foot 2 story home. The great change in the character of the neighbourhood occurs at the one versus two story divide rather than at the 15 percent larger or smaller size. The net effect of the size restriction will be unnoticed as opposed to the drastic change seen with the addition of a second story.

The argument made at the October city council meeting by two residents and one council member that a smaller two story home on a given sized lot has more value than a larger home on the same lot is simply wishful thinking. A quick assessment of homes in any desired area will easily show that the larger home on the same sized lot as a smaller home will obviously have greater value both to homeowners and to the City.

Arbitrary restriction of Infill home size limits the renovation and rebuilding potential of a property for the current owners of the property. This includes large bungalow style homes as would be possible under current By-Laws. I feel that the character of the area would be better maintained with no changes to GFA and a single story restriction.

Failure to adopt a single story restriction will drastically change the style of housing allowed and then restricting this new style will reduce lot values with no benefit to the current homeowners.

Thank you for your attention,

Andrew Carmichael
 Mable Eng

35 DeJong Drive
 Mississauga L5M1B9



Corporate Report

Clerk's Files

Originator's
Files OZ 07/025 W5

DATE:

November 10, 2009

PLANNING & DEVELOPMENT COMMITTEE
NOV 30 2009

TO:

Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM:

Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT:

Official Plan Amendment and Rezoning Applications
To permit two apartment towers
Part of Lot 1, Concession 1, W.H.S.
Northwest Quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Philip Levine, IBI Group
Bill 51

Supplementary Report

Ward 5

RECOMMENDATION:

That the Report dated November 10, 2009, from the Commissioner of Planning and Building recommending approval of Phase One component of applications under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, 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*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Residential - Medium Density I" and "Residential - High Density II" to "Residential - High Density II - Special Section" to permit two apartment buildings, be approved.
3. That the application to change the Zoning from "D" (Development) to "RA5-Exception" (Apartment Dwellings) to permit the development of the lands for two apartment buildings in accordance with the proposed zoning standards described in the report, be approved subject to the following conditions:
 - (a) That the applicant agrees to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject 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.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on January 9, 2009, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information. At the public meeting, the Planning and Development Committee passed Recommendation PDC-0009-2009 which was subsequently adopted by Council and is attached as Appendix S-2.

During the applicant's presentation at the above noted meeting and through subsequent discussion, reference was made to the processing of a Phase One of the development proposal, which

would involve the construction of two condominium apartment towers along the Eglinton Avenue West frontage.

In a letter dated March 27, 2009, the applicant formally requested that the City move forward in processing Phase One of their overall development proposal. The resubmission of detailed plans included amended Official Plan Amendment and Zoning standards, in conjunction with revised supporting material including Planning Rationale and Functional Servicing studies. Pinnacle's rationale for moving forward with Phase One included the following:

- The proposal is in general keeping with the existing "High Density II" land use provisions that currently apply to most of the Phase One lands, with an exception required for an increase in Floor Space Index (FSI);
- A general consensus had been reached with staff on the road pattern and access points to Eglinton Avenue West, within the immediate vicinity of Phase One;
- Hard servicing including water, sanitary and storm infrastructure are readily available to the lands
- Although subject to the CVC permitting process, the first phase is not located within the limits of development associated with Cooksville Creek.

COMMENTS:**REVISED DEVELOPMENT PROPOSAL**

Information on the full build out project is contained in Appendix S-1 (Information Report), prepared by the Planning and Building Department.

Pinnacle has proposed that at this time, the City only consider a development proposal on a 0.53 ha (1.32 ac) block, fronting onto Eglinton Avenue West, immediately to the west of the Esso gas station. Development on the remaining lands remains under review. Phase One includes the following: the construction of two apartment buildings; the construction of Street 'C' on the western edge of the block, which will include a full moves access into the site; a portion of Street 'E' along the northern edge of the block; the dedication of a portion of the road along the easterly edge adjacent

to the Esso gas station, which will allow for a right-in and right-out access to Eglinton Avenue West; and a water main connection to the northern limits of the Pinnacle land holdings (see Appendix S-3 and S-4). All road and servicing works will be accommodated through the execution of agreements with the City and Region of Peel, and not through a draft plan of subdivision (see Transportation and Works comments). Details of the proposal are as follows:

Phase One Development Proposal	
Revised Information Submitted:	March 27, 2009, September 18, 2009
Proposal	Two apartment towers
Proposed Gross Floor Area:	39,788.81 m ² (428,283 sq. ft.)
Building Height:	1 x 25 storeys (east tower) 1 x 28 storeys (west tower) 2-3 storey podium
Lot Coverage:	60%
Floor Space Index:	7.43 net (figure excludes public roads) 3.69 gross (figure includes public roads)
Landscaped Area:	24.7%
Number of units:	195 units east tower 218 units west tower 19 ground related units within podium 432 total apartment units
Anticipated Population:	1,052 people * *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Parking Required:	East tower - 290 West tower - 320 Total - 610
Parking Provided:	East tower - 290 West tower - 320 Total - 610

Site Characteristics	
Frontage:	91 m (300 ft.)
Depth:	60 m (197 ft.)
Lot Area:	0.53 ha (1.32 ac.) building area 0.54 ha (1.34 ac.) roads 1.7 ha (2.66 ac.) total all lands
Existing Use:	The lands are presently vacant.

Pinnacle had originally proposed, for the Phase One lands, two 32 storey apartment towers in conjunction with 10 townhouse dwellings, at a net Floor Space Index of 10.88 (see Appendix I-8 of Appendix S-I, Block 1 for details). The revised proposal provides for a decrease in building height and a reduction in units from 714 to 430. The FSI has been reduced to 7.43.

COMMUNITY ISSUES

As noted in Appendix S-1, a community meeting was conducted on November 4, 2009 (see page 12 of Appendix S-1). A number of the concerns raised at the meeting were regarding the larger development proposal, and how it transitioned with neighbouring low density residential lands. The subject proposal is some distance from these dwellings to the north and west. Accordingly, the following are only those concerns that have some applicability with Phase One. The remainder will be addressed through any subsequent staff recommendations.

Comment

The development will result in additional traffic, which will further congest surrounding streets and intersections that are over capacity.

Response

Based on the traffic data reviewed by the Transportation and Works Department, Phase One is not anticipated to have an impact on existing traffic numbers in the surrounding area. All vehicles

associated with the development will access directly onto Eglinton Avenue West, and not onto local roads and communities (see Transportation and Works section for details).

Comment

The proposal in regards to density, building height and scale is not in keeping with the character of the surrounding community.

Response

Staff have determined that Phase One of the proposal is in keeping with the surrounding community from a density, building height and scale perspective. See Planning Comments section for a detailed analysis of the applications.

Comment

Where will visitor parking be accommodated for the development?

Response

Visitor parking will be located below grade, in conjunction with resident parking. All parking is proposed to be in keeping with City by-law standards. Previous requests for below grade parking garage encroachments into the municipal right-of-way have been dropped.

Comment

Can the development be accommodated from a community and servicing perspective?

Response

Staff are satisfied that Phase One can be accommodated from a community and servicing perspective, includes schools, water, storm and sanitary sewers, hydro, fire and garbage collection.

Comment

Trees were removed from the Pinnacle lands.

Response

In contravention of the City's Tree Preservation By-law, trees were removed from the Pinnacle lands. Appropriate Tree Removal Permission Permits were subsequently acquired by Pinnacle, which included the payment of funds for replacement trees, to the satisfaction of the City.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS****Credit Valley Conservation (CVC)**

In comments updated October 9, 2009, CVC advised that staff are currently reviewing a revised submission for the Phase One lands. CVC's technical requirements will be addressed through the associated Site Plan, Engineering Submission and CVC Permit processes.

Region of Peel

In comments updated in September 2009, the Region advised that there are no objections to the approval of Phase One of the Pinnacle proposal. Water servicing for Phase One is possible through the existing 300 mm (1.2 in.) diameter watermain on Hurontario Street and the proposed upgrade of the watermain on Salishan Circle to 300 mm (1.2 in.). The 300 mm (1.2 in.) diameter sanitary sewer section can service the Phase One of the development with a population of 1,065 person and 15.1 Litres per second (3.3 Gallons per second) flows.

Community Services Department

In comments updated on October 16, 2009, the Community Services Department noted that prior to by-law enactment for

Phase One of development, satisfactory arrangements regarding streetscape works, including the future recreational trail along Eglinton Avenue West shall be made. Satisfactory Development and Servicing Agreements will also be required prior to by-law enactment. Given the subject lands have been removed from the associated draft plan of subdivision, this Department notes that all concerns and outstanding conditions regarding the future community parkland to be dedicated, shall be addressed through subsequent phases of development. For this phase of development, the requirement for park or other recreational purposes pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P.13, as amended) and in accordance with City Policies and By-laws, will be satisfied through payment of cash-in-lieu of parkland prior to the issuance of any building permits.

Transportation and Works Department

In comments updated on October 22, 2009, the Transportation and Works Department confirmed that it has retained the services of iTrans Consulting Ltd. to review the development of the Pinnacle International Ltd. draft plans of subdivision T-M07005 W5 and T-M07006 W5 and its potential impact on existing and planned transportation infrastructure. The study also reviewed the potential development impacts for the remaining three quadrants surrounding the Hurontario Street and Eglinton Avenue intersection.

Two scenarios examined included the build out of the four quadrants using densities currently permitted in the City's Mississauga Plan, as well as those densities currently proposed by the Pinnacle draft plan. From a transportation perspective, a concept plan was developed encouraging a grid pattern for all quadrants which would maximize access opportunities and ensure improved internal traffic circulation thereby reducing the potential concentration of vehicles through the Hurontario Street and Eglinton Avenue intersection.

The results of the Traffic Analysis indicate that the existing and planned transportation infrastructure for this surrounding area can

support development at a density which is currently identified in the City's Mississauga Plan. Increasing densities beyond those identified in the Mississauga Plan will result in increased strain on nearby roadways and intersections.

The current Phase One application is proposing an FSI which is approximately 20% higher than that identified in the City's Mississauga Plan. This equates to approximately 84 additional units being developed over what is currently permitted. This increase in FSI, if confined to the Phase One lands, should result in minimal impacts to the surrounding roadway infrastructure and can be supported by this Department. If however, a sustained increase of 20% for the entire Pinnacle International Ltd. lands is proposed, this would result in more substantial impacts to the existing and planned transportation infrastructure and therefore cannot be supported by this Department.

The applicant's consulting engineers have provided functional servicing details for the Phase One lands to the satisfaction of this Department. The storm and sanitary sewers are proposed to outlet to existing sewer systems on Eglinton Avenue. The provision of water services to the satisfaction of the Region of Peel will require the construction of a watermain northerly along the alignment of what is proposed as the future Street 'D' of Draft Plan T-M07006 W5, the reconstruction of the existing watermain on the east leg of Salishan Circle and the construction of a new watermain on Eglinton Avenue West to complete the looping. The development of the Phase One lands proposes no new storm sewer outlets or any adjustments to the top of bank of the Cooksville Creek.

The Transportation and Works Department has reviewed the updated Preliminary Noise Report dated September 21, 2009 by J. E. Coulter Associates for the proposed Phase One buildings, which confirms that the primary sources of noise impacting the development are traffic noise generated from Hurontario Street, Eglinton Avenue and Highway 403. The report examined the impact of stationary noise from the commercial operations on all four quadrants of the Hurontario Street/Eglinton Avenue

intersection and determined that the noise levels generated from these sources were below the Ministry of Environment (MOE) exclusion limits for stationary noise. Noise and vibration associated with the possible future introduction of LRT service on Hurontario Street were also examined and found not to be of impact to the Phase One development, due to distance separation from Hurontario Street. The report concludes that subject to the provision of central air conditioning, special building measures (including upgrades to the exterior wall and glazing treatments) and the appropriate warning clauses; the buildings and outdoor living areas for the proposed development will be in compliance with City, Regional and MOE guidelines for road, aircraft and stationary noise. The noise report is preliminary only and is to be supplemented by the detailed report to be provided prior to Site Plan Approval as and when architectural details, design of the mechanical systems for the buildings and detailed grading information are available.

In the event this application is approved by Council, the applicant will be required to enter into a servicing agreement with the City and the Region for the dedication and construction of Streets 'C' and 'E' and any municipal works necessary to provide adequate services to the development. Due to the urban nature of the proposed development, the road cross-sections for Streets 'C' and 'E' are proposed to include the standard "City Centre" boulevard incorporating wider sidewalks installed closer to the built form, a streetscape corridor and a protective splash pad. A temporary road is proposed for a southerly portion of Street 'E' on the east side of the development until sufficient land is available for the provision of the complete right of way for Street 'E'. The Street 'C' signalized access to Eglinton Avenue West will be the principle access to the development.

Any approval of this development proposal is not to be construed as an endorsement by the Transportation and Works Department of the applications for the development of the balance of the Pinnacle lands in the northwest quadrant of the Hurontario Street and Eglinton Avenue West intersection. Comments and conditions have been provided by this Department under separate cover on a

number of outstanding traffic, density, right of way, drainage and other matters related to the processing of Draft Plan applications T-M07005 W5 & T-M07006 W5.

PLANNING COMMENTS

Official Plan

The lands subject to Phase One of the Pinnacle development are presently designated "Residential - Medium Density I" and "Residential - High Density II", as outlined in Appendix S-1. The proposal requires an amendment to change these designations within the Hurontario District Plan Policies, to permit the proposed apartment buildings at a maximum Floor Space Index (FSI) of 7.5. As outlined within the planning rationale below, staff have no objection in recommending that the lands be redesignated to "Residential - High Density II - Special Section", subject to certain conditions as noted in the report.

Phase One Context

The proposal forms only a portion of a much larger development concept that Pinnacle has planned for the northwest quadrant of Hurontario Street and Eglinton Avenue West, as outlined in Appendix S-1, which envisions the construction of over 3,800 dwellings and an estimated population of just under 9,000 people. Staff are not in a position at this time to bring forward a recommendation on the remainder of the development proposal, as there remains a number of outstanding concerns that need to be addressed and resolved, which include density, traffic, land use compatibility, parkland dedication and servicing. A future Supplementary Report on the remainder of Pinnacle's applications will follow at a later time. For reasons as noted below, staff are now in a position to bring forward a recommendation on Phase One.

Pinnacle Phase One is a good example of development that achieves the intent of Provincial legislation and the policies of both the Region of Peel and City of Mississauga Official Plans. These

policies promote residential intensification, compatible built form with surrounding land uses, appropriate transition in use and building scale, efficient use of existing land and infrastructure resources, support of existing and proposed transit services, and well designed communities. The Information Report (Appendix S-1) references the Mississauga Plan policies, provisions and criteria that apply in evaluating site specific high density infill Official Plan Amendments. The discussion below provides for a summary of how these matters have been addressed and resolved to the satisfaction of staff.

A recommendation on Phase One of the development proposal can proceed at this time, in advance of the remainder of the project, for the following reasons:

- Appropriate limits of development have been identified, which have been accepted by CVC and City staff;
- As the site is located on the perimeter of Pinnacle's full land holdings, the remainder of the parcel beyond Phase One is not compromised for purposes of determining an appropriate development form;
- The location of Phase One, close to the Hurontario and Eglinton intersection and set far back from established low density development, is a logical location for high density development;
- The first phase can be accommodated from a traffic and servicing perspective, and technical matters have been addressed through the submission acceptable studies.

Mississauga Nodes and Intensification Policies

The development of the City is based on a structure characterized by residential communities, employment districts, and major open space corridors. To accommodate growth, this structure is further broken down into areas that include City Centre and a series of nodes, which have been set aside to accommodate a greater variety and concentration of uses than in the surrounding areas. A node acts as a focus of activity for more compact, mixed use and more intensive transit supportive development (see page 9, Appendix

S-1 for details). The subject lands are located within the Hurontario Node which is centered on the intersection of Hurontario Street and Eglinton Avenue. Features that make up this node include several commercial plazas, office buildings, and a number of large high density residential developments. The location of the subject lands within the centre of the node makes it an excellent location for residential intensification, consistent with existing apartment development in the immediate vicinity.

The maximum density permitted within the Hurontario District policies for the Phase One lands is an FSI of 2.9, whereas the applicant has requested a maximum of 7.5. Staff have no objection to the increase, as the development conforms with node and intensification policies of the Official Plan in the following manner:

- Appendix I-9 of Appendix S-1 provides development statistics for existing high density apartment complexes to the south of the subject lands (Kingsbridge Gardens). Buildings in this development range in height from 22 to 37 storeys. The majority of these buildings were constructed, in the traditional condominium style of the time, on larger suburban style blocks with private landscaped open space, fronting onto private roads. The buildings also tend to occupy large footprints and carry a heavier massing. Accordingly, the overall density is low (FSI of 2.3) although individual sites range upwards of 3.86. Pinnacle Phase One takes on more of an urban character, being serviced entirely by public roads with reduced setbacks. Broader open space has been consolidated into a proposed park system to the west. This is more in keeping with compact development forms under consideration today to comply with recent Provincial and City intensification initiatives. When public roads are included in the calculation, the density is reduced to an FSI of 3.69, which is comparable with individual sites to the south. This figure does not take into consideration the parklands set aside to the west;

- The development will result in a desirable increase in activity for the node, supportive of all forms of hard and soft servicing and infrastructure. The lands are well situated to take advantage of a range of community services, schools, and a wide range of commercial opportunities, many of the above services can be accessed without the use of a vehicle. In addition, the node is within close proximity to the employment, shopping and cultural advantages of the City Centre area;
- The proposal reinforces and enhances the local community character by introducing a well designed development that is compatible with, and would have no adverse impacts on nearby existing low, medium and high density land uses;
- The development of the lands for apartments will introduce a compact urban and orderly built form for the northwest quadrant of the Hurontario and Eglinton intersection, which will be further developed upon as consideration is provided for future Pinnacle phases. The intention is to create an appropriate transition in density and scale back from this intersection to lower densities to the north and west;
- The massing and scale of the proposed buildings have been designed to integrate and relate appropriately with the surrounding residential community, having proper regard for building height and setbacks;
- Technical studies submitted in support of the applications have confirmed that development would appear to have no negative impacts from a traffic, environmental, noise, and servicing perspective;
- Phase One of the development is also in general keeping with the Growth Management Study, as referenced on page 14 of Appendix S-1.

At the time the original development applications were filed, the subject lands formed part of the Urban Growth Centre (UGC, see

page 9 of Appendix S-1). At the direction of the Province, this boundary was changed, and now excludes all Pinnacle lands. The boundary change has been incorporated into OPA No. 95, which has been adopted by Council and is presently awaiting Regional approval. Phase One of the subject applications is in compliance with policies that speak to lands located outside of the UGC.

Page 8 of Appendix S-1 references the Official Plan policies that form part of the Hurontario District Plan. The height and scale of Phase One are appropriate for the District, and are not of the same unlimited density as permitted in the City Centre District. The proposal is in keeping with providing for a suitable transition to City Centre, yet adding density that will strengthen the node and support transit.

Transit Supportive Development

As noted above, the support and operation of transit is a critical consideration in the review of development applications for intensification within nodes. The subject lands, developed at a higher density, are well located to take advantage of a number of transit initiatives. Transit operations currently passing through the Hurontario/Eglinton node consist of the following:

- Eglinton Avenue: Routes 35, 35A, 89 - Islington TTC Subway Station, Erin Mills Town Centre, Meadowvale Town Centre;
- Hurontario Street: Routes 19, 19A and 19B (and associated express routes) - Port Credit GO Station, City Centre Transit Terminal, Shoppers World in Brampton;
- Other Routes: Routes within walking distance of Phase One include Route 10 (Ceremonial and Bristol Road), Routes 34 and 68 (Kingsbridge), Route 7 (Airport Corporate), and Route 65 (Trailwood and Thornwood).

Many of the above routes connect into the City Centre Transit Terminal and other destinations including GO Transit and TTC

stations, employment areas, and shopping centres, along with locations beyond in the adjoining communities of Toronto, Brampton and Oakville. Intensification of the subject lands will only increase the viability of transit services in the node. Other important future transit initiatives that the subject development will be supportive of include the following:

- *Bus Rapid Transit (BRT)* - The BRT will connect directly into the City Centre Transit Terminal. To protect the viability of this line, it is important to ensure that area densities move in the direction of being more transit supportive. The close proximity of the BRT station to the subject lands will be a large advantage for those residents who choose to live in this location, providing excellent east-west connections;
- *Hurontario Higher Order Transit Study (HHOT)* - A study has been initiated to understand the feasibility of locating higher order transit along the Hurontario Corridor. It is anticipated that recommendations on the chosen technology, alignment, station locations and associated planning and design parameters will be released in late 2009 or early 2010. The establishment of higher order transit along this corridor will strengthen the Hurontario node and place a high value on the subject lands from a locational perspective, with unparalleled access to regional transit systems. The preliminary urban design recommendations within the HHOT study for the subject lands propose towers in the 25 storey height range, with close setbacks to major roads, and the ability to accommodate future at grade commercial uses if the market warrants such. The proposal is in keeping with these recommendations.

Hurontario/Eglinton Traffic Impact and Urban Design Report

In April 2009, a study entitled Hurontario Street and Eglinton Avenue Area Traffic Impact Report was finalized by iTrans Consulting Inc. The purpose of the study was to analyze certain

lands with development potential, located within and around the Node. Recommendations on the traffic matters are covered under the Transportation and Works Department section of this report.

The study also included an urban design and land use component, completed by Brook McIlroy Inc. This firm drafted a concept plan for the entire area, proposing a mixture of residential building heights and densities supported by commercial and park uses. This was based on a series of design objectives, which established a framework for development of each of the four quadrants surrounding the intersection. Notwithstanding the above, the purpose of this plan was to illustrate how development may occur as the area transitions into a more pedestrian oriented mixed-use environment, and not as a fixed plan.

The concept plan illustrates for the Phase One lands high rise buildings from 13 to 28 storeys, surrounded by low rise buildings (i.e. podiums) with a height of 2 to 4 storeys. All buildings are proposed to face public roads, which are laid out in a grid pattern, with buildings facing and enclosing the streets incorporating urban setbacks. The Phase One proposal is in general keeping with the design and planning recommendations and built form suggestions outlined within the report. The Urban Design section below further explains some of these matters.

Urban Design Considerations

Critical to the success of a development is its design, and the relationship it forms with the surrounding built context. The applicant has taken steps to accomplish these objectives. Page 10 of Appendix S-1 provides a brief summary of the urban design principles that apply to the lands. The following points detail how the development has achieved conformity with these provisions:

- The proposed buildings for the lands are of an appropriate height and scale, warranted by their proximity to a major intersection and the pattern of surrounding high density development that has proceeded it. The buildings will set the standard and act as a focal point for future development

in and around the intersection and Node, creating a sense of enclosure which if carried through along the street will visually reduce the apparent width of the road and improve upon the pedestrian environment;

- The location of the proposed built form and associated density is appropriate within the larger framework of the entire Pinnacle development proposal, being the most desirable location for intensification;
- Proposed buildings have been sited to provide a direct and comfortable relationship with all four road frontages. The two to three storey podium will properly define the street edge, while the visual impact of the height of the associated 25 and 28 storey towers on the road is reduced through appropriate setbacks beyond the edge of the podium;
- Direct access will be provided into ground related units. Functional front doors together with transparent building facades and the provision of two primary street facing entrances onto Eglinton Avenue West will create active street facing facades that encourage pedestrian activity;
- The architect has provided for a distinctively designed built form for the lands, incorporating within the towers a range of building materials that are off-set at various levels. Particular attention has been paid to the roof top areas, which have been designed with a unique top that also encloses the mechanical and ventilation systems (see Appendix S-5 to S-7 for details);
- All parking, at City standards, will be located below grade. Appropriate and safe pedestrian connections are provided around the perimeter of the site, predominantly on municipal sidewalks, with convenient connections made to building entrances, signalized street crossings, and transit stops;

- The two towers are oriented in such a way that view corridors have been preserved within each for residents to the adjacent Cooksville Creek valley lands, with limited obstruction.

Architectural Gateway Feature

In view of the scale of the development, and its prominent location on Eglinton Avenue West, it seemed fitting that a design feature be incorporated into Phase One that provided a focal point for the Pinnacle development. The applicant is proposing, at the northeast corner of Eglinton Avenue and Street 'C', a glass water feature that will be visible from the road. The feature is proposed to form part of the main entrance to the building and include seating areas. All works will be accommodated on private land, with the exception of portions of the fountain which will extend into the daylight triangle (see Appendix S-8). Balancing out the water feature on the opposite side of the road to the west will be a future park entrance to the Cooksville Creek. The requirement for the feature will be incorporated into the Development Agreement, with details, including height and design, being confirmed through the site plan process.

Pedestrian Wind Study

In support of the subject applications, a Pedestrian Wind Study was submitted. The purpose of the study was to quantitatively assess the pedestrian level wind environment under both existing and future conditions around the development, and to assess mitigative solutions where required. The report has concluded that comfort conditions at the site are considered generally acceptable to the setting, and extensive mitigation is not deemed necessary. The original report had assigned a winter rating of "uncomfortable" to several of the test locations, being areas subject to prevailing winter winds approaching from a westerly to southerly direction. In an addendum, the consultant recommended certain changes that may result in further improvement. Through the site plan approval process, the effect of the recommended changes will be evaluated.

Shadow Study

Shadow Studies were completed for the development, in accordance with the City's design reference note entitled "Standards for Shadow Studies". This document requires that sunlight be provided at specified times for residential amenity areas, parks, and children's play areas on adjacent lands, to maximize their use during summer afternoons and evenings. At present, there are no existing amenity areas adjacent to Phase One. Three new areas are proposed, being the open space square to the north, linear park along Cooksville Creek to the west, and the private amenity space associated with the subject building located on the third floor rooftop. The study submitted confirms that there are limited impacts on the two neighbouring park sites, as per City requirements. Staff will review the impacts on the third floor amenity space through the site plan process.

Landscape Urban Design

The urban character of the subject development proposal reduces the extent of landscaped areas. Notwithstanding, the applicant has taken steps to provide for a softening of the site perimeter from a landscape perspective. These matters will be accomplished through the processing of the site plan, as follows:

- Minimum building setbacks for the lands to the property line are as follows: 3.0 m (11.5 ft.) on the east and west sides; 4.5 m (14.8 ft.) along the north frontage; and 4.5 m (15.7 ft.) along Eglinton Avenue. To accommodate a future multi-use recreational trail and associated landscaping, the actual distance from the face of the proposed building and the Eglinton Avenue curb is 12 m (39.4 ft.). All areas between the building and property line have been designed to accommodate landscape treatment, with sufficient soil depth below to ensure plants of reasonable height will thrive. Details will be addressed through the site plan approval process;

- As noted above, the building incorporates functional landscaped yard areas associated with all units that have direct ground floor access;
- A large and accessible landscaped roof deck is being provided on top of the third storey podium, which will include an outdoor children's play area. Locations on the deck area not used for amenity space will be developed as a green roof.

Esso Gas Station Parcel

To the immediate east of the subject lands is an Esso fuel station, at the northwest corner of Hurontario Street and Eglinton Avenue. It will be separated from Phase One by a public road, which itself will be shared between Pinnacle and Esso land holdings (see Appendix S-3). Staff had expressed concern regarding access to and future development of the Esso lands. The applicant has provided a diagram which demonstrates that the Esso lands can be developed for higher density office/residential uses in the future. The new public road has been designed in such a way that two way traffic can be accommodated, with right-in and right-out turning movements only to Eglinton Avenue West. To screen views of the gas station site from those ground related units that will face east, a combination of fencing and/or landscaping will be incorporated into the design. Details will be addressed through the site plan and engineering processes.

Urban Design Panel

The entire Pinnacle development proposal was originally considered by the City's Urban Design Advisory Panel back on September 18, 2007. Recommendations by the panel were ultimately incorporated into the design of the broader development proposal. On June 2, 2009, Phase One was presented to the Panel. The matter was received favourably, with general support offered to the development. Matters of interest raised included the following:

- Use of ground floor units facing Eglinton Avenue (residential vs. commercial);
- Use, grading and privacy of private amenity areas facing Eglinton Avenue;
- Colour and texture of exterior building finish;
- The architectural language of the tower and podium, including their relationship to each other;
- Courtyard details;
- Perimeter tree planting and landscaping;
- Redevelopment of the neighbouring gas station parcel.

In response to the items raised, the applicant made certain design changes to the submitted site plan. The above matters will be addressed through this process.

Mississauga Plan Criteria

As outlined in the Information Report, Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments (see page 11 of Appendix S-1). The applicant filed a satisfactory Planning Justification Report in support of the subject applications. Each criterion has been addressed, to the satisfaction of staff, as outlined in the body of the report above.

Other Planning Documents

Staff have undertaken a review of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan, as it relates to the subject applications, and are of the opinion that the applications are in conformity with these documents.

Zoning

The applicant is proposing to rezone the lands from "D" (Development) to "RA5-Exception" (Apartment Dwellings). In view of the Official Plan considerations and recommendations identified above, this zone is appropriate to accommodate the proposed condominium apartment buildings, subject to the

following development standards applying to the apartment zone category:

Item	Requested Zone Standard	Present City Standard
Maximum Floor Space Index	7.5	2.9
Maximum Height	28 storeys	The lesser of 77 m (263 ft.) or 25 storeys
Minimum Landscaped Area	24% (1,300 m ² or 14,000 sq. ft.)	40%
Minimum Landscape Buffer	3.0 m (11.5 ft.)	4.5 m (14.7 ft.)
Minimum amenity area	2,400 m ² (25,833 sq. ft.)	The greater of 5.6 m ² (18.3 sq. ft.) per dwelling or 10% of lot area
Minimum Amenity Area at Grade	0.0 m ²	55.0 m ²

Building location, landscape areas and setbacks (including for underground parking decks) will be identified on an Exception Schedule to the implementing by-law, as noted on Appendix S-4.

Green Development Initiatives

Page 11 of Appendix S-1 outlines green development initiatives the applicant proposes to incorporate into the development. The applicant at this time is looking to construct Phase One to a level of LEEDS (Leadership in Energy and Environmental Design) Silver compatible. This may be incorporated into the Development Agreement.

Site Plan Application

In support of the subject applications, the applicant has filed a site plan application under file SP 09/043 W5. The plans are currently under review. A number of matters, as referenced in the report,

will be detailed and addressed through this process, which include the following:

- The implementation of wind mitigative measures, as required through the Pedestrian Wind Study;
- Review of the location of the third floor amenity area, relative to impacts from a shadow perspective, including details and design;
- Details on the water feature proposed for the northeast corner of Eglinton Avenue and Street "C";
- Phasing program, as noted below.

Building and Condominium Phasing

The applicants are proposing to market and construct the west tower first. Through the site plan approval process, a phasing plan will be worked out that takes into consideration servicing, access, and the condition of lands that remain un-built. This may require the execution of an agreement.

Archaeological Assessment

The applicant has submitted Stage One and Two Archaeological Assessments, completed by The Archaeologist Inc., in support of the subject applications. The document has been reviewed both by City staff and the Ministry of Culture, who have provided their clearance for Phase One.

Sales Centre

The applicant is currently in the process of planning the construction of a sales pavilion for their development. Options being considered include use of the existing home (formerly a dog kennel) to the west, or other areas beyond the construction scope of Phase One (i.e. adjacent to Hurontario Street). The use of any lands beyond Phase One will require a separate approval, as a sales centre use is not permitted under the current zoning. In addition, a site plan application may be required.

- FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.
- CONCLUSION:** In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The applicant has modified their proposal for a Phase One development as detailed above. It is recommended that no further public meeting need be held regarding the proposed changes.
- 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 an increase in apartment density on the lands is in keeping with the policies of the Official Plan that speak to compatible and transit supportive residential development and intensification, within nodes;
 2. The proposal is compatible with the surrounding land uses, with no unacceptable adverse impact from a development, traffic and servicing perspective anticipated;
 3. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested apartment uses, subject to the restrictions as described in the staff report.
- ATTACHMENTS:** Appendix S-1 - Information Report
Appendix S-2 - Recommendation PDC-0009-2009
Appendix S-3 - Context Plan, Phase One Development Location
Appendix S-4 - Phase One Development Proposal
Appendix S-5 - Building Elevations, from Eglinton Avenue
Appendix S-6 - Building Elevations, from Cooksville Creek

Appendix S-7 - Building Elevation Rendering
Appendix S-8 - Proposed Fountain Feature
Appendix S-9 - Zoning Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner





Corporate Report

Clerk's Files

Originator's

Files OZ 07/024 W5
OZ 07/025 W5
T-M07005 W5
T-M07006 W5

RDC

JAN 12 2009

DATE: December 9, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 12, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit a multi-use residential, commercial and office
development, in conjunction with parkland uses
Part of Lot 1, Concession 1, W.H.S.
Northwest Quadrant of Hurontario Street and
Eglinton Avenue West
Owner: Pinnacle International (Ontario) Limited
Applicant: Philip Levine, IBI Group
Bill 51

Public Meeting**Ward 5**

RECOMMENDATION: That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1,

Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.

BACKGROUND:

The subject lands are located within the northwest quadrant of Hurontario Street and Eglinton Avenue West, stretching eastward from Hurontario Street to Fairwind Drive. The existing residential development of varying densities on Tagish Court, Nishga Court and Salishan Circle (including Cooksville Creek Public School) form the northern property line. Cooksville Creek, which is under City ownership, bisects the property through the centre in a north south direction. Aside from several empty buildings abutting Eglinton Avenue West (formerly a dog kennel and residence), the properties are vacant. Adjacent to the creek in the western portion of the lands exists a wetland area.

The existing gas station at the immediate northwest corner of Hurontario Street and Eglinton Avenue West does not form part of the applications (see Appendix I-2).

Neighbourhood Context

Lands surrounding the subject applications comprise a range of uses and residential densities, which can be described as follows (see Appendix I-4 for details):

- North: Moving in an east-west direction is a ten storey apartment building (fronting onto Hurontario Street), townhomes fronting Salishan Circle (which terminates in two locations abutting the lands), Cooksville Creek Public School, detached dwellings fronting both Nishga Court and Tagish Court;
- West: Across Fairwind Drive, detached dwellings and St. Hilary Catholic School;
- South: Moving in an east-west direction is a commercial centre incorporating an eight storey office building and a one storey retail plaza, a twenty-two storey condominium apartment tower, and west of Cooksville Creek, townhouses, and semi-detached dwellings;
- East: A retail commercial centre, which includes Montana's Restaurant, Shoppers Drug Mart and other restaurant and

retail uses. To the north of the plaza, the land is vacant but designated for high density residential uses. To the southeast of the subject property is the commercial center known as Mississauga Market Place.

Development applications for the lands were originally filed by Pinnacle International (Ontario) Limited on December 19, 2007, to permit 4,800 dwellings (apartment and townhouse) and parkland uses, for both the east and west sides of Cooksville Creek. These applications were formally amended on October 21, 2008, to reduce the number of dwellings to 3,883 and to concentrate all development on the east side of the creek. All lands on the west side of the creek are proposed to be conveyed to the City for parkland. The revised applications have been circulated for technical comments. In addition, a joint ward community meeting was conducted by Councillor Adams and Councillor Dale on November 4, 2008 (see below for details).

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community. Information regarding the history of the site is found in Appendix I-1.

COMMENTS:

The applications submitted by Pinnacle are for a large scale multi-use development for almost four million square feet of floor area on 15 ha (35 ac) of land, of which slightly less than half will be set aside in public ownership for environmental protection and parkland. If the applications were to be approved, when completed it would be home to almost 9, 000 people and approximately 580 office jobs.

Due to the complexity of the applications, an overall summary is provided below, followed by a summary of the applications for the east and west parcels. A detailed block by block break down and associated zoning provisions are provided in Appendix I-8.

Pinnacle Development Summary Chart	
Total Land Area:	14.78 ha (36.5 acres)
Total Park Area:	6.45 ha (15.9 acres)
Total Road Area:	2.68 ha (6.62 acres)
Total Road Widenings:	0.26 ha (0.64 acres)
East Net Area:	5.39 ac (13.3 acres)
GFA Residential:	326,285 m ² (351,210 sq. ft.)
GFA Retail:	9,835 m ² (105,863 sq. ft.)
GFA Office:	12,830 m ² (138,100 sq. ft.)
GFA All Uses:	348,950 m ² (3,756,066 sq. ft.)
Gross/Net Density East:	394 uph (159 upa)/720 uph (291 upa)
Gross/Net Density Total:	262 uph (106 upa)/376 uph (152 upa)
PPJ/ha (PPJ/ac) (PPJ - people plus jobs)	645/ha (261/ac) (excludes commercial component where stats are not available)
Net FSI East Area:	6.47
Gross FSI East Area:	3.54
Gross FSI Total:	2.36
No. Tower Units:	3,302 dwellings
No. Mid-rise Units:	504 dwellings
No. Townhouses:	77 dwellings
No. Total Units:	3,883 dwellings
Approx. Number of Parking Spaces Proposed	5,073 spaces
Approx. Number of Parking Spaces Required	7,118 spaces
Landscape Area	To be determined
Anticipated Population:	8,955 people *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga
Supporting Documents:	- Planning Justification and Proposed Standards Report - Urban Design Impact Considerations Report - Traffic Impact Assessment - Functional Servicing Assessment

	<ul style="list-style-type: none"> - Arborist Report - Noise Study - Phase 1 and 2 Environmental Assessment Reports - Geotechnical/Soil Investigation Reports - Floodplain Management Study - Environmental Impact Study
--	--

For reference to development application locations and building/block numbers, refer to Appendix I-5 and I-6. To provide some comparison for these applications, an overview of the development form within the southwest quadrant of Hurontario Street and Eglinton Avenue West, collectively referred to as the "Kingsbridge Garden Circle Area", is contained in Appendix I-9.

DEVELOPMENT DETAILS - WEST SIDE OF COOKSVILLE CREEK

OPA and Rezoning Application OZ 07/024 W5

Draft Plan of Subdivision Application T-M07005 W5

Site Characteristics	
Frontage:	325.5 m (1,068 ft.) fronting Eglinton Avenue West 279.0 m (915 ft.) fronting Fairwind Drive
Gross Lot Area:	4.92 ha (12.16 acres)
Net Lot Area	4.92 ha (12.16 acres)

Current Mississauga Plan Designation and Policies for Hurontario District:

- "Residential - Low Density I" which permits detached, semi-detached and duplex dwellings to a maximum density of 17 uph (7 upa);
- "Residential - Medium Density I" which permits townhouse development at a density of 25-50 uph (10-20 upa), with buildings not exceeding three storeys in height;

- "Public Open Space" which includes parkland;
- The Land Use Map also shows a Regulatory Flood plain overlay to identify the potential flooding of a portion of the lands (see below).

Based on the existing Official Plan land use designations, it was anticipated that this area would be developed for approximately 97 units, broken down into 11 detached dwellings, 6 semi-detached dwellings and 80 townhouse dwellings.

In response to comments from the Community Services Department, the applicant is proposing that all lands on the west side of the creek be transferred to the City for park purposes. The proposed applications are not in conformity with the existing land use designations.

Proposed Official Plan Designation and Policies:

The applicant is proposing to designate all lands as "Public Open Space".

Existing Zoning:

"D" (Development), which permits a building or structure and use, legally existing on the date of passing of By-law 0225-2007.

Proposed Zoning By-law Amendment:

"OS1" (Community Park), to permit parkland uses.

DEVELOPMENT DETAILS - EAST SIDE OF COOKSVILLE CREEK

OPA and Rezoning Application OZ 07/025 W5
Draft Plan of Subdivision Application T-M07006 W5

Site Characteristics	
Frontage:	156.5 m (513 ft.) fronting Eglinton Avenue West 240.0 m (787 ft.) fronting Hurontario Street Termination of Salishan Circle, in two locations
Gross Lot Area:	9.68 ha (23.92 ac.)
Net Lot Area	5.39 ha (13.32 ac.)

Current Mississauga Plan Designation and Policies for Hurontario District:

- "Residential - Medium Density I" which permits townhouse development at a density of 25-50 uph (10 -20 upa), with buildings not exceeding three storeys in height;
- "Residential - High Density II" which permits apartment buildings at a Floor Space Index of 1.9 to 2.9;
- "Public Open Space" which includes parkland;
- The Land Use Map also shows a Regulatory Flood plain overlay to identify the potential flooding of a portion of the lands (see below).

Based on the existing Official Plan land use designations, it was anticipated that this area would be developed for approximately 1,530 units, broken down into 180 townhouse dwellings and 1,350 apartment dwellings. The proposed applications are not in conformity with the existing land use designations.

Proposed Official Plan Designation:

The applicant is proposing to change the Official Plan designation applying to all development Blocks (1 through 5) to "Residential - High Density II - Special Section", to allow for the following exceptions:

- A maximum Floor Space Index of 6.47, as applied to the entire development block area (Blocks 1 through 5);

- Retail uses be permitted on the ground and second floor of development blocks facing Street B and Hurontario Street, to a maximum of 9,835 m² (105,863 sq. ft.);
- Office uses be permitted on the second and third floor of development blocks facing Hurontario Street, to a maximum of 12,830 m² (138,101 sq. ft.);
- Townhouses be allowed as a permitted use.

The remainder of the lands (Blocks 6 through 8) are proposed to be designated "Public Open Space", being conveyed to the City for parkland uses and trail connections.

Other Official Plan Provisions

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

Hurontario District Plan:

As noted above, the subject lands are located in the Hurontario District of Mississauga Plan. Section 4.16.2 notes that the District was initially planned recognizing its proximity to the City Centre. Accordingly, a policy framework exists which will provide for the establishment of a substantial residential population within convenient distance to the Centre, and for office and commercial uses that complement those in the Centre. Higher residential densities are encouraged near City Centre boundaries and along major arterial roads, where existing services and transit can be effectively utilized. Notwithstanding its proximity, however, residential densities of the scale permitted in City Centre will not be encouraged. Instead, uses and densities that provide a suitable transition will be encouraged. Urban Design Policies (Section 4.16.3) encourage the integration of Hurontario Street within the overall community design, in particular from a building transition and orientation perspective.

Hurontario/Eglinton Node:

The subject lands form part of the Hurontario/Eglinton Node which is centred on the Hurontario Street and Eglinton Avenue intersection. Within Mississauga Plan, nodes exist in order to create a focus of activity for the surrounding areas at locations which are afforded good accessibility, visibility and a relatively high level of existing and potential transit service. The following is encouraged within nodes: a high quality, compact and urban built form with a relationship to the streetline; retail uses, with direct access to the sidewalk; sufficiently high residential and employment density to support transit usage; and community, cultural and recreational facilities.

Through the preliminary review of the subject applications, staff are aware that one of the primary issues facing development in the node is the increasing volume of traffic, the means of how roads and pedestrian routes in the area interconnect, and how the built form should relate to the street. Accordingly, a consultant has been retained to review the node from a transportation and urban design perspective. It is anticipated that the results of the study will be released in early 2009.

Urban Growth Centre:

At the time when the applications were filed, a portion of the subject lands were located in the Urban Growth Centre (UGC), which parallels Hurontario Street from the Queen Elizabeth Way north to Matheson Boulevard, including City Centre. The UGC was established through the adoption of OPA No. 58 (Residential Intensification Interim Policies) to act as a focus for intensification in the City. The minimum gross density of residents and jobs planned for the UGC is 200 per hectare (80 per ac.). In November 2008, the Province of Ontario refined the northern boundary of the UGC and identified it as Highway 403. As the City's Official Plan will need to conform with the Provincial Growth Plan, the new boundary will be adjusted through the upcoming Official Plan review.

Residential Policies:

Section 3.2.3.2 of Mississauga Plan indicates that residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context, and creates a quality living environment. Section 3.2.4 of Mississauga Plan indicates that residential intensification is encouraged, subject to meeting the policies and intent of the Plan. Policies speak to development being compatible with the scale and character of a planned residential, and having regard for matters such as: natural environment and urban design matters (ie. street and block pattern, building height and mass); transition; transportation; adequate engineering and community services; pedestrian environment compatibility with surrounding land uses; and climate. The plan notes that development should be located on public roads.

Urban Design Policies:

Section 3.2.3.2 of Mississauga Plan indicates that design matters related to built form, scale, massing, orientation, parking, overshadowing, and the quality and quantity of open space will be priorities in assessing the merits of residential development. Section 3.15 of Mississauga Plan provides for policies which speak to appropriate built form and scale, streetscape and context, and compatibility with the surrounding built form.

Environmental Policies:

As noted above, Cooksville Creek bisects the subject lands and is designated within the Official Plan as "Greenbelt". In addition, the creek is identified on Schedule 3, Environmental Areas of Mississauga Plan as a Linkage. Section 3.15.2.2.h specifies that development applications within or adjacent to such areas must submit an Environmental Impact Study (EIS). A study has been filed by the applicant and is currently under review (see Credit Valley Conservation comments in Appendix I-10 for further information).

The section of Cooksville Creek in this location is located within the regulatory storm floodplain. Section 3.15.3.2, which contains

policies in this regard, states that any development is subject to the Natural Hazard policies which generally prohibit development on lands subject to flooding. If, through the submission of detailed studies and a satisfactory review by the Conservation Authority and City, certain lands are determined to not be within the floodplain, development can proceed in accordance with policies for Natural Hazards and the underlying land use designation. Pinnacle is seeking these approvals in certain locations abutting the creek area.

Criteria for Site Specific Official Plan Amendments:

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- The proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- The proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- There is adequate infrastructure and community services to support the proposed development.

Green Development Initiatives:

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

- Development of a compact urban form, in a transit oriented development format;
- Development form conducive to alternative transportation modes, such as walking and bicycling;
- Opportunity for green roof technology;
- Encouragement of LEED construction practices.

Existing Zoning:

"D" (Development), which permits a building or structure and use, legally existing on the date of passing of By-law 0225-2007.

Proposed Zoning By-law Amendment:

The applicant is proposing to rezone the lands to "RM4-Exception" (Townhouse Dwellings), "RA4-Exception" (Apartment Dwellings), "RA5-Exception" (Apartment Dwellings) and "OS1" (Community Park). Specific zoning details are contained in Appendix I-8.

COMMUNITY ISSUES

A joint community meeting was conducted by Ward 5 Councillor Eve Adams and Ward 4 Councillor Frank Dale on November 4, 2008. The following is a summary of issues raised by the Community:

- The development will result in additional traffic, which will further congest surrounding streets and intersections that are already over capacity (in particular at the Hurontario/Eglinton intersection), and allow for the infiltration of traffic into existing residential neighbourhoods;
- Request that Salishan Circle not connect directly into the broader neighbourhood, which may improve circulation and drop-off/pick-up movements at Cooksville Creek Public School;
- Impact the development will have on all local school numbers;
- Desire for additional land to supplement the current well used open space areas associated with Cooksville Creek Public School;
- The proposal in regards to density, building height and scale is too high, and not in general keeping with the surrounding communities;

- The height of the buildings will have a shadow effect on abutting residential properties;
- The potentially high costs involved in acquiring and maintaining the park system contemplated by the development proposal;
- Where visitor parking will be accommodated for the development;
- Servicing impacts, including garbage pick-up;
- Previous development history and particulars for the lands.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-10 and school accommodation information is contained in Appendix I-11. Based on the comments received and applicable Mississauga Plan policies, the following matters will have to be addressed:

- The scale and density of the proposal, relative to the surrounding community and proximity to City Centre;
- Compatibility and transition of proposed land uses and density to neighbouring residential areas;
- Traffic impacts of the proposal on surrounding roads and intersections, and the necessity for a bridge crossing;
- Impacts of development on neighbouring vacant parcels, and on the Node as a whole from a transportation, land use and urban design perspective;
- Fully defining the limits of development, to the satisfaction of CVC and Community Services;
- Road fabric and connections, in particular from a pedestrian and bicycling perspective;
- Understanding the impact on the development of potential higher order transit along Hurontario Street;
- Review of the application to ensure the development is supportive of transit;
- Open space and parkland connections and linkages to surrounding parks and neighbourhoods;
- Review of proposed bicycle route along the north property line;
- Submission of an archaeological assessment;

- Development separation and connections with proposed open spaces and parkland areas;
- Building and street relationships, including setbacks, podium heights, and encroachments;
- Implications of underground easement encroachments within the boulevard for parking garages and utilities;
- Street width and design, including pavement and boulevard details and associated cross sections;
- Location and function of visitor parking;
- Submission of detailed phasing plans, and their understanding from a development, traffic and servicing perspective;
- Sun, wind and comfort impacts of development on parks, proposed amenity areas, and neighbouring residential lands;
- Adequacy of existing services, including water, sanitary and storm connections;
- Analysis of proposed Official Plan and zoning by-law standards;
- Review of preliminary building elevations and materials;
- Incorporation of public art;
- The identification of sustainable green technology to be used in the proposed development.

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

OTHER INFORMATION

Growth Management Strategy

On November 3, 2008, the Planning and Development Committee received a report titled "Sustainable Living: A Growth Management Strategy for Mississauga - Mississauga Plan Review" (GMS). Within the report, the Hurontario/Eglinton Node (referred to as "Uptown") was identified as a Major Node. The study is recommending that Major Nodes have a minimum density of between 200 and 300 people plus jobs per hectare (80 to 120 per acre) with a mixed use ratio of people to jobs of 2:1, and building heights ranging between 3 storeys and 25 storeys.

On November 12, 2008, City Council endorsed the GMS as the basis for the preparation of the new Official Plan that directed residential growth to the Downtown, Major Nodes, Community Nodes and Corridors. The Supplementary Report will contain information with respect to how these applications will have regard for the GMS and the Draft Official Plan should it be released at the time of the Supplementary Report.

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to matters as noted above, 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: Once all agency and City department comments have been received and after the public meeting has been held, 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 Hurontario District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Draft Plan of Subdivision
- Appendix I-6 - Development Concept Plan
- Appendix I-7 - Preliminary Building Views
- Appendix I-8 - Detailed Development Block Breakdown and Zoning Provisions

Files: OZ 07/024 W5, OZ 07/025 W5,
T-M07005 W5, T-M07006 W5.

Planning and Development Committee

- 16 -

December 9, 2008

Appendix I-9 - Kingsbridge Garden Circle Area

Appendix I-10 - Agency Comments

Appendix I-11 - School Accommodation

Appendix I-12 - General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner



K:\PLAN\DEV\CONTL\GROUP\WPDATA\PDC1\OZ07024-025rep.lmp-rh-so.doc

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****Site History**

- December 1983 - The Ministry of Municipal Affairs and Housing approved the Hurontario Secondary Plan, which set the land use framework for the subject lands. In addition, the lands formed part of Hurontario Neighbourhood No. 3 within the Hurontario Residential District, which provided for a general neighbourhood framework for developing lands along the Hurontario corridor.
- March 1987 - Lands on the east side of Cooksville Creek were subject to the submission of rezoning applications under files OZ 033/87 and OZ 026/87, by Horvat Properties Limited. Through revision, the applications proposed 2,636 apartments, 103 townhouses, two park blocks, one greenbelt block, a school block, and a retail/office commercial centre. The residential file (OZ 033/87) was closed due to inactivity in December 1995 while the commercial file (OZ 026/87) was closed for the same reason in June 2002. Public hearings for both files never took place.
- June 1987 - Lands on the west side of Cooksville Creek were subject to the submission of rezoning and draft plan of subdivision applications under files OZ 064/87 and T-87040, by Mythree Investments et al. The applications proposed 21 detached dwellings and 77 townhouse dwellings. A public hearing for the development took place in April 1988, and the subdivision was draft approved by the Region of Peel in April 1989. The files were closed due to inactivity in February 2001.
- May 5, 2003 - The Region of Peel approved the Mississauga Plan Policies for the Hurontario District, designating the subject lands as "Residential - Low Density I", "Residential - Medium Density I", Residential - High Density II", and "Public Open Space".
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The matter was originally appealed by the applicant (Appeal No. 18), which has since been withdrawn in November 2008. The subject lands are zoned "D" (Development).



BY-LAW 0225-2007

LEGEND:

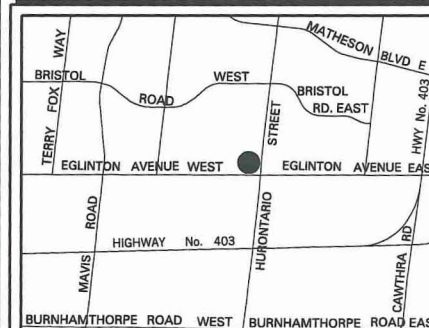


SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT: PINNACLE INTERNATIONAL (ONTARIO) LIMITED



FILE NO:
OZ 07024 W5 T-M07005
OZ 07025 W5 T-M07006

DWG. NO:
07024_025A

SCALE:
1:5000

PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

PART OF HURONTARIO DISTRICT LAND USE MAP HURONTARIO 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 Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Institutional
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- City Centre Transit Terminal
- Major Transit Corridor
- Proposed Grade Separation

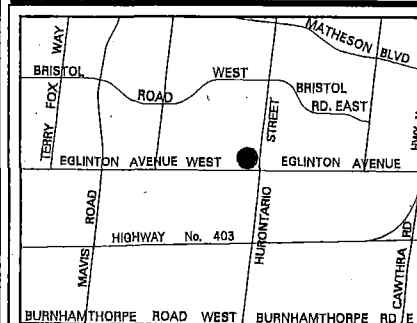
LAND USE LEGEND

- Regulatory Floodplain
- Node Boundary
- 1996 NEP / 2000 NEF Composite Noise Contours
- Golf Course
- Planning District
- Special Site Areas
(See Special Site Policies)

SUBJECT LANDS



SUBJECT: **PINNACLE INTERNATIONAL (ONTARIO) LIMITED**



FILE NO:
OZ 07024 W5 T-M07005
OZ 07025 W5 T-M07008

DWG. NO:
07024_025LM

SCALE:
N.T.S.

PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



SUBJECT: PINNACLE INTERNATIONAL
(ONTARIO) LIMITED

DWG. NO:
07024 025R

SCALE:
1:5000

PDC DATE:
2009 01 12

DRAWN BY:
W. FINLAY

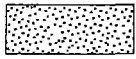
APPENDIX I-4a



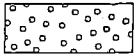
MISSISSAUGA
Planning and Building

*Produced by
T&W, Geomatics*

LEGEND:



Proposed Official Plan Amendment from "Residential – Low Density I", "Residential – Medium Density I" and "Public Open Space" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;



Proposed Official Plan Amendment from "Residential – Medium Density I" and "Public Open Space" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;



Proposed Official Plan Amendment from "Residential – Medium Density I" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) to permit parkland uses;



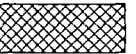
Proposed Official Plan Amendment from "Residential – High Density II" to "Public Open Space" and to change the Zoning By-law from "D" (Development) to "OS1" (Community Park) parkland uses;



Proposed Official Plan Amendment from "Residential – Medium Density I" and "Public Open Space" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings) and "RA4-Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings (maximum height 18 storeys) also incorporating commercial uses, at a net Floor Space Index of 2.14;



Proposed Official Plan Amendment from "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RA4-Exception" (Apartment Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit apartment buildings ranging in height from 12 storeys to 42 storeys, with certain buildings incorporating commercial and office uses, at a net Floor Space Index of 8.52;



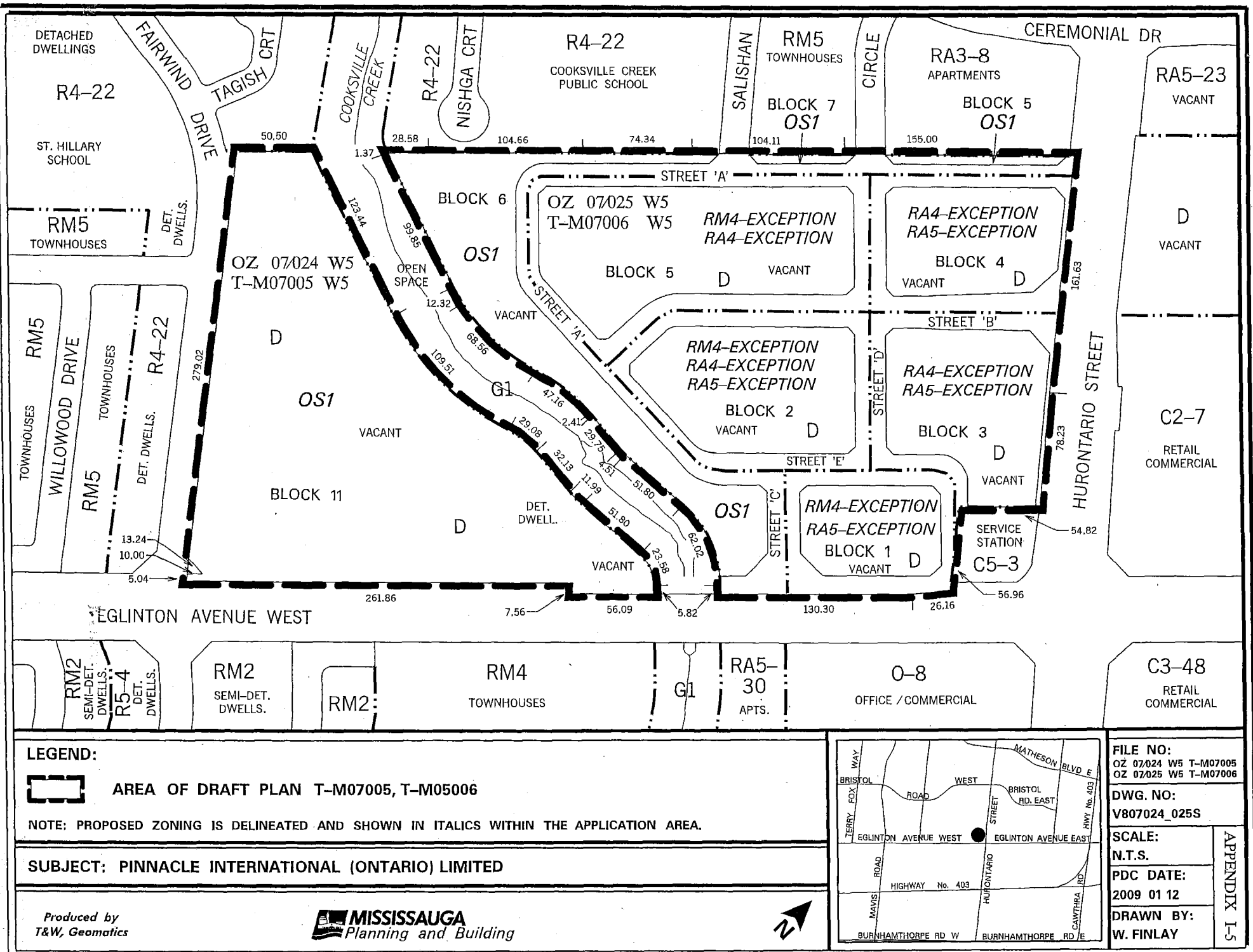
Proposed Official Plan Amendment from "Residential – Medium Density I" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "RA4-Exception" (Apartment Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings ranging in height from 6 storeys to 50 storeys, with certain buildings incorporating commercial uses, at a net Floor Space Index of 7.28;

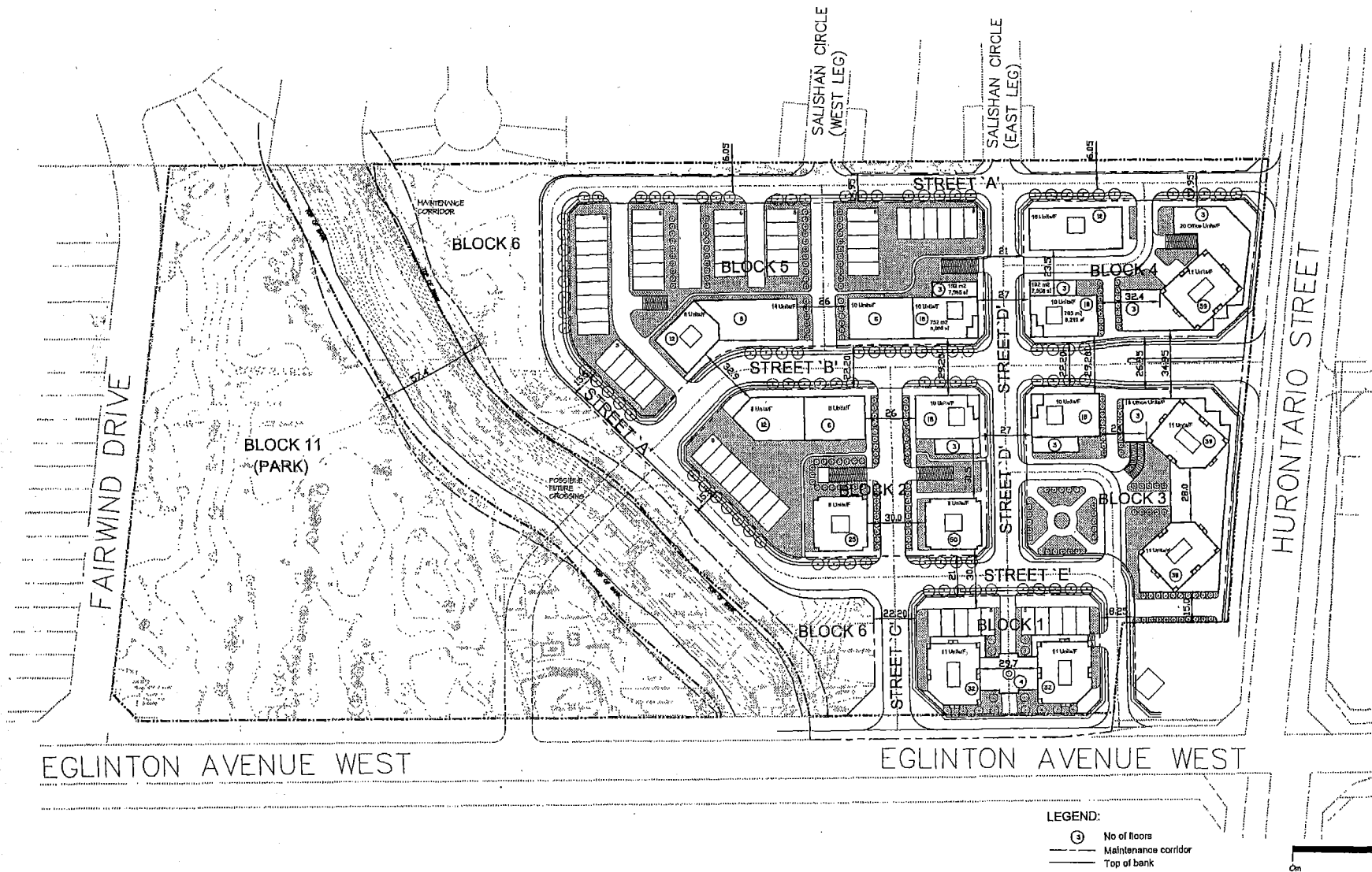


Proposed Official Plan Amendment from "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings), "RA4-Exception" (Apartment Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit apartment buildings ranging in height from 18 storeys to 42 storeys, with certain buildings incorporating commercial and office uses, at a net Floor Space Index of 8.74;

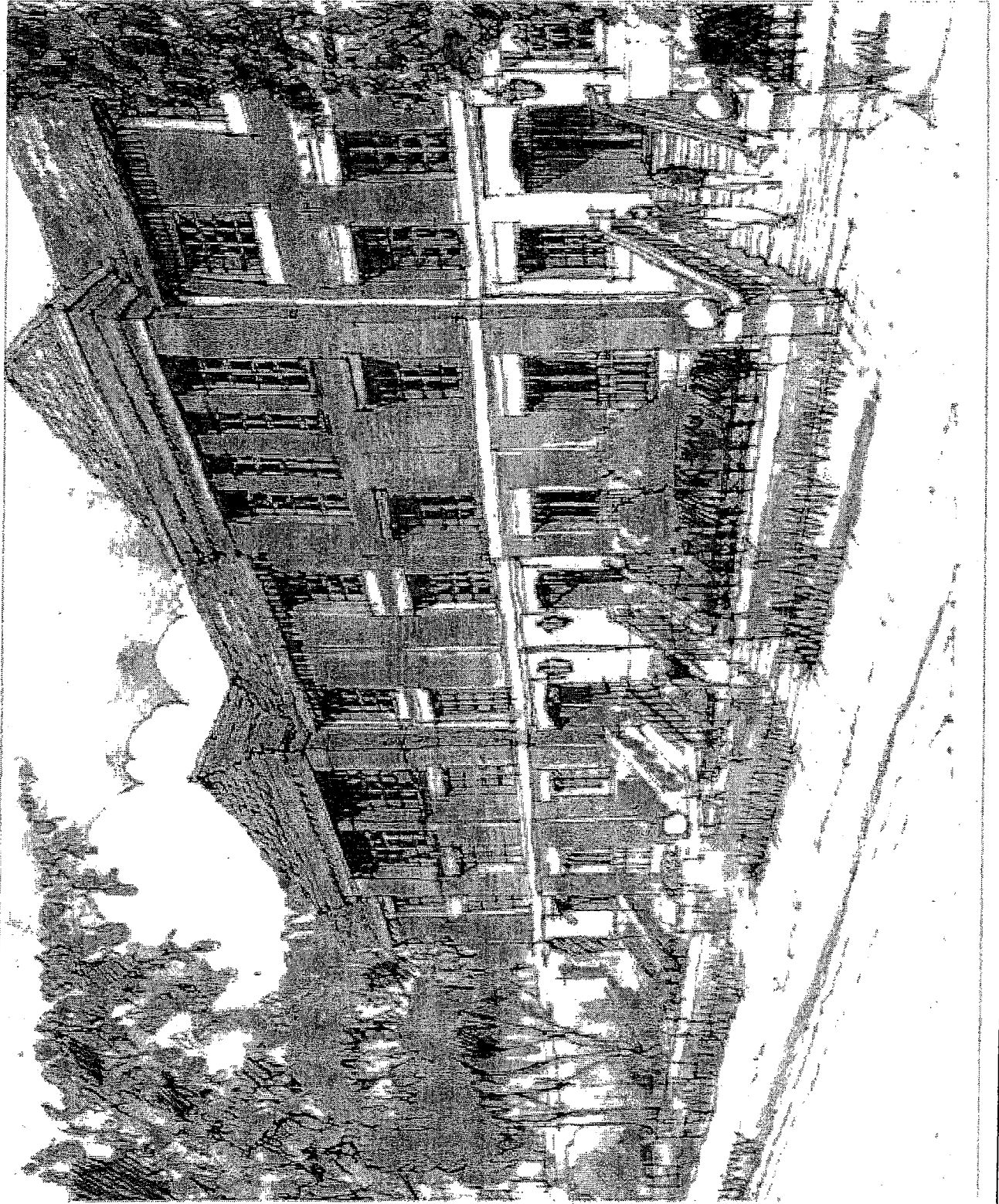


Proposed Official Plan Amendment from "Residential – Medium Density I" and "Residential – High Density II" to "Residential – High Density II – Special Section" and to change the Zoning By-law from "D" (Development) to "RM4-Exception" (Townhouse Dwellings) and "RA5-Exception" (Apartment Dwellings) to permit townhouse dwellings, and apartment buildings (maximum height 39 storeys), at a net Floor Space Index of 10.88.

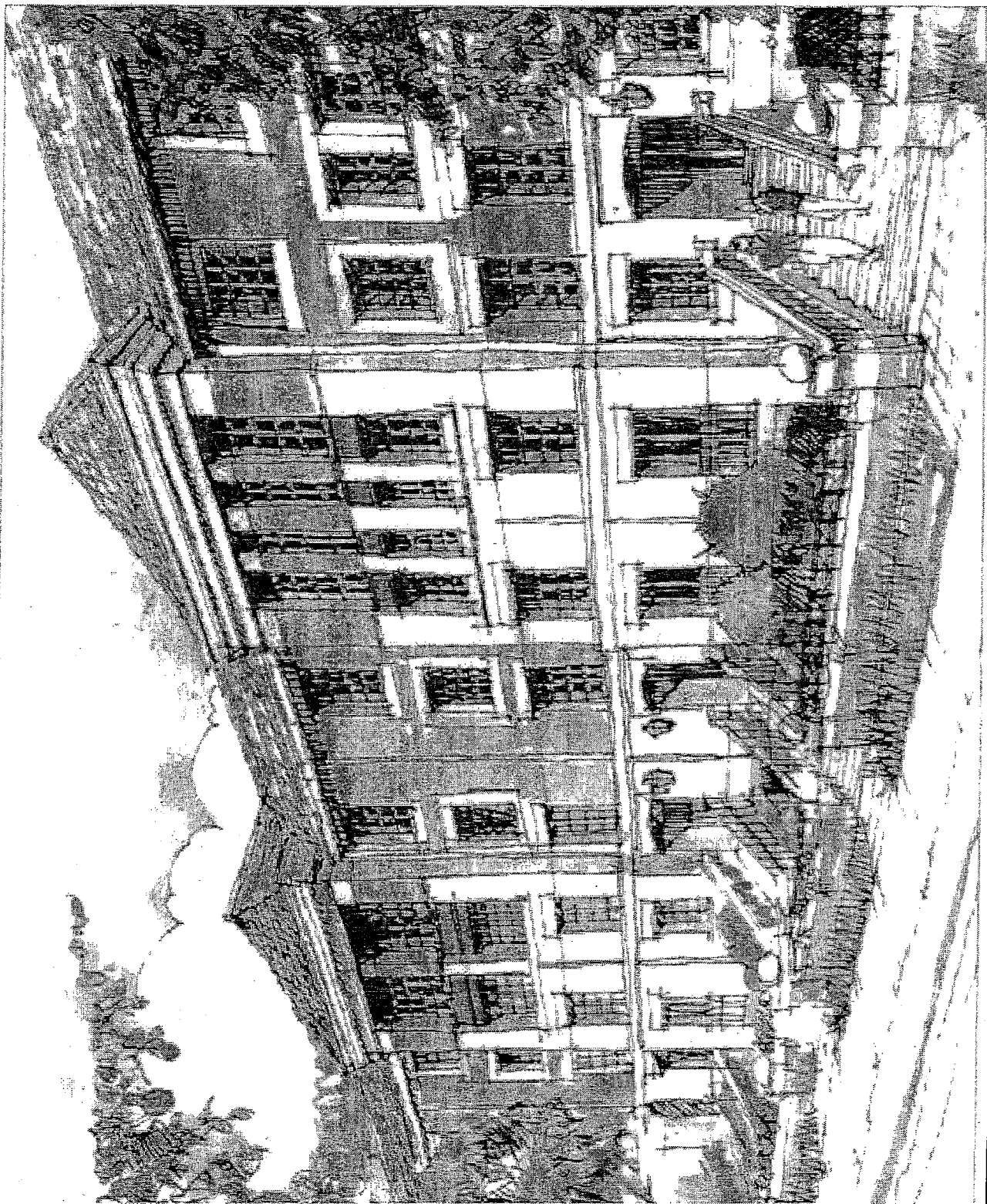




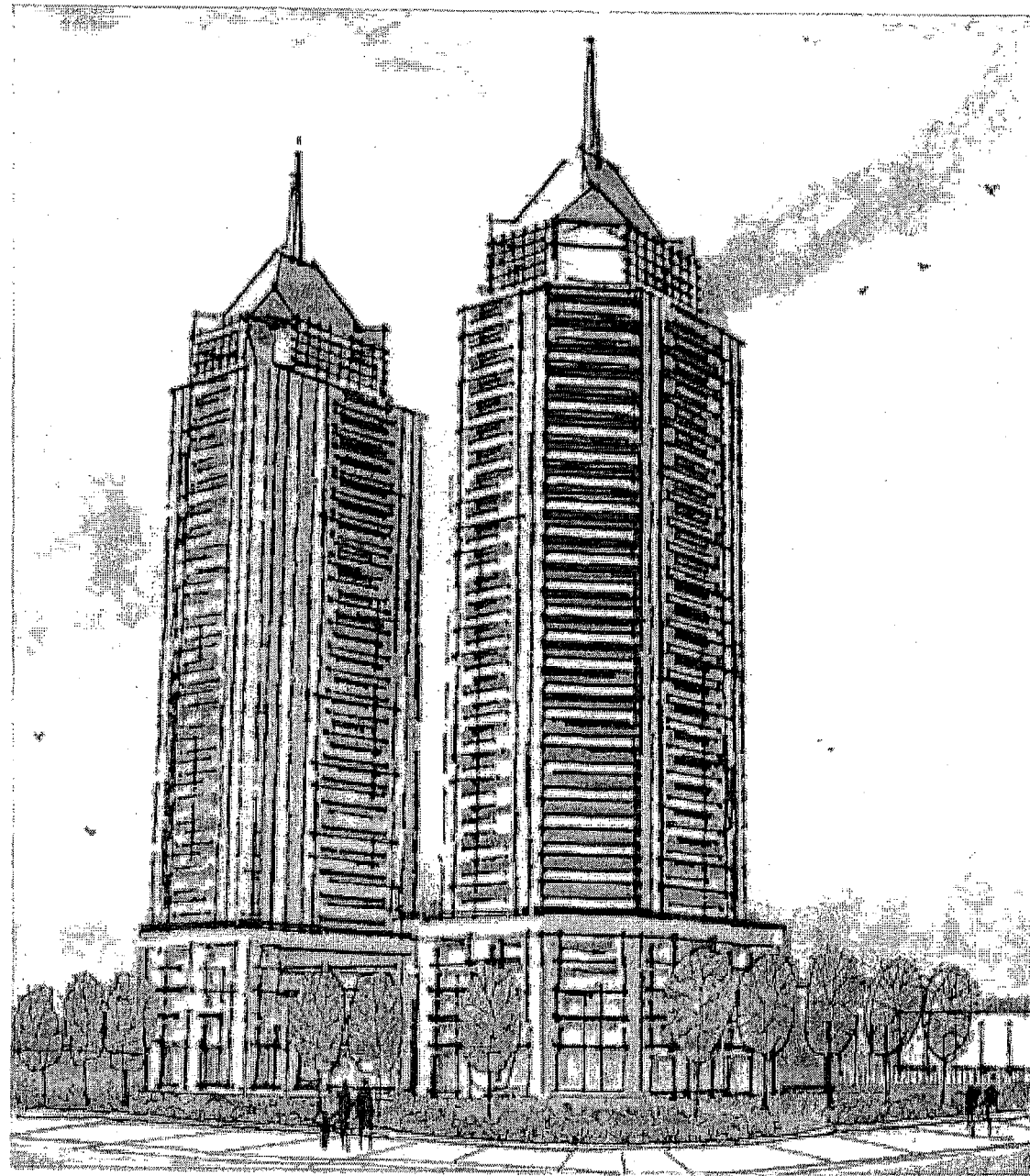
3 Storey Townhomes



4 Storey Townhomes



Phase 1 Towers



Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****Detailed Development Block Breakdown and Zoning Provisions**

The following is a detailed description of each development block within the proposed Draft Plan of Subdivision, including the requested zoning and land use. Refer to Appendix I-5 and I-6 for block and building reference numbers.

Block 1	
Proposed Zoning:	a. "RA5-Exception" (Apartment Dwellings) b. "RM4-Exception" (Townhouse Dwellings)
Proposed Use:	a. One 32 storey apartment tower (1-1) with 352 units, max GFA of 29,880 m ² (321,625 sq. ft.) b. One 32 storey apartment tower (1-2) with 352 units, max GFA of 29,880 m ² (321,625 sq. ft.) c. 10 townhouse units, four storeys in height, with a max GFA of 2,280 m ² (24,542 sq. ft.)
Land Area:	0.57 ha (1.4 acres)
FSI:	10.88
Res. GFA:	62,040 m ² (667,793 sq. ft.)
Retail GFA:	Nil
Office GFA:	Nil
Total GFA:	62,040 m ² (667,793 sq. ft.)

Block 2	
Proposed Zoning:	a. "RM4-Exception" (Townhouse Dwellings) b. "RA4-Exception" (Apartment Dwellings) c. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One midrise apartment building (2-1) ranging in height from 6 to 12 storeys with 128 units, retail uses, max GFA of 11,887 m ² (127,950 sq. ft.) b. One 18 storey apartment tower (2-2) with 159 units, retail uses, max GFA of 13,526 m ² (145,592 sq. ft.) c. One 25 storey apartment tower (2-3) with 225 units, max GFA of 19,025 m ² (204,783 sq. ft.) d. One 50 storey apartment tower (2-4) with 450 units, max GFA of 37,800 m ² (406,876 sq. ft.) e. 8 townhouse units, four storeys in height, with a max GFA of 1,824 m ² (19,633 sq. ft.)
Land Area:	1.17 ha (2.89 acres)
FSI:	7.28

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

Res. GFA:	84,062 m ² (904,835 sq. ft.)
Retail GFA:	1,066 m ² (11,474 sq. ft.)
Office GFA:	Nil
Total GFA:	85,127 m ² (916,299 sq. ft.)

Block 3	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One 18 storey apartment tower (3-1) with 159 units, retail uses, max GFA of 13,510 m ² (145,420 sq. ft.) b. One 42 storey apartment tower (3-2) with 429 units, retail and office uses, max GFA of 34,125 m ² (367,318 sq. ft.) c. One 42 storey apartment tower (3-3) with 429 units, retail and office uses, max GFA of 34,125 m ² (367,318 sq. ft.) Block 3 as well includes a private amenity block
Land Area:	1.07 ha (2.6 acres)
FSI:	8.74
Res. GFA:	81,760 m ² (880,057 sq. ft.)
Retail GFA:	4,186 m ² (45,057 sq. ft.)
Office GFA:	7,600 m ² (81,805 sq. ft.)
Total GFA	93,546 m ² (1,006,920 sq. ft.)

Block 4	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RA5-Exception" (Apartment Dwellings)
Proposed Use:	a. One mid-rise 12 storey apartment building (4-1) with 168 units, max GFA of 12,720 m ² (136,917 sq. ft.) b. One 18 storey apartment tower (4-2) with 159 units, retail uses, max GFA of 13,929 m ² (149,930 sq. ft.) c. One 42 storey apartment tower (4-3) with 429 units, retail and office uses, max GFA of 35,880 m ² (386,209 sq. ft.)
Land Area:	0.83 ha (2.05 acres)
FSI:	8.52
Res. GFA:	62,529 m ² (673,057 sq. ft.)
Retail GFA:	2,997 m ² (32,259 sq. ft.)
Office GFA:	5,230 m ² (56,295 sq. ft.)
Total GFA	70,755 m ² (761,600 sq. ft.)

Pinnacle International (Ontario) Limited

Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5

Block 5	
Proposed Zoning:	a. "RA4-Exception" (Apartment Dwellings) b. "RM4-Exception" (Townhouse Dwellings)
Proposed Use:	a. One midrise apartment building (5-1) ranging in height from 6 to 12 storeys with 88 units, retail uses, max GFA of 13,507 m ² (145,388 sq. ft.) b. One apartment building (5-2) ranging in height from 6 to 18 storeys with 279 units, retail uses, max GFA of 17,714 m ² (190,671 sq. ft.) c. 41 townhouse units, three storeys in height, with a max GFA of 4,674 m ² (50,310 sq. ft.)
Land Area:	1.75 ha (4.32 acres)
FSI:	2.14
Res. GFA:	35,895 m ² (386,370 sq. ft.)
Retail GFA:	1,587 m ² (17,082 sq. ft.)
Office GFA:	Nil
Total GFA	37,482 m ² (403,452 sq. ft.)

Blocks 6, 7 and 8 on the draft plan are parcels of land located adjacent to the valley lands and along the northern property line, totaling 1.53 ha (3.78 ac) which are proposed to be rezoned to "OS1" (Community Park), to permit parkland uses.

In addition to the zoning specifics captured in the above charts, the applicant has requested the following general zoning exceptions:

- Maximum gross floor area and building height for each structure (see above charts);
- Minimum front yard setback from all streets of 3.0 m (9.8 ft.);
- Maximum encroachment into all yards for windows, stairs and balconies etc. of 1.5 m (4.9 ft.);
- Minimum parking standard for retail uses of 2 spaces per 100 m² (328 sq. ft.), whereas the By-law rate is 5.4 spaces per 100 m² (328 sq. ft.);
- Minimum parking standard for all residential uses of 1 space per dwelling unit, whereas the By-law rate ranges between 1.0 and 1.75 spaces per dwelling unit, depending on the number of bedrooms;
- Minimum visitor parking standard of 0.15 spaces per dwelling unit, with parking permitted off-site, whereas the by-law rate is 0.20 spaces per dwelling unit;
- A setback of 0.0 m for underground parking decks, in conjunction with a 1.5 m (4.9 ft.) servicing easement on all development blocks;
- Amenity and Landscape Area Minimums: to be determined.

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****Kingsbridge Garden Circle Area**

Through the public review process, questions have been posed on the development form located to the south of the Pinnacle lands, collectively known as the Kingsbridge Garden Circle area. These lands are bounded by Hurontario Street to the east, Eglinton Avenue West to the north, Cooksville Creek to the west (statistics exclude the creek) and Highway 403/Parkway Belt West lands to the south. The following are selected statistics for the area:

Comparison Chart

	Kingsbridge *	Pinnacle
Total Gross Land Area	14.8 ha (36.5 ac.)	Total: 14.78 ha (36.5 ac.) East: 9.86 ha (24.36 ac.)
Total Net Land Area	13.7 ha (33.8 ac.) (excludes Kingsbridge Garden Circle and Tucana Court road allowances)	Total: 10.31 ha (25.4 ac.) (includes all west side lands) East: 5.39 ha (13.3 ac.)
Total Dwelling Units	2,617 apartment dwellings	3,883 dwellings
Total Gross FSI	2.10	Total: 2.36 East: 3.54
Total Net FSI	2.3 (individual sites range up to 3.86)	Total: 3.38 East: 6.47
Gross Density	177 units per ha (72 units per ac.)	Total: 262 uph (106 upa) East: 394 uph (159 upa)
Net Density	191 units per ha (77 units per acre)	Total: 376 uph (152 upa) East: 720 uph (291 upa)
Residential Gross Floor Area	320,530 m ² (3,450,156 sq. ft.)	348,950 m ² (3,756,066 sq. ft.)
Commercial Gross Floor Area	1,816 m ² (19,547 sq. ft.)	9,835 m ² (105,863 sq. ft.)
Office Gross Floor Area	38,489 m ² (414,292 sq. ft.)	12,830 m ² (138,100 sq. ft.)
Total Floor Area	360,835 m ² (3,883,995 sq. ft.)	348,950 m ² (3,756,066 sq. ft.)
Estimated Population	6,501 people	8,955 people

* Selected statistics taken from the publication "Focus on Central Mississauga", produced by the Policy Division of the Planning and Building Department dated April 2008.

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****Agency Comments**

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

Agency / Comment Date	Comment
<p>Greater Toronto Airports Authority (October 31 2008)</p>	<p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle or aeronautical facilities. However, as the proposed development is located within 10 km (6.2 miles) of the nearest runway and the top elevations of the proposed high-rise building could exceed 237 m (777 ft.) Above Sea Level, the development could impact on Nav Canada's instrument runway approach procedures. To determine if the proposed high-rise buildings would comply with the Airport's runway approach procedures, the GTAA and Nav Canada will need to conduct a detailed evaluation of the proposed development.</p> <p>The subject property lies within the 25-28 NEF/NEP of the composite contour map for Toronto Pearson International Airport. Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
<p>Ministry of Transportation (February 2008)</p>	<p>The subject lands are located outside MTO's area of permit control. As a result, we have no further concerns and MTO permits are not required.</p>
<p>Region of Peel (November 25, 2008)</p>	<p>Municipal services consist of a 600 mm watermain on Eglinton Avenue West and a 200 mm water main on Hurontario Street. The updated Functional Servicing Assessment, received November 6th, 2008, is currently under review. Additional information is pending from a water and sanitary services perspective, as detailed within staff comments. Changes may be required to the plan to facilitate waste management</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

Agency / Comment Date	Comment
<p>Dufferin-Peel Catholic District School Board and the Peel District School Board (November 6, 2008)</p>	<p>objectives</p> <p>The Dufferin-Peel Catholic District School Board and the Peel District School Board have indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Boards have requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998, be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan."</p> <p>In addition, if approved, the Boards also require conditions within the Development Agreement that speak to the installment of warning signs and bussing arrangements.</p>
<p>Credit Valley Conservation (November 24, 2008)</p>	<p>The subject property is traversed by Cooksville Creek and contains several small wetlands which are regulated by Credit Valley Conservation (CVC). The following matters are to be addressed to the satisfaction of CVC prior to the preparation of the Supplementary Report:</p> <ul style="list-style-type: none"> • Proposed floodplain modifications are to be supported by acceptable technical modeling and reports and to confirm the limits of development; • A technical justification for the possible vehicular bridge crossing is required including updated floodplain modeling. Alternatively, the bridge can be removed from the plan; • A restoration plan is required for the Cooksville Creek

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

Agency / Comment Date	Comment
	<p>valley associated with the extensive earthworks proposed;</p> <ul style="list-style-type: none"> • Additional information is required regarding the extent of wetlands to be retained and details regarding the proposed mitigation measures; • Hazard lands and retained wetlands are to be designated and zoned Greenbelt and dedicated to the municipality for long term conservation. If the retained wetlands are included within a parkland block, an Opens Space designation and zone may be acceptable. • Updated environmental, functional servicing and floodplain management reports and concept plans are currently under review. Technical comments on the revised submission have not been received by the City to date. <p>A CVC Development Permit will be required prior to commencement of any site works or wetland modification on the subject lands.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (November 20, 2008)</p>	<p>Should the applications be approved, the proposed development of 3,883 residential units will require the dedication of land for partial fulfillment of the requirements for park or other public recreational purposes, pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws. Prior to the registration of the plan of subdivision, the applicant will be required to pay cash-in-lieu for park or other public recreational purposes for any outstanding land dedication deficit. Prior to the Supplementary Report, revisions to the preliminary draft plan of subdivision are required to define all blocks to be dedicated to the City for public parkland, and all blocks to be gratuitously dedicated to the City for greenbelt purposes, to the satisfaction of the Community Services Department.</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

Agency / Comment Date	Comment
	<p>The proposed development is adjacent to Cooksville Creek and therefore has a high potential for archaeological resources. Prior to the Supplementary Report, the proponent shall carry out an archaeological assessment of the subject lands and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbance shall take place on the subject lands prior to the City of Mississauga and the Ontario Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>In conjunction with other commenting agencies, this Department is currently reviewing the potential for park and recreational facility development upon Blocks 6 and 11, having regard for the recreational needs of the community, as well as the constraints and opportunities presented by the site. The matters currently under consideration include: defining the limits of the regional storm flood line and hazard lands along the Cooksville Creek, including requirements for restorative and enhancement plantings; Credit Valley Conservation-regulated wetlands; assessing the existing vegetative cover and topography; and, determining a suitable pedestrian bridge crossing location connecting the proposed park blocks, development lands, and established community.</p>
City Community Services Department – Fire and Emergency Services Division (February 2008)	<p>All municipal roads shall be designed to standards as determined by the Transportation and Works Department, and serviced by the Region of Peel. Individual building sites shall be designed in conformance with both the OBC and Bylaw 1036-81, which will be assessed through the site plan and building permit processes. The intersection of Eglinton Avenue and Hurontario Street is within the response area of Station 101 and Station 117 and is within 4.5 minutes of the lands.</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

Agency / Comment Date	Comment
<p>City Transportation and Works Department (November 21, 2008)</p>	<p>A Traffic Impact Study (TIS) entitled <i>"Uptown Mississauga: Hurontario and Eglinton December 2007"</i> and a subsequent addendum dated August 2008, both prepared by IBI Group, have been submitted to the Transportation and Works Department by the applicant. We have reviewed both studies and are currently not satisfied with the methodologies or findings of these specific reports and are currently in discussions with the applicant and their consultant regarding revisions and further analysis.</p> <p>The Transportation and Works Department has retained a consultant to conduct an independent study to examine the remaining three (3) undeveloped quadrants, adjacent to Hurontario Street and Eglinton Avenue intersection, including the subject lands. This study will examine and take into account densities, required transportation network and linkages, integration of the road pattern to the adjacent lands (including the need for additional road crossing of the Cooksville Creek) and urban design considerations.</p> <p>The applicant has proposed substandard road right-of-way (ROW) widths, supplemented by above ground easements to accommodate additional underground parking. We recommend that the City's standard ROW widths be utilized to accommodate public services and utilities; and that underground parking not be allowed within the municipal ROW. Full right-of-way widths, including boulevards are to be provided on both sides of Street "A". The applicant has been requested to revise their plans and cross-sectional details accordingly and address a number of operational issues.</p> <p>Additional details are to be provided with respect to the proposed relationship between the buildings and the boulevard areas for Hurontario Street and Eglinton Avenue West. Hurontario Street is intended to accommodate ground related</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

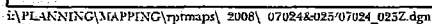
Agency / Comment Date	Comment
	<p>retail commercial uses.</p> <p>This Department has previously reviewed a Preliminary Noise Study dated November 2007 which is to be updated to reflect the current proposal. The revised Functional Servicing Report dated October 2008 is to be updated to confirm additional details with respect to sewer outlets and storm water management. Furthermore, the applicant is to provide this department with a letter of reliance from the Environmental Consultant allowing the City to rely on the findings of the Phase 1 and 2 Environmental Site Assessments (ESA).</p> <p>The applicant is to provide a phasing plan to address the proposed sequencing and phasing of the development and detailing the necessary roads, municipal works and services to be constructed in support of each phase of the development.</p> <p>Further detailed comments/conditions will be provided prior the Supplementary Report proceeding to Council pending the review of the requested information and revised draft plan of subdivision.</p> <p>It is also noted that the City is currently engaged in a Study of the Hurontario/Main Street Corridor looking at rapid transit and the need for coordinated and integrated land use and urban design. The Study is to include an examination of transit supportive land use policies, incorporating Transit Oriented Development principles and urban design elements, along with identifying facility/station right-of-way requirements. The proposed development site on the north-west corner of Eglinton Avenue and Hurontario Street represents a significant and strategic node along this corridor and we have asked our study consultants to review this area. Further comments will be provided prior to the Supplementary meeting.</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5**

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Bell Canada Canada Post Enersource Hydro Mississauga Mississauga Economic Development Office</p>

Pinnacle International (Ontario) Limited**Files: OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, T-M07006 W5****School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: 357 Kindergarten to Grade 5 179 Grade 6 to Grade 8 366 Grade 9 to Grade 12 School Accommodation: Cooksville Creek P.S. Enrolment: 506 Capacity: 608 Portables: 0 Fairwind Sr. Enrolment: 823 Capacity: 699 Portables: 4 Applewood Heights Enrolment: 1,051 Capacity: 1,284 Portables: 0 	<ul style="list-style-type: none"> Student Yield: 326 Junior Kindergarten to Grade 8 240 Grade 9 to Grade 12/OAC School Accommodation: St. Hilary Enrolment: 384 Capacity: 529 Portables: 0 St. Francis Xavier Enrolment: 2,197 Capacity: 1,500 Portables: 16



Pinnacle International (Ontario) Limited

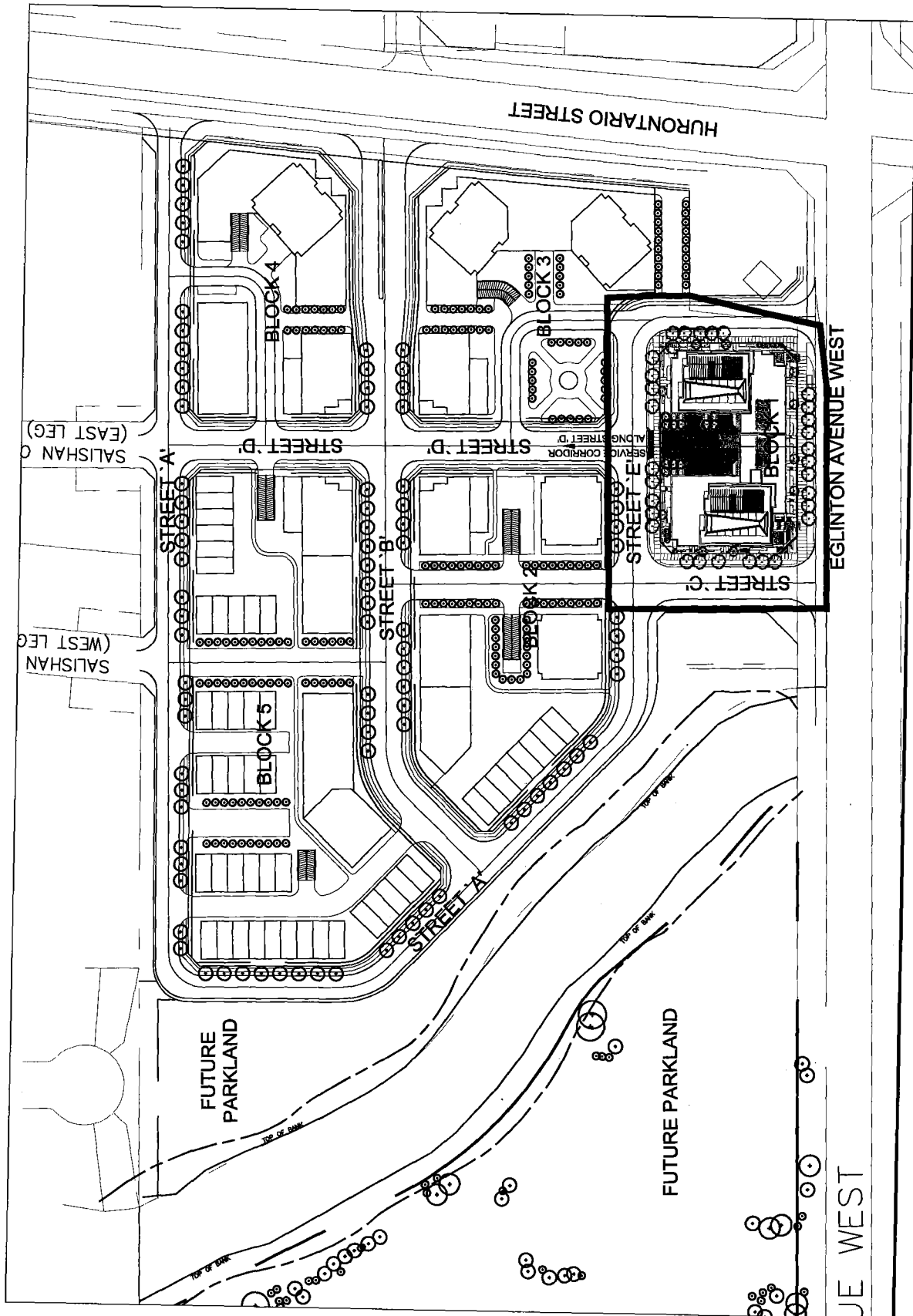
File: OZ 07/025 W5

Recommendation PDC-0009-2009

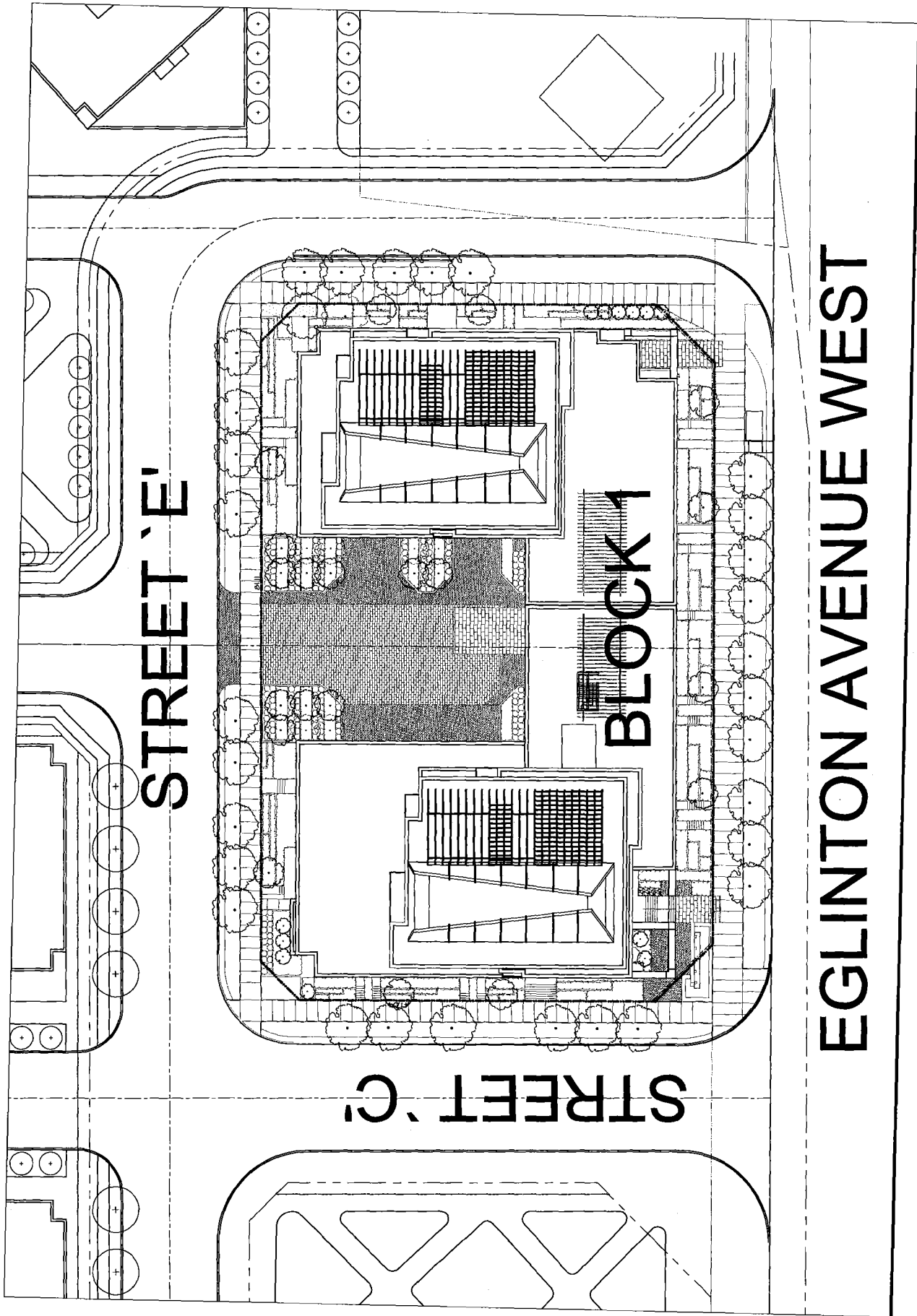
1. That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.
2. That the petition from residents of Salishan Circle, Ceremonial Drive and Nishga Court stating their opposition to the proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications for the northwest quadrant of Hurontario Street and Eglinton Avenue West under files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5, be received.
3. That the e-mail dated January 12, 2009 from Jim Lethbridge of Lethbridge & Lawson Inc. on behalf of his client The Elia Corporation, outlining their concerns regarding the proposed development at the northwest quadrant of Hurontario Street and Eglinton Avenue West, be received.

Pinnacle International (Ontario) Limited**File: OZ 07/025 W5****Recommendation PDC-0009-2009**

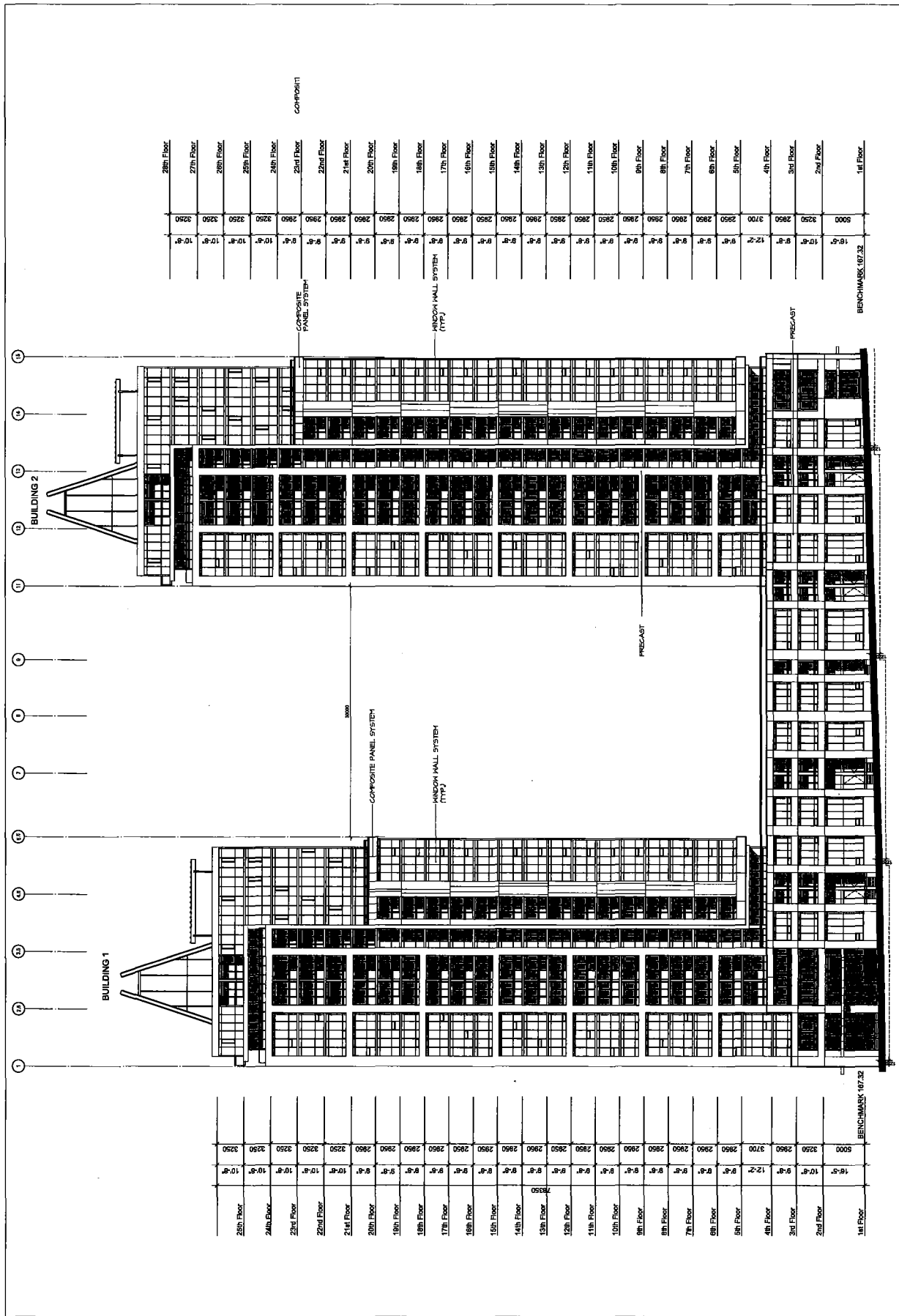
1. That the Report dated December 9, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan and Zoning By-law, under files OZ 07/024 W5 and OZ 07/025 W5, to permit the development of the lands for a multi-use residential, commercial and office development, in conjunction with parkland uses, as detailed within the staff report, and for a proposed Draft Plan of Subdivision under files T-M07005 W5 and T-M07006 W5 to accommodate approximately 3,883 dwelling units, Pinnacle International (Ontario) Limited, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, be received for information.
2. That the petition from residents of Salishan Circle, Ceremonial Drive and Nishga Court stating their opposition to the proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications for the northwest quadrant of Hurontario Street and Eglinton Avenue West under files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5 and T-M07006 W5, be received.
3. That the e-mail dated January 12, 2009 from Jim Lethbridge of Lethbridge & Lawson Inc. on behalf of his client The Elia Corporation, outlining their concerns regarding the proposed development at the northwest quadrant of Hurontario Street and Eglinton Avenue West, be received.



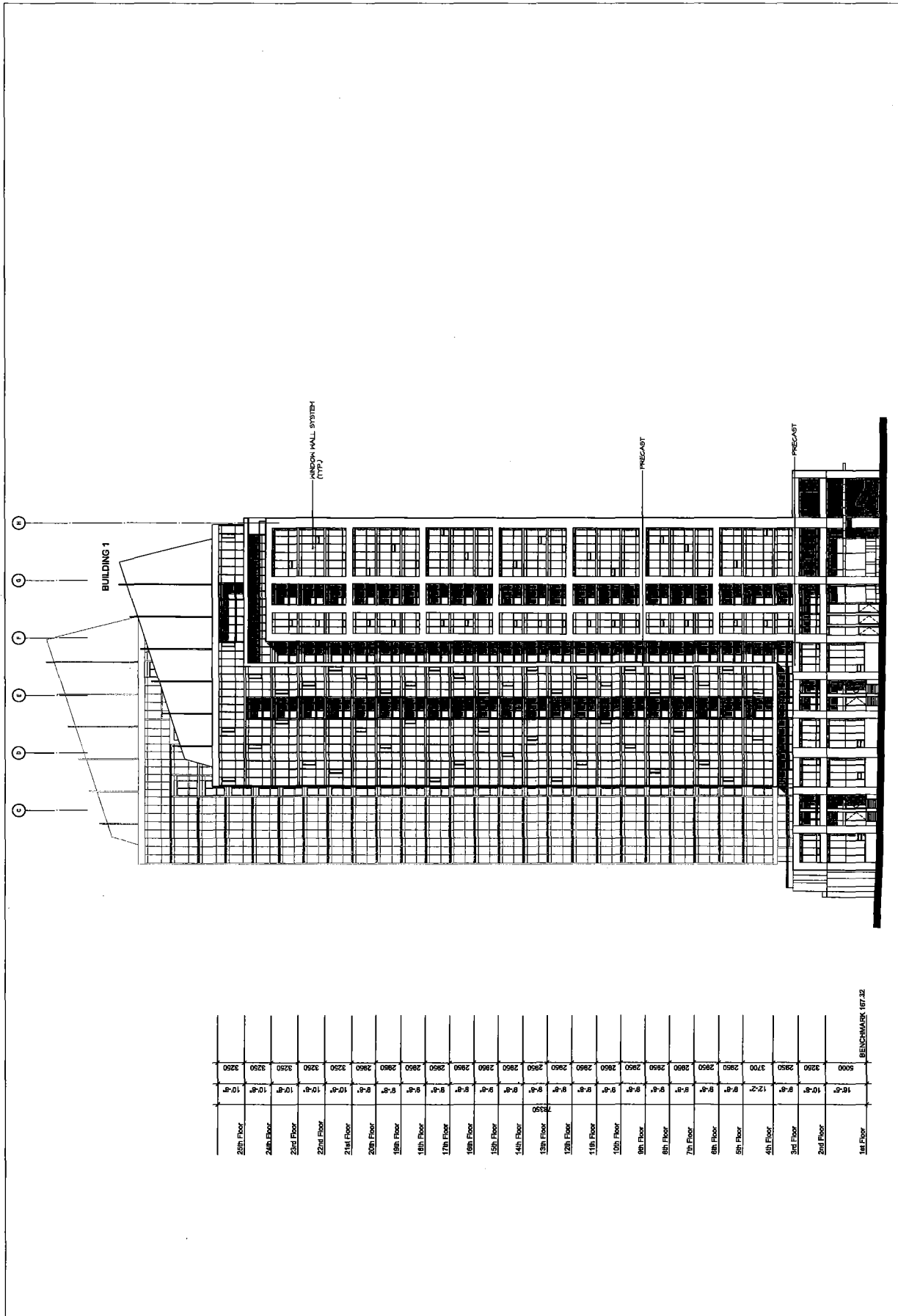
CONTEXT PLAN, PHASE ONE DEVELOPMENT LOCATION



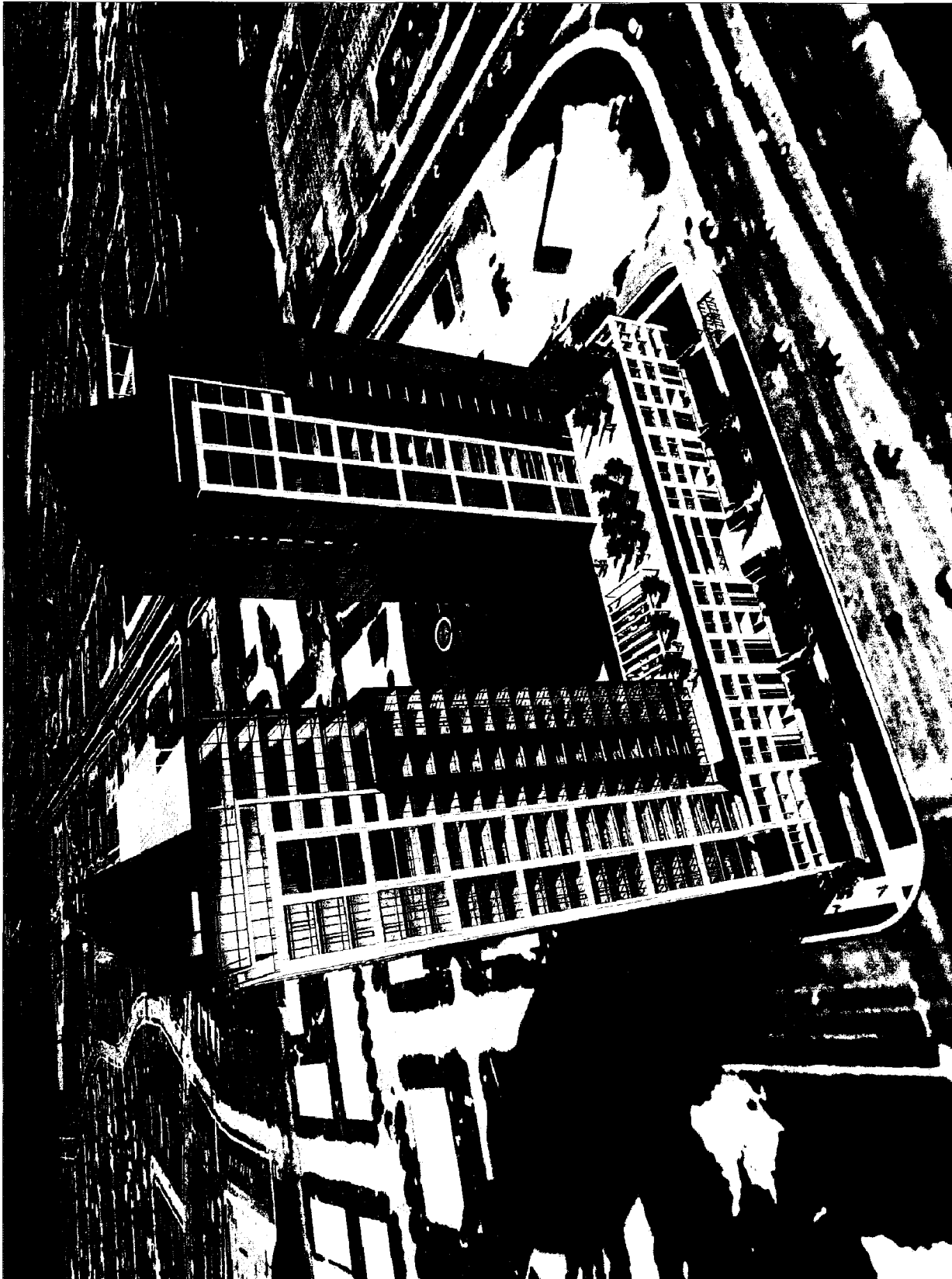
PHASE ONE DEVELOPMENT PROPOSAL



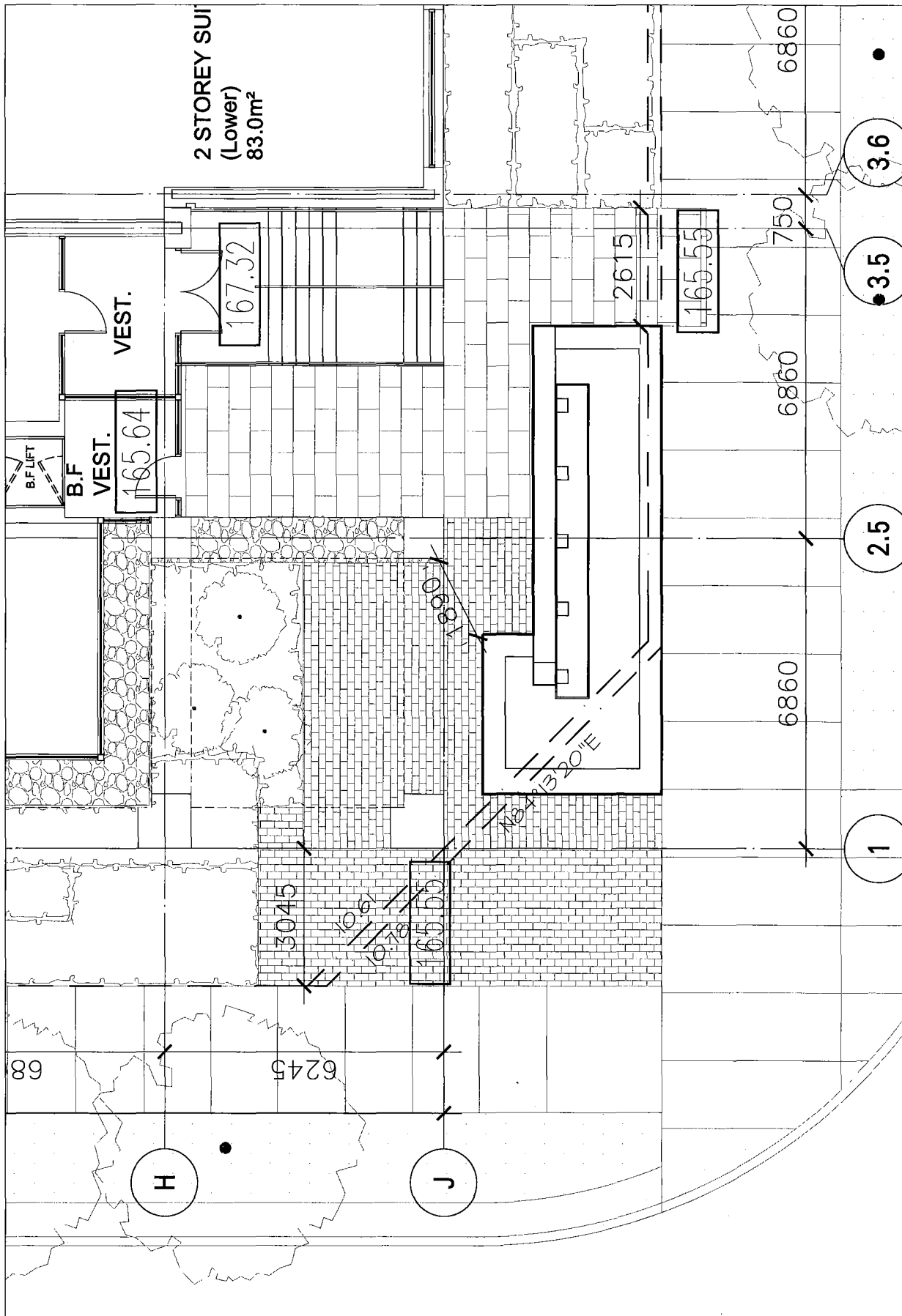
BUILDING ELEVATIONS, FROM EGLINTON AVENUE



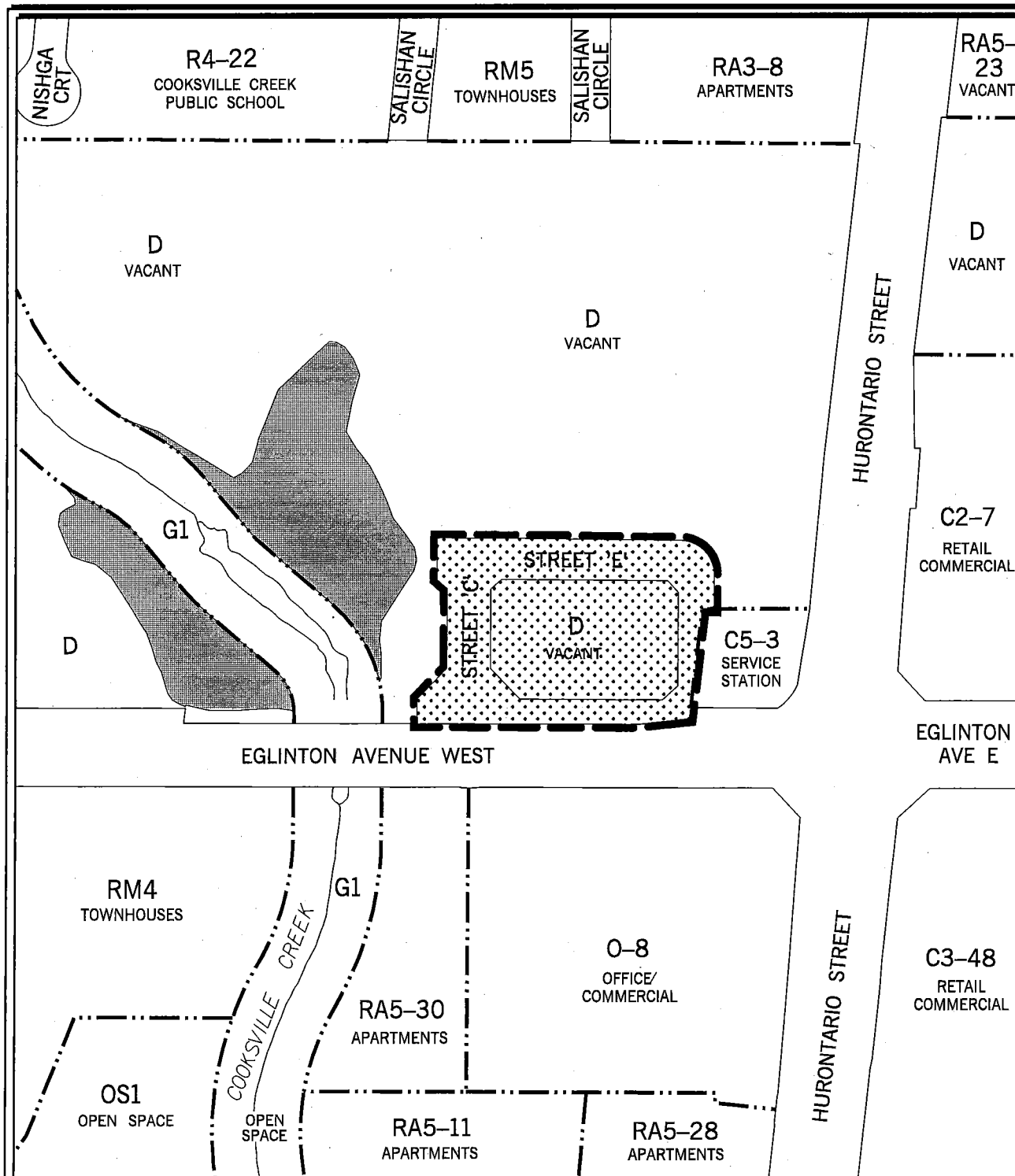
BUILDING ELEVATIONS, FROM COOKSVILLE CREEK



BUILDING ELEVATION RENDERING



PROPOSED FOUNTAIN FEATURE



LEGEND:



PHASE ONE
SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL - MEDIUM DENSITY I" AND "RESIDENTIAL - HIGH DENSITY II" TO "RESIDENTIAL - HIGH DENSITY II - SPECIAL SITE" AND TO CHANGE THE ZONING BY-LAW FROM "D" (DEVELOPMENT) TO "RA5-EXCEPTION" (APARTMENT DWELLINGS), TO PERMIT THE DEVELOPMENT OF THE LANDS FOR TWO APARTMENT BUILDINGS.

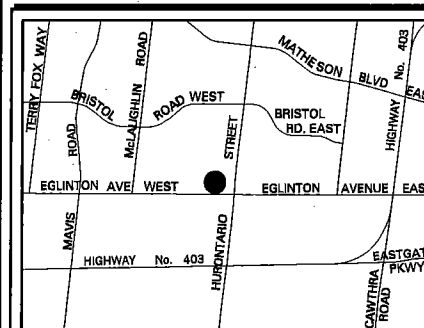


GREENBELT OVERLAY

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



SUBJECT: **PINNACLE INTERNATIONAL
(ONTARIO) LIMITED**



FILE NO:
OZ 07/025 W5

DWG. NO:
07025R

SCALE:
1:3000

PDC DATE:
2009 11 30

DRAWN BY:
W. FINLAY

APPENDIX S-9

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

Re: Item 8

Jessica Reid

From: Doris Galea [galea.doris@gmail.com]
Sent: 2009/11/29 6:14 PM
To: Jessica Reid
Cc: galea.doris@gmail.com; Anthony Galea; ncjohn@yahoo.ca
Subject: File OZ 07/025 W5
Attachments: petition.doc; petition cover.doc; petition signatures.PDF

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

Re application of file "OZ 07/025 W5 by Philip Levine, IBI Group and Pinnacle International (Ontario) Limited

I would like to register my opposition to the proposed application on my behalf and on behalf of the immediate area residents who signed on the attached petition.

We are against the application because we want the future development of the whole area determined and completely settled now and before any development is allowed.

Our suggestion is that the developer be allowed Two "high" High Rises on Hurontario plus one medium High Rise on Eglinton and another at the corner of Fairwind and Eglinton. The rest of the area will be left as a park for the residents of this area who have no parks near by and are going to be more burdened by developments on the other side on Hurontario. Please note that residents on Fairwind have two large parks near by. One behind their houses and one at Ceremonial. It makes no sense to pile all the problems (outlined in our previous petition) on one group of residents while rewarding another group that is already well taken care of. Even with a High Rise at Eglinton and Fairwind there will still be room for a park on Fairwind that will go all the way to Hurontario.

Our proposal will give the developer more units and higher profits than his original proposal and should be acceptable to him.

--

Doris Galea

114 Cerimonial Dr.
Mississauga, ON

Re: Item 8

Jessica Reid

From: John Ng [ngjohnn@yahoo.ca]
Sent: 2009/11/29 8:52 PM
To: Jessica Reid
Subject: File number: OZ 07/025 W5 by Philip Levine, IBI Group
Attachments: petition.doc; petition signatures.PDF

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

Dear City Council,

I would like to register my opposition to the proposed application on my behalf and the immediate area residents who signed on the attached petition.

We are against the application because we want the future development of the whole area determined and completely settled now and before any development is allowed.

Our suggestion is that the developer be allowed Two "high density" High Rises on Hurontario plus one medium density High Rise on Eglinton and another at the corner of Fairwind and Eglinton. The rest of the area will be left as a park for the residents of this area who have no parks near by and are going to be more burdened by developments on the other side on Hurontario. Please note that residents on Fairwind have two large parks near by. One behind their houses and one at Ceremonial. It makes no sense to pile all the problems (outlined in our previous petition) on one group of residents while rewarding another group that is already well taken care of. Even with a High Rise at Eglinton and Fairwind there will still be room for a park on Fairwind that will go all the way to Hurontario.

Our proposal will give the developer more units and higher profits than his original proposal and should be acceptable to him.

Best regards,

John Ng
5133 Salishan Circle,
Mississauga, Ontario
L5R 3E8

JAN 12 2009

COPY

From: Residents affected by application regarding files
OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, TM07006 W5

To: Rob Hughes, City Planner, Planning and Building Department

Petition regarding File

OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, TM07006 W5

We, the undersigned are adamantly against any amendments on the Mississauga Plan Policies and / or changing in the zoning for subject lands affected by the applications of the above captioned file. We are also requesting that a neighbourhood park be created south of Cooksville Creek Public School, eliminating the part of Street "A" that is south of Salishan Circle. We also want Salishan Circle to remain a circle and without any access from Street "A". Furthermore we do not want any of the trees on both sides of the ravine to be cut. These are important for the environment of this area.

The reasons for our partition are:

- When we made our "biggest investment of our life" and made the decision to buy and live in this area, we made it based on the plan and zoning that existed now and with full knowledge that there will be a school and a park beside it.
- When the developer bought the property, it knew very well what the existing zoning is.
- The existing zoning is sufficient for the developer to make a very handsome profit.
- The high structure of the buildings will significantly reduce the direct sunlight to our properties. Natural direct sunlight and the vitamin derived from it are scientifically proved to be essential for mental and physical health. It will also affect the enjoyment of our gardens and properties. This light is an integral part of our property and forms part of our property rights.
- We maintain that no one has the right to impose its will on us and negatively affect our lives for the sake of its profit.
- Our area is already stressed to the limit by the noise and air pollution from the traffic that spills out of Hurontario, Eglinton, Hwy 403 and Hwy 401.
- Ceremonial and Fairwind already get excessive non-neighbourhood traffic from cars that by-pass the Eglinton / Hurontario intersection.
- Salishan, Ceremonial and Fairwind already get excessive traffic from Cooksville Public School, St. Hilary Catholic School, Fairwind Senior Public School and St. Francis Xavier Secondary School.
- We already have major problems from the government housing at Hurontario and Ceremonial and the Fairwind Strip Plaza.
- Our problems will increase with further high density developments at the southeast corner of Nahini Way and Hurontario.

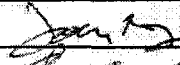





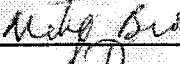





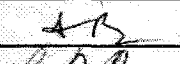









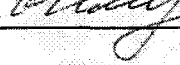






See attached sheet for signatures

COPY

Petition regarding Files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, TM07006 W5

Name	Address	Signature	Date
D GALEA	114 CEREMONIAL DR	D Galea	5/1/09
Emilio BUTTAS	110 CEREMONIAL DR	Emilio Buttass	5/1/09
ANNA SZAKIEL	118 CEREMONIAL DR	Anna Szakiel	5/1/09
GENO RISE	113 CEREMONIAL DR	Geno Rises	5/1/2009
WILLIAM RIDE	113 CEREMONIAL DR	William Ride	5/1/2009
RAYMOND D.	109 CEREMONIAL DR	Raymond D.	7/1/09
LEWIS P	108 CEREMONIAL DR	Lewis P.	7/1/09
H-RIBEIRO	129 CEREMONIAL DR	H-Ribeiro	7-1-09
HOMI B	347-61 ENHAWTHAM	Homi B.	7-1-09
Tan Wai Yon	343 Glen Hawthorn	Tan Wai Yon	7-1-09
ANNA MATSIEVSKI	102 Ceremonial dr	Anna Matsievski	7-1-09
Choudhry	98-ceremonial	Choudhry	07/01/09
BEUTER	5167 Humphreysfield	Beuter	7/1/09
Yen	83 Ceremonial Dr. HWS	Sam Yen	"
Rizwan	79 Ceremonial	Rizwan	7/1/09
JOE RABASCA	106 CEREMONIAL	Joe Rabasca	7/1/09
Salma Dryad	121 Ceremonial	Salma Dryad	7/1/09
AMMED HULEN	141 CEREMONIAL DR	Amm Hulen	7/1/09
Chun Jia	145 CEREMONIAL DR	Chun Jia	7/1/09
A Petrov	149 Ceremonial Dr.	A Petrov	7/10/09
F PETRO	149 Ceremonial DR	F Petro	7/10/09
THOPHAN	153 CEREMONIAL DR	Thophan	7/10/09
DMANS Y	171 CEREMONIAL DR	DMANS Y	7/1/09
Abel CORREIA	175 CEREMONIAL DR	Abel Correia	7/1/009
M. CORREIA	175 CEREMONIAL	M. Correia	7/1/009
Tharwat Salib	183 Ceremonial	Tharwat Salib	7/1/09
TAOFENG LIANG	186 Ceremonial	Taofeng Liang	7/1/09
INOCENCIO Chuen	194 Ceremonial Rd	Inocencio Chuen	7/1/09
RIZWANKADRI	182 CEREMONIAL DR	Rizwankadri	"
Dilpreet SACHIN	133 Ceremonial Dr.	Dilpreet Sachin	7/1/09
BAO HA	125 CEREMONIAL DR	Bao Ha	JAN 7/09

Petition regarding Files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, TM07006 W5

Name	Address	Signature	Date
JOHN NG	5138 Salishan Cir		Jan 4, 2008
Jellim Gungdoni	5129 Salishan Cir		Jan 4, 2008
Fauz Homer	5127 Salishan Cir		Jan 4 2008
IAN KIM	5125 SALISHAN CIRC		Jan 4 2008
Edwin Montoya	5123 SALISHAN CIR		Jan 4 2008
Rob Prokoss	5121 SALISHAN CIR		Jan 4/2008
Mike Singh	5119 SALISHAN CIR		Jan 4/09
V. VIMAL D	5117 SALISHAN CIR		JAN 4/09
Mike Brown	5113 salishan cir		Jan 4/09
Suzanne Dorn	5109 Salishan Circle		Jan 4/09
George Khalil	5105 Salishan Circle		Jan 4/09
James Xae	5103 Salishan Circle		Jan 4/09
IRENE T	5101 Salishan Cir		04/01/2009
LEONARD RILEY	5099 SALISHAN CIR		JAN 4/09
Rishi K	5131 Nishga Ct.		Jan 04/09
LI YUYAN	5147 Nishga Cir		Jan 05/09
Bruno	5058 Nishga		Jan 5/09
Erin	170 Ceremonial DR		Jan 7/09
Helena Mexora	160 Ceremonial Dr.		Jan 7/09
Bimla Shah	117 CEREMONIAL DR		8/1/09
M. LAZARILLO	178 CEREMONIAL DR		01-08-09
DHANDAR BACHAN	82 CEREMONIAL DRIVE		01-08-09
HUMANI K	4997 Salishan Rd.		01-08-09
NADARAJAN	4999 SALISHAN CIR		07-01-09
T. HARDING	5005 SALISHAN CIR.		01/08/09
D. Decree	5007 Salishan Cir		01/08/09
Sajesh Kallath	5011 Salishan Circle		01/08/09
Divya Selva	5013 Salishan Cir		01/08/09
M. McCord	5015 SALISHAN CIR		01-08-09
Jurily Shalormay	5017 Salishan Circle		01/08/09

Petition regarding Files OZ 07/024 W5, OZ 07/025 W5, T-M07005 W5, TM07006 W5

Name	Address	Signature	Date
A. Di NUNZIO	5103 NISHGA COURT	<i>Augustino Di Nunzio</i>	JAN. 5 2009
S. STAJEVIC	5107 NISHGA COURT	<i>S. Stajevic</i>	JAN 5 2009
J NOBLE	5099 NISHGA CRT	<i>John Noble</i>	JAN 5, 2009
A. KHALIA	5110 NISHGA COURT	<i>A. Kalia</i>	Jan 5, 2009
R KALIA	5115 Nishga Ct	<i>R Kalia</i>	Jan 5/09
R KALIA	5115 NISHGA CRT	<i>R Kalia</i>	Jan 5/09
Rohini Kalia	5115 NISHGA COURT	<i>Rohini Kalia</i>	Jan 5/09
KARTIK SAHAY	5114 NISHGA COURT	<i>K Sahay</i>	JAN 5/09
VIET HONG	5114 NISHGA COURT	<i>Viet Hong</i>	Jan 05/09
M. PONTE	5122 NISHGA CT.	<i>M. Ponte</i>	Jan. 5/09
S. Hossain	5123 Nishga Ct	<i>S. Hossain</i>	Jan 5/09
S YURKEZ	5130 NISHGA CT.	<i>S Yurkez</i>	Jan 5/09
D. SILVA	5135 NISHGA	<i>D. Silva</i>	Jan. 5 2009
L. HARRIS	5139 NISHGA	<i>L. Harris</i>	Jan 5/09
William	5142 Nishga	<i>William</i>	Jan 5/09
BERTRAND	5146 NISHGA	<i>Bertrand</i>	JAN 5/09
M. G. J.	5155 Nishga	<i>M. G. J.</i>	Jan 5/09
A. G. J.	5151 Nishga	<i>A. G. J.</i>	Jan 5/09
DAVID	5106 NISHGA CRT	<i>David</i>	JAN 5-09
A. KALIA	5098 Nishga Ct	<i>A. Kalia</i>	Jan 5/09
Sanjiv Jagdeo	5102 Nishga Court	<i>Sanjiv Jagdeo</i>	Jan 5/09
JOHN LEE	5118 NISHGA	<i>John Lee</i>	JAN 5/09
MATHARU JEE	5138 NISHGA CT.	<i>Matharu Jee</i>	Jan 6/09
RAHUL PATTNI	5134 NISHGA CT.	<i>Rahul Pattni</i>	JAN 6/09
C. K. N. M. SARK	5127 NISHGA CT.	<i>C. K. N. M. SARK</i>	01/06/09
KOHILA S	5111 Nishga CT	<i>K. Sathnan</i>	01/06/09
BELINA	CEREMONIAL DR	<i>Belina</i>	06/01/09
DEO SATHAN	41 CEREMONIAL DR	<i>Deo Sathan</i>	07/01/09
Nabeela Shafiq	5017 Solishan Circle	<i>Nabeela Shafiq</i>	08/01/2009
Mr/Mrs Zubair	5019 Solishan Circle	<i>Mr/Mrs Zubair</i>	08/01/2009
SELVA PALANIAPPAN	5013, Solishan Circle	<i>Selva</i>	08 JAN 09



Corporate Report

Clerk's Files

Originator's

Files OZ 05/043 W2

PLANNING & DEVELOPMENT COMMITTEE

NOV 30 2009

DATE: November 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 30, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit a 15 storey, 113 unit condominium apartment
building with 544 m² (5,856 sq. ft.) of ground level commercial
uses
1969 and 1971 Lakeshore Road West
Northeast corner of Lakeshore Road West and Walden Circle
Owner: 607074 Ontario Limited
Applicant: Makow Associates Architect Inc.
Bill 20

Supplementary Report

Ward 2

RECOMMENDATION: That the Report dated November 10, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 05/043 W2, 607074 Ontario Limited, 1969 and 1971 Lakeshore Road West, northeast corner of Lakeshore Road West and Walden Circle, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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*, R.S.O. 1990, c.P.13, as amended, any

further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Mainstreet Commercial" to "Mainstreet Commercial - Special Site" to permit a 15 storey, 113 unit condominium apartment building with 544 m² (5,856 sq. ft.) of ground level commercial uses, be approved.
3. That the application to change the Zoning from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial) to permit a 15 storey, 113 unit condominium apartment building with 544 m² (5,856 sq. ft.) of ground level commercial uses in accordance with the proposed zoning standards attached as Appendix S-6, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel School Board not apply to the subject lands.
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.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on March 17, 2008, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0017-2008 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the public meeting, the applications have been amended to:

- change the requested Official Plan designation to "Mainstreet Commercial – Special Site";
- change the requested zone category to "C4 – Exception" (Mainstreet Commercial);
- decrease the unit count from 124 units to 113 units;
- increase the amount of ground floor commercial area from 506 m² (5,447 sq. ft.) to 544 m² (5,856 sq. ft.);
- request a reduced resident parking standard for 2 bedroom units from 1.40 spaces/unit to 1.25 spaces/unit;
- permit 4 of the required 2 bedroom unit parking spaces to be in a tandem configuration;
- eliminate the second driveway access on Walden Circle;
- reconfigure the underground parking to increase setbacks from the east property line;
- improve on-site pedestrian connections to Walden Circle and Lakeshore Road West;
- internalize garbage storage and set-out areas; and,
- reduce the amount of hard surface area at grade and the amount of surface parking.

The proposed "C4 - Exception Zone" provisions are contained within Appendix S-6.

Mississauga Urban Design Panel

The proposed development came before the Mississauga Urban Design Advisory Panel on May 13, 2008 at which time the panel advised that the building height and massing were appropriate and the design of the building was excellent. The panel did note that there was too much ground level parking and hard surface area, poor pedestrian connections with Lakeshore Road West and Walden Circle, insufficient landscaped buffer space along the east

property boundary and the podium element of the building was not tall enough to properly frame the north side of Lakeshore Road West. Changes to these elements of the proposal were undertaken by the applicant and the revised plans subsequently presented to the panel on September 1, 2009 at which time the panel spoke positively to all aspects of the revisions. The applicant's Revised Concept Plan and Elevations, which are attached as Appendices S-4 and S-5, are consistent with those presented to the panel.

COMMENTS:

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

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS****Transportation and Works Department**

Comments updated November 10, 2009, state that Transportation and Works (T & W) is in general agreement with the findings of the supporting Traffic Impact Study (and Addendum Reports) which indicate that the additional traffic associated with the proposed development can be accommodated by the existing road infrastructure. The applicant also provided an updated Environmental Noise Impact Study which concluded that the proposed development can be satisfactorily mitigated from a noise impact perspective. An updated noise study will be required prior to site plan approval addressing the specific implementation of noise mitigation measures.

Should the applications be approved by Council, the Owner will be required to address the following, to the satisfaction of T & W prior to by-law enactment:

- Gratuitously convey to the City a 7.5 m x 7.5 m (24.6 ft. x 24.6 ft.) sight triangle at the northeast corner of Walden Circle and Lakeshore Road West;

- Provide detailed design drawings, cost estimates and securities for the required works within the Lakeshore Road West and Walden Circle right-of-ways, in support of the proposed access points;
- Submit a complete Record of Site Condition (RSC; revised October 2004), in accordance with Ontario Regulation 153/04, which has also been posted to the Ministry of the Environment (MOE's) Environmental Site Registry; and,
- Enter into an Acknowledgement Agreement with the City, to acknowledge the Owner's maintenance responsibilities for the portion of the internal drive aisle proposed within the existing municipal easement along the rear portion of the lands.

Community Services Department – Culture Division

Comments updated on July 27, 2009, state that an acceptable Heritage Impact Statement has been received from the proponent.

COMMUNITY ISSUES

Area residents and other stakeholders became engaged in the development of the subject lands through the Community Meeting and Focus Group Meetings hosted by Ward 2 Councillor, Patricia Mullin and the statutory Public Information Meeting of the Planning and Development Committee held on March 17, 2008.

At these meetings and in letters, phone calls and emails received by the Planning and Building Department, area residents have expressed their views on the applicant's proposal and its potential impact on the immediate community. The correspondence received can be grouped into similar key areas of concern. While not direct quotes, the italicized statements that follow are succinct summaries of comments made by the public. Staff has used these core issues to structure the Planning Comments section of this report which follows.

The Ward Councillor has also arranged for two further Focus Group meetings to be held on November 17, 2009 and November

25, 2009. Any additional comments arising from these meetings will be addressed in an Addendum Report, as necessary.

PLANNING COMMENTS

Current Provincial Policy Planning Framework

The proposed building is too tall and represents an overdevelopment of the lands

The Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

Smart growth must be strategic in maximizing redevelopment densities only at locations where buildings can be designed to minimize negative impacts to be compatible with the established character of the neighborhood and fulfill the hierarchy of established City structure. Smart growth does not mean unlimited intensification without regard to context. To this end, the Growth Plan has identified a number of locations and strategies to accommodate intensification while providing opportunities to maintain established City structure and organization. The Growth Plan has identified where municipalities like Mississauga shall focus intensification. In hierarchical order, the Growth Plan calls for intensification in Urban Growth Centres (City Centre), Major Transit Station Areas (MTSA) and within Intensification Areas.

Mississauga's Urban Growth Centre has been identified as the City Centre area and portions of the Hurontario Street corridor north of the Q.E.W. This area is to serve as a focal area for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses which shall accommodate high levels of employment and residential intensification. The Growth Plan speaks to very specific minimum density levels for both residential and employment uses in Urban Growth Centres.

The Growth Plan further calls for increased residential and employment densities in MTSA's, those lands located within a

500 m (1,640 ft.) radius of higher order transit stations, which equates to about a 10 minute walk. The subject lands are located approximately 400 m (1,312 ft.) from the Clarkson Go Station, within the above noted radius defining a MTSA.

Lastly, the Growth Plan calls for intensification within Intensification Areas. These areas are best described as identified areas that have the potential to provide a focus for higher density mixed-use development consistent with planned service levels.

Mississauga Plan describes this portion of Lakeshore Road West as an arterial roadway supporting several transit routes; a mixed use area; and, within the Clarkson Village Node. The subject lands clearly meet the defining criteria for an Intensification Area as described by the Growth Plan. Similar in structure to Mississauga Plan, the Growth Plan has earmarked major road corridors, particularly those that are well served by transit, as warranting intensification, but to a degree which is less than the Urban Growth Centre which serves a city wide role.

The Growth Plan also calls for the development of healthy, safe and balanced communities which are vibrant, mixed use and transit supportive. To achieve these objectives, consideration of new development applications must not just focus on density, but on more broad community issues such as the retention/intensification of employment and commercial lands and the availability and proximity of these services to the residential core which utilizes these services.

The proposed development includes 544 m² (5,856 sq. ft.) of ground level commercial uses, thereby retaining the historic commercial use of the lands and providing necessary commercial opportunities close to the concentrated residential lands within the Walden Spinney neighbourhood to the north.

What defines the existing established character of the area?

The proposed development is not consistent with the preliminary findings of the Clarkson Village Visioning Study and the existing established character of the area.

Residents have expressed concerns that the proposed development is not consistent with the existing established character of the area or the preliminary findings of the Clarkson Village Visioning Study. To respond appropriately a more accurate understanding of the community character is required.

Elements of Existing Character

The Clarkson-Lorne Park District is a stable, established residential district which has, in many parts, evolved into a unique area characterized by low density housing on large, spacious often heavily treed lots. The Clarkson Node provides a focus for the District with a mixture of street related shops, commercial plazas and community facilities.

Historically, higher density residential development has occurred on the north side of Lakeshore Road West, between Southdown Road and the CN Rail overpass within the Walden Spinney area. The following sets out some of the pertinent contextual statistics explaining existing residential development within the Clarkson Node.

- Residential units within the Clarkson Node are predominately made up of townhouse and apartment built forms. Presently there are approximately 900 dwelling units in the Clarkson Node area, of which 653 are apartment dwelling units (76%) and 206 are townhouse dwellings (24%). An additional 354 apartment and retirement dwelling units (in apartment built form) have recently been approved, but have not yet been constructed.
- All of the existing and recently approved apartment buildings and existing townhouse dwellings in the Clarkson Node are located at the west end, closest to the Clarkson Go Station.

- The proposed development is consistent with other apartment buildings in the Clarkson Node in regard to height. Apartment buildings located in the Clarkson Node range in height from 21 to 11 storeys. The tallest is located adjacent to the Clarkson Go Station, and the lowest is at the north end of the Walden Spinney area. An 18 storey apartment building has been approved on Southdown Road opposite the Go Station. A 15 storey apartment building (1271 Walden Circle) is situated on the west side of Walden Circle opposite the subject lands. An 8 storey retirement dwelling has been approved to the east of the subject lands. These as yet to be constructed apartments would maintain the established transition in building height. South of the subject lands, just outside of the Node, on the east and west sides of Inverhouse Drive are two apartment buildings of 17 and 11 storeys in height (965 and 966 Inverhouse Drive)..
- The 3.3 FSI of the proposed development is consistent with that of other apartment buildings within the Clarkson Node. Existing apartment buildings in the Node range in Floor Space Index (FSI) from 1.89 to 4.5. The as yet to be constructed retirement dwelling has been approved with a FSI of 2.34 and the 2 apartment buildings just north of Lakeshore Road on Southdown Road, the first recently completed and the second not yet started, have a combined FSI of 4.5.
- The proposed transition to adjacent townhouses is an established contextual characteristic. The 11 storey building at 1110 Walden Circle to the north, abuts the rear yards of townhouses on two sides with setbacks of approximately 11 m (36 ft.) and 14 m (46 ft.) respectively. The existing apartment building at 1201 Walden Circle close to Southdown Road is located within 22 m (72 ft.) of adjacent amenity areas for townhouses. Similarly, the proposed building will be approximately 10 m (33 ft.), at its closest point, from the nearest townhouse rear yard amenity area.

The Clarkson Village Visioning Study

The Study has not yet been completed and the review of the subject applications cannot draw upon any preliminary conclusions

or recommendations inferred from the Phase 1 (Summary of Public Engagement Process) element of the Study. That being said, a vast majority of stakeholders who participated in the Study identified that the lands west of the CN Rail overpass at the west end of the Village has a distinctly different character than the core of the Village located to the east, particularly in regard to built form typology and how the areas should redevelop over time.

The west end of Clarkson has historically been influenced by its proximity to the intersection of two arterial roads, Lakeshore Road West and Southdown Road, and the Clarkson GO Station. These locational factors remain present and under the current Provincial policy regime are even more critical in addressing residential intensification during the review of development applications.

Generally speaking, stakeholders spoke to maintaining the height and density trend as it exists today with a general downward transition in height from the GO station toward the core of the Village. At 15 storeys, the proposed development maintains this transition.

Further, the proposed development includes at grade retail, with a façade that is strongly connected with the public sidewalk, another aspect that was strongly communicated by stakeholders involved with the Clarkson Village Study. Generally speaking, the proposed development is consistent with the stakeholder feedback acquired during the information gathering stages of the Study.

What is the right interface and transition with abutting lands?

The proposed buildings will result in unacceptable shadow impacts on the abutting communal outdoor amenity area associated with the Walden Club to the north and on the private amenity areas associated with the townhouse dwellings to the east. In addition, the proposed landscaped setbacks to the north and east property lines are not adequate to ensure preservation of the existing trees located on or adjacent to the property boundaries and to permit supplementary landscape screen materials to be planted. There is also an inadequate amount of total landscaped open space area proposed for the development.

As previously mentioned, smart growth does not mean unlimited intensification, without regard for context. The location of the subject lands on Lakeshore Road West, an arterial road, and in proximity to the Clarkson GO Station meets provincial and local policy criteria for intensification. A specific evaluation of the proposal is therefore necessary to test whether the built form can be accommodated without tangible negative impact.

Transition to Walden Club recreational facilities

The proposed building is setback approximately 20 m (65.6 ft.) from the north property line, with a landscape buffer area, drive aisle and outdoor amenity space within this setback. This setback, in conjunction with a relatively narrow tower will result in minimal shadow impacts. Shadows will be experienced during the morning hours over a portion of the existing tennis courts, however, in light of the existing tree cover in the area, minimal increase in shadowing in regards to duration or breadth is expected.

In addition, a landscaped buffer of between 4.8 m (15.7 ft.) and 3.1 m (10 ft.) is proposed along the north property line. The underground parking structure is setback an additional 7.0 m (23 ft.) from the landscaped buffer. This setback should ensure that all trees located on the northerly abutting lands and those worthy of preservation on the subject lands, based upon their existing condition, will not be adversely impacted by the proposed construction works. Furthermore, there will be adequate space to supplement existing vegetation to improve transition and mitigate overlook. On this basis an acceptable transition to the northerly abutting lands has been accommodated.

Transition to existing townhouses to the east

The proposed building is setback between approximately 14 m (45.9 ft.) and 29 m (95 ft.) from the east property boundary at the ground level and 7.0 m (22.9 ft.) to 11.0 m (36 ft.) from the east property boundary for the upper levels. The setback includes landscaped buffer area, parking and drive aisle, parking garage stair entrance structure and outdoor amenity space. Shadowing

from the structure will move through the rear yards of the abutting townhouses between 9 a.m. and 4 p.m. in the spring and summer months, leaving the late afternoon and evening hours during this time of year free of shadows from the proposed development. During the winter and fall months shadowing will be more pronounced, but not result in significant changes based upon shadows from existing structures in the area. The landscaped buffer area (without impact by the underground parking structure) will range between approximately 2.0 m (6.6 ft.) and 9.0 m (29.5 ft.) along the east property boundary, providing adequate space to implement a buffer planting scheme through the site plan approval process. On this basis, transition to the abutting townhouses to the east has been appropriately accommodated.

Transition along Lakeshore Road West

Transition in regard to building height and massing was addressed in the Elements of Existing Character section of this report. The Mainstreet Commercial designation applicable to these lands calls for a 'zero' setback street condition, with grade related retail uses. The planned context along Lakeshore Road West is different than that along Walden Circle in regard to landscaped open space and building setback. The proposed development is consistent with the planned context along Lakeshore Road West.

Are commercial uses appropriate and compatible with the character of the area?

Commercial uses are not compatible with the character of the area. Service facilities including the garbage storage/pick-up and loading areas will result in negative impacts in regard to noise, odour and visual aesthetics for the abutting land uses.

The subject lands are presently designated Mainstreet Commercial and are located within the Clarkson Village Node. Section 3.13 City Centre, Nodes and Corridors of Mississauga Plan speaks in several subsections to Nodes being the focus of residential community and commercial activities, encouraging retail uses along main street frontages with direct access to sidewalks . In

addition, the lands are presently developed for two restaurant structures with a combined gross floor area of 476 m² (5,124 sq. ft.), approximately 68 m² (732 sq. ft.) less than included in the current proposal. The proposed development will intensify the commercial uses on site and better address the prescribed relationship of the buildings to the street edge.

The proposed development includes an internal garbage storage and pick up area. Internalizing operations thereby addresses these expressed concerns. Loading will be through the same service door used to access the garbage storage and transfer area. Noise from vehicles will be addressed through a supplementary noise impact assessment at the site plan approval stage. Any additional noise mitigation measures will be identified and implemented through this later process.

How does the proposal meet the objectives of Mississauga Plan?

The proposal is not consistent with the City's Official Plan.

The applicant is requesting an amendment to the Mississauga Plan Policies for the Clarkson-Lorne Park District from "Mainstreet Commercial" to "Mainstreet Commercial – Special Site". The special site provisions are necessary to accommodate the apartment built form and as such, provisions are proposed to set the maximum building height at 15 storeys and to restrict the floor space index to a maximum of 3.3.

The proposal appropriately addresses the overall intent and policies of Mississauga Plan. The following policies are relevant in determining that the proposed development addresses the overall policy direction established by Mississauga Plan.

Intensification Policies

Subsection 3.2.4.3 of Mississauga Plan is more specific in stating that residential intensification occurring outside of the Urban Growth Centre shall exceed 4 storeys only where it can be

demonstrated that an appropriate transition in heights that respects the surrounding context will be achieved.

Subsection 3.2.4.4 states that development should be compatible with the scale and character of a planned residential area by having regard for the following elements:lot frontages and areas, street and block patterns, building height, coverage, massing, architectural character, streetscapes....privacy and overview, the pedestrian environment, parking.

As addressed previously, the proposed development demonstrates an appropriate transition to abutting lands, compatible character in addressing existing building heights and lot characteristics and by positively contributing to the streetscape and pedestrian environment.

Urban Design Policies

Section 3.18 of Mississauga Plan contains a number of Urban Design policies, which are intended to address the following:

- establishing a hierarchy wherein the most prominent and intensive built form is located in the City Centre and Nodes;
- ensuring compatible building and site design;
- maintaining the existing character of areas;
- minimizing overlook and shadow conditions;
- creating a sense of identity through building and streetscape design with the use of landscape treatments to connect buildings to the street; and,
- encouraging the use of safe, comfortable and attractive streetscape environment for pedestrians.

The proposed development appropriately addresses the above noted policies in matters of building and site compatibility, enhancing the community character, recognizing and reinforcing the established City structure and site context and by contributing to an appropriate pedestrian environment.

Clarkson-Lorne Park District Policies

Section 4.7.1, Planning Context states in part that the Clarkson Node provides a focus for the District with a mixture of street related shops, strip commercial/residential plazas, and a traditional shopping centre. Also, a combination of apartments and townhouses has developed in the vicinity of the Go Station.

Section 4.7.3.1 c. states that the Clarkson Node, will be the focus of activity for the District, combining residential uses, cultural activities, shopping, dining, commerce and recreation.

The Planning Context and Urban Design Policies sections recognize the Clarkson Node as the area of focus for activity, development activity and commerce and that higher intensity residential uses within the Node are focused to the west, in proximity to the GO Station.

Criteria for Site Specific Official Plan Amendments

As outlined in the Information Report, Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments (Section 5.3.2.1). Each criterion is summarized below along with a discussion of how the proposed application addresses the intent of the criteria.

Mississauga Plan policies require that matters such as the suitability of development, compatibility with existing and future land uses, and the adequacy of infrastructure and services, are taken into account when evaluating a development proposal. While matters such as market demand and other trends tend to dictate short-term objectives, it remains important to consider long-term planned function of a community to ensure the fulfillment of intended planning goals and objectives.

The proposed redesignation of the lands to "Mainstreet Commercial – Special Site" to permit the proposed development will positively contribute towards achieving the overall intent, goals and objectives of Mississauga Plan. Specifically, the proposal appropriately addresses the urban form hierarchy in

locating a contextually appropriate high density residential building which is consistent and compatible with the surrounding context within a Node and within proximity to higher order transit.

Further, the proposed development supports the general goals and objectives of Mississauga Plan in calling for redevelopment which addresses the scope and character of the existing area by having regard for such matters as building height, coverage, mass, setback, privacy and overlook. In addition, the proposal meets the urban design goals and objectives which requires new development to respect and enhance the streetscape through building design, placement, scale and form.

The planning rationale provided by the applicant's planning consultant adequately assesses the proposed amendment in relation to the existing designation of the lands, including addressing the merits of retaining ground level commercial uses within the Node close to the Clarkson Go Station.

In view of the preceding, the proposed development adequately and appropriately addresses the provisions of Mississauga Plan for evaluating site specific Official Plan Amendments in accordance with Section 5.3.2.1.

What about traffic and parking?

This development will generate too much traffic in an area that is already too congested. The proposed driveway location on Walden Circle will conflict with the existing driveway for 1271 Walden Circle and result in too much traffic infiltrating into the local road network. Parking will also be a problem.

The Transportation and Works Department have reviewed the provided Traffic Impact Study and associated updates submitted in support of the proposed development and are satisfied that the traffic volumes generated by the proposal can be accommodated by the existing transportation infrastructure without a loss in level of service. The Traffic Impact Study did not identify a conflict

with the proposed Walden Circle driveway and the existing one at 1271 Walden Circle.

On-site parking for the commercial uses is proposed to be provided in accordance with minimum By-law standards. As such, on-street parking and illegal parking on adjacent sites is not expected to occur. A small reduction in the residential parking requirement for 2 bedroom units has been requested as part of the proposal. The proposed reduction is consistent with other recent developments in the area and elsewhere in the City where the lands benefit from excellent transit service, including higher order transit, without reported complaint. Accordingly, issues are not expected to result from a parking or traffic perspective.

Is there available Infrastructure?

Is there enough infrastructure capacity to support this proposal?

Both the City's Transportation and Works Department and the Region of Peel have confirmed that there is sufficient water main, sanitary sewer and storm sewer capacity to service the proposed development.

Zoning

As outlined in the Background section, the applicant is now proposing to change the zoning for the subject lands from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial). Despite the change in the proposed zone category, the requested exception zone provisions are substantially consistent with those outlined previously, with the exception of the reduced unit count, an increase in commercial Gross Floor Area, a reduced resident parking standard for 2 bedroom units and alterations to the proposed exception schedule to reflect minor site alterations. A detailed list of the "C4-Exception" zone provisions are attached to this report as Appendix S-6.

In addition to building setbacks, building foot print and extent of hard surface areas, the proposed exception schedule will restrict

the minimum depth of landscaped buffers, extent of the underground parking structure and the location and size of the outdoor amenity area. The exception schedule will be consistent with the revised concept plan attached as Appendix S-4.

It should be noted, based upon community feedback, that although the "C4" zone category does not mandate a minimum landscaped open space requirement, revisions to the proposal have resulted in an increase from 25% to 44% of the lot area, when green roofs are included in the calculation.

The proposed "C4-Exception" (Mainstreet Commercial) zone provisions as outlined in Appendix S-6 are appropriate to accommodate the proposed development.

Green Development Initiatives

The applicant has indicated that green roofs will be constructed on the roof of the circular element at the southwest corner of the building, on the roof of the podium facing Lakeshore Road West and as part of the 11th floor outdoor amenity area. These components will be secured through the site plan approval process.

FINANCIAL IMPACT:

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

CONCLUSION:


In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The proposed revisions to the application which comprise a change to the zone category and specific zone standards, as well as site layout changes are deemed minor. Therefore, it is recommended that no further public meeting need be held regarding the proposed changes.

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

1. The proposed development meets the overall intent, goals, objectives and policies of Mississauga Plan.
2. The "Mainstreet Commercial - Special Site" and "C4-Exception" zone provisions are appropriate to accommodate the proposed development and will not adversely impact or destabilize the surrounding land uses.
3. The proposed development is compatible with the existing surrounding land uses and will enhance the character of the area.

ATTACHMENTS:

Appendix S-1 - Information Report
Appendix S-2 - Recommendation PDC-0017-2008
Appendix S-3 - Revised Land Use Map
Appendix S-4 - Revised Concept Plan
Appendix S-5 - Revised Elevations
Appendix S-6 - Proposed C4-Exception Zone Provisions



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner





Corporate Report

Clerk's Files

Originator's
Files OZ 05/043 W2

PDC

MAR - 17 2008

DATE: February 26, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 17, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a 15 storey, 124 unit condominium apartment
building with 506 m² (5,447 sq. ft.) of ground level
commercial uses
1969 and 1971 Lakeshore Road West
Northeast corner of Lakeshore Road West and Walden Circle
Owner: 607074 Ontario Limited
Applicant: Makow Associates Architect Inc.
Bill 20

Public Meeting **Ward 2**

RECOMMENDATION: That the Report dated February 26, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Residential High Density II - Special Site" and to change the Zoning from "C4" (Mainstreet Commercial) to "RA4-Exception" (Residential Apartment), to permit a 15 storey, 124 unit condominium apartment building with 506 m² (5,447 sq. ft.) of ground level commercial uses under file OZ 05/043 W2, 607074 Ontario Limited, 1969 and 1971 Lakeshore Road West, be received for information.

BACKGROUND:

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

The applicant provided revised supporting materials along with a detailed covering letter on November 23, 2007 which clarified the range of commercial uses being sought, proposed development standards and parking standards to be applied to the residential and commercial uses.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 5, 2005
Height:	15 storeys
Lot Coverage:	38%
Floor Space Index:	3.3
Landscaped Area:	25% (including green roofs)
Net Density:	202 units/ha (112 units/acre)
Gross Floor Area:	11 474 m ² (123,509 sq. ft.) – Residential 506 m ² (5,447 sq. ft.) – Commercial
Number of units:	55 – 1 bedroom 69 – 2 bedroom 124 units total
Anticipated Population:	285* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Parking Required:	68.8 spaces for 1 bedroom residential units (1.25 spaces/unit x 55 units) 96.6 spaces for 2 bedroom residential units (1.40 spaces/unit x 69 units)

Development Proposal	
	31 spaces for residential visitors (0.25 spaces/unit x 124 units) 10.1 spaces for commercial uses (4.3 spaces/100 m ² (1,076.43 sq. ft.) x 235 m ² (2,530 sq. ft.)) 43.4 spaces for restaurant uses (16 spaces/100 m ² (1,076.43 sq. ft.) x 271 m ² (2,917 sq. ft.)) Total Required Parking: 250
Parking Provided:	251
Supporting Documents:	Proposed Standards and Planning Justification Report; Phase I Environmental Site Assessment; Preliminary Servicing Report; Acoustical Impact Study; Traffic Impact Study; Heritage Impact Study; Shadow Study; and Arborist Report.

Site Characteristics	
Frontage:	56.08 m (184 ft.) - Lakeshore Road West
Depth:	55.26 m (181 ft.) - Walden Circle
Net Lot Area:	0.364 ha (0.9 ac.)
Existing Use:	Two free-standing restaurant structures; the Satellite Restaurant and Spoon and Fork Restaurant

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

Neighbourhood Context

The subject property is located on the north side of Lakeshore Road West, east of Southdown Road. The property is part of the linear commercial area which runs along Lakeshore Road West through Clarkson Village. The lands also abut the Walden Spinney neighbourhood to the north where there is a mix of buildings including two and three storey row dwellings and apartment buildings ranging in height from 11 to 21 storeys.

The surrounding land uses are described as follows:

- North: Passive and active recreational facilities associated with the Walden Club, including outdoor tennis courts and swimming pool
- East: Three storey row dwellings
- South: 17 storey apartment building, south of Lakeshore Road West
- West: 15 storey apartment building, west of Walden Circle

Current Mississauga Plan Designation and Policies for Clarkson-Lorne Park Planning District

"**Mainstreet Commercial**" which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses will also be permitted. Compatible development is encouraged which recognizes the scale and enhances the character of Mainstreet Commercial areas. Infilling is the preferred form of pedestrian-oriented street-related commercial development, including the combination of commercial and residential uses.

The subject lands are also located within the Clarkson Village Node. Section 3.13.3 - Nodes generally indicate that these areas are intended to act as the focus of activity for the surrounding community, benefiting from good accessibility, visibility and a relatively high level of existing and potential transit service.

A high quality, compact and urban built form will be encouraged to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent land uses, and distinguish the significance of nodes from surrounding areas.

The Mississauga Plan policies for the Clarkson-Lorne Park District were approved by the Region of Peel on May 5, 2003 with modifications adopted through Official Plan Amendment 25, which were subsequently approved by the Ontario Municipal Board on September 10, 2007, with the exception of individual sites which are the subject of active appeals.

The applications are not in conformity with the Mississauga Plan policies for Clarkson-Lorne Park District and propose to change the applicable land use designation to accommodate residential apartment built form.

There are other policies in the Official Plan which also are applicable in the review of these applications including, but not limited to:

Urban Design Policies

Section 3.18.2.1 – The most prominent, most intensive and highest built form in terms of density and height will be encouraged in the City Centre.

Section 3.18.2.3 – Heritage resources should be conserved and incorporated into community design and new development in a manner that enhances the heritage resources and makes them focal points for the community.

Section 3.18.2.4 – Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and intended character of the area.

Section 3.18.2.5 – Building, landscaping and site design will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

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

- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

The applicant has provided a Planning Justification Report along with an Addendum Report which discusses how, in their opinion, the proposed development addresses this and other criterion. City staff are in the process of reviewing this report and detailed comments will be provided within the Supplementary Report.

The Provincial Policy Statement (PPS)

The current PPS, which came into effect on March 1, 2005, contains several specific policies requiring municipalities to identify and promote opportunities to achieve certain goals, including: intensification; redevelopment; compact form; transit supportive densities; development close to existing public facilities and infrastructure; mixture of land uses; and efficient use of land. These goals differ from the previous PPS, which was approved in 1997, which only spoke generally to the concepts of residential intensification and the efficient use of land in built-up areas.

Growth Plan for the Greater Golden Horseshoe

The *Planning Act* was modified on January 1, 2007, to amongst other matters, require that decisions made by approval authorities, on development applications, conform with Provincial policies in place at the time of the decision. On June 16, 2006, the Growth Plan came into effect, more than five months after the receipt of these applications. Based upon the above noted changes to the *Planning Act*, the subject applications must conform to applicable Provincial policies, including the Growth Plan.

The Growth Plan contains policies to manage growth and development to a 2031 planning horizon for the defined Greater Golden Horseshoe area. The Plan directs growth to built-up areas, promotes transit-supportive densities and supports a mix of residential and employment land uses. Given recent changes to the

Planning Act, there are a number of policies contained within the Growth Plan that must be considered in reviewing the subject applications:

Section 2.2.2.1 – "Population and employment growth will be accommodated by – (a) directing a significant portion of new growth to the built-up areas of the community through intensification; (d) reducing dependence on the automobile through the development of mixed-use, transit supportive, pedestrian-friendly urban environments; encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services."

Section 2.2.3.6 – "All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will -(e) recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification.....(g) identify the appropriate type and scale of development in intensification areas..."

Section 2.2.3.7 – "All intensification areas will be planned and designed to – (a) cumulatively attract a significant portion of population and employment growth; (b) provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods; (e) generally achieve higher densities than the surrounding areas; and, (f) achieve an appropriate transition of built form to adjacent areas."

Section 2.2.5.1 – "Major Transit station areas and intensification corridors will be designated in official plans and planned to achieve – (a) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels; and, (b) a mix of residential, office, institutional, and commercial development wherever appropriate."

The Growth Plan defines a Major Transit Station Area as "The area including around any existing or planned higher order transit station within a settlement area; or the area including and around a

major bus depot in an urban core. Station areas generally are defined as the area within an approximate 500 m (1,640 ft.) radius of a transit station, representing about a 10 minute walk."

The subject lands are located approximately 400 m (1,312 ft.) from the Clarkson GO Train Station, within the above noted radius defining a Major Transit Station Area.

Residential Intensification (Interim Policies)

On October 26, 2006, interim residential intensification policies came into effect, replacing subsection 3.2.3.8 of Mississauga Plan, with the exception of two site specific appeals. Mississauga Plan was amended in response to numerous changes in the Provincial policy environment, including the Growth Plan for the Greater Golden Horseshoe. The City's Urban Growth Centre has been defined, as have intensification policies within and outside of its boundaries. The term interim has been applied to these policies to permit the incorporation of additional policies resulting from the conclusions of the ongoing comprehensive intensification study. As the subject applications are considered under the local policy framework in place at the time of application submission, only regard can be had for these policies during the review of the subject applications.

Several of the Residential Intensification policies are relevant in the review of the subject applications and have been included in Appendix I-8.

Proposed Official Plan Designation and Policies

"Residential High Density II-Special Site" to accommodate the proposed mixture of residential and ground level commercial uses and to permit the proposed maximum Floor Space Index (FSI) of 3.3, which exceeds the maximum FSI range of 1.0 to 2.5 permitted under the "Residential High Density II" policies of the Clarkson-Lorne Park District.

Existing Zoning

"C4" (Mainstreet Commercial), which permits a wide range of service commercial, office and entertainment/recreation uses.

Proposed Zoning By-law Amendment

"RA4-Exception" (Residential Apartment), to permit a 15 storey apartment building having a maximum of 124 dwelling units, with a maximum FSI of 3.3. A total Gross Floor Area (GFA) of 506 m² (5,447 sq. ft.) is proposed for ground level commercial uses, including a maximum GFA of 271 m² (2,917 sq. ft.) for restaurant uses and 235 m² (2,530 sq. ft.) for other specified commercial uses.

Ground level commercial uses proposed include restaurant, take-out restaurant, retail store, office, medical office, real estate office and personal service establishment.

In addition, the applicant proposes to reduce the minimum required landscaped open space from 40% of the lot area to 25%. Further, ten (10) of the required below grade parking spaces are proposed to be provided in a tandem configuration. An Exception Schedule is proposed to address minimum setbacks consistent with the concept site plan drawing attached as Appendix I-4.

COMMUNITY ISSUES

A community meeting was held by the Planning and Building Department and hosted by the Ward 2 Councillor, Patricia Mullin on May 16, 2007, at which more than 60 people were in attendance. Subsequent to this, a Focus Group was established and to date several meetings have been hosted by the Ward Councillor. In addition, numerous phone calls, emails and correspondence, including a 300 person petition have been received subsequent to the submission of the applications.

The following is a summary of issues and comments raised to date by the Community:

- The proposed configuration of the parking areas, including underground parking for commercial uses will result in overflow parking within the surface parking lot for 1271 Walden Circle and on-street parking along Walden Circle.
- The proposed buildings will result in unacceptable shadow impacts on the abutting communal outdoor amenity area associated with the Walden Club to the north and on the private amenity areas associated with row dwellings to the east.
- The proposed landscaped setbacks to the north and east property lines are not adequate to ensure preservation of the existing trees located on or adjacent to the property boundaries and to permit supplementary landscape screen materials to be planted. There is also an inadequate amount of total landscaped open space area proposed for the development.
- Traffic generated by the proposed development may exceed the capacities of Walden Circle and the intersection of Lakeshore Road West and Walden Circle. The resulting traffic volume increases may warrant the installation of traffic lights at Walden Circle and Lakeshore Road West. The proposed northerly driveway access onto Walden Circle will conflict with that of the existing Sheridan Club at 1271 Walden Circle.
- The proposed development is not consistent with the preliminary findings of the Clarkson Village Visioning Study.
- The proposed building is too tall and represents an overdevelopment of the lands.
- Commercial uses are not compatible with the character of the area and will result in greater traffic and parking conflicts than a proposal that includes only residential uses.

- Service facilities including garbage storage/pick-up and loading area will result in negative impacts in regard to noise, odour and visual aesthetics.

The above noted issues will be addressed in the Supplementary Report upon the receipt and review of all outstanding matters.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed.

Impacts Associated with Height and Massing

Planning staff have expressed concerns to the applicant about the proposed building height and massing as they relate to the surrounding context. The applicant has been requested to demonstrate how the proposed development will not detract from the existing established character of the area and fulfill the planned function of the area for Mainstreet Commercial purposes.

Clarkson Village Visioning Study

The Planning and Building Department has initiated a review of the Mississauga Plan Policies for the Clarkson-Lorne Park District as they pertain to a defined area around Clarkson Village and Lakeshore Road West. The purpose of the review is to update the existing land use policies/designations in the District and to ensure a current and relevant vision for the District, to reflect changes in local circumstances and to be consistent with recent Provincial planning initiatives. This review includes consultation with City departments and agencies as well as local community stakeholder groups.

Notwithstanding the ongoing review, the subject applications will be evaluated on their own merits but also with regard to relevant work that will have been undertaken on the study at the time of the Supplementary Report for these applications.

Site Design and Interface with Adjacent Lands

A number of issues related to site design need to be addressed, including the following:

- appropriate location for outdoor amenity space;
- appropriate setbacks, including the underground parking structure;
- design, function, location and number of vehicular driveways;
- relationship of the building to the pedestrian environment, including the location of underground vents and auxiliary stairwells;
- quantity and location of landscaped open space;
- transition in built form from abutting properties.

The applicant will be required to submit a site plan application in accordance with City requirements.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain engineering and other matters with respect to site access, site servicing, encroachments, streetscape and utility requirements, which will require the applicant to enter into appropriate agreements with the City. The applicant will also be required to obtain site plan approval for the proposed development.

FINANCIAL IMPACT:

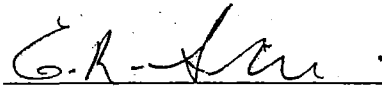
Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

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 - Aerial Photograph
Appendix I-2 - Excerpt of Clarkson-Lorne Park District Land Use Map
Appendix I-3 - Excerpt of Existing Land Use Map
Appendix I-4 - Concept Plan
Appendix I-5 - Elevations
Appendix I-6 - Agency Comments
Appendix I-7 - School Accommodation
Appendix I-8 - Residential Intensification (Interim Policies)
Appendix I-9 - General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner





LEGEND:



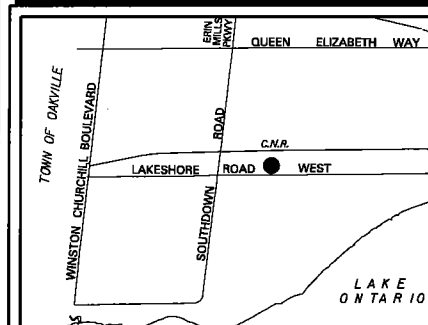
SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007



SUBJECT:

607074 ONTARIO LIMITED

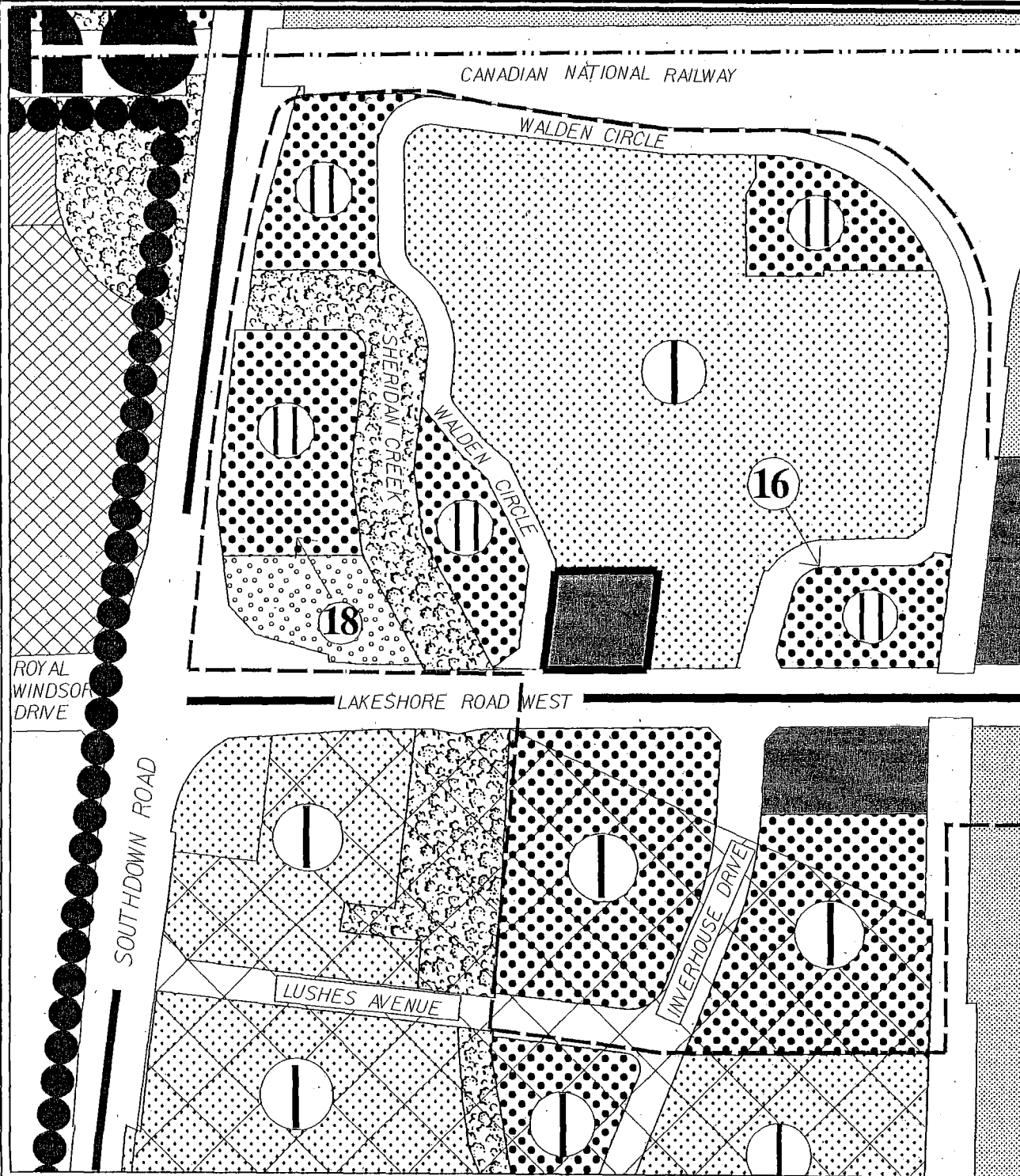


FILE NO:
OZ 05043 W2
DWG. NO:
05034A
SCALE:
NTS
PDC DATE:
2008 03 17
DRAWN BY:
R.DICOSOLA

APPENDIX I-1

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



**PART OF CLARKSON-LORNE PARK DISTRICT LAND USE MAP
CLARKSON-LORNE PARK DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

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

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station

LAND USE LEGEND

- Regulatory Floodplain
- Node Boundary
- Cem - Cemetery
- Existing Stormwater Management Facility
- Planning District
- Special Site Areas (See Special Site Policies)

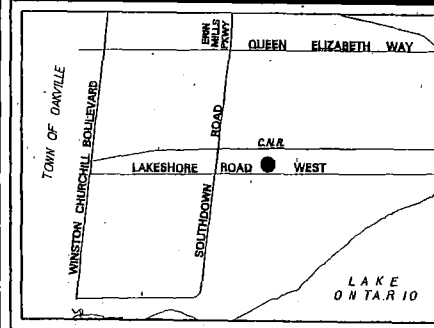


SUBJECT LANDS



SUBJECT:

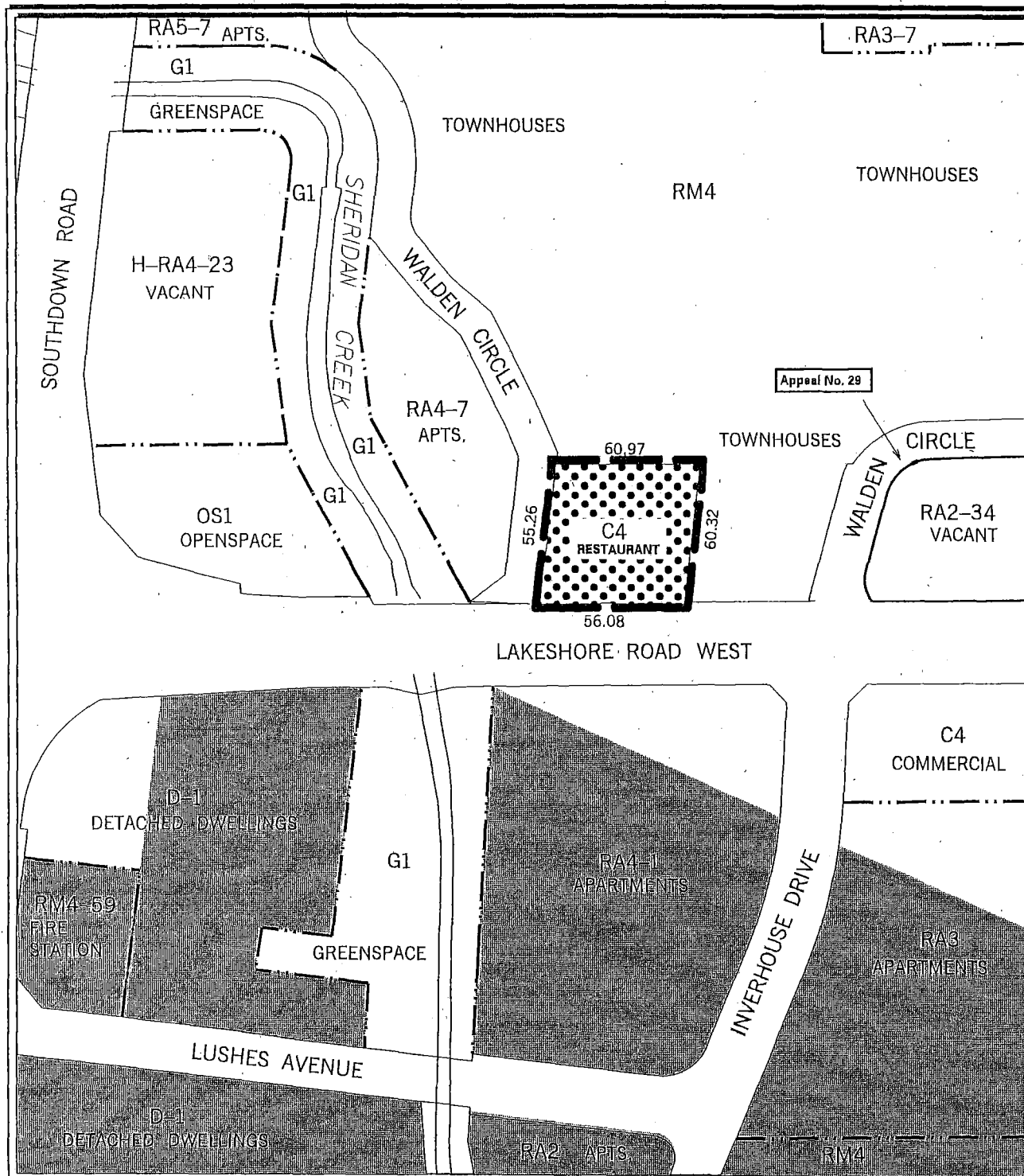
607074. ONTARIO LIMITED



FILE NO: OZ 05043 W2	
DWG. NO: 05043L	
SCALE: 1:5000	
PDC DATE: 2008 03 17	APPENDIX I-2
DRAWN BY: R.DICOSOLA	

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



BY-LAW 0225-2007

LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET COMMERCIAL" TO "RESIDENTIAL HIGH DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "C4" (MAINSTREET COMMERCIAL) TO "RA4-EXCEPTION" (RESIDENTIAL APARTMENT) TO PERMIT A 15 STOREY, 124 UNIT APARTMENT BUILDING WITH 506 m² (5,447 sq.ft) OF GROUND LEVEL COMMERCIAL USES.

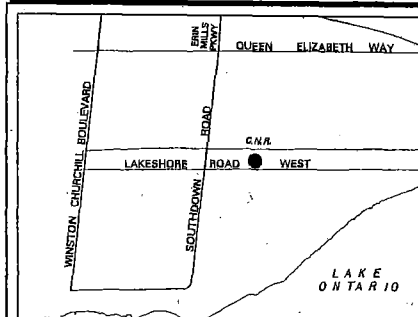
Appeal No. 29

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



SUBJECT:

607074 ONTARIO LIMITED



FILE NO:
OZ 05043 W2
DWG. NO:
05043R
SCALE:
1:2500
PDC DATE:
2008 03 17
DRAWN BY:
R.DICOSOLA

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

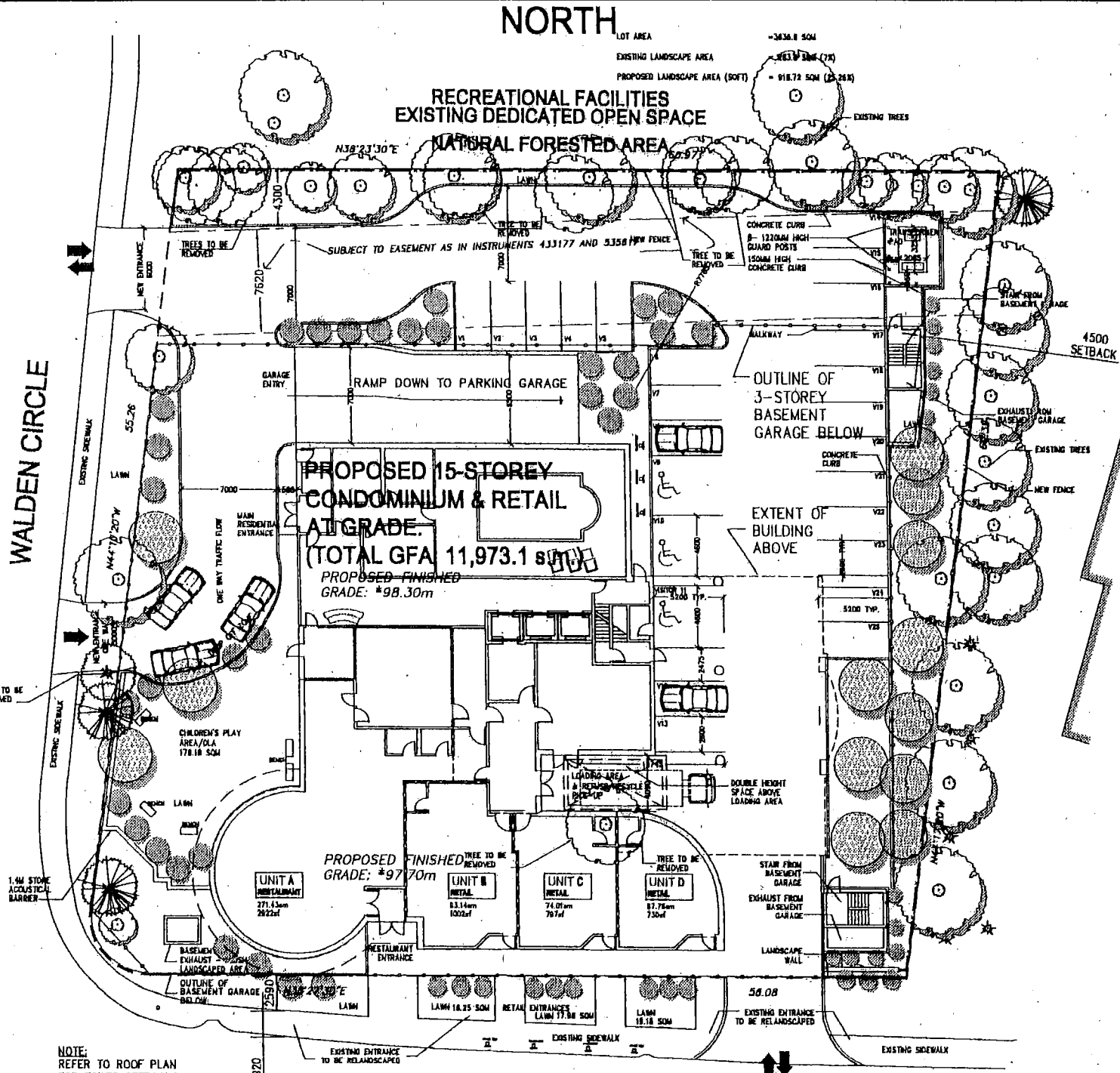
NORTH

CONTEXT MAP SITEPLAN SYMBOLS	
	PROPOSED GRADE ELEVATION (M)
	EXISTING GRADE ELEVATION (M) TO REMAIN
	EXISTING CONIFEROUS TREE TO REMAIN
	EXISTING DECIDUOUS TREE TO REMAIN
	PROPOSED SHRUBS & LANDSCAPING
	EXISTING BUILDING TO BE DEMOLISHED
	PROPOSED NEW BUILDING
	VEHICULAR ACCESS
	BELOW GRADE PARKING STRUCTURE
	LIMIT OF GROUND FLOOR RETAIL / COMMERCIAL USES
	ENTRANCE / EXIT TO PROPOSED BUILDING

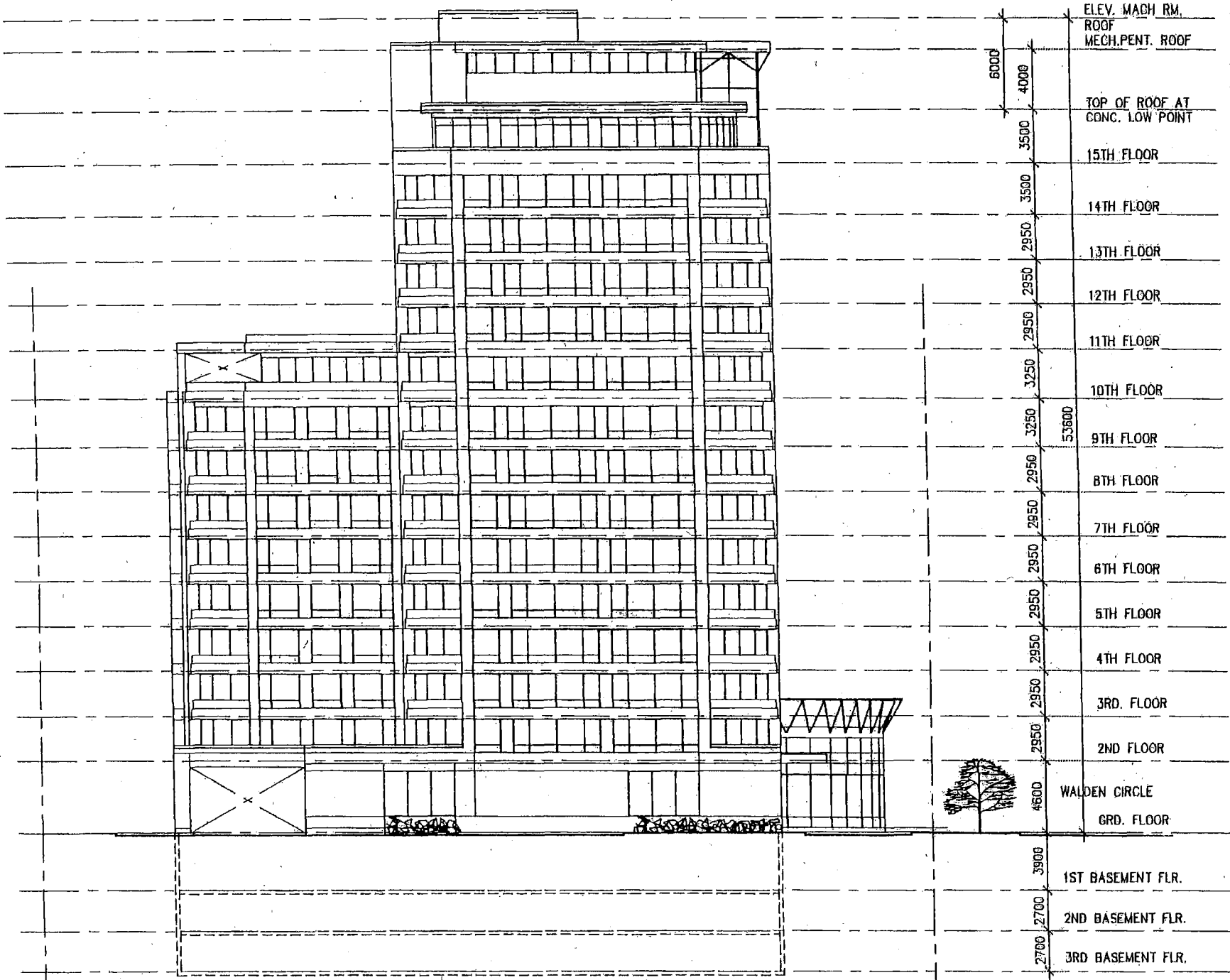
WALDEN CIRCLE

CONCEPT PLAN

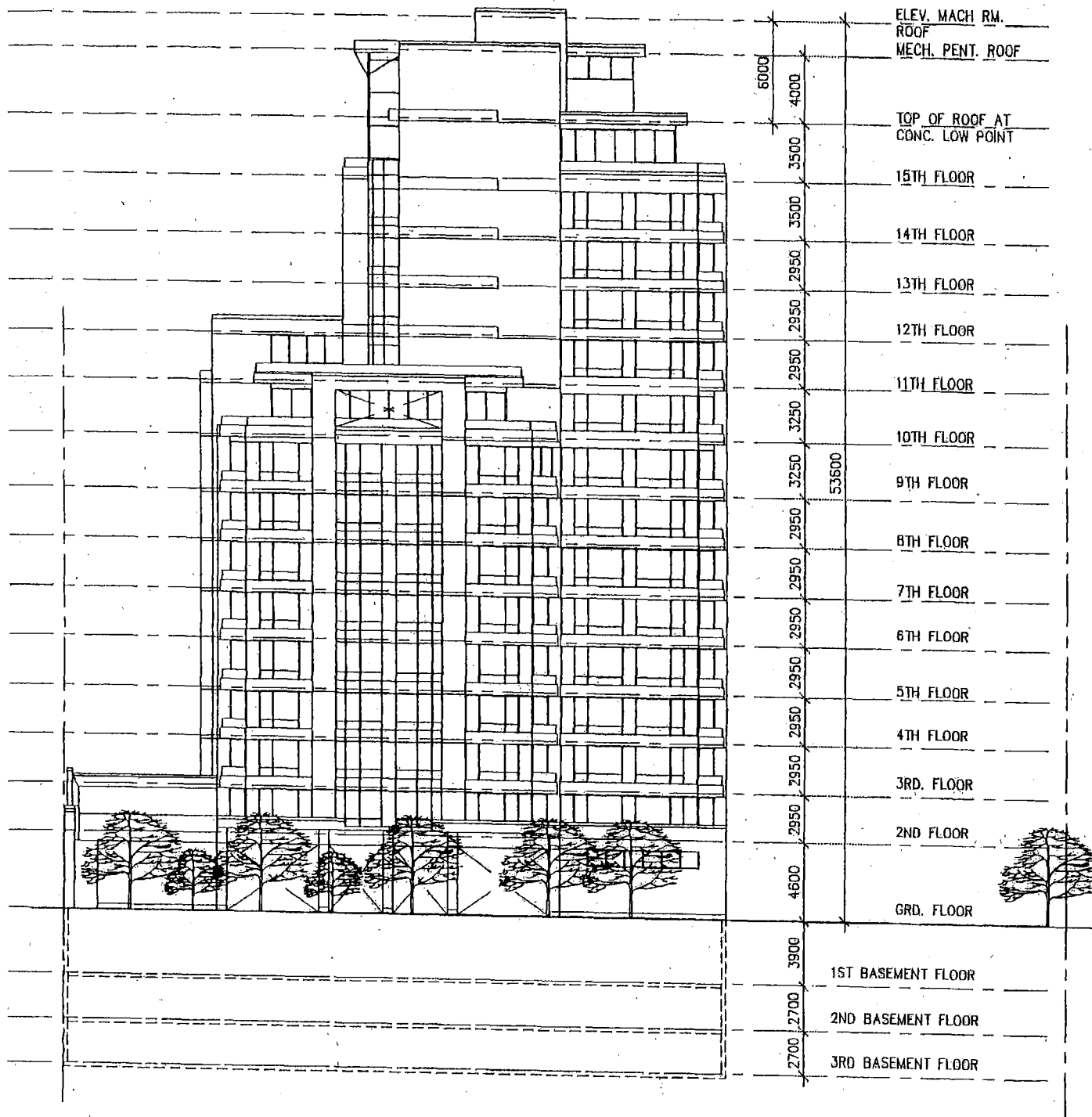
9-36



ELEVATIONS - NORTH ELEVATION



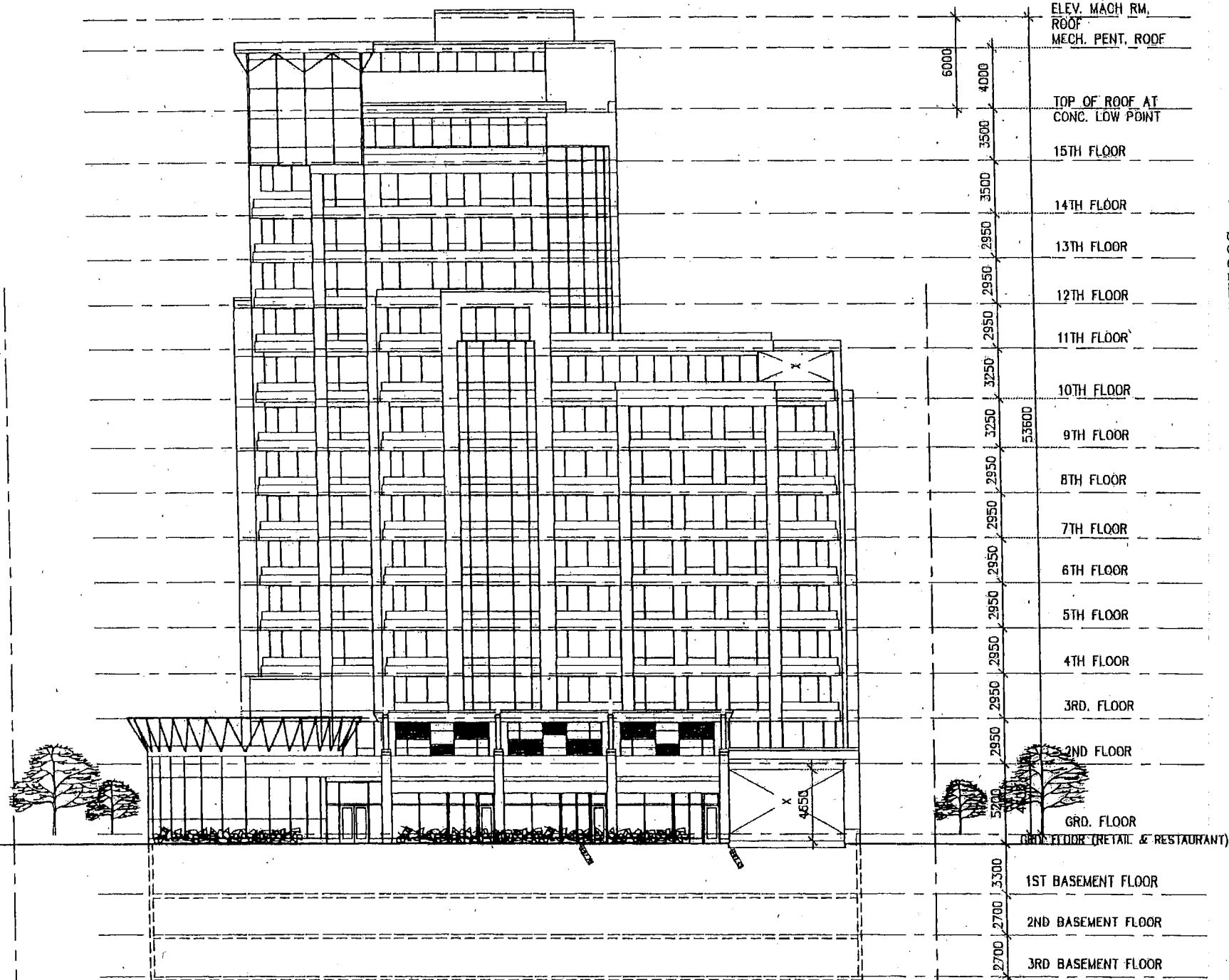
NORTH ELEVATION



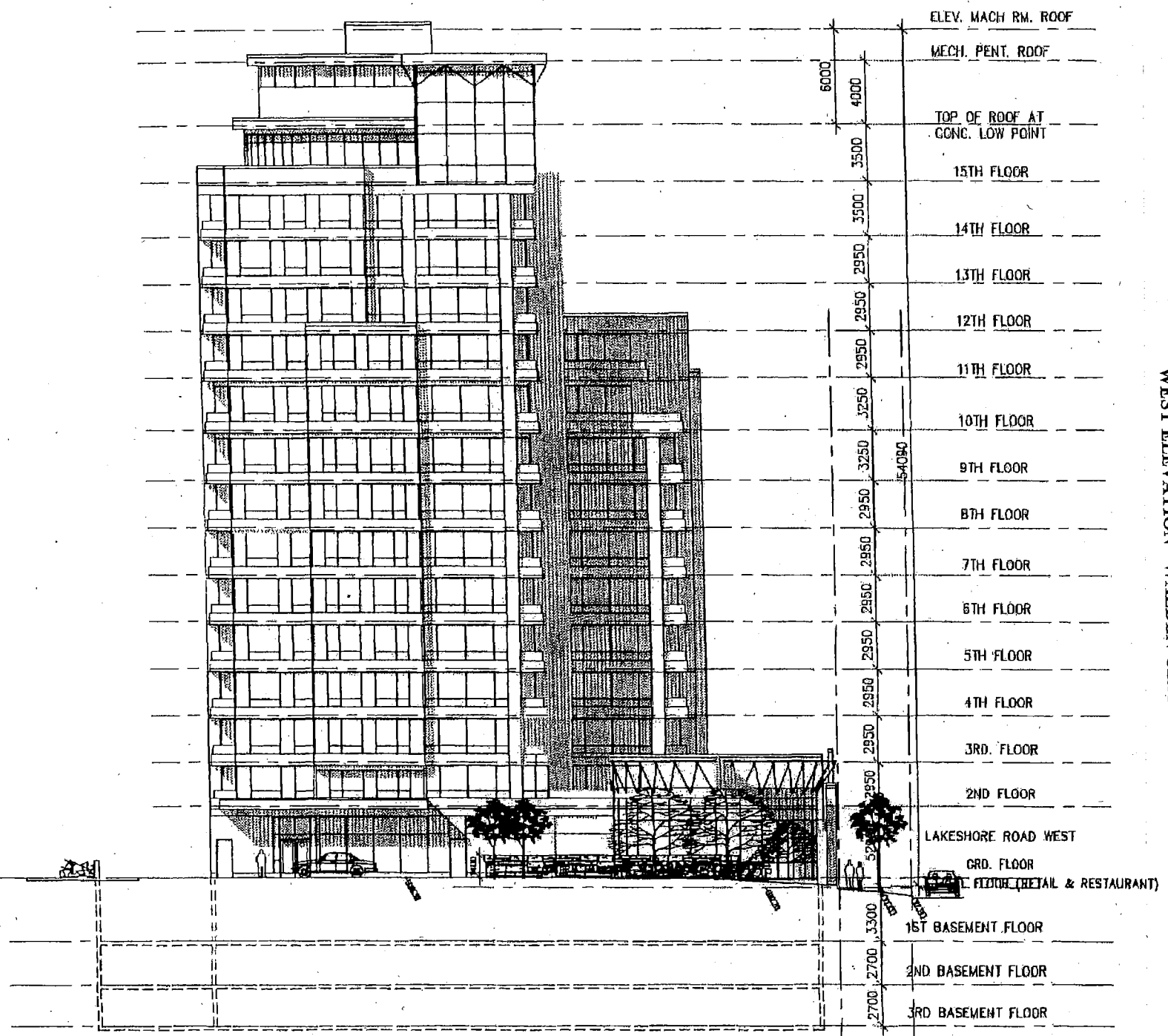
EAST ELEVATION

EAST ELEVATION

SOUTH ELEVATION - LAKESHORE ROAD WEST



WEST ELEVATION - WALDEN CIRCLE



WEST ELEVATION - WALDEN CIRCLE

607074 Ontario Limited

File: OZ 05/043 W2

Agency Comments

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

Agency / Comment Date	Comment
<p>Region of Peel (December 7, 2007)</p>	<p>Regional Development Planning staff has reviewed the Addendum Proposed Standards and Planning Justification Report prepared by Lethbridge & Lawson Ltd., dated October 2007. The appropriate Provincial and Regional policies for urban development and mixed land uses have been identified.</p> <p>Municipal services consist of an existing 200 mm (8 in.) diameter watermain, located on Walden Circle and a 250 mm (10 in.) and 400 mm (16 in.) diameter watermain on Lakeshore Road West. An existing 375 mm (15 in.) diameter sanitary sewer is also located on Walden Circle.</p> <p>In the event that the subject applications are approved by Council, a Functional Servicing Report (FSR) must be submitted by the applicant to determine the adequacy of water and sanitary sewer services for the proposed development prior to By-law enactment.</p> <p>The loading area must have a minimum overhead clearance of 7.5 m (24.6 ft.). A minimum overhead clearance of 4.4 m (14.4 ft.) outside the loading area is required. In order to demonstrate compliance with these requirements, elevation drawings of the loading area and where the building extends over the waste collection route need to be provided.</p> <p>Additional requirement pertaining to the physical layout, functioning and operational requirements of the waste and recycling facilities shall be resolved through the site plan approval process.</p>
<p>Peel District School Board and Dufferin-Peel Catholic District School Board (January 17, 2008)</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</p>

607074 Ontario Limited

File: OZ 05/043 W2

Agency / Comment Date	Comment
	<p>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 conditions pertaining to the provision of local school facilities and bussing of students to schools outside of the normal catchment area be included in the required development agreements and any agreements of purchase and sale entered into.</p>
<p>City Community Services Department – Planning, Development and Business Services Division (December 14, 2007)</p>	<p>The subject property is listed on the City's Heritage Register. In accordance with City policies, the applicant is to submit a Heritage Impact Statement prepared to the satisfaction of this Department, prior to the Supplementary Report. Should the applications be approved, prior to by-law enactment, a cash contribution for street trees will be required. Further, prior to the issuance of any building permits, cash-in-lieu of park or other recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City policies and by-laws.</p>
<p>City Transportation and Works Department (January 17, 2008)</p>	<p>The applicant is to provide an updated Acoustic Impact Report to this Department for review to address the potential stationary noise impacts associated with the operations of the proposed loading area. The applicant is also to provide an updated Traffic Impact Study which addresses this Department's comments regarding background traffic, signal timing, and proposed access operations. Further, the applicant is to provide a copy of the Designated Substances Survey which was recommended in the submitted Phase I Environmental Site Assessment (ESA).</p> <p>Additional comments will be provided upon the receipt and review of the above-noted items.</p>

607074 Ontario Limited

File: OZ 05/043 W2

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Community Services – Fire and Emergency Services Division Conseil Scolaire De District Catholique Centre-Sud Trans-Northern Pipelines Inc. Rogers Cable Economic Development Bell Canada Credit Valley Hospital Enersource – Hydro Mississauga</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Hydro One Networks Inc. Conseil Scolaire De District Centre-Sud-Ouest Go Transit CN Rail Trillium Health Centre</p>

607074 Ontario Limited

File: OZ 05/043 W2

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>11</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>6</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>12</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>Whiteoaks P.S.</p> <table> <tr> <td>Enrolment:</td><td>497</td></tr> <tr> <td>Capacity:</td><td>479</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>Hillcrest P.S.</p> <table> <tr> <td>Enrolment:</td><td>483</td></tr> <tr> <td>Capacity:</td><td>582</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Lorne Park S.S.</p> <table> <tr> <td>Enrolment:</td><td>1,336</td></tr> <tr> <td>Capacity:</td><td>1,236</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> 	11	Kindergarten to Grade 5	6	Grade 6 to Grade 8	12	Grade 9 to Grade 12/OAC	Enrolment:	497	Capacity:	479	Portables:	2	Enrolment:	483	Capacity:	582	Portables:	0	Enrolment:	1,336	Capacity:	1,236	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>23</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>7</td><td>Grade 9 to Grade 12/OAC</td></tr> </table> School Accommodation: <p>St. Christopher Elementary School</p> <table> <tr> <td>Enrolment:</td><td>566</td></tr> <tr> <td>Capacity:</td><td>474</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>Iona Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1099</td></tr> <tr> <td>Capacity:</td><td>723</td></tr> <tr> <td>Portables:</td><td>11</td></tr> </table> 	23	Junior Kindergarten to Grade 8	7	Grade 9 to Grade 12/OAC	Enrolment:	566	Capacity:	474	Portables:	2	Enrolment:	1099	Capacity:	723	Portables:	11
11	Kindergarten to Grade 5																																								
6	Grade 6 to Grade 8																																								
12	Grade 9 to Grade 12/OAC																																								
Enrolment:	497																																								
Capacity:	479																																								
Portables:	2																																								
Enrolment:	483																																								
Capacity:	582																																								
Portables:	0																																								
Enrolment:	1,336																																								
Capacity:	1,236																																								
Portables:	0																																								
23	Junior Kindergarten to Grade 8																																								
7	Grade 9 to Grade 12/OAC																																								
Enrolment:	566																																								
Capacity:	474																																								
Portables:	2																																								
Enrolment:	1099																																								
Capacity:	723																																								
Portables:	11																																								

607074 Ontario Limited

File: OZ 05/043 W2

Residential Intensification (Interim Policies)

Section 3.2.4.1 (b) – Intensification outside the Urban Growth Centre will occur through the development of vacant or underutilized lands in accordance with the intent of this Plan.

Section 3.2.4.3 (a) – Applications for residential intensification not in compliance with Section 3.2.4.1.b and requiring amendments to Mississauga Plan will generally be considered premature. Increases in density may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned community and is consistent with the intent of this Plan.

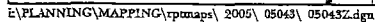
Section 3.2.4.3 (b) – Where there is no restriction on the heights of buildings in the District Policies, any consideration to heights in excess of four (4) storeys will only be considered where it can be demonstrated that an appropriate transition in heights that respects the surrounding context will be achieved.

Section 3.2.4.4 (a) – Development should be compatible with the scale and character of a planned residential area by having regard for the following elements: natural environment; natural hazards; natural heritage features/natural areas system; lot frontages and areas; street and block patterns; building height; coverage; massing; architectural character; streetscapes; heritage features; setbacks; privacy and overview; the pedestrian environment; parking.

Section 3.2.4.4 (b) – Development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale. Transition in built form will act as a buffer between the proposed development and planned uses, and should be provided through appropriate height, massing, character, architectural design, siting, setbacks, parking, and open and amenity space.

Section 3.2.4.4 (e) – Development applications should complete streets and existing development patterns.

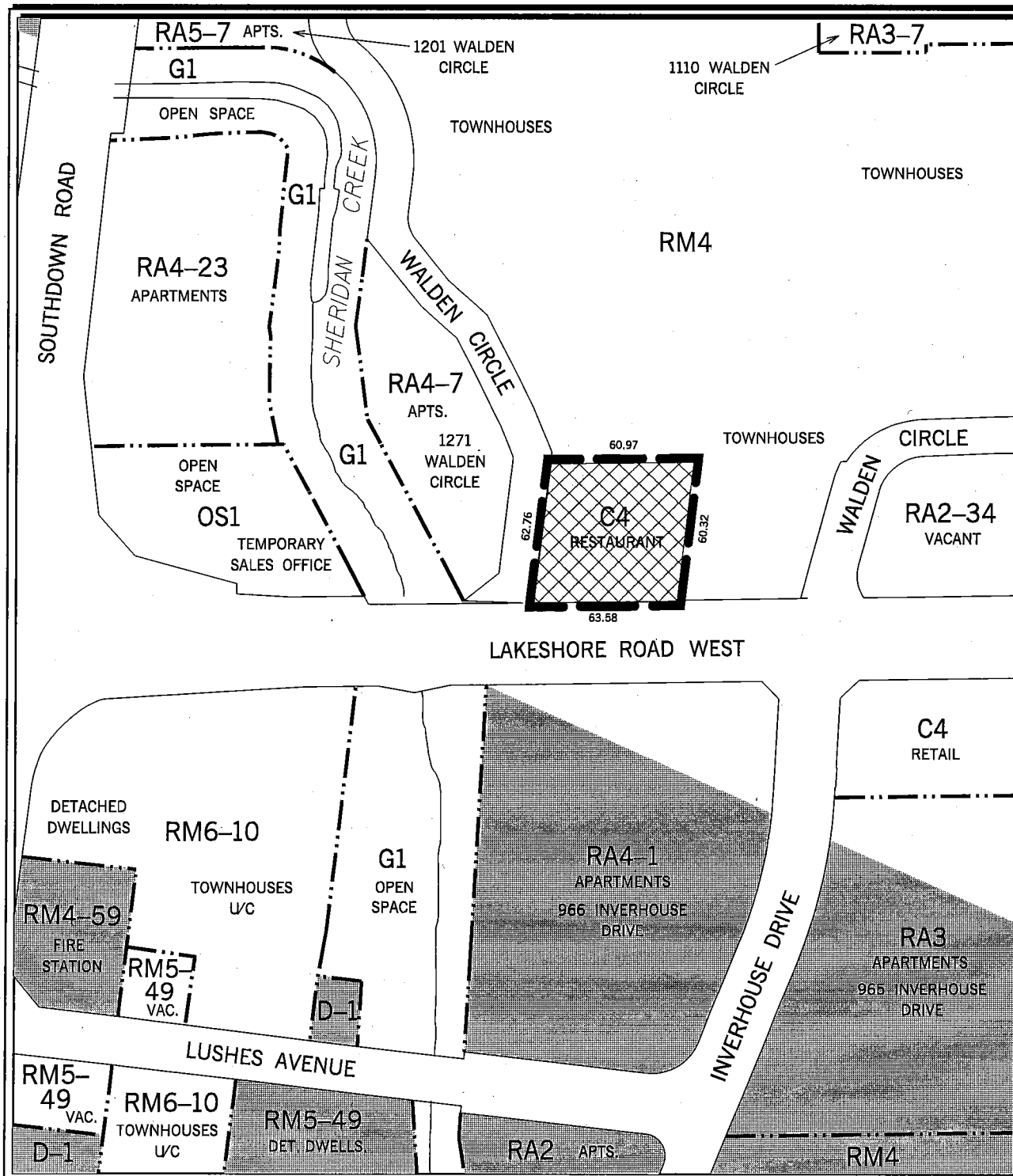
* The above noted policies are not exhaustive of what may be applicable, but are illustrative of key directions found in Mississauga Plan pertaining to residential intensification.



607074 Ontario Limited**File: OZ 05/043 W2****Recommendation PDC-0017-2008**

PDC-0017-2008

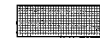
- "1. That the Report dated February 26, 2008, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Commercial" to "Residential High Density II - Special Site" and to change the Zoning from "C4" (Mainstreet Commercial) to "RA4-Exception" (Residential Apartment), to permit a 15 storey, 124 unit condominium apartment building with 506 m² (5,447 sq. ft.) of ground level commercial uses under file OZ 05/043 W2, 607074 Ontario Limited, 1969 and 1971 Lakeshore Road West, be received for information.
2. That the correspondence from Lynda Fichtenau, Jianping Wang, Sandra Osborn, Colin McAlpine and V.H. Aiken advising of their opposition to the above noted development application, be received."



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET COMMERCIAL" TO "MAINSTREET COMMERCIAL - SPECIAL SITE" AND PROPOSED REZONING FROM "C4" (MAINSTREET COMMERCIAL) TO "C4-EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT A 15 STOREY, 113 UNIT CONDOMINIUM APARTMENT BUILDING WITH 544 m² (5,856 sq. ft) OF GROUND LEVEL COMMERCIAL USES.



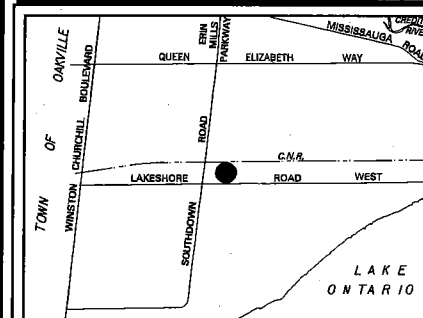
GREENBELT OVERLAY

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY CROSS-HATCHING WITHIN THE APPLICATION AREA.



SUBJECT:

607074 ONTARIO LIMITED



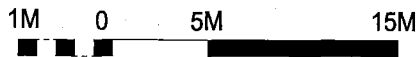
FILE NO:
OZ 05043 W2
DWG. NO:
05043R_SUP
SCALE:
1:2500
PDC DATE:
2009 11 30
DRAWN BY:
R.D., W.F.

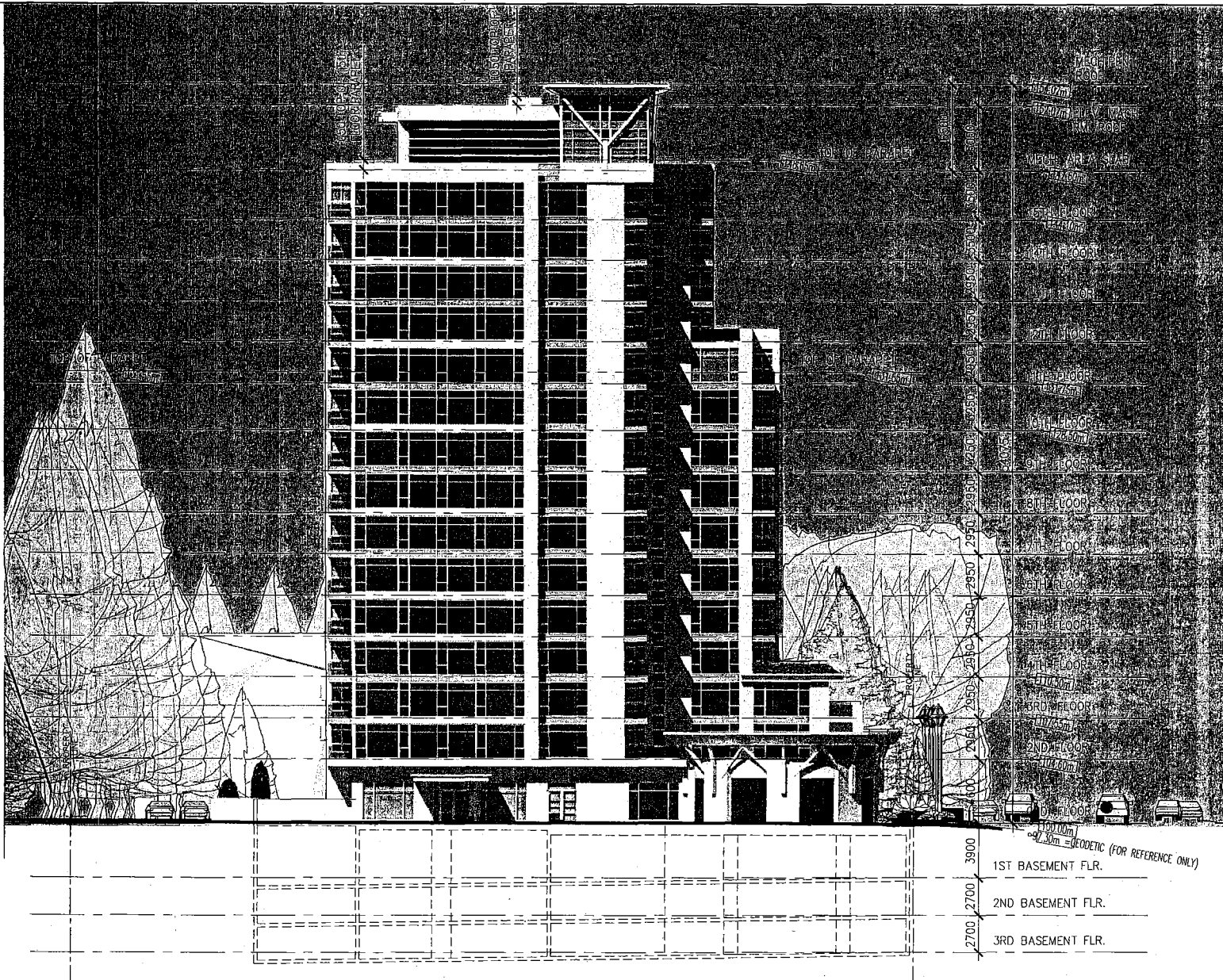
APPENDIX S-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

RECREATIONAL FACILITIES
EXISTING DEDICATED OPEN SPACE
NATURAL FORESTED AREA





WEST ELEVATION - WALDEN CIRCLE

3	JUNE 3 2009	ISSUED RE-DRAWING PLANS, PL	ADD	30
2	OCTOBER 2008	ISSUED OTHER REVIEW	SUB	30
1	NOVEMBER 2007	ISSUED RE-DRAWING PLANS, PL	ADD	30
0	DEC 5 2005	ISSUED RE-DRAWING PLANS, PL	ADD	30

Rev. Date Revision / Issued Drawn By



**MAKOW
ASSOCIATES
ARCHITECT INC.**

• 343 University Road, Suite 300
• Toronto, Ontario M5S 1S5
• TEL: (416) 944-0000 FAX: (416) 944-0001

Consultant shall verify all dimensions and be responsible for same. No liability shall be accepted by the Architect for any errors or omissions in the drawings or for any damages or losses resulting from the use of the drawings. The drawings are not to be used for construction unless signed by the architect.



Project:
**Proposed Residential Condominium
& Ground Floor Commercial**
Rezoning #
1959 / 1971 Lakeshore Road West
Mississauga, Ontario

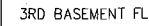
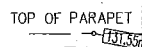
Drawn By: JUD
Checked By: S.P.M.
Date: JUNE 2009

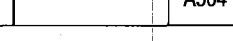
Project No.: 04315

Sheet No.: 04315

Title: WEST ELEVATION

Drawn By: A501

A503



607074 Ontario Limited**File: OZ 05/043 W2****Proposed "C4 – Exception" Zone Provisions**

- Restaurants and take-out restaurants shall be excluded from the minimum 60 m (196.8 ft.) separation distance from residential zones.
- Maximum number of apartment dwelling units: 113.
- Maximum gross floor area – non-residential: 544 m² (5,856 sq. ft.).
- Maximum gross floor area – restaurant: 302 m² (3,251 sq. ft.).
- Maximum floor space index: 3.3.
- Maximum building height: 15 storeys.
- Minimum required resident parking for 2 bedroom apartment units: 1.25 spaces/unit, of which a maximum of 4 spaces may be provided in a tandem configuration.
- Implementing Zoning By-law shall include an exception schedule to govern the location and/or size of: the buildable areas, building setbacks, build-to lines, landscaped buffer areas, driveways, surface parking areas, underground parking structure amongst other site layout details.