



AGENDA

THE CORPORATION OF THE CITY OF MISSISSAUGA

PLANNING & DEVELOPMENT COMMITTEE

MONDAY, MARCH 24, 2014 - 7:00 P.M.

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

Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6 (Chair)
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

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

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



PLANNING & DEVELOPMENT COMMITTEE – MARCH 24, 2014

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Ontario Municipal Board (OMB), and may not be added as a party to the hearing of an appeal before the OMB.

Send written submissions or request notification of future meetings to:

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

CALL TO ORDER

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Planning and Development Committee Meeting of February 24, 2014

MATTERS TO BE CONSIDERED

1. Sign Variance Applications – Sign By-law 0054-2002, as amended
File: BL.03-SIG (2014)
2. Removal of the “H” Holding Symbol from Zoning By-law 0225-2007, 1125, 1135 and 1153 Haig Boulevard, east side of Haig Boulevard, north of CN Railway
Owner: Weldon Properties (Haig) Inc.
Applicant: Dan Welton
File: H-OZ 11/001 W1
3. **PUBLIC MEETING**
Information Report on Rezoning Application to permit site specific zone standards to allow a two (2) storey place of religious assembly and associated required parking, 6496 and 6508 Winston Churchill Boulevard, west side of Winston Churchill Boulevard, north of Battleford Road
Owner: Meadowvale Islamic Centre Inc.
Applicant: Glen Schnarr and Associates, **Bill 51**, (Ward 9)
File: OZ 13/009 W9

4. SUPPLEMENTARY REPORT

Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 5 commercial buildings and 10 detached dwellings, 5267 Mississauga Road, east side of Mississauga Road, north of Melody Drive and south of the CPR rail corridor

Owner: 1731860 Ontario Limited

Applicant: John D. Rogers & Associates Inc., **Bill 51**, (Ward 11)

Files: OZ 11/019 W11 and T-M11006 W11

5. PUBLIC MEETING/SUPPLEMENTARY REPORT

Information and Supplementary Report on Official Plan Amendment and Rezoning Applications to permit 30 townhouse dwellings on a common element condominium private road, 1715 Audubon Boulevard, northeast corner of Audubon Boulevard and Fieldgate Drive

Owner/Applicant: Beverley Homes Holding Corp., **Bill 51**, (Ward 3)

File: OZ 13/006 W3

6. SUPPLEMENTARY REPORT

Rezoning Application to permit eight (8) detached dwellings on a common element condominium private road, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West

Owner: Raffi Konialian

Applicant: Weston Consulting Group Inc., **Bill 51**, (Ward 7)

File: OZ 12/002 W7

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2014)

DATE: March 4, 2014

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

RECOMMENDATION: That the report dated March 4, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested seven (7) Sign Variance Applications described in Appendices 1 to 7 of the report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 14-00125
Ward 1
Starlight Apartments
206 Lakeshore Road East

To permit the following:

- (i) One (1) fascia sign on the west elevation
provided the sign be non-illuminated.
- (b) Sign Variance 14-00126
Ward 1
Starlight Apartments

212 Lakeshore Road East

To permit the following:

- (i) One (1) fascia sign on the east elevation provided the sign be non-illuminated.
- (c) Sign Variance 13-06731
Ward 1
Ellis Don
1004 Middlegate Road

To permit the following:

- (i) A third fascia sign located on the east elevation of the structure enclosing the mechanical equipment on the roof.
- (d) Sign Variance 13-07217
Ward 4
Starbucks Coffee Co.
4076 Confederation Parkway

To permit the following:

- (i) One (1) fascia sign on the east (front) elevation which projects out from the building face 1.55m (5.09 ft.)
- (e) Sign Variance 11-06728
Ward 5
RE/MAX Gold
2980 Drew Rd.

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the building.
- (f) Sign Variance 13-07227
Ward 6

Evergreen Retirement Community
820 Scollard Court

To permit the following:

- (i) One (1) fascia sign located on the top three (3) storeys of a ten (10) storey residential building provided the fascia sign is non-illuminated and the existing temporary sign fronting Mavis Road is removed.
- (g) Sign Variance Application 13-03973
Ward 5
International Centre
6900 Airport Rd.

To permit the following:

- (i) One (1) billboard sign having changing copy sign faces.

BACKGROUND:

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

COMMENTS:

The Planning and Building Department has received seven (7) Sign Variance Applications (see Appendices 1 to 7) 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: Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is not a process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

ATTACHMENTS: Starlight Apartments
Appendix 1-1 to 1-5

Starlight Apartments
Appendix 2-1 to 2-5

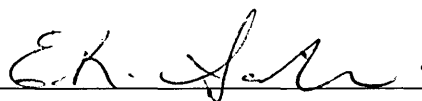
Ellis Don
Appendix 3-1 to 3-7

Starbucks Coffee Co.
Appendix 4-1 to 4-7

RE/MAX Gold
Appendix 5-1 to 5-5

Evergreen Retirement Community
Appendix 6-1 to 6-7

International Centre
Appendix 7-1 to 7-6



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor, Sign Unit





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 4, 2014

FILE: 14-00125

RE: Starlight Apartments
206 Lakeshore Road East - Ward 1

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

Section 12	Proposed
A fascia sign is not permitted on residential building.	One (1) fascia sign on the west elevation.

COMMENTS:

A previous sign variance application (12-01757) for a ground sign was refused as the sign was proposed to be located in a sight triangle. Staff recommended that a fascia sign be proposed instead.

The Planning and Building Department therefore find the requested variance acceptable provided the proposed fascia sign is not illuminated. ✓



MISSISSAUGA
Leading today for tomorrow

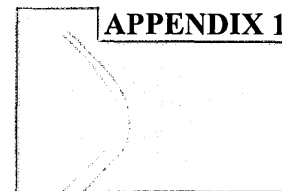


Sign Unit

**206 Lakeshore Road East
#14-00125
Starlight Apartments**

SCALE FOR REDUCED DRAWINGS





55 Barber Greene Road
Suite 100 Toronto
Ontario Canada M3C 2A1

T 416 . 441 . 2010
F 416 . 441 . 0819
sai@stingrayarchitects.com

ARCHITECTS INC.

January 07, 2014

City of Mississauga Building Department
300 City Centre Drive
Mississauga, Ontario

Dear Sir or Madam,

RE: Sign Permit & Variance Application
206 Lakeshore Rd. E., Mississauga, Ontario

We are requesting a variance for a fascia sign for advertising rental units on this property.

The owners acquired this property and originally replaced the existing company ground sign with theirs. The city informed our client that their sign required a variance. Upon this the owners hired our firm to apply for this variance. After review by the Planning & Development committee it was not supported, but a recommendation from them was that we have a fascia sign instead of a ground sign.

Please accept and review our application in this matter.
Thank you for your help.

Yours truly,
Stingray Architects Inc.

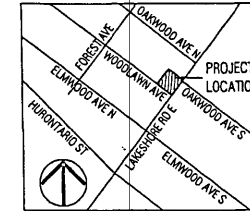

Darren Lacey

SIGN BY-LAW NO. 54-02, CITY OF MISSISSAUGA

SIGN DISTRICT IS ZONED 'C4' - MAIN STREET COMMERCIAL (PORT CREDIT DISTRICT)

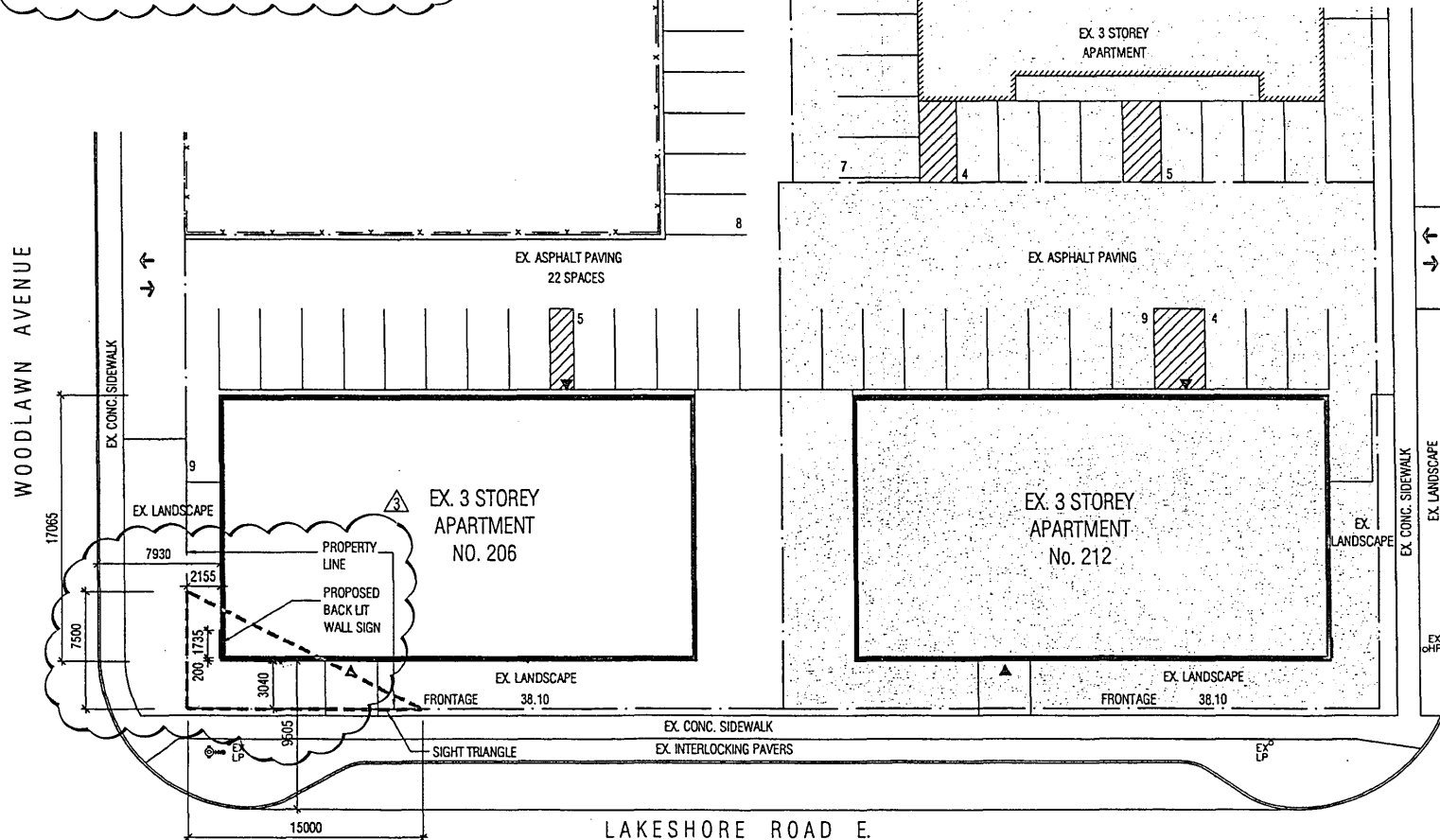
WALL SIGN

GROUND FLOOR WALL AREA	46.85 m ²
FASCIA SIGN ALLOWABLE (15%)	7.03 m ²
PROPOSED FASCIA SIGN AREA	2.91 m ²



KEY PLAN

N.T.S.



1 SITE PLAN
A1 SCALE 1:300

ISSUE	No	Date	Remarks
1	2012-06-27		For Sign Permit Application
2	2013-03-21		Sign Permit Resubmission
3	2013-06-11		Sign Permit Resubmission & Variance Application
4	2013-11-13		For Planning Review & Comment
5	2014-01-07		For Sign Permit Submission & Variance Application

2013-11-12	General Revisions as per Planning Comments
2013-06-10	General Revisions as per City Comment
2013-03-05	General Revisions as per City Comment

No	Date	Remarks
REVISIONS		
<ul style="list-style-type: none"> UNAUTHORIZED REPRODUCTION OR USE OF THIS DRAWING IS EXPRESSLY PROHIBITED. DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES TO BE REPORTED TO THIS OFFICE. 		



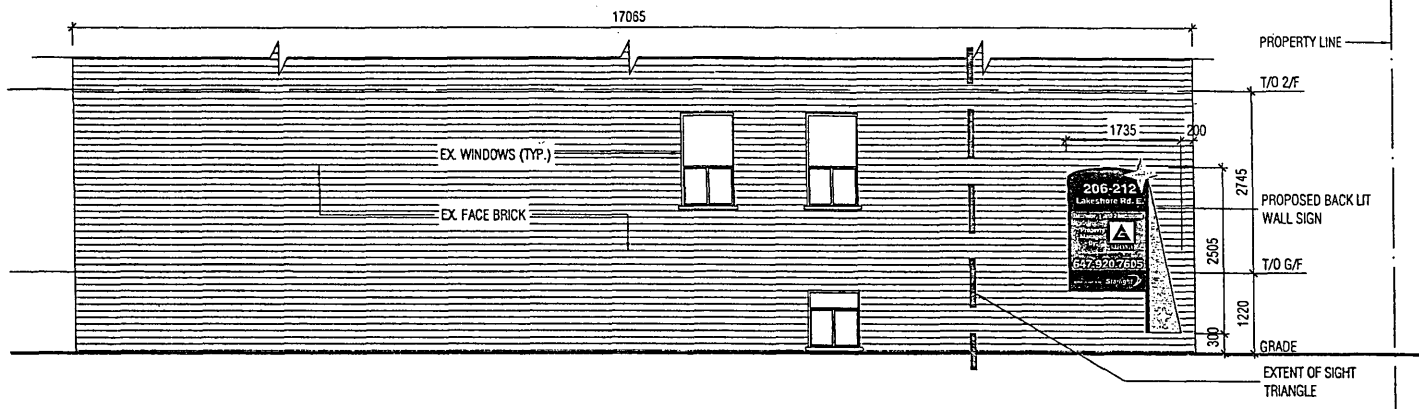
EXTERIOR PYLON SIGN
STARLIGHT APARTMENTS
206 LAKESHORE RD E.
MISSISSAUGA, ONTARIO

PARTIAL SITE PLAN
PYLON SIGN ELEVATION

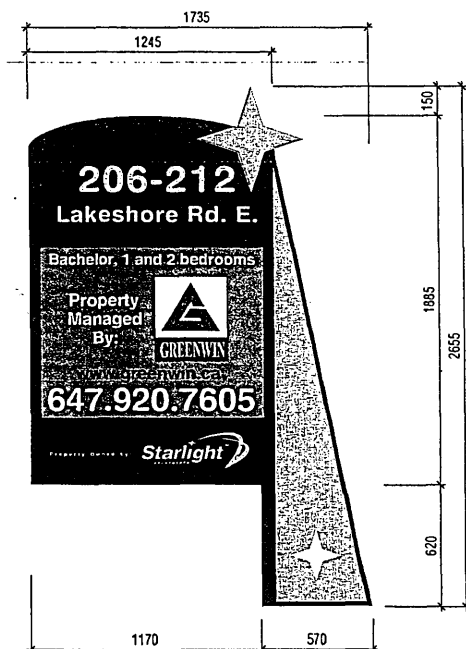


55 Barber Greene Road, Suite 100,
Toronto, Ontario, Canada M3C 2A1
t: 416-441-2010 f: 416-441-0919
sai@stingrayarchitects.com

AS NOTED	JUNE 2012	Sheet No.
DL	LC	A1
1231A		



1 PARTIAL SOUTH ELEVATION
SCALE 1:75



2 WALL SIGN ELEVATION
SCALE 1:25

ISSUE		
No	Date	Remarks
1	2013-11-13	For Planning Review & Comment
2	2014-01-07	For Sign Permit Submission & Variance Application

No	Date	Remarks
REVISIONS		
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EXTERIOR PYLON SIGN STARLIGHT APARTMENTS 206 LAKESHORE RD E. MISSISSAUGA, ONTARIO		
PARTIAL SOUTH ELEVATION WALL SIGN ELEVATION		
STINGRAY ARCHITECTS INC. 55 Barber Greene Road, Suite 100, Toronto, Ontario, Canada M3C 2A1 T 416-441-2010 F 416-441-0219 sai@stingrayarchitects.com		
AS NOTED	JUNE 2012	A2
DL	LC	
1231A		



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 4, 2014

FILE: 14-00126

RE: Starlight Apartments
212 Lakeshore Road East - Ward 1

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

Section 12	Proposed
A fascia sign is not permitted on a residential building.	One (1) fascia sign on the east elevation.

COMMENTS:

A previous sign variance application (12-01759) for a ground sign was refused as the sign was proposed to be located in a sight triangle. Staff recommended that a fascia sign be proposed instead.

The Planning and Building Department therefore find the requested variance acceptable provided the proposed fascia sign is not illuminated.

 $T \quad A \quad R \quad /$ 

MISSISSAUGA
Leading today for tomorrow

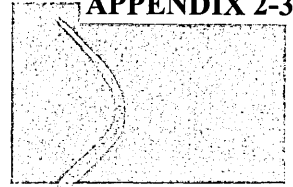


Sign Unit

212 Lakeshore Rd East
#14-00126
Starlight Apartments

SCALE FOR REDUCED DRAWINGS





55 Barber Greene Road
Suite 100 Toronto
Ontario Canada, M3C 2A1

T 416 . 441 . 2010
F 416 . 441 . 0819
sai@stingrayarchitects.com

STINGRAY
ARCHITECTS INC.

January 07, 2014

City of Mississauga Building Department
300 City Centre Drive
Mississauga, Ontario

Dear Sir or Madam,

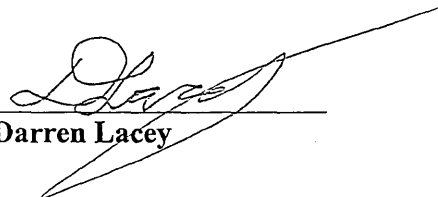
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Please accept and review our application in this matter.
Thank you for your help.

Yours truly,
Stingray Architects Inc.


Darren Lacey

3

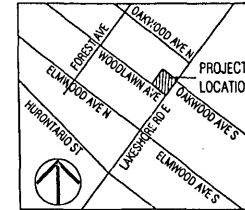
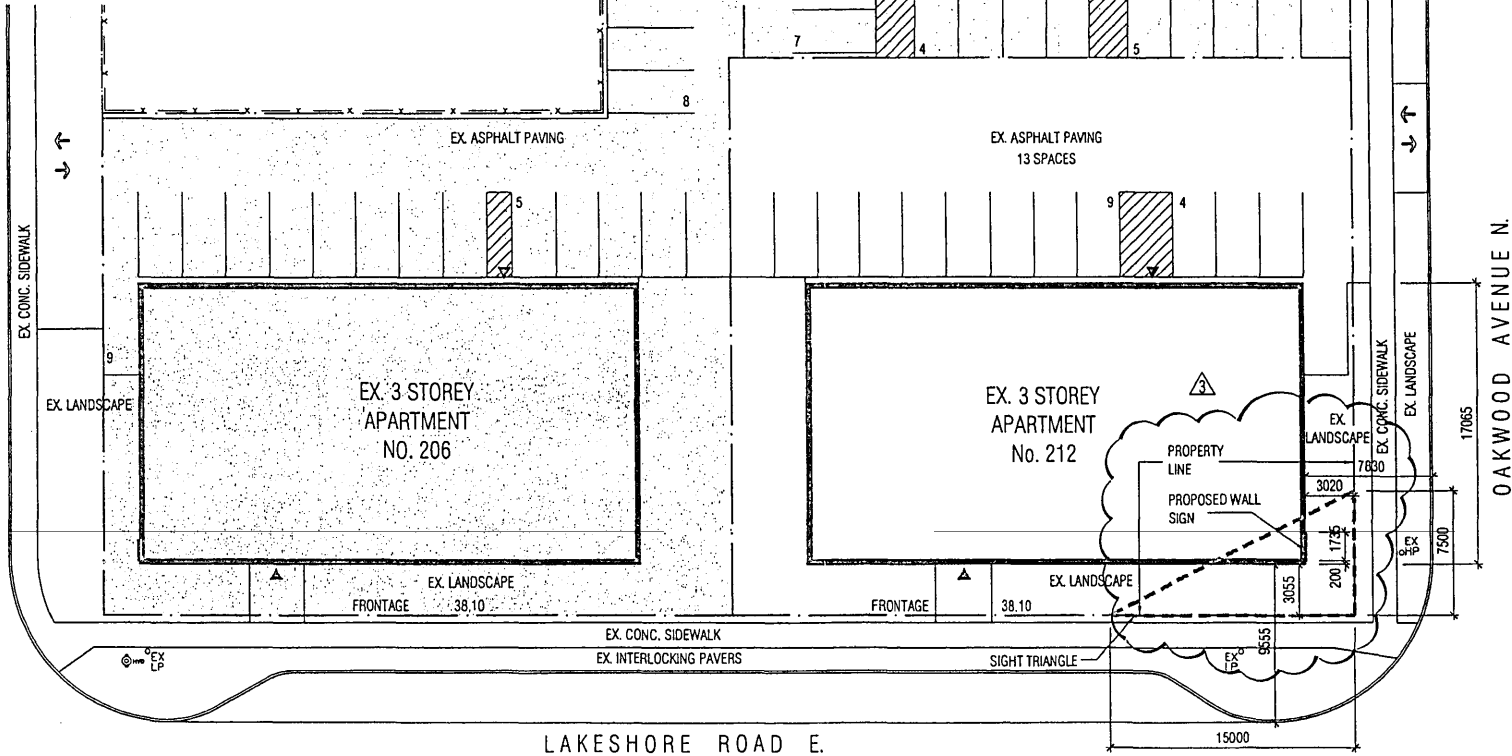
SIGN BY-LAW NO. 54-02, CITY OF MISSISSAUGA

SIGN DISTRICT IS ZONED "C4" - MAIN STREET COMMERCIAL (PORT CREDIT DISTRICT)

WALL SIGN

GROUND FLOOR WALL AREA	46.85 m ²
FASCIA SIGN ALLOWABLE (15%)	7.03 m ²
PROPOSED FASCIA SIGN AREA	2.91 m ²

WOODLAWN AVENUE



KEY PLAN

N.T.S.

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No	Date	Remarks
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REVISIONS

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Job No. **FAS-1A**
EXTERIOR PYLON SIGN
STARLIGHT APARTMENTS
212 LAKESHORE RD E.
MISSISSAUGA, ONTARIO

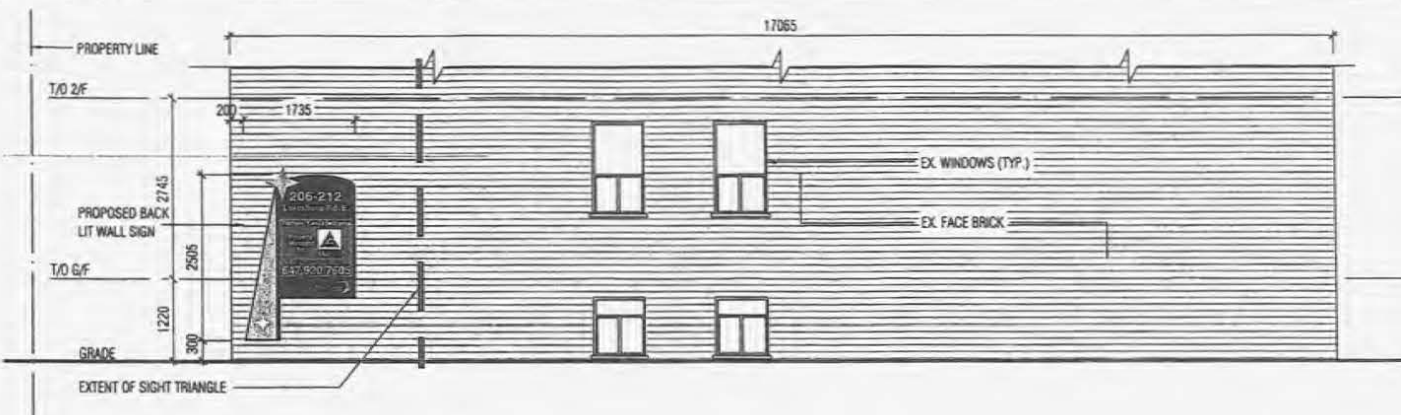
Sheet No.
PARTIAL SITE PLAN



STINGRAY ARCHITECTS INC.
 55 Barber Greene Road, Suite 100,
 Toronto, Ontario, Canada M3C 2A1
 T: 416-441-2010 F: 416-441-0819
 e: info@stingrayarchitects.com

As Noted	JUNE 2012	Sheet No.
DL	LC	A1
Job No.	1232A	

1 SITE PLAN
 A1 SCALE 1:300



1 PARTIAL NORTH ELEVATION
A2 SCALE 1:75



2 WALL SIGN ELEVATION
A2 SCALE 1:25

ISSUE		
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No	Date	Remarks
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Job No. *PRSDA*
EXTERIOR PYLON SIGN
STARLIGHT APARTMENTS
212 LAKESHORE RD. E.
MISSISSAUGA, ONTARIO

Sheet No.
PARTIAL NORTH ELEVATION
WALL SIGN ELEVATION



AS NOTED	JUNE 2012	Sheet No.
DL	LC	A2
1232A		



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 4, 2014

FILE: 13-06731

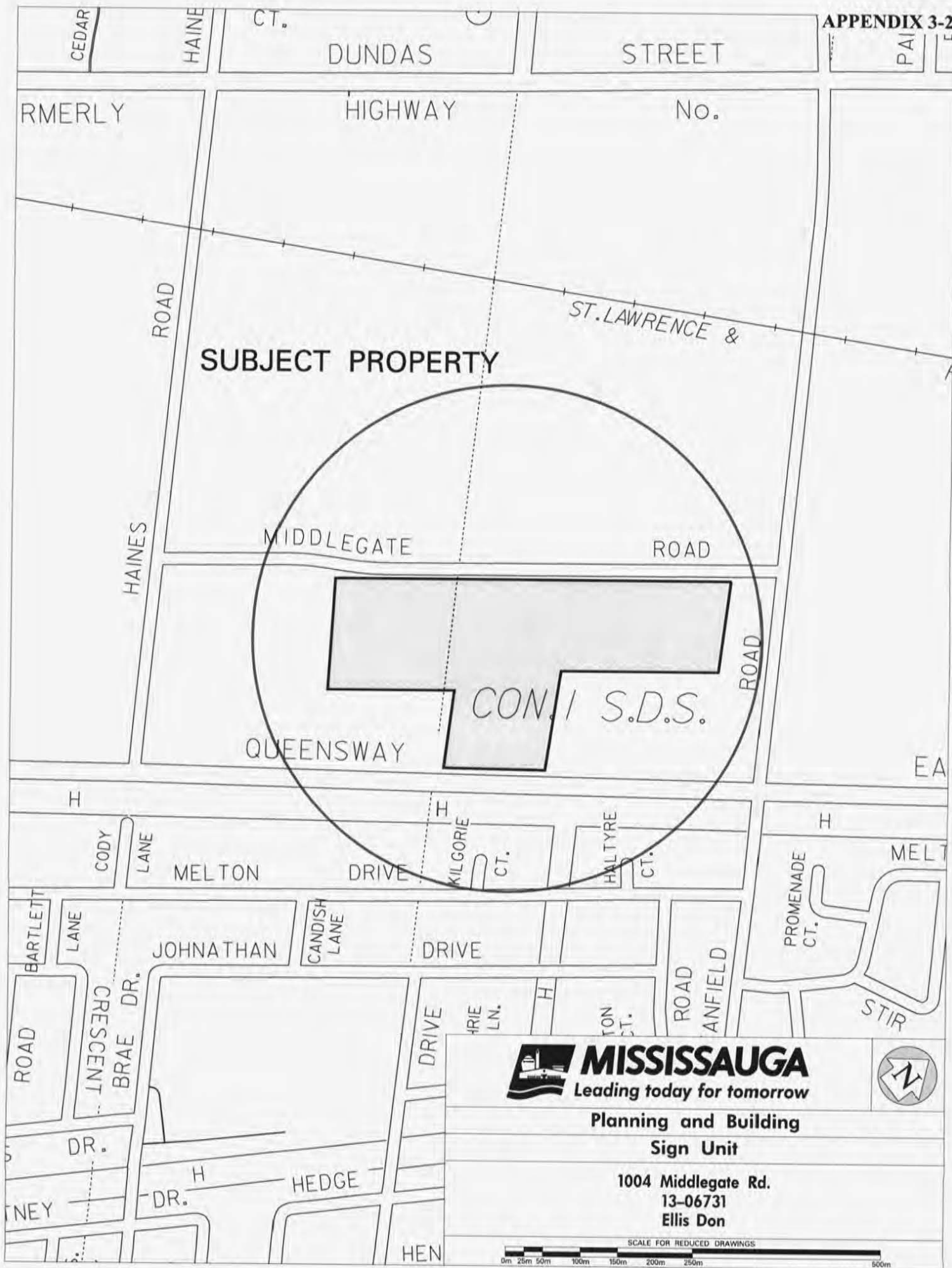
RE: Ellis Don
1004 Middlegate Road – Ward 1

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

Section 13	Proposed
An office building is permitted to have up to two (2) fascia signs located between the limits of the top floor and parapet or roof level or located on the structure enclosing the mechanical equipment on the roof, both in total not greater in area than 2% of the building face on which the sign is located.	A third fascia sign located on the east elevation of the structure enclosing the mechanical equipment on the roof.

COMMENTS:

The proposed fascia sign is located on the east side of the building. The two existing fascia signs are located on the north and west side of the building. Since only two of these fascia signs can be seen at the same time, the Planning and Building Department has no concerns with the requested variance.




F O R W A R D S I G N S I N C .
Always One Step Forward.
22/01/2014

Planning and Development
 City of Markham
 300 City Centre Dr.
 Markham, Ontario
 L5B 2G6 Canada

To whom this concerns:

In conjunction with the moving of Ellis Don, the building of 1 new wall sign, we propose to permit the erection and display of one wall sign, displaying static copy and not intended to move in any manner, on the Eastern elevation of the mechanical penthouse, near the intersection of Stanfield Rd. and Middlegate Rd. The proposed wall sign is to be 1.067 meters in height and 8.122 in length, identifying "ELLIS DON".

The bylaw states that an office building is allowed to have two fascia signs located between the limits of the top floor and parapet or roof level or located on the structure enclosing the mechanical equipment on the roof, both in total, not greater in area than 2% of the building face on which the sign is located. Currently there are 2 other sign on the mechanical penthouse already; one of the sign, which is facing the street, is for the building, the other sign is on the west side, which is for Ellis Don.

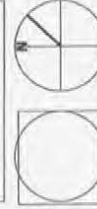
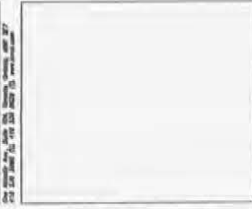
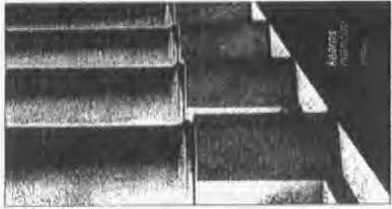
Our rational for the variance is that Ellis Don is a major construction contractor and there will be a lot of traffic specifically trying to find this building. It will be hard for people driving in from the east side to see where Ellis Don is since there is currently no sign on the east side. On top of that, it will bring balance and symmetry to the overall look of the building as there is currently only a sign on the west side and the front.

Jacky Tang

Forward Signs Inc.
 60 Emblem Court
 Scarborough, Ontario
 M1S 1B1 Canada
 Phone #: 416-291-4477
 Fax #: 416-291-4678

T 416-291-4477 | F 416-291-4678 | e-mail info@forwardsign.com | www.forwardsign.com

60 Emblem Court, Scarborough, Ontario, M1S 1B1 Canada



The project is located at the corner of Middlegate Road and St. Lawrence & McCowan Streets, in the City of Markham, Ontario. The project is a proposed relocation of the existing building to a new site. The project is a proposed relocation of the existing building to a new site.

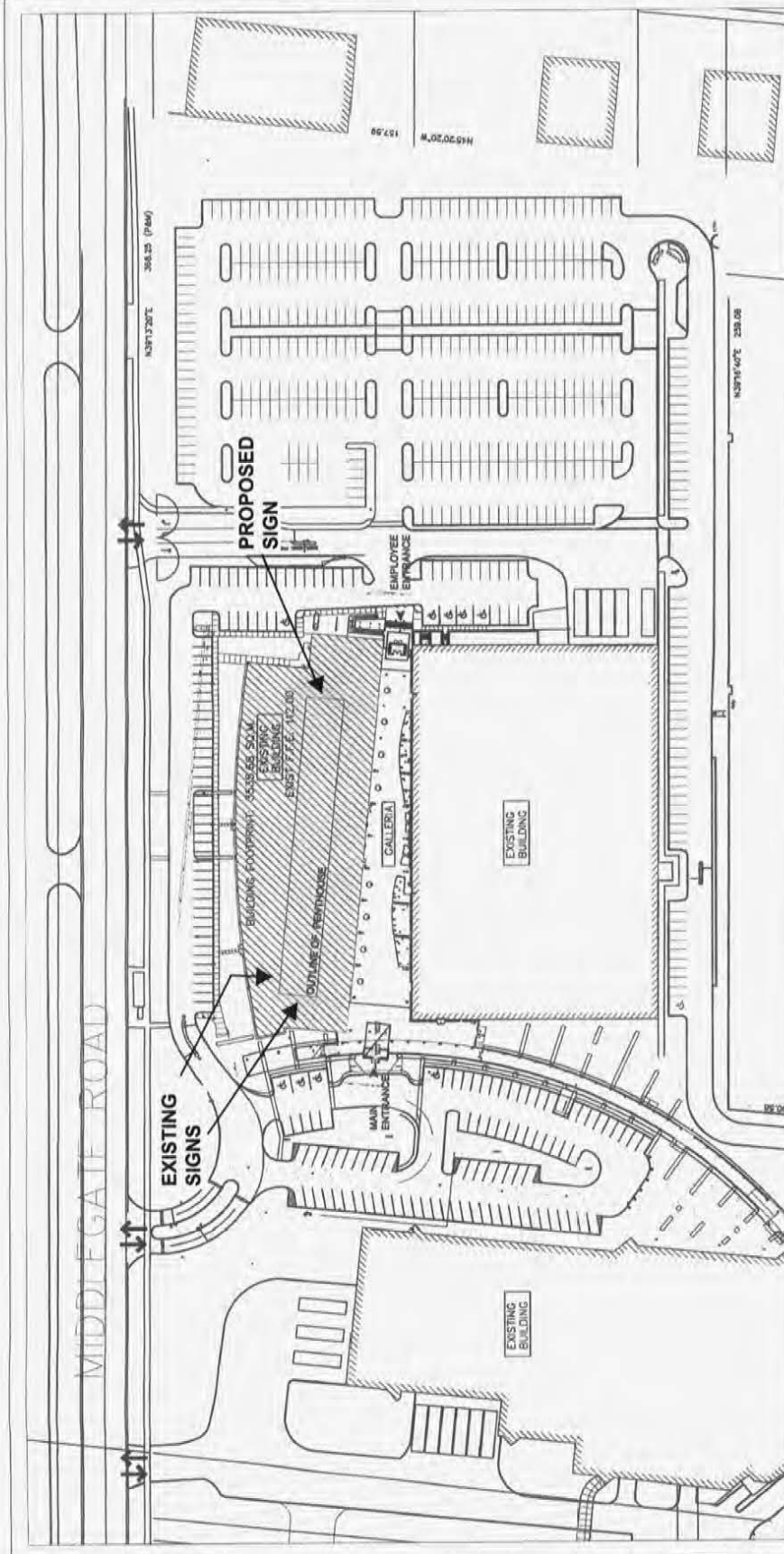
No.	Description	Date
1	Site Plan	13-023
2	Key Plan	
3	O.B.C. Matrix	
4	Drawing List & Project Contact	

ELLISDON RELOCATION
TORONTO OFFICE

13-023
Site Plan
Key Plan
O.B.C. Matrix
Drawing List & Project Contact

A100

13-023



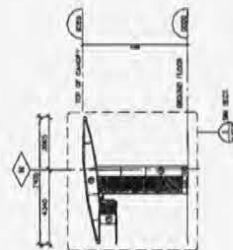
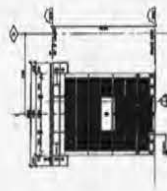
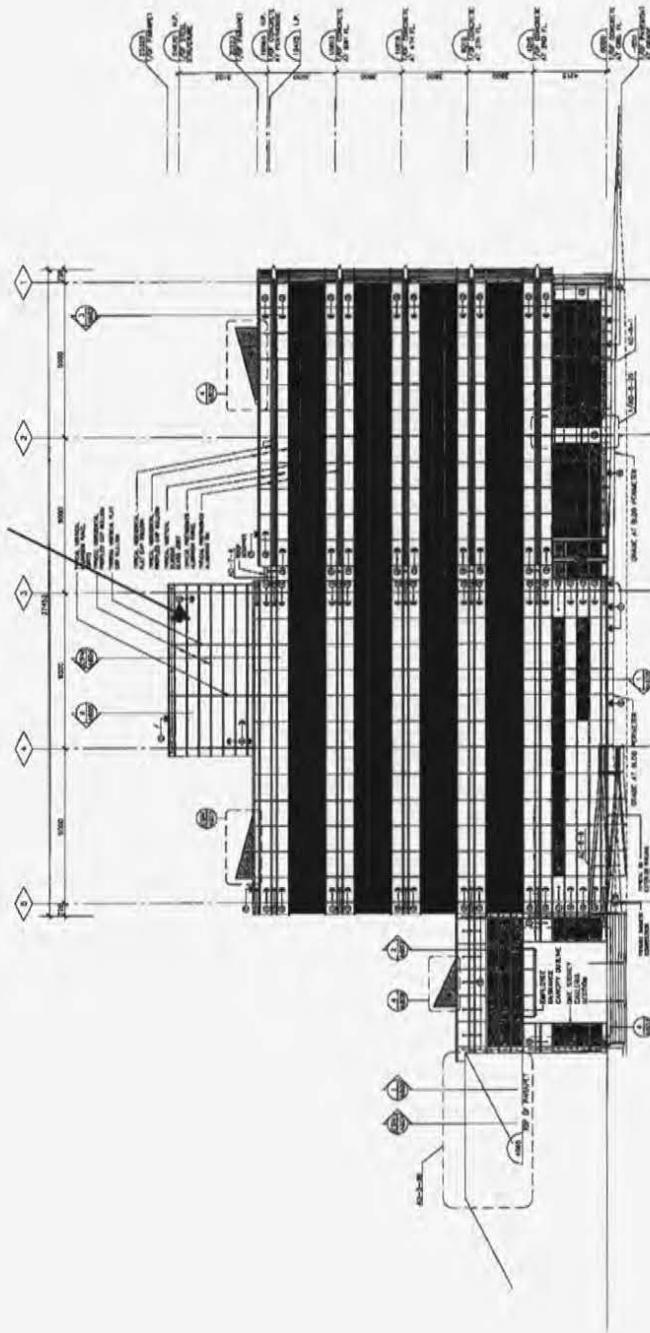
01 Site Plan
A100
1:500



02 Location Plan
A100
1:500

PROPOSED
SIGN

EAST
ELEVATION



Illuminated Channel Letter



Illuminated Channel Letter
 Face - white polycarbonate w/ translucent vinyl
 (colour to be confirm)
 Trim Cap - painted match PMS 286
 Return - white
 Light Source - white colour LED

Face - white polycarbonate w/ translucent vinyl
 Trim Cap - painted match PMS 286
 Return - white



Isometric view



daytime effect



nighttime effect



East elevation

Visual effect only - not in scale



West elevation

Visual effect only - not in scale

NOT INCLUDED

- ☒ All sizes to be confirmed upon site check.
- ☒ All colours to be confirmed by client.
- ☐ Client will pin point exact position at site.
- ☒ This drawing is for concept only, not for quotation & production.
- ☐ This is the final free of charge revision, the next change is subject to a service fee of \$50.00 per change.
- ☐ This change is subject to a service fee of \$50.00 per change.
- ☒ Refer to structural drawing before fabrication & installation.



FORWARD SIGNS INC.

60 Emblem Court, Scarborough
 Ontario M1S 1B1
 Tel: 416.291.4477
 Fax: 416.291.4678
 E-mail: info@forwardsign.com

CLIENT
EllisDon - Head Office
LOCATION
89 Queensway Ave - Mississauga
PROJECT
Channel Letter
DRAWN BY
Joe
FILE NAME
CHANNEL LETTER-G-C2-F
DATE OF DRAWING
Oct 02, 2013
SCALE
SALESPERSON
Peter
REMARKS

CLIENT APPROVED / DATE

ART DEPT. APPROVED / DATE



F5002-#3 last updated July 04, 2011



ELECTRICAL REQUIREMENT		
120	VOLT.	5 AMP.
WEIGHT OF SIGN (if applicable)		
150 LB/SET		
NOTE		
FOR AN OUTDOOR SIGN, MAKE 1/4" DRAIN HOLES AT BOTTOM OF SIGN.		

FORWARD SIGNS INC.

80 Emblem Court, Scarborough,
Ontario, M1S 1B1
Tel: (416) 291-4477
Fax: (416) 291-4578
E-mail: info@forwardsign.com

CLIENT
ELLISDON - HEAD OFFICE
LOCATION
89 QUEENSWAY AVE. MISS.
PROJECT
CHANNEL LETTER
DRAWN BY
JACK
FILE NAME
CHANNEL LETTER-S3
DATE OF DRAWING
OCT 10, 2013
SCALE
SALESPERSON
PETER
REMARKS



CLIENT APPROVED / DATE
ART DEPT. APPROVED / DATE
DRAWING NO.
01



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F4004 Updated May 07, 2009



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 4, 2014

FILE: 13-07217

RE: Starbucks Coffee Co.
4076 Confederation Parkway - Ward 4

The applicant requests the following variance to Section 17 of Sign By-law 0054-2002, as amended.

Section 17	Proposed
A fascia sign must not project out from a building face more than 0.6m (1.97 ft.).	One (1) fascia sign on the east (front) elevation which projects out from the building face 1.55m (5.09 ft.).

COMMENTS:

The proposed sign is to identify the business to pedestrians and traffic along Confederation Parkway. The projection will allow the sign to be visible beyond the columns of the building. The sign has design merit and is appropriate in the City Centre in this instance. The Planning and Building Department therefore finds the variance acceptable.



DANIEL JOHNSON ARCHITECT INC.

DJA

Suite 100, 90 Richmond Street East
Toronto, Ontario, M5C 1P1P 416-920-0040
F 416-920-4499

DJA

DJA Project #: 12-027

December 10, 2013

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

Letter of Rationale

We are applying for a Sign Variance for a projecting sign for the proposed Starbucks at 4076 Confederation Parkway, Mississauga. The space is located northwest of the intersection at Confederation Parkway and Curran Place on the main level of a 45 storey mixed used complex. The proposed sign will be facing Confederation Parkway but will be adjacent to two other large buildings.

We are proposing to install one projecting sign onto the storefront. Therefore, we are seeking relief from clause section 13, table 2 of the sign by-law in order to permit the installation of a 3'-0" (914mm) diameter circular illuminated projecting sign that projects 5'-1" (1.55m) from the storefront sign band. The projecting sign will not have writing on it and will only have the Starbucks siren logo on it.

We feel that the proposed sign is sympathetic to the building because it will not be obstructing any adjacent tenants. Moreover, given the scale of the building and the setback from the street, we feel that the sign will have a minimal impact to the streetscape.

Without the projecting sign, the store will be difficult to see by pedestrians and vehicular traffic northbound along Confederation Parkway due to the large buildings that are adjacent to the store. The projecting sign is elegant, simple in design, and does not distract. It is not only sympathetic to the building, but it also lends the large complex a sense of city centre aesthetic. The sign can become an attractive addition to the pedestrian lines of sight as they stroll down Confederation Parkway.

Thank you for your consideration.

Sincerely,

Wil Ching
Daniel Johnson Architect Inc.
P: (416) 920-0040 ext. 260
F: (416) 920-4499
E: wching@j-n-arch.comCc:
Transmittal-General-DJA.doc

STARBUCKS COFFEE CO.

Sign Variance Application

4076 Confederation Parkway, Mississauga, ON L5B 0G4

GENERAL INFORMATION:

APPLICABLE SIGN BY-LAW: The Corporation of the City of Mississauga
Sign By-law 54-02

PROPERTY ZONE: CC4-3, City Centre

SIGN INFORMATION: **EXTERIOR NORTH WALL**
AREA: 143.78 SQ. FT. (13.36 SQ M)

SIGN A: FIRST PARTY, PROJECTING SIGN
36" DIAMETER SINGLE FACE ILLUMINATED-
WALL MOUNT LOGO DISK
SIGN AREA = 7.07 SQ. FT. (0.66 SQ. M) / FACE
% OF WALL AREA = 4.91%
WEIGHT: +/- 63 LBS (28.58KG)

DRAWING LIST:

- A0.0 PROJECT INFORMATION
- A1.0 GROUND FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- A3.0 ANCHORAGE DETAILS

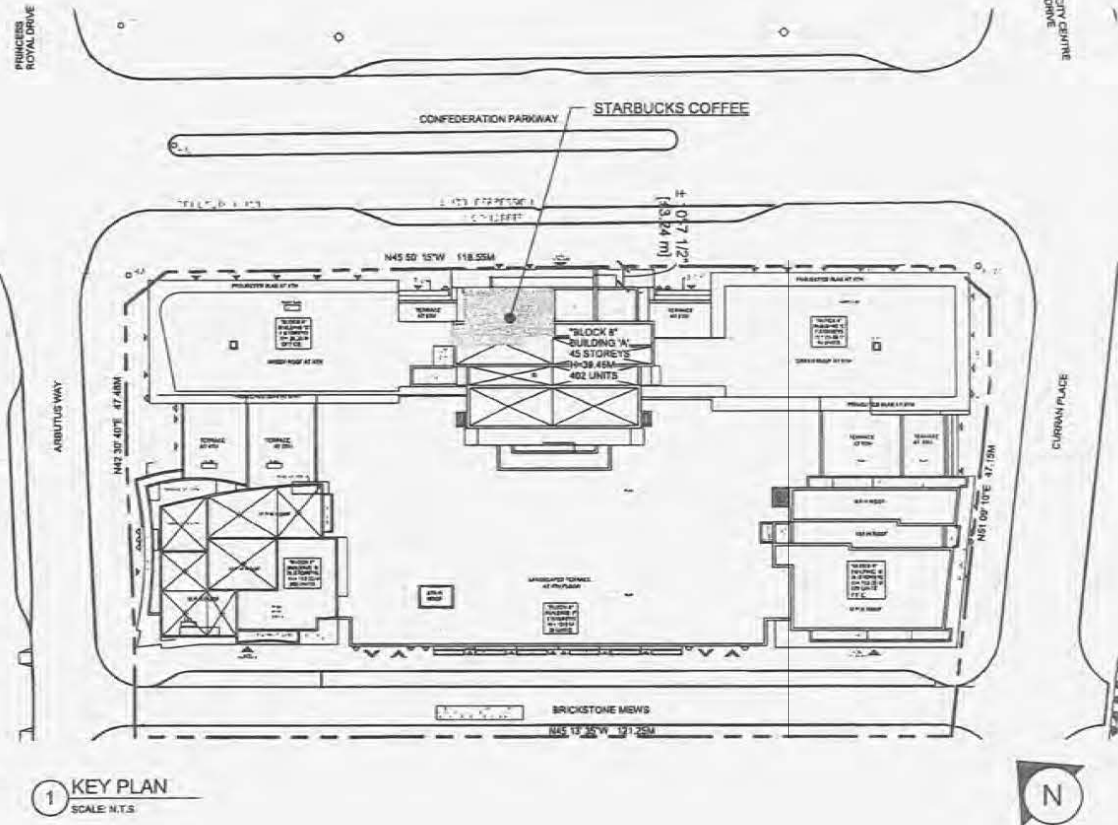
PROJECT CONTACTS:

SIGN OWNER: Starbucks Coffee Company
5140 Yonge Street, Suite 1205
Toronto, ON M2N 6L7
Phone: (416) 312-4198 phone
Fax: (416) 227-4833 fax

SIGN PERMIT APPLICANT: Daniel Johnson Architect Inc.
90 Richmond Street East, Suite 100
Toronto, ON M5C 1P1
Contact: Renny Cannon
Phone: (416) 920-0040 Ext. 225
Fax: (416) 920-4499

SIGN MANUFACTURER /INSTALLER: PATTISON DESIGN GROUP
171 Island Road
Toronto, ON M1C 2P9
Contact: John Ferrari
Phone: (416) 286-9732

PROPERTY OWNER: Joshua Glass / Amecon Development
City Centre Corporation
37 Bay Street, Suite 400
Toronto, ON M5J 3B2
Phone: (416) 369-9069
Fax: (416) 369-9068



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The Contractor shall verify all dimensions and dimensions on site and report all discrepancies to the Architect before beginning work.
Do not scale the drawings. Use typed dimensions only.
The Contractor shall be responsible for any changes made to the drawings without the Architect's approval.

Architect

Daniel Johnson
Architect Inc.

90 Richmond Street East
Suite 100, Toronto, Ontario
M5C 1P1

Ph: 416-920-0040
Fax: 416-920-4499
djohnson@dn-arch.com

NO.	DATE	DESCRIPTION
1	13/12/10	ISSUED FOR SIGN VARIANCE

Project
Starbucks Coffee
4076 Confederation Parkway,
Mississauga, ON L5B 0G4
Proposed Storage
Parkade Village

Drawing

PROJECT INFORMATION

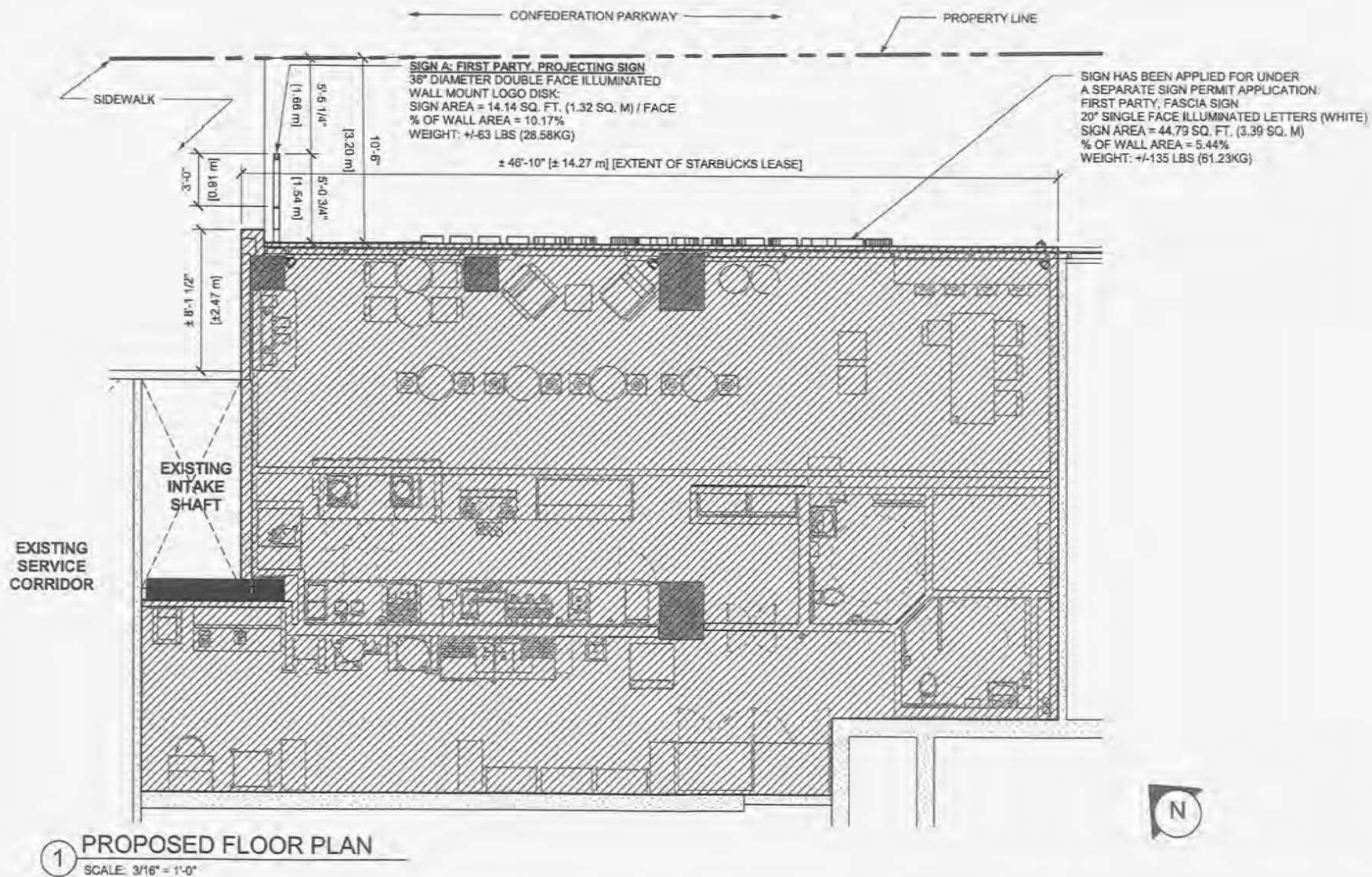
Scale: N.T.S.

Drawn by: WC

Checked by: RC

Project No: 58828-001

A0.0



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Architect

Daniel Johnson
Architect Inc.

90 Richmond Street East
Suite 100, Toronto, Ontario
M5C 1P1

Ph: 416-920-0040
Fax: 416-920-4499
djohnson@dj-arch.com

YIMMAGO Issued for Sign Permit

Starbucks Coffee
 4075 Confederation Parkway, Mississauga, ON
 L5B 0G4
 Proposed Signage
 Parkside Village

GROUND FLOOR PLAN

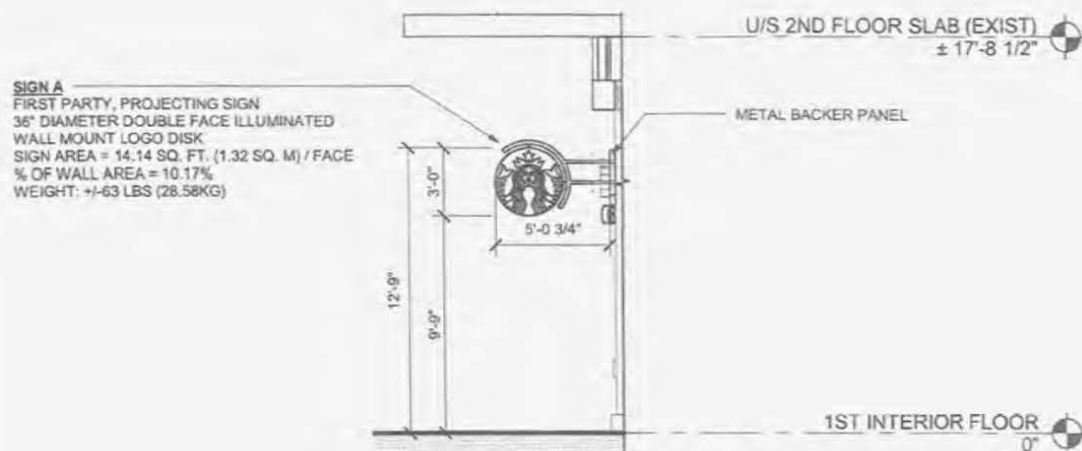
Scale: 3/16" = 1'-0"

Drawn by: 77

Checked by: 77

Project No: 58829-001

A1.0



SIGN A
FIRST PARTY, PROJECTING SIGN
36" DIAMETER DOUBLE FACE ILLUMINATED
WALL MOUNT LOGO DISK
SIGN AREA = 14.14 SQ. FT. (1.32 SQ. M) / FACE
% OF WALL AREA = 10.17%
WEIGHT: +/-63 LBS (28.58KG)

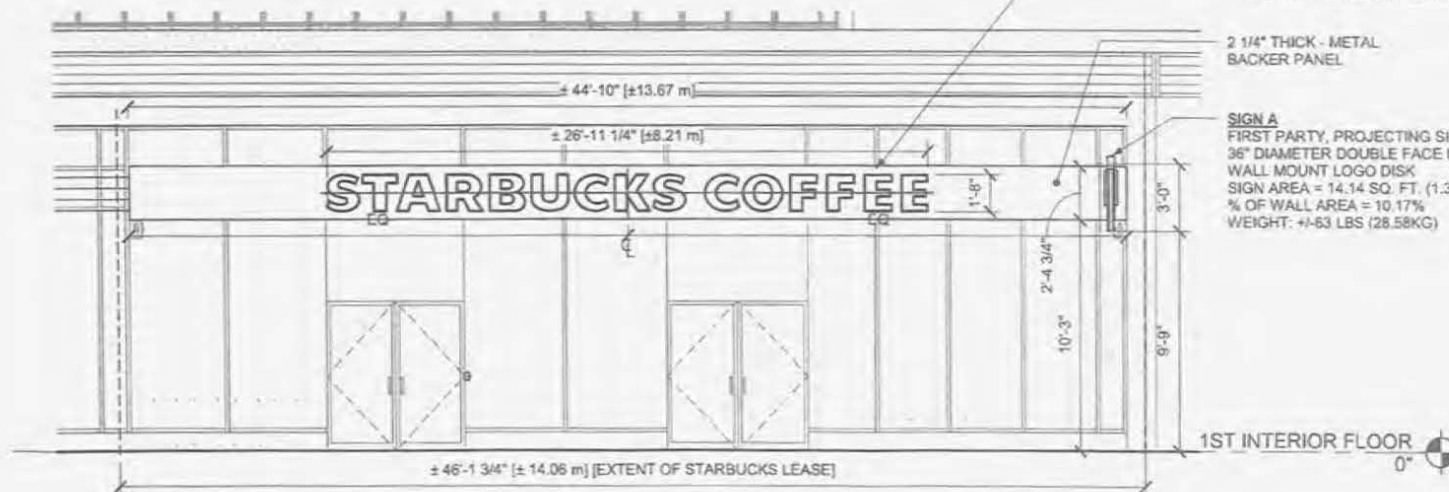
- METAL BACKER PANEL

1ST INTERIOR FLOOR 

2 EXTERIOR NORTH ELEVATION
SCALE: 3/16" = 1'-0"

SIGN HAS BEEN APPLIED FOR UNDER A SEPARATE
SIGN PERMIT APPLICATION:
FIRST PARTY, FASCIA SIGN
20" SINGLE FACE ILLUMINATED LETTERS (WHITE)
SIGN AREA = 44.79 SQ. FT. (3.39 SQ. M)
% OF WALL AREA = 5.44%
WEIGHT: +/-135 LBS (61.23KG)

**VARIANCE
NOT
REQUIRED**



SIGN A
FIRST PARTY, PROJECTING SIGN
36" DIAMETER DOUBLE FACE ILLUMINATED
WALL MOUNT LOGO DISK
SIGN AREA = 14.14 SQ. FT. (1.32 SQ. M) / FACE
% OF WALL AREA = 10.17%
WEIGHT: +/-63 LBS (28.58KG)

VARIANCE
REQUIRED

1 EXTERIOR EAST ELEVATION
SCALE: 3/16" = 1'-0"

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The Contractor shall verify all items, and dimensions on site and report all discrepancies to the Architect before beginning work.

Do not scale the drawings. List figured dimensions only.

The Contractor shall be responsible for any changes made in the drawings without the Architect's approval.

Auerbach et al.

Daniel Johnson
Architect Inc.

90 Richmond Street East
Suite 100, Toronto, Ontario
M5C 1P1

Ph 416-825-0046
Fax 416-825-4499
info@www.254-4-south.com

01 YRM/00 issued for Sign Permit

Product

Starbucks Coffee
4076 Confederation Parkway, Mississauga, ON
L5B 0G4
Frequency Signage
Parade Village

Copyright © 2004 by John Wiley & Sons, Inc.

EXTERIOR ELEVATIONS

Scale: 3 cm = 1 m

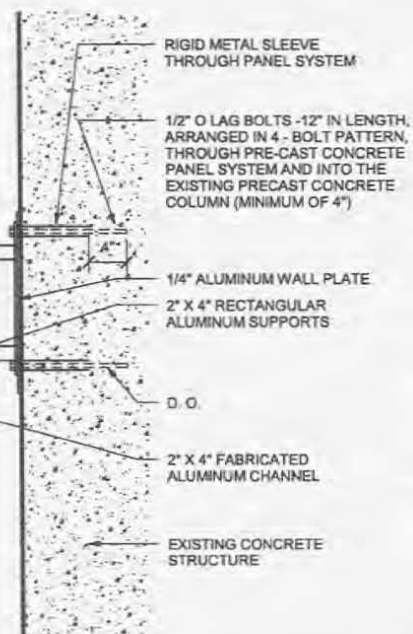
Drawn by 77

Checked by: 77

Product No. 50029-201

A2.0

SIGN B: FIRST PARTY, PROJECTING SIGN
36" DIAMETER SINGLE FACE ILLUMINATED
WALL MOUNT LOGO DISK
SIGN AREA = 7.07 SQ. FT. (0.66 SQ. M) / FACE
% OF WALL AREA = 4.91%
WEIGHT: +/- 63 LBS (28.58KG)



1 ANCHORAGE DETAIL - 36in INDIVIDUAL
SCALE: 1" = 1'-0"

NOTE:
ELECTRICAL FOR BLADE SIGNAGE (DID 13164)
TO RUN FROM INTERIOR THROUGH EXTERIOR
WALL. PAINT EXTERIOR EXPOSED
ELECTRICAL CONDUIT TO MATCH ADJACENT
WALL SURFACE FINISH.

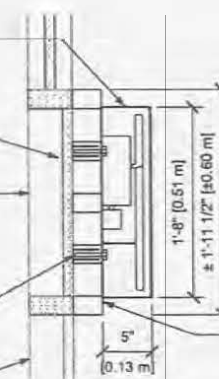
CHANNEL FABRICATED FROM
0.063" ALUMINUM RETURNS
AND 0.090" ALUMINUM BACKS

METAL PIPE SPACER TO
PREVENT SURFACE
COMPRESSION AS REQUIRED

EXISTING WINDOW ASSEMBLY:
SPANDREL GLASS PANEL C/W
METAL BACKING
METAL STUDS
(MIN. R-4 PER 25MM)
0.15 POLY VAPOUR BARRIER
13MM GYPSUM BOARD

1/2" Ø LAG BOLTS - ANCHOR
THROUGH EXTERIOR FINISH TO
EXISTING SOLID BLOCKING
(MINIMUM OF 4")

EXISTING PREFIN.
ALUM. WINDOW



SIGN A: FIRST PARTY, FASCIA SIGN
20" SINGLE FACE ILLUMINATED LETTERS
SIGN AREA = 44.79 SQ. FT. (3.39 SQ. M)
% OF WALL AREA = 5.44%
WEIGHT: +/- 135 LBS (61.23KG)

2 ANCHORAGE DETAIL - 20in LOGO
SCALE: 1" = 1'-0"

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Do not enter the drawings. Use typical dimensions only.

The Contractor shall be responsible for any changes made to the drawings without the Architect's approval.

Architect

Daniel Johnson
Architect Inc.

90 Richmond Street East
Suite 100, Toronto, Ontario
M5C 1P1

Ph: 416-520-0040
Fax: 416-520-4459
djohnson@dj-arch.com

NO.	DATE	DESCRIPTION
1	12/12/19	ISSUED FOR SIGN VARIANCE

Project

Starbucks Coffee
4876 Confederation Parkway,
Mississauga, ON L5B 0G4
Prosser Storage
Parkside Village

Drawing

ANCHORAGE DETAILS

Scale: 1" = 1'-0"

Drawn by: EL

Checked by: RD

Project No: 56928-001

A3.0



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 4, 2014

FILE: 11-06728

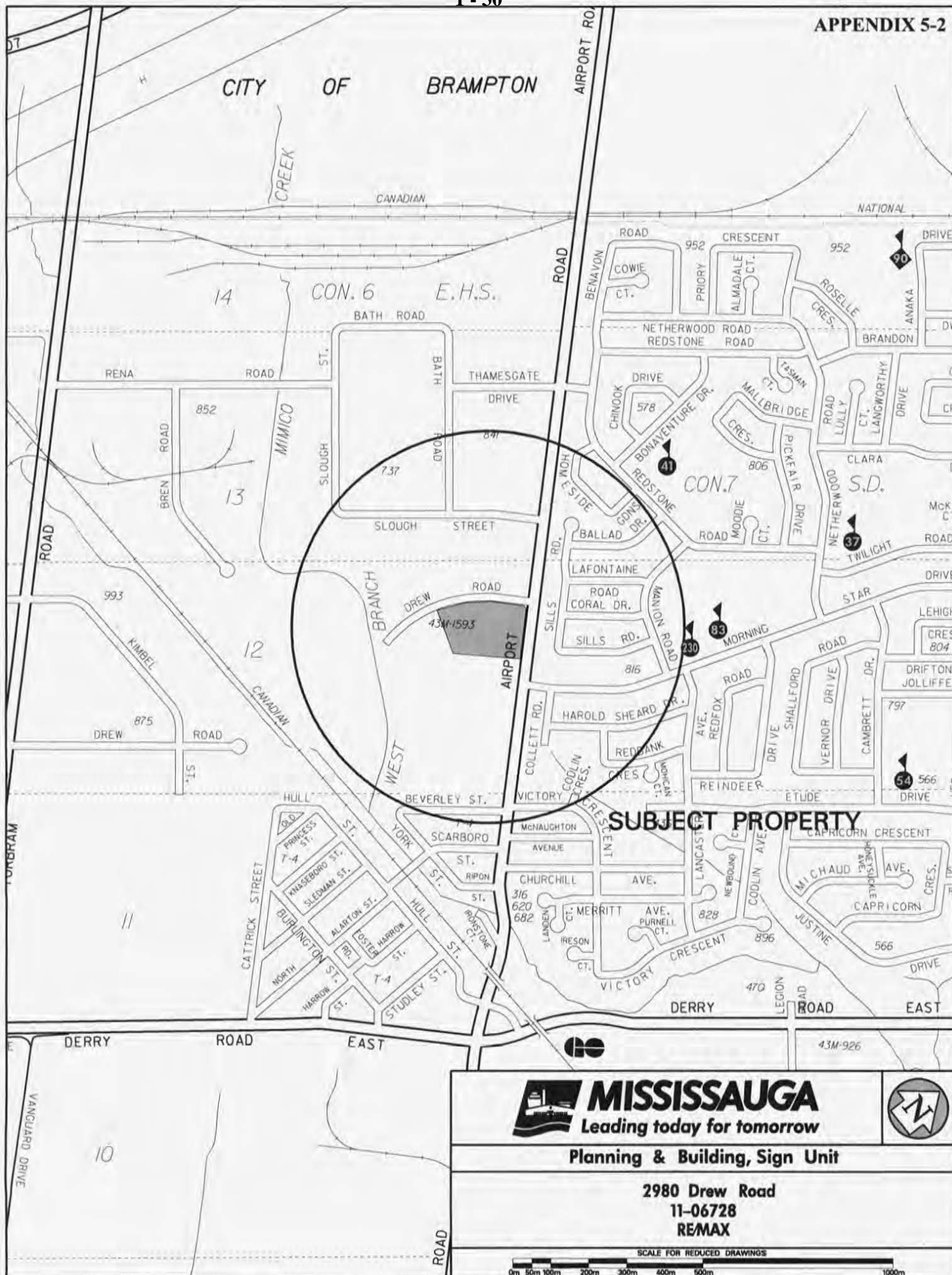
RE: RE/MAX Gold
 2980 Drew Rd. – Ward 5

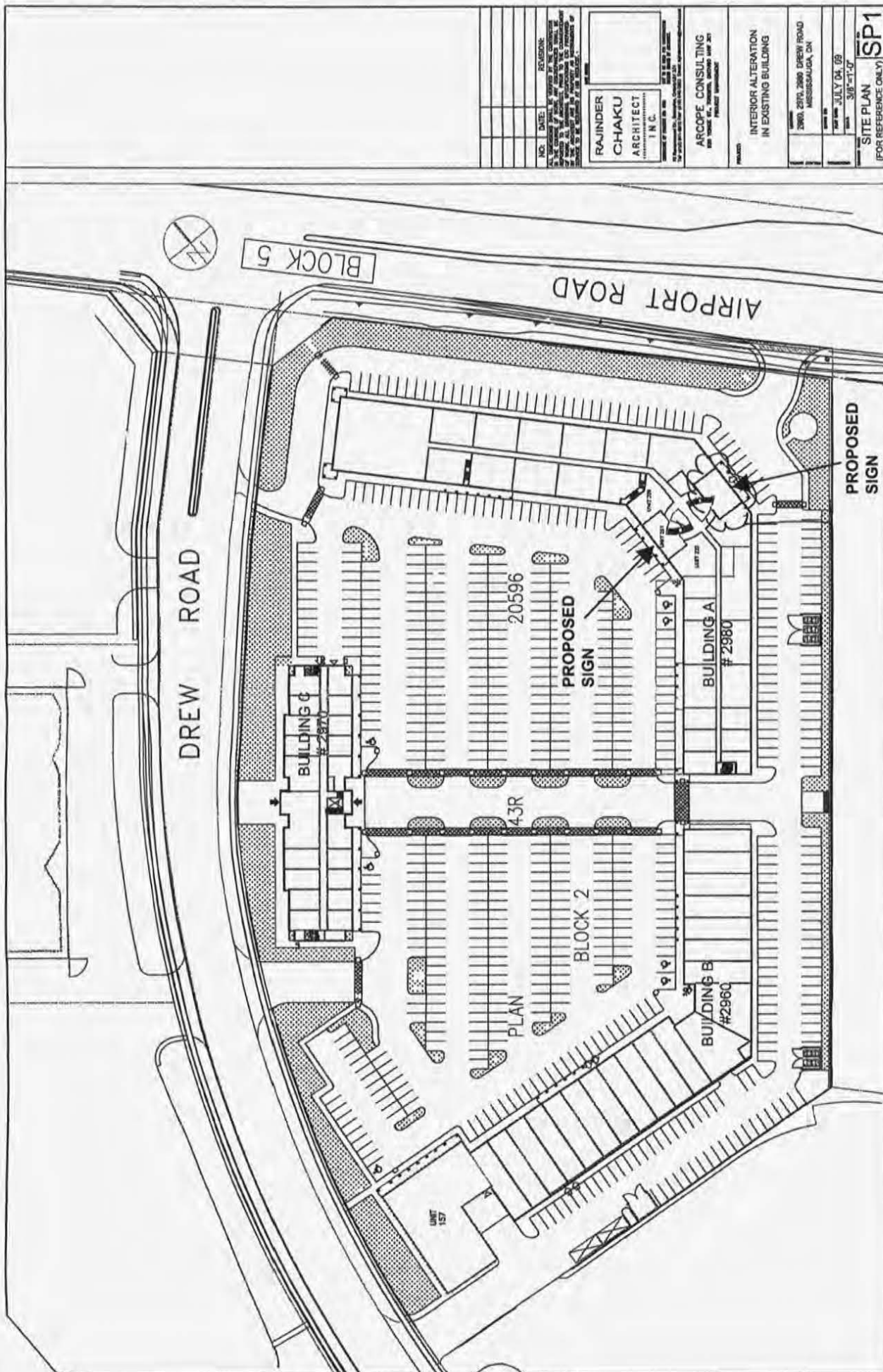
The applicant requests the following variance to Section 17 of Sign By-law 0054-2002, as amended.

Section 17(3)	Proposed
A fascia sign shall be erected no higher than the upper limit of the first storey of a building.	Two (2) fascia signs located on the second storey of the building.

COMMENTS:

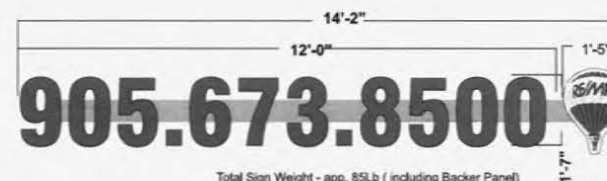
The previous application went before Planning and Development Committee on June 10, 2013 and was deferred for the applicant to review their proposal with staff. Through subsequent discussions with the Councillor's office and City staff, revisions have been made to the proposed signs. The Councillor's office and staff worked with the condominium corporation to allow businesses second floor signage attached to the units they occupy. A precedent has been established by other second floor signage on the building through the variance process. The Planning and Building Department, therefore, finds the variance acceptable from a design perspective.







Total Sign Weight - app. 135Lb (including Backer Panel)



Total Sign Weight - app. 85Lb (including Backer Panel)

NORTH ELEVATION

KING PRINTING & SIGNS INC.

Tel.: (905) 673-9229 • Fax.: (905) 672-8338
www.kpsign.com • info@kpsign.com

2960 Drew Rd., Unit # 148, Mississauga, ON L4T 0A5

Client: Remax Gold
Address: • 2980 Drew Rd. # 229, 231, 233, 234
Mississauga, ON.

Approved By:

Name:

Signature:

Date: Oct.18,2013

Designed By: Karamjit Jhass

☐ CONCEPTUAL
Not For Construction
☐ SHOP READY
Construction Capable

Filler

Acrylic

Trim

Power Supply

L.E.D.

Vinyl (1)

(2)

(3)

110V electricity & Final Hook-up by client



Total Sign Weight - app. 135Lb (including Backer Panel)

SOUTH ELEVATION

KING PRINTING & SIGNS INC.

Tel.: (905) 673-9229 • Fax.: (905) 672-8338
www.kpsign.com • info@kpsign.com

2960 Drew Rd., Unit # 148, Mississauga, ON L4T 0A5

Client: Remax Gold
Address: - 2980 Drew Rd. # 229, 231, 233, 234
Mississauga, ON.

Approved By:

Name: _____
Signature: _____

Date: Oct. 18, 2013

Designed By: Karamjit Jhass

☐ CONCEPTUAL
Not For Construction
☐ SHOP READY
Construction Capable

Filler _____ L.E.D. _____
Acrylic _____ Vinyl (1) _____
Trim _____ (2) _____
Power Supply _____ (3) _____

Others
Rev. 2

110V electricity & Final Hook-up by client



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 4, 2014

FILE: 13-07227

RE: Evergreen Retirement Community
 820 Scollard Court - Ward 6

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

Section 12	Proposed
Does not permit fascia signs on multiple occupancy residential buildings.	One (1) fascia sign located on the top three (3) storeys of a ten (10) storey residential building.

COMMENTS:

The requested variance is required as the proposed sign is to be installed on the top three storeys of a residential building. While this building is residential in use, it is a retirement community for seniors with both short and long term stays. The municipal address for this building is 820 Scollard Court, a minor internal road which may be difficult for individuals unfamiliar with the community to locate. While two ground signs exist along the Mavis Road frontage, signage is not visible from the nearest major intersection, Eglinton Avenue West and Mavis Road.

Therefore, the Planning and Building Department support the requested variance provided the fascia sign is non-illuminated and the existing temporary sign fronting Mavis Road is removed (see appendix 6-7).

Permit World inc.

57 William St. W., Waterloo, ON N2L 1J6 519-585-1201 519-208-7008 (fax)

December 16, 2013

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

Attn: Darren Bryan

**Re: Sign variance application for Evergreen Retirement Community,
820 Scollard Court**

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow an illuminated wall sign to be installed on the south elevation of a high rise building in a Residential zone at the above-mentioned location.

Diversicare is a leader in long-term care, residential care and senior's housing. As a business they are committed to providing opportunities for older adults to live as independently as possible in an environment that provides the highest quality of support. The proposed sign is intended to provide adequate visibility and building identification to traffic travelling north along Mavis and east and westbound traffic along Eglinton Ave. West.

A variance is required as these signs are proposed on the uppermost storey of a 10 storey building where the by-law does not permit a fascia sign (Section 12 of the sign by-law).

The proposed signs will occupy 2% of the elevation where they will be installed which is consistent with allowable signage in commercial, office and employment zones. The elevation is 844.9 sq m of which 2% is 16.9 sq m and the total proposed sign area is 15.99 sq m.

There is an existing sign over the main entrance door and the proposed sign will be the only one installed at the uppermost storey of this building.

The elevation for the proposed sign overlooks a gas station and vacant land on the far side of the road. It is situated on the corner of Mavis Road and Elginton Avenue West and the placement of the proposed sign is complementary to the architectural design of the building and provides improved street level visibility.

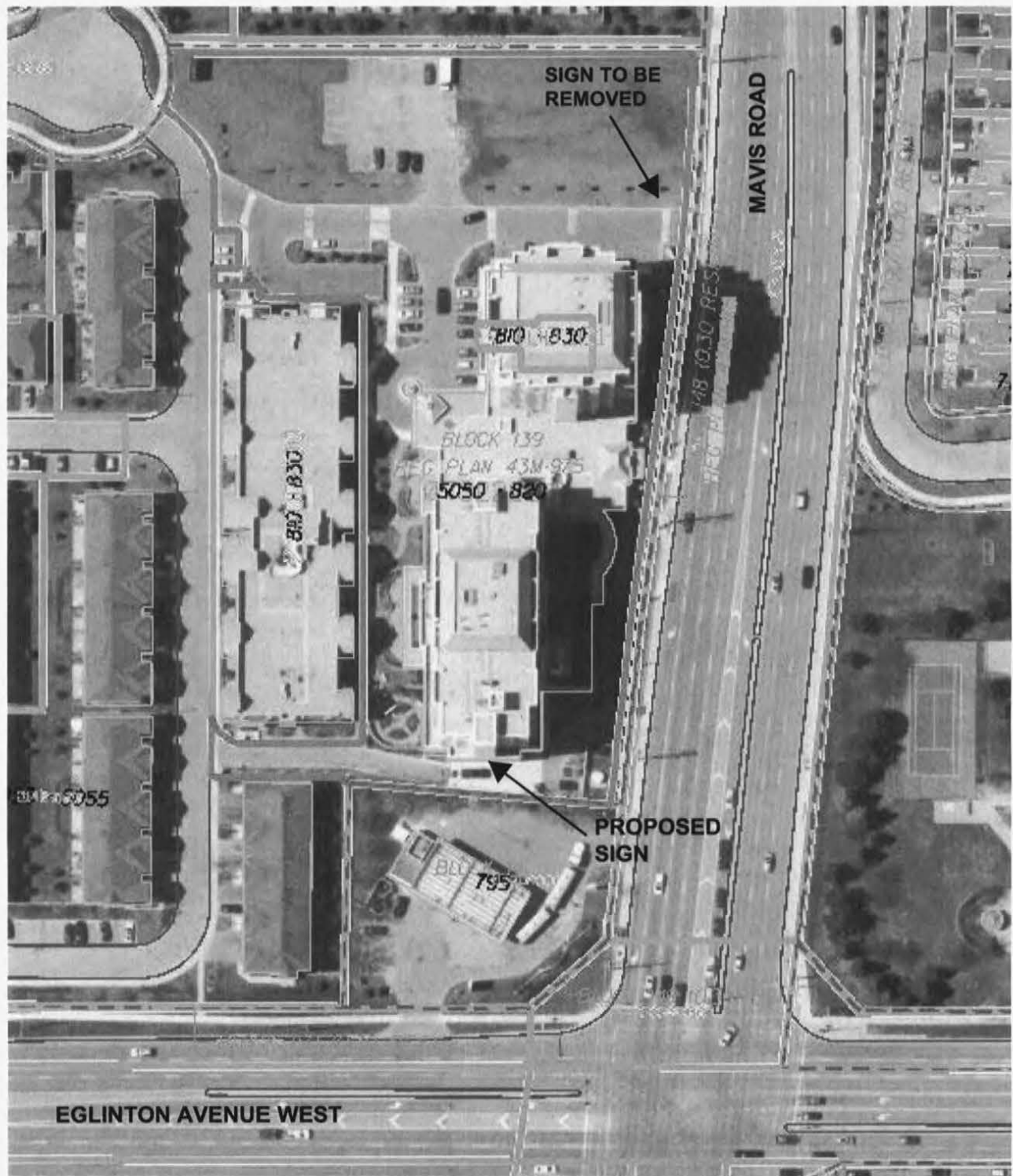
We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Yours sincerely,



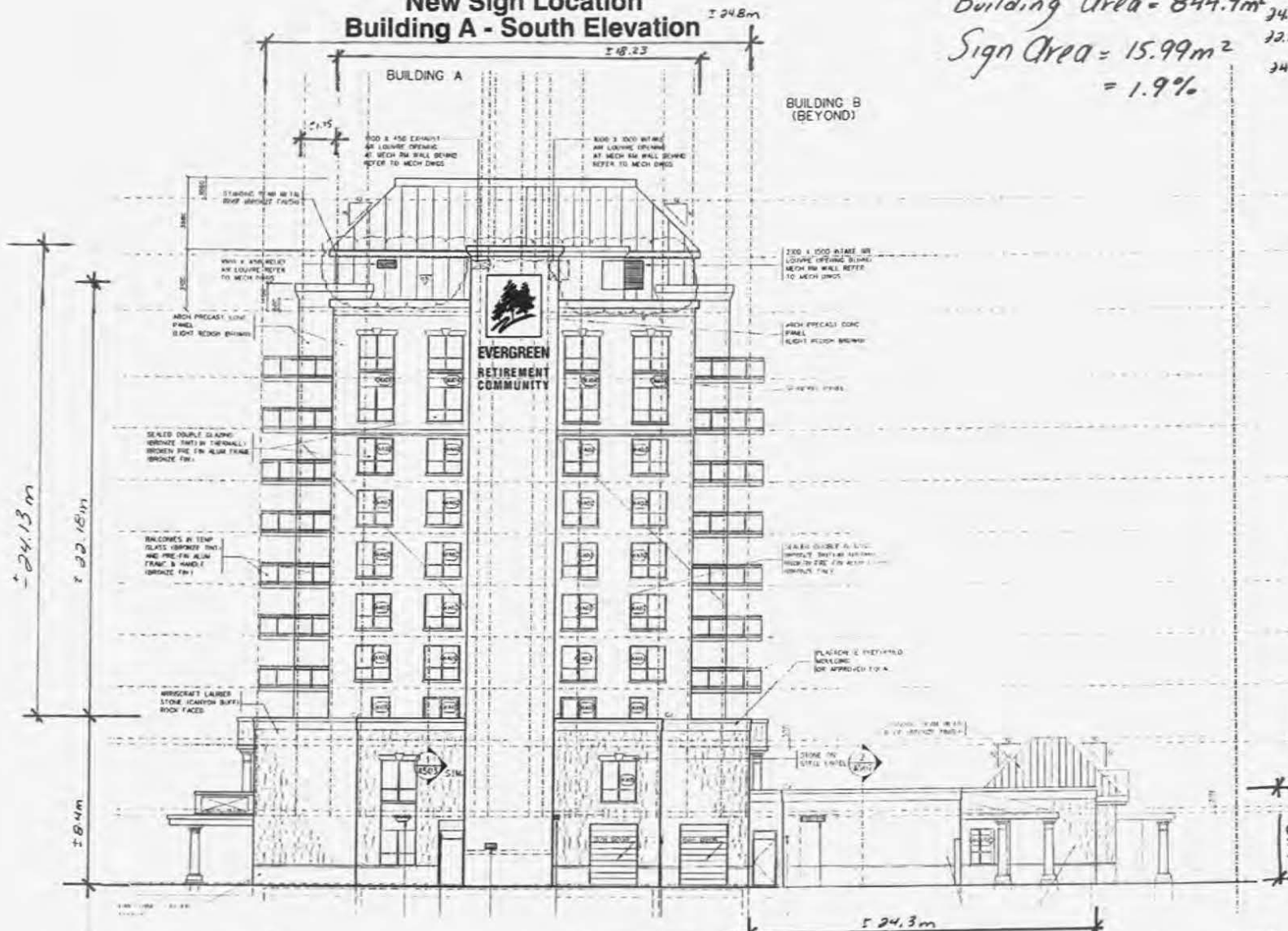
Gilda Collins
admin@permitworld.ca





820 Scollard Court

New Sign Location Building A - South Elevation



Building Area Calculations
 $8.4m \times 24.8m = 208.32m^2$
 $24.13m \times 18.23m = 439.89m^2$
 $22.18m \times 1.75m = 38.81m^2 \times 2 = 77.63m^2$
 $24.3m \times 4.9m = 119.1m^2$
Building Area = 844.9m²
Sign Area = 15.99m²
= 1.9%

35.96m	34.9m
TOP OF STEEL ROOF (201.0)	33.0m
TOP OF STEEL ROOF (201.0)	29.2m
TOP OF STEEL ROOF (201.0)	25.8m
TOP OF STEEL ROOF (201.0)	23.1m
TOP OF STEEL ROOF (201.0)	20.5m
TOP OF STEEL ROOF (201.0)	17.9m
TOP OF STEEL ROOF (201.0)	15.2m
TOP OF STEEL ROOF (201.0)	12.6m
TOP OF STEEL ROOF (201.0)	9.9m
TOP OF STEEL ROOF (201.0)	7.3m
TOP OF STEEL ROOF (201.0)	7.0m
TOP OF STEEL ROOF (201.0)	3.7m
TOP OF STEEL ROOF (201.0)	3.4m
TOP OF STEEL ROOF (201.0)	0
TOP OF STEEL ROOF (201.0)	0

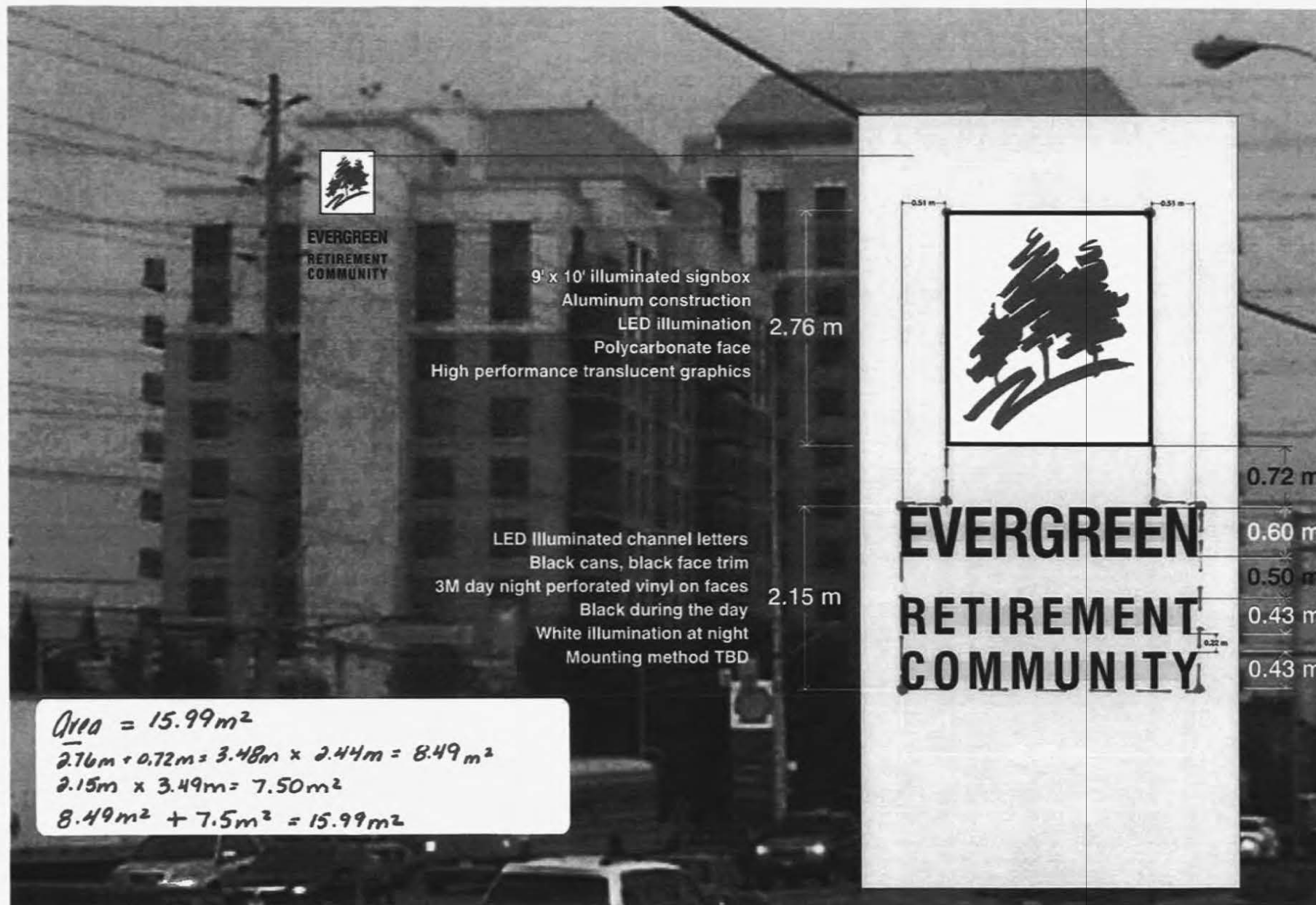
CANADA SIGN
great signs that work

519 580-7549
CanadaSign@rogers.com
www.canadasign.ca
171 Rolling Meadows Dr.
Kitchener ON N2N 2H1

date: **Dec. 09, 2013**
drawn by: **Darren Ouellette**

Drawing approved as is
With corrections
Signature

This drawing is creative property of Canada Sign and may not be used or reproduced unless purchased.





820 Scollard Crt.

Existing sign fronting Mavis Road to be removed.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 4, 2014

FILE: 13-03973

RE: International Centre
6900 Airport Road - Ward 5

The applicant requests the following variance to section 4 of Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
Any sign not expressly permitted by the By-law is prohibited.	One (1) billboard sign having changing copy sign faces.

COMMENTS:

The variance is to alter an existing billboard to a billboard with changing copy sign faces. The requested variance was discussed by the Planning and Development Committee at the January 13, 2014 meeting and referred back to staff. In an effort to expedite this application and reflect the City's intent on this matter, staff have consulted with the Office of the City Solicitor which have advised Council may process the variance request. The Planning and Building Department has no objection to this new sign technology being employed at this location and will review amendments to the By-law to allow similar requests in the future.



Astral Out-of-Home

2 St. Clair Avenue West, suite 2000
Toronto, Ontario M4V 1L5
Tel : 416 924-6664
Fax : 416 324-9031
astraloutofhome.com

April 17, 2013

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

To Whom It May Concern:

**RE: 6900 Airport Road (The International Center), City of Mississauga
Application SGNBLD 13-3973 VAR**

The rationale behind this application is in effort to allow Astral along with the International Centre to utilize a technology that has long been accepted and implemented within a large number of municipal sign by-laws across the country from Vancouver to Moncton. Current Canadian Outdoor Measurement Bureau statistics estimate there are some 900 of these units operating within the various municipalities in the GTA alone.

Recently in 2010 the City of Toronto revised and implemented their sign by-laws rendering them arguably among the more restrictive in the country however they did allow room within their new laws for this technology. They reasoned that the implementation of Trivision technology could actually reduce or cut down on the proliferation of signs as their use would allow sign operators to incorporate more impressions on the same structure thus eliminating the need for them to further litter the landscape with more individual free standing sign structures.

In closing we feel that given the nature of where the Trivision unit would be placed, which is a heavy density of commercial and industrial uses this type of technology would certainly be appropriate and not out of character. It is also important to note that the supporting sign structure itself is already in place and has been in this very position for the last 12 years without any reported negative impact or occurrences for drivers and the surrounding neighborhood.

Furthermore even with the extensive use of Trivision technology on many major thoroughfares throughout the country there have been no reported or documented disturbances to passing motorists that can be attributed to their presence.

In closing we hope the City of Mississauga will give our application due consideration as it is warranted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leroy Cassanova', with a long horizontal flourish extending to the right.

Leroy Cassanova
Real Estate Manager



MISSISSAUGA
Leading today for tomorrow



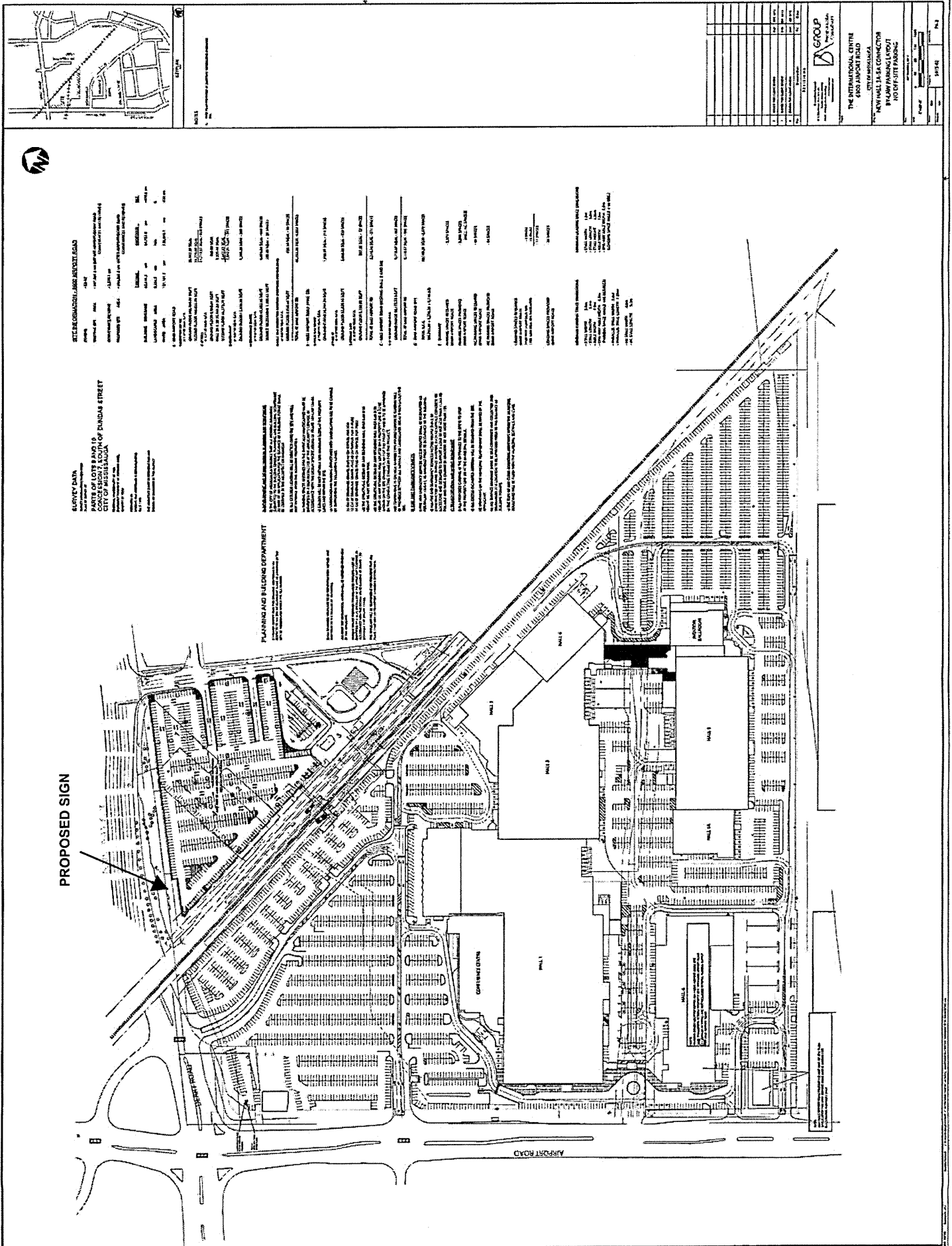
Planning and Building

Sign Unit

**6900 Airport Road
#13-03973
Billboard Sign**

SCALE FOR REDUCED DRAWINGS





METRIC: MEASUREMENTS SHOWN
ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048.

SKETCH SHOWING LOCATION OF EXISTING THIRD PARTY SIGN

No. 6900 AIRPORT ROAD

CITY OF MISSISSAUGA

SCALE 1 : 500

10 5 0 10 20 30 40 50 METRES
© COPYRIGHT SCHAEFFER DZALDOV BENNETT LTD.

DERRY ROAD EAST

PROPOSED
SIGN

HILL
STREET

AIRPORT ROAD

CONFERENCE
CENTRE SIGN

CONFERENCE
CENTRE SIGN
(LOCATION NOT TO SCALE)

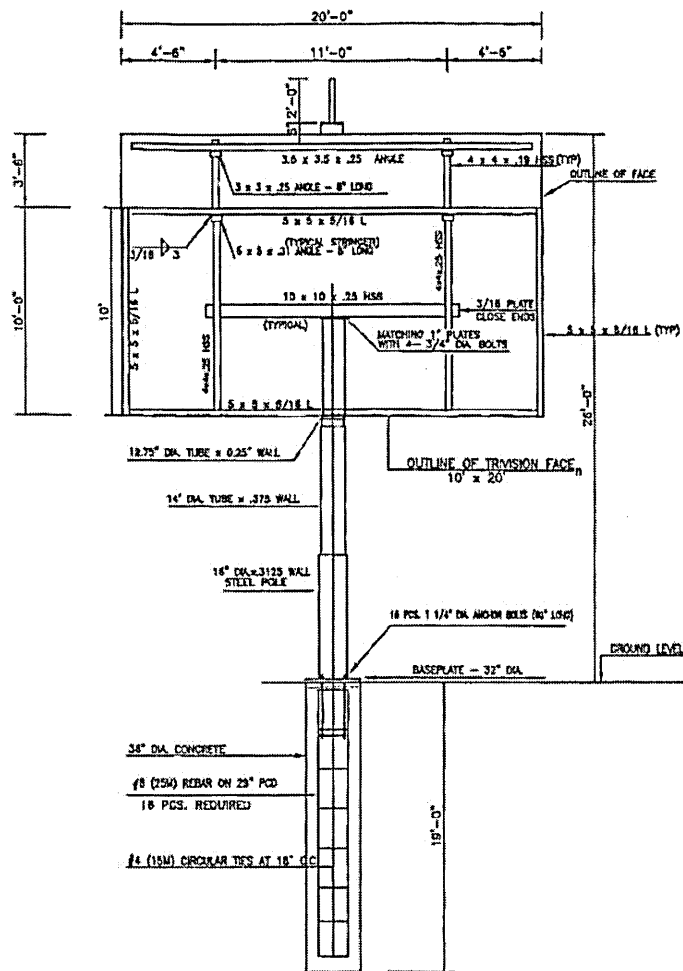
SURVEYOR'S CERTIFICATE

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL ONLY
BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

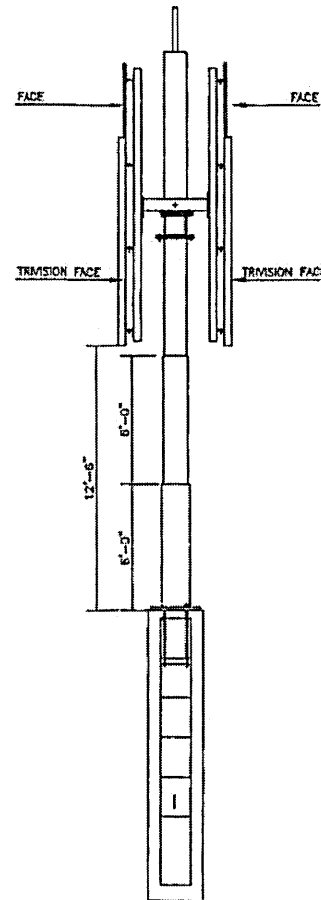
DATE: NOVEMBER 6, 2003

DAN DZALDOV
ONTARIO LAND SURVEYOR

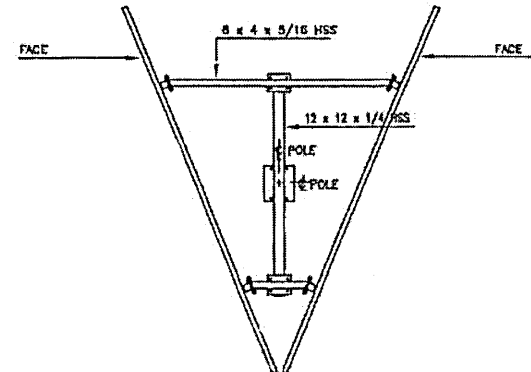
SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
84 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 887-0001
DRAWN ACAD/LW CHECKED SCALE 1:500 JOB NO. D-335-00



FRONT ELEVATION



END ELEVATION



PLAN

NOTES

1. STEEL REBAR - DEFORMED, 400MPa
2. STEEL HSS - 60 KSI YIELD
3. STEEL TUBE - 50 KSI YIELD
4. STEEL STRUCTURAL TO C.S.A. C40.21-44W
5. ANCHOR BOLTS - 44 KSI YIELD
6. WELDING - TO BE TO C.S.A. W59-1889 & W47.1
7. FOOTING DESIGNED FOR NORMAL SOIL CONDITIONS WITH LATERAL BEARING PRESSURE OF 150 LB/SQ/FT. PER FT. DEPTH. DEPTH MAY BE REVERSED ON INSPECTION BY ENGINEER.
8. THE DESIGN OF 30 PSF WIND IS FOR URBAN & SUBURBAN AREAS WITHIN TORONTO AND AREAS WITH SIMILAR WIND & TERRAIN DATA.
9. BOLTS - ASTM A325 OR EQUAL
10. CONCRETE STRENGTH - 30MPa AT 28 DAYS

INSTALL TO CAN/CSA A23.1 & A23.2 - M90

1/2" GUSSET PLATES 12" HIGH
TRIANGULAR TO WITHIN 2" OF BOLTS

FACE SIDE

18 PCS 1 1/4" DIA. ANCHOR BOLTS
8" LONG
HOLES ON 25" PCD.
2" BASEPLATE 32" DIA.

FACE SIDE

PLAN VIEW OF BASEPLATE

NOTE

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LEN MAILE

P.ENG. STRUCTURAL ENGINEER

28 RIVERSIDE BLVD. THORNHILL, ONTARIO L4J 1H3
TELEPHONE 905-881-3729 FAX: 905-881-7431

13'-6" x 20' VEE FACED SIGN STRUCTURE
INTERNATIONAL CENTER TORONTO

11FEB02

4511-2



Corporate Report

Clerk's Files

 Originator's
Files H-OZ 11/001 W1

DATE: March 4, 2014

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Removal of the "H" Holding Symbol
from Zoning By-law 0225-2007
1125, 1135 and 1153 Haig Boulevard
East side of Haig Boulevard, north of CN Railway
Owner: Weldan Properties (Haig) Inc.
Applicant: Dan Welton**

Ward 1

RECOMMENDATION: That the Report dated March 4, 2014, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 11/001 W1, Weldan Properties (Haig) Inc., 1125, 1135 and 1153 Haig Boulevard, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

BACKGROUND: On July 25, 2011, the Ontario Municipal Board (OMB) ordered an amendment to By-law Number 0225-2007 which rezoned the subject property to "R5-47" (Detached Dwellings – Typical Lots – Exception), "H-RM4-75" (Townhouse Dwellings – Exception with a Holding Provision), "OS2-1" (Open Space – City Parks – Exception) and "G1" (Greenbelt – Natural Hazards).

As part of this approval, it was required that the "H" holding symbol be applied to the "H-RM4-75" zone to allow time for the servicing and development agreement to be executed. The "H"

holding symbol is to remain in effect until the following is completed:

1. The delivery of an executed Servicing Agreement for the Municipal Works Only which includes provisions related to the following:
 - installation of an additional 1.5 m (4.92 ft.) diameter culvert at the Serson Creek crossing the CN Rail right-of-way, any related watercourse alterations, erosion control works and restoration;
 - reconstruction of the Haig Boulevard storm sewer necessary to accommodate the development;
 - repair of Haig Boulevard, including an asphalt overlay following the installation of underground services and connections;
 - land dedications and easements; and,
 - applicable fees, securities, cash contributions and insurance.
2. Delivery of an executed Development Agreement in a form satisfactory to The Corporation of the City of Mississauga including, but not limited to the implementation of all requirements and warning clauses outlined in any required technical studies and reports, and any applicable securities, fees and cash contributions.
3. Gratuitous dedication of all lands zoned "G1".

This application is for the removal of the "H" holding provision on the lands zoned "H-RM4-75" (Townhouse Dwellings – Exception with a Holding Provision).

Upon fulfilling all of the technical and financial matters pertaining to the removal of the subject "H" holding symbol, Weldan Properties (Haig) Inc. will proceed with the finalization of their site plan application in order to permit the 76 townhouse units and 1 detached dwelling.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning.

COMMENTS:

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

The conditions for removing the "H" holding provision have been largely fulfilled as Weldon Properties (Haig) Inc. has submitted the appropriate technical studies, received clearance from the Ministry of Environment, addressed the submission of securities with the Transportation and Works Department, and has prepared the necessary documentation for the land dedication.

In order to finalize the Servicing Agreement for Municipal Works Only, the Transportation and Works Department must be in receipt of an insurance certificate for Commercial General Liability as required by Metrolinx.

Once the Development and Servicing Agreements are fully executed, and the lands zoned "G1" are dedicated to the City, the by-law can be enacted to remove the "H" holding provision from the subject lands.

FINANCIAL IMPACT:

Not applicable.

CONCLUSION:

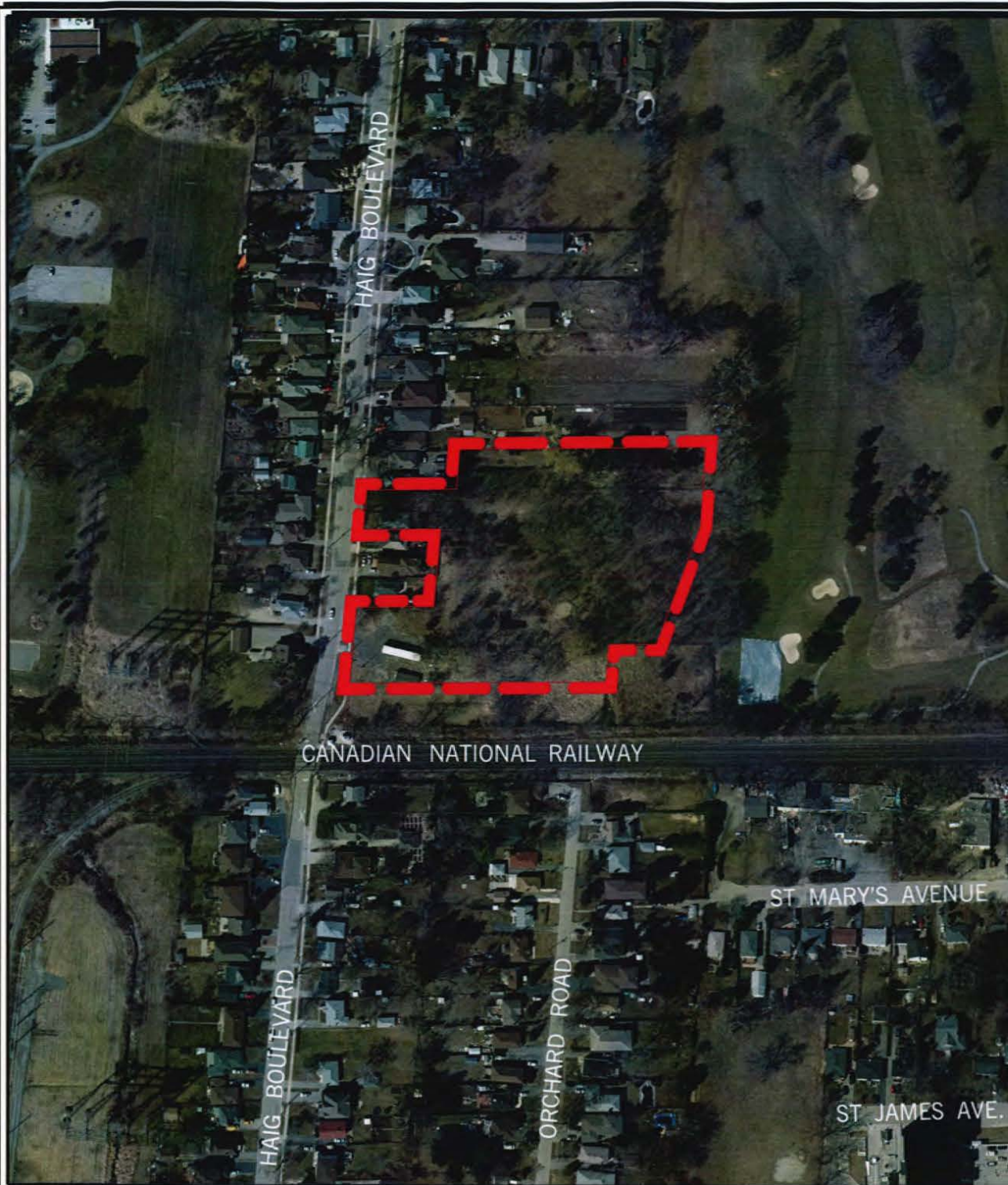
The majority of the conditions to remove the "H" holding symbol have been fulfilled. The required land dedication, Development Agreement and Servicing Agreement will be executed by City Council prior to the enactment of the By-law to remove the "H" holding symbol.

ATTACHMENTS: Appendix 1: Aerial Photograph
 Appendix 2: Excerpt of Existing Land Use Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Sheena Harrington Slade, Development Planner



LEGEND:



SUBJECT PROPERTY

DATE OF IMAGERY: SPRING 2012



SUBJECT:

WELDAN PROPERTIES (HAIG) INC.



FILE NO:

HOZ 11/001 W1

DWG. NO:

11001A

SCALE:

1:3000

DATE:

2014/03/04

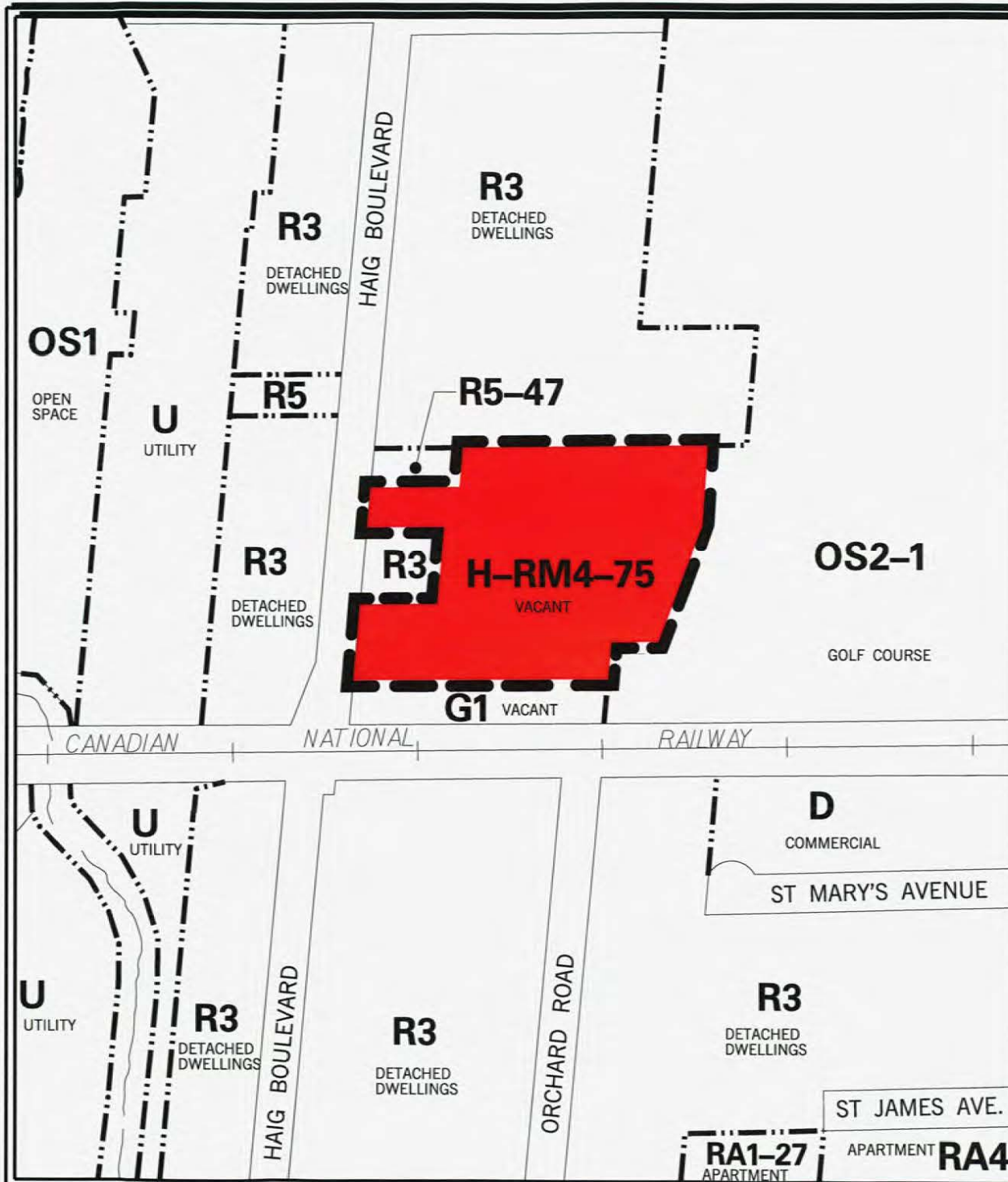
DRAWN BY:

A.SHAH

APPENDIX 1

MISSISSAUGA
Planning and Building

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LEGEND:



PROPOSED REMOVAL OF THE 'H' HOLDING PROVISION FROM "H-RM4-75" TO "RM4-75".

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



SUBJECT:

WELDAN PROPERTIES (HAIG) INC.



FILE NO:

HOZ 11/001 W1

DWG. NO:

11001R

SCALE:

1:3000

DATE:

2014/03/04

DRAWN BY:

A.SHAH

APPENDIX 2

MISSISSAUGA
Planning and Building

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T&W, Geomatics



Corporate Report

Clerk's Files

 Originator's
Files OZ 13/009 W9

DATE: March 4, 2014

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit site specific zone standards to allow a two (2) storey
place of religious assembly and associated required parking
6496 and 6508 Winston Churchill Boulevard
West side of Winston Churchill Boulevard, north of
Battleford Road
Owner: Meadowvale Islamic Centre Inc.
Applicant: Glen Schnarr and Associates
Bill 51

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1" (Detached Dwellings - Typical Lots) and "D" (Development) to "R1 - Exception" (Place of Religious Assembly) and "O - Exception" (Associated Parking) to permit site specific zone standards to allow a two (2) storey place of religious assembly and associated required parking under file OZ 13/009 W9, Meadowvale Islamic Centre Inc., 6496 and 6508 Winston Churchill Boulevard, west side of Winston Churchill Boulevard, north of Battleford Road, be received for information.

**REPORT
HIGHLIGHTS:**

- Written comments in support and in opposition to the proposed rezoning application have been received to date by the Planning and Building Department;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed rezoning, traffic and parking impacts, building height, size and scale, several technical and operational considerations, urban design matters and satisfactory arrangements regarding the potential dedication of a turnaround facility for Europa Court;
- A City initiated amendment to Mississauga Official Plan may be required to redesignate the southerly portion of the lands (6496 Winston Churchill Boulevard) from "Office" to "Residential Low Density II".

BACKGROUND:

The subject rezoning application comprises two adjoining parcels of land which are proposed to be developed together. Information regarding the history of the properties is found in Appendix I-1.

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

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	Received: August 2, 2013 Deemed complete: August 30, 2013
Height:	2 storeys 9.5 m (31.2 ft.) (grade to roof) 18.6 m (61 ft.) (grade to top of dome) 27 m (88.6 ft.) (grade to top of minaret)
Lot Coverage:	12.1%
Landscaped Area:	29.7%
Existing Gross Floor Area:	6496 Winston Churchill Boulevard 122.8 m ² (1,322 sq. ft.) 6508 Winston Churchill Boulevard 99.7 m ² (1,073 sq. ft.)

Development Proposal	
Proposed Gross Floor Area:	1 136.1 m ² (12,228.9 sq. ft.)
Worship Area:	347 m ² (3,735.1 sq. ft.)
Multi-Purpose Room / Gymnasium:	260.5 m ² (2,804.1 sq. ft.)
Classrooms:	192.6 m ² (2,073 sq. ft.)
Common Areas:	336 m ² (3,616.8 sq. ft.)
Parking Required:	114 spaces (including 5 barrier free spaces)
Parking Provided:	115 spaces (including 5 barrier free spaces)
Supporting Documents:	Planning Justification Report Noise Control Study Transportation Impact Study Engineering Report Phase 1 Environmental Site Assessment Report Arborist Report Green Supportive Site and Building Design Features

Site Characteristics	
Frontage:	91.4 m (299.9 ft.)
Depth:	68.71 m (225.4 ft.)
Net Lot Area:	0.6 ha (1.5 ac.)
Existing Use:	Two (2) detached dwellings

One vehicular access is proposed from Winston Churchill Boulevard and will align with an existing signalized access into Meadowvale Town Centre. No vehicular or pedestrian connections are proposed to or from Europa Court.

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

Green Development Initiatives

The applicant has identified the following green development initiatives to be incorporated into the development: permeable pavement for all walkways and portions of the parking lot; drainage swales; indoor and outdoor bicycle facilities; and bird-friendly window glazing.

Neighbourhood Context

The subject site is located in the Meadowvale Neighbourhood Character Area and is surrounded by an existing low density residential neighbourhood, community uses and Meadowvale Town Centre. There are two existing one storey detached dwellings on the subject site.

The surrounding land uses are described as follows:

North: Detached and townhouse dwellings
East: Across Winston Churchill Boulevard, Meadowvale Town Centre
South: Detached dwellings
West: Detached dwellings

Current Mississauga Official Plan Designation and Policies

The lands are located within the Meadowvale Neighbourhood Character Area on Winston Churchill Boulevard, which is identified as a Corridor. The lands are designated "**Residential Low Density II**" which permits detached, semi-detached and duplex dwellings and "**Office**", which permits secondary office uses with a maximum floor space index of 0.5.

A place of religious assembly is considered "Community Infrastructure", which is permitted in all land use designations, except Greenbelt, subject to certain location and design criteria (see pages 3 and 4 in Appendix I-10).

While both of the existing land use designations permit a place of religious assembly, a City initiated amendment to Mississauga Official Plan may be required for 6496 Winston Churchill Boulevard from "Office" to "Residential Low Density II" to permit the use of one exception zone category on both properties.

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

Existing Zoning

"R1" (Detached Dwellings – Typical Lots), which permits detached dwellings on lots with minimum frontages of 22.5 m (73.8 ft.) and minimum lot areas of 750 m² (8,073.2 sq. ft.). A place of religious assembly is also permitted in an "R1" zone subject to various zone standards.

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

Proposed Zoning By-law Amendment

"R1-Exception" (Place of Religious Assembly) to permit site specific zone standards associated with a two (2) storey place of religious assembly.

The proposed mosque is to be located entirely on the portion of the site currently zoned "R1", however, an exception zone is required as the proposal does not meet a number of the provisions for a place of religious assembly in a residential zone.

"O-Exception" (Associated Parking) to permit required parking associated with the place of religious assembly in accordance with the proposed zone standards contained within Appendix I-9.

Should Council see the merit in this development proposal, a single **"R1-Exception" (Place of Religious Assembly)** zone on both properties would be more appropriate which would also require a City initiated amendment to Mississauga Official Plan. The Supplementary Report will contain a discussion on this matter.

COMMUNITY ISSUES

A community meeting was held by Ward 9 Councillor, Pat Saito on November 25, 2013. Written comments in support and opposition to the proposed rezoning application have been received to date by the Planning and Building Department.

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

- a mosque is needed in the Meadowvale area;
- the site cannot accommodate a development of this height, size and scale;
- increased traffic, congestion and on-street parking;
- insufficient on-site parking;
- operational considerations;
- tree and vegetation preservation; and
- decreased property values

The issues raised by the Community will be addressed in the Supplementary Report.

DEVELOPMENT ISSUES

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

- satisfactory arrangements regarding the potential dedication of the turnaround facility for Europa Court;
- additional analysis is required to determine traffic and parking impacts which will be addressed by an updated Transportation Study;

- additional analysis and clarification regarding stormwater drainage will be addressed in an updated Engineering Report and Site Servicing and Grading Plan; and
- a Phase II Environmental Site Assessment is required.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to potential road dedication and construction, servicing, intersection improvements and required easements which will require the applicant to enter into appropriate agreements with the City.

Site Development Plan

Site development matters identified as part of the rezoning application, including landscaping, fencing, exterior lighting, garbage bin location and urban design considerations, will be addressed 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:

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

ATTACHMENTS:

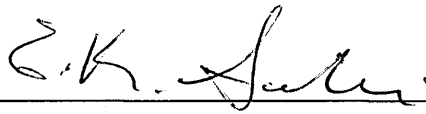
- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Meadowvale Neighbourhood Character Area Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Floor Plans

Appendix I-8: Agency Comments

Appendix I-9: Proposed Zoning Standards

Appendix I-10: Applicable Mississauga Official Plan policies

Appendix I-11: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Antonia Krijan, Development Planner

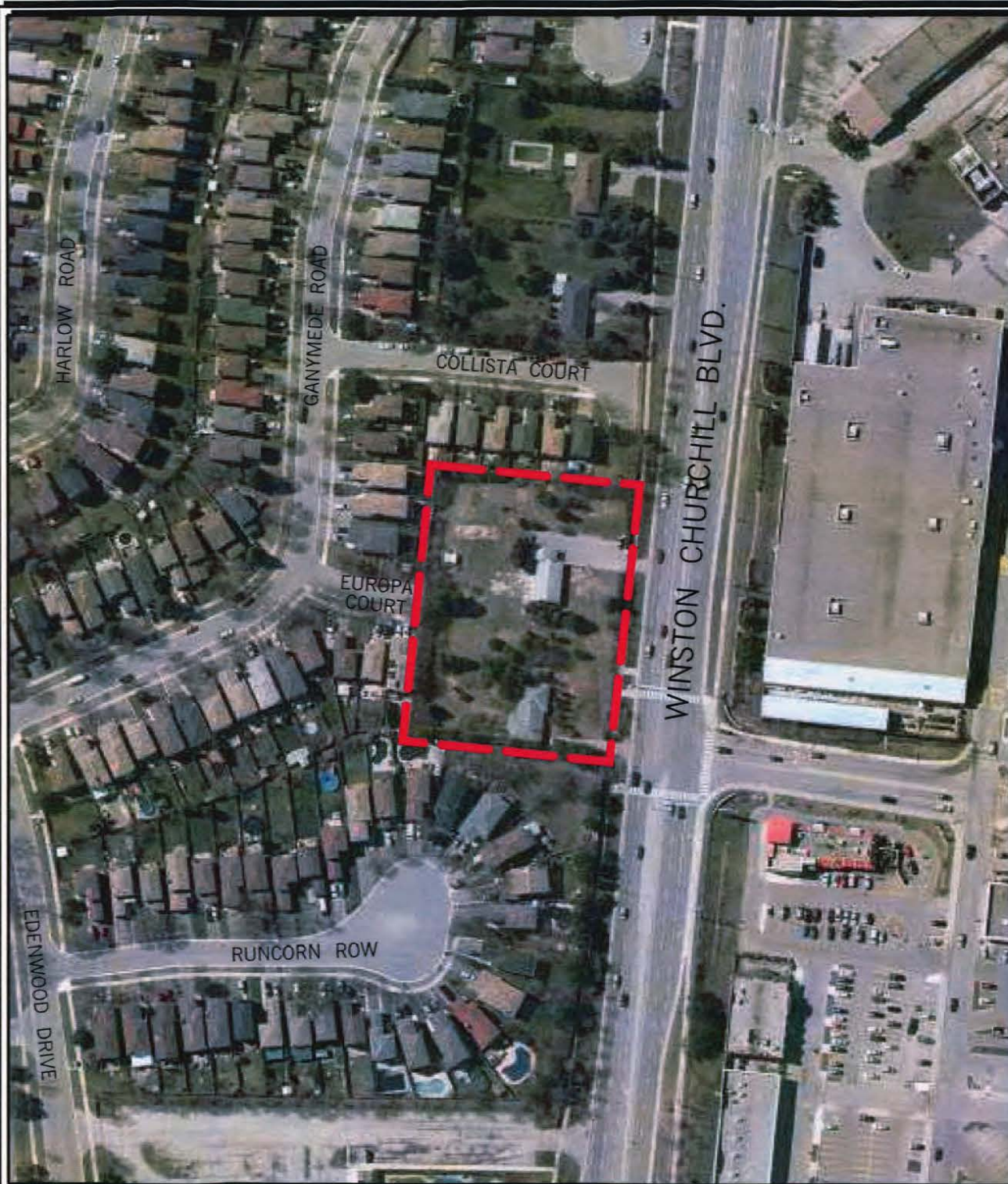
Meadowvale Islamic Centre Inc.**File: OZ 13/009 W9****Site History**

- November 6, 1992 – A Rezoning application under file OZ 067/92 W9 and a Site Plan application under file SP 319/92 W9 were submitted for 6508 Winston Churchill Boulevard proposing a medical arts building. The applications were cancelled on December 1, 1993.
- June 21, 1993 – Official Plan Amendment and Rezoning applications under file OZ 93/032 W9 were submitted for 6508 Winston Churchill Boulevard proposing 20 semi-detached dwellings on a cul-de-sac road. On January 5, 1994, a Draft Plan of Subdivision under file T-M93026 W9 was submitted in conjunction with the above referenced applications. The applications were cancelled on December 12, 1999.
- May 18, 2000 – Official Plan Amendment and Rezoning applications under file OZ 00/030 W9 were submitted for 6496 Winston Churchill Boulevard proposing a two storey medical and office building. The applications were cancelled on January 7, 2008.
- January 13, 2003 – A Site Plan application under file SP 03/010 W9 was submitted for 6508 Winston Churchill Boulevard proposing the conversion of the existing one storey detached dwelling to a place of religious assembly and an associated parking area. The application was cancelled on August 31, 2004.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands were and continue to be zoned "R1" (Detached Dwellings – Typical Lots) and "D" (Development).
- August 19, 2010 – A Site Plan application under file SP 10/135 W9 was submitted for 6508 Winston Churchill Boulevard proposing the conversion of the existing one storey detached dwelling to a place of religious assembly, an addition to the rear of the building and a new parking area associated with the place of religious assembly. The file has been inactive since 2011.
- December 2010 – Meadowvale Islamic Centre Inc. purchased the abutting property at 6496 Winston Churchill Boulevard.
- March 23, 2011 – A community meeting was held by Ward 9 Councillor, Pat Saito, to discuss a preliminary development proposal for both properties for a two storey place of religious assembly and required parking for a place of religious assembly.

Meadowvale Islamic Centre Inc.

File: OZ 13/009 W9

- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed, the policies of Mississauga Official Plan apply. The subject lands are designated "Residential Low Density II" and "Office" in the Meadowvale Neighbourhood Character Area.



LEGEND:



SUBJECT LANDS



SUBJECT:

**MEADOWVALE
ISLAMIC CENTRE INC.**



FILE NO:
OZ 13009 W9

DWG. NO:
13009A

SCALE:
1:2000

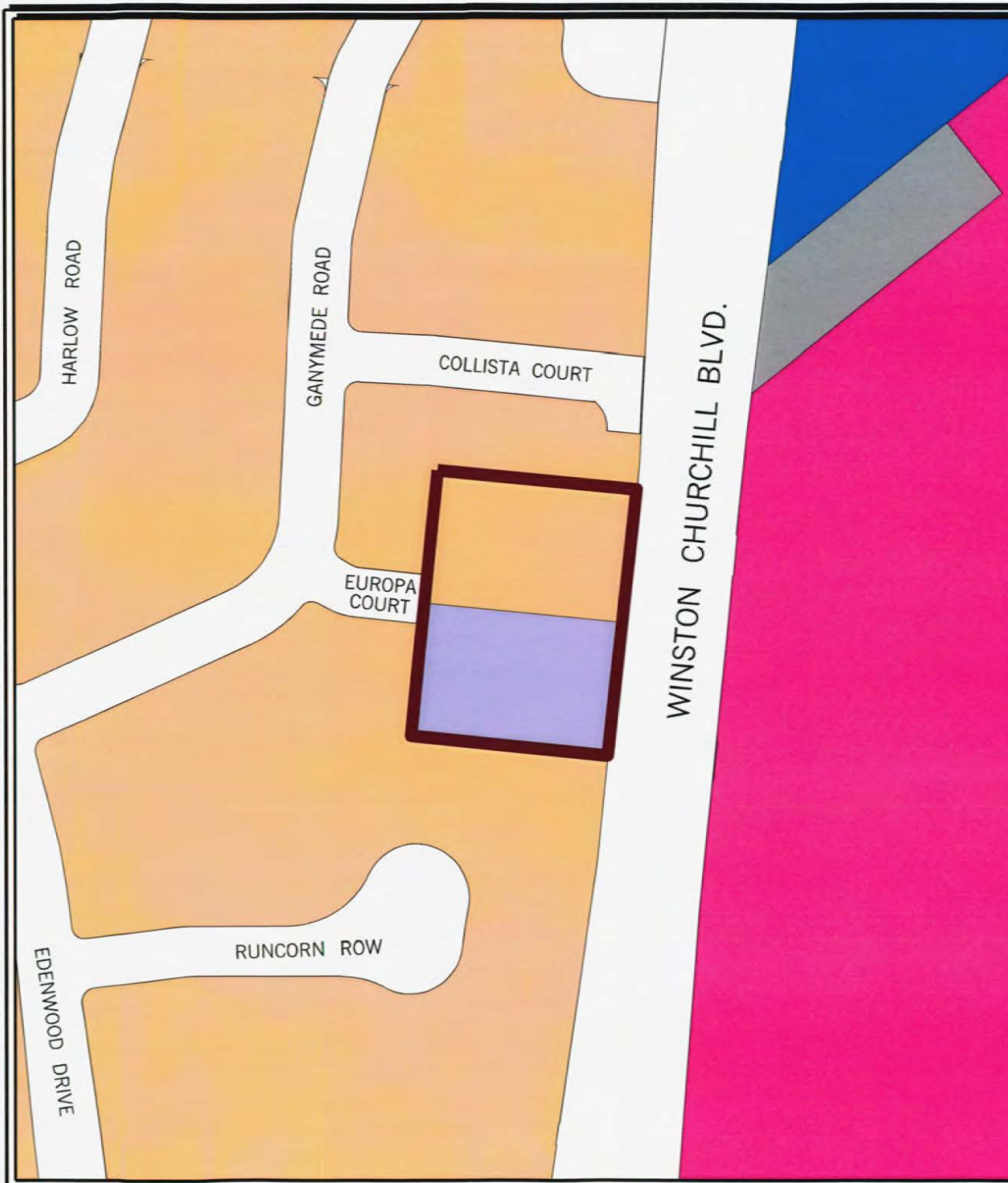
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B. KRUGER

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APPENDIX I-2



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

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

CITY STRUCTURE

Elements

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

ND2 Region of Peel Non-Decision

SUBJECT LANDS



SUBJECT: MEADOWVALE ISLAMIC CENTRE INC.



FILE NO:
OZ 13009 W9

DWG. NO:
13009L

SCALE:
1:2000

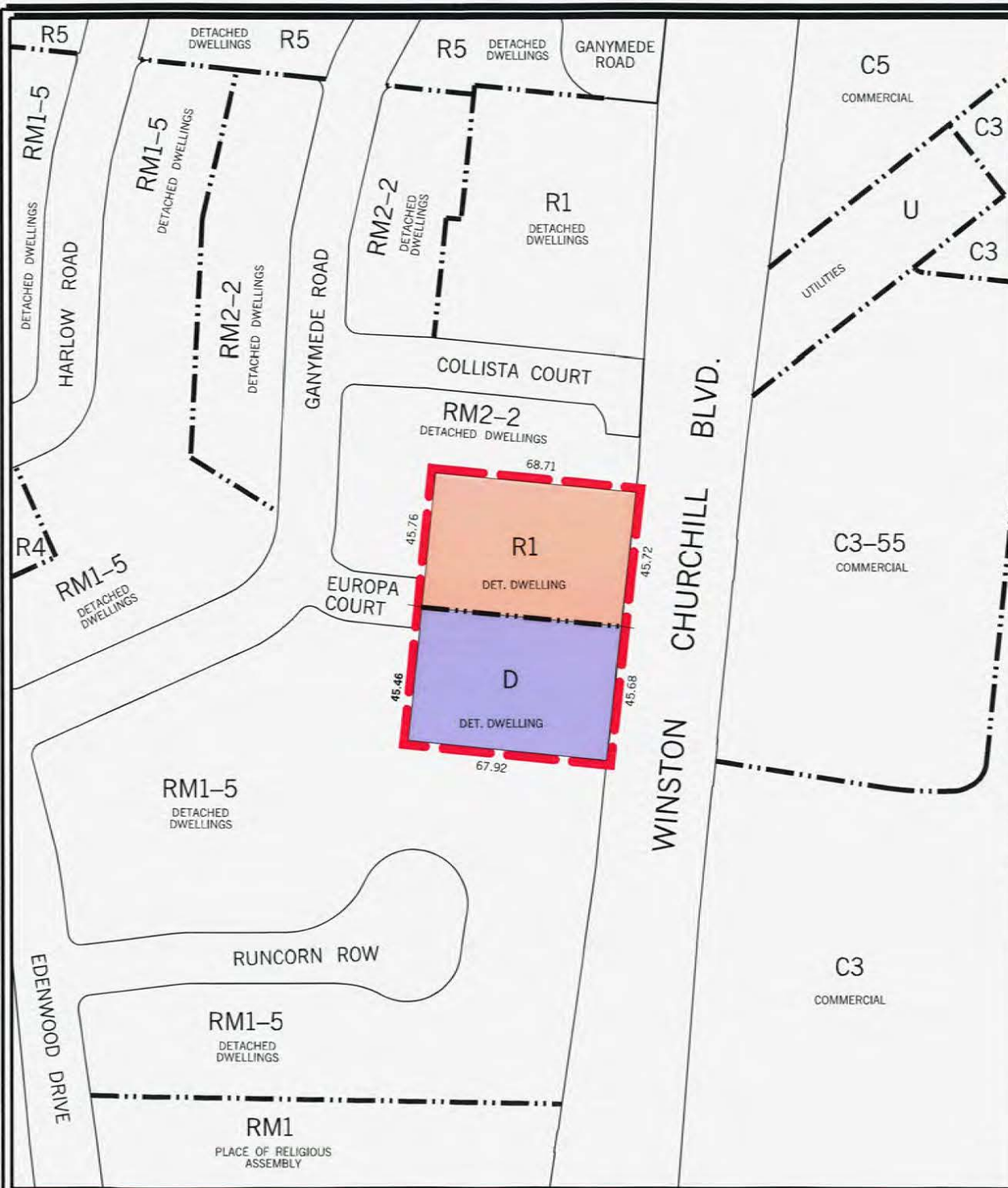
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B. KRUGER

APPENDIX I-3

MISSISSAUGA
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LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM 'R1' (DETACHED DWELLING - TYPICAL LOT) TO 'R1-EXCEPTION' TO PERMIT SITE SPECIFIC ZONE STANDARDS ASSOCIATED WITH A TWO (2) STOREY PLACE OF RELIGIOUS ASSEMBLY.



PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'O-EXCEPTION' TO PERMIT REQUIRED PARKING ASSOCIATED WITH THE TWO (2) STOREY PLACE OF RELIGIOUS ASSEMBLY.

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



SUBJECT:

**MEADOWVALE
ISLAMIC CENTRE INC.**



FILE NO:
OZ 13009 W9

DWG. NO:
13009R

SCALE:
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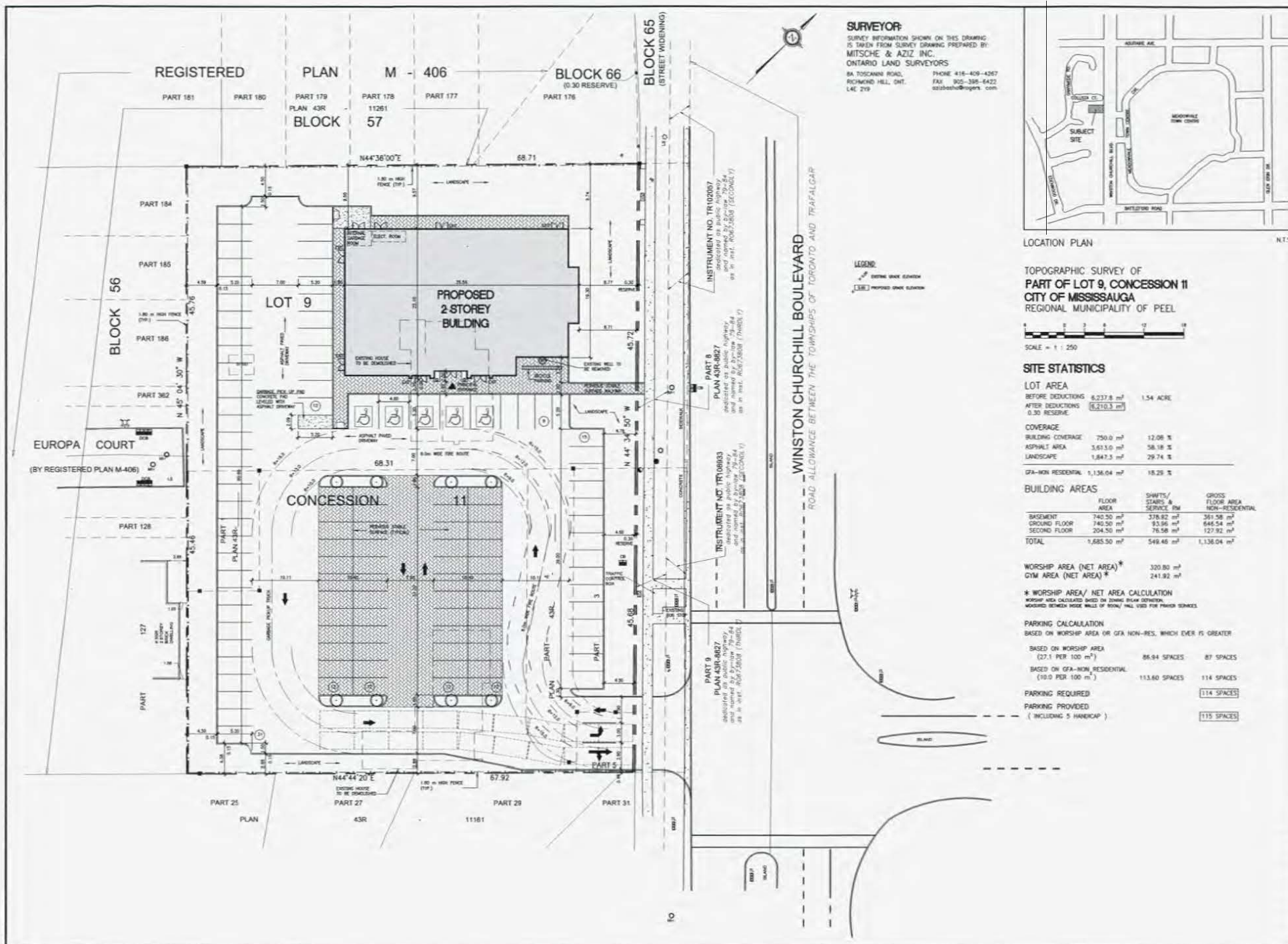
DATE:
2014 03 24

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B. KRUGER

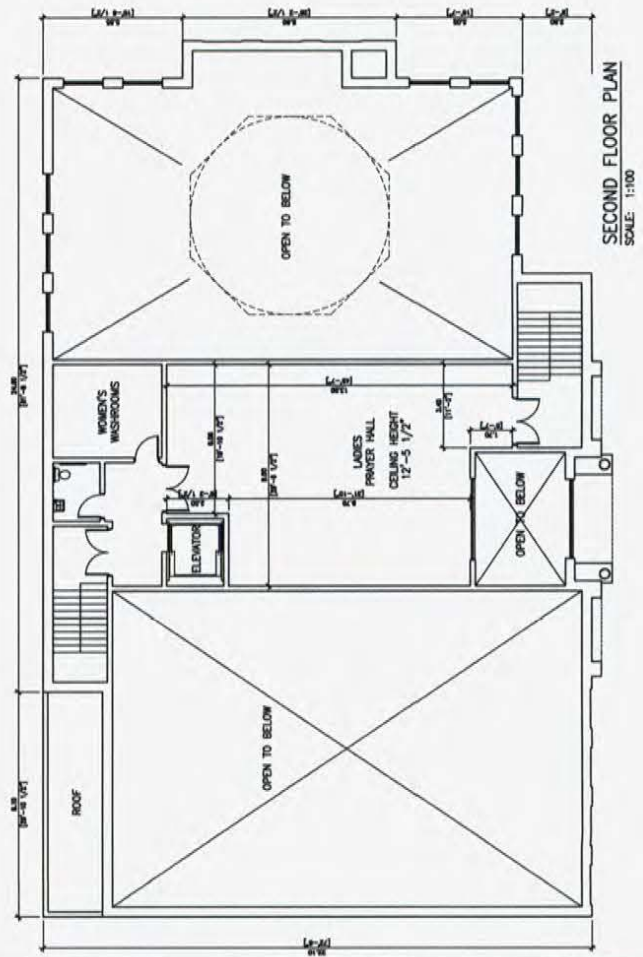
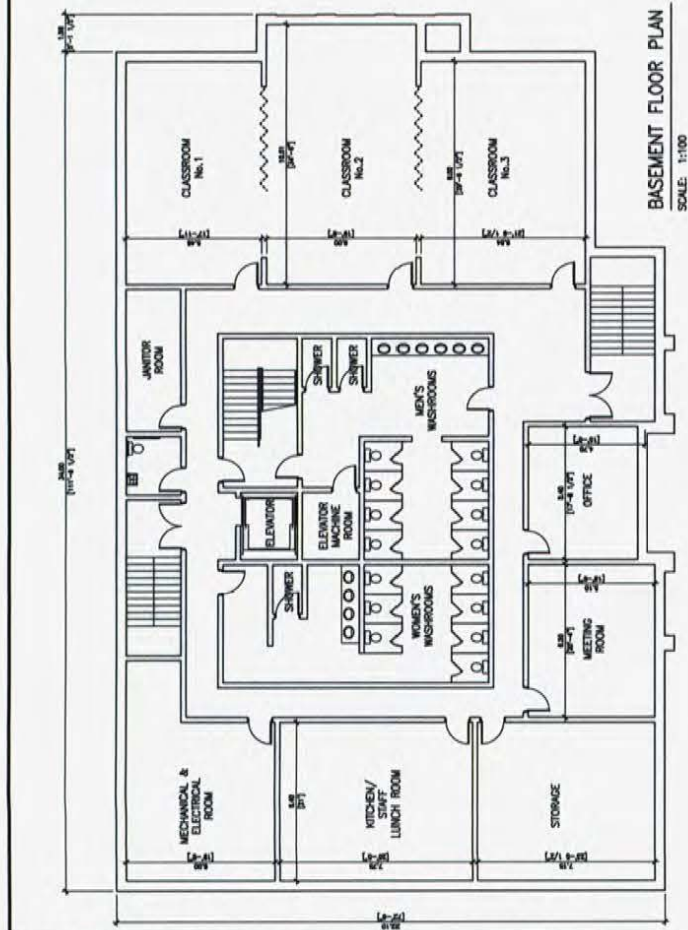
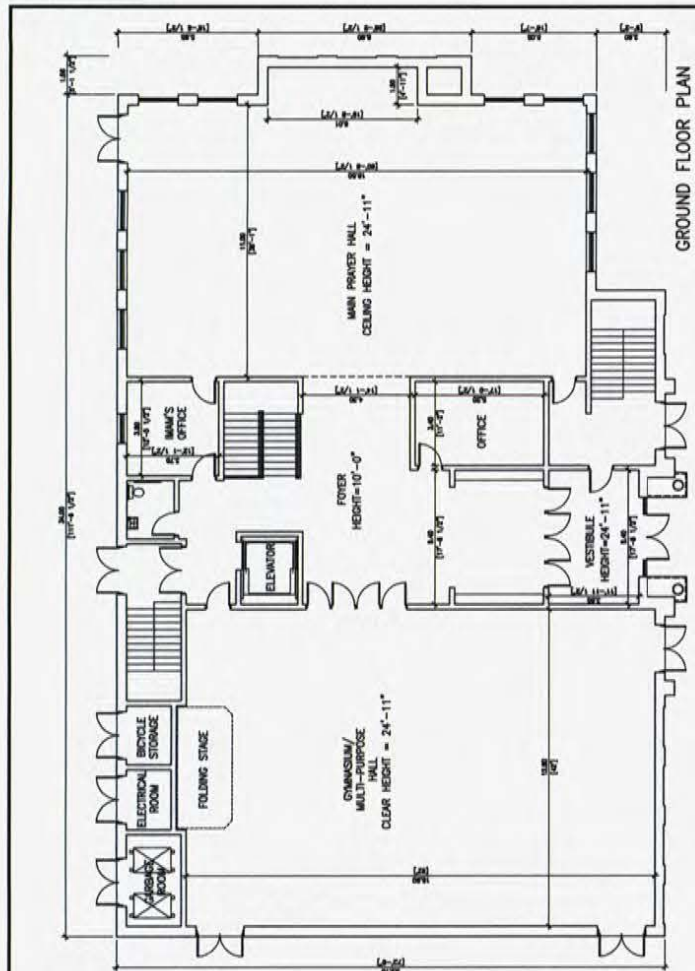
APPENDIX 14

MISSISSAUGA
Planning and Building

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Meadowvale Islamic Centre Inc.

File: OZ 13/009 W9

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (September 30, 2013)	An existing 150 mm (6 in.) diameter water main is located on Europa Court. An existing 400 mm (16 in.) diameter watermain is located on Winston Churchill Boulevard to which a connection may not be allowed due to the difference in pressure zones. An existing 250 mm (10 in.) diameter sanitary main is located on Europa Court. A demand table is required. Site servicing approvals are required prior to the issuance of a building permit. Waste pick up may be provided by the Region of Peel provided that the applicant satisfies certain requirements.
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 21, 2013)	Street tree contributions will be required on Winston Churchill Boulevard. Prior to the issuance of building permits, payment of cash-in-lieu of parkland is required.
City Community Services Department – Fire and Emergency Services Division (September 10, 2013)	Fire and Emergency Services has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (February 25, 2014)	<p>A Noise Report, Site Servicing and Grading Plan, Phase 1 Environmental Site Assessment and Traffic Study have been received and are currently under review. Notwithstanding the findings of these reports and drawings, additional technical details have been requested.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant has been requested to incorporate a proper turnaround facility at the end of Europa Court based on a preliminary design which is currently under review. In addition, a Phase 2 Environmental Site Assessment, including a Letter of Reliance, has been requested to address the possibility of contamination and remediation on the subject lands in accordance with City Policy.</p>

Meadowvale Islamic Centre Inc.

File: OZ 13/009 W9

Agency / Comment Date	Comment
	Detailed comments/conditions will be provided prior the supplementary meeting pending receipt and review of the foregoing.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to this application provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - City's Economic Development Office - Ministry of Transportation - Canada Post - Rogers Cable - Enersource
	<p>The following external agency was circulated the application but provided no comments:</p> <ul style="list-style-type: none"> - Hydro One Networks Incorporated

Meadowvale Islamic Centre Inc.

File No.: OZ 13/009 W9

Proposed Zoning Standards

	Required Zoning By-law Standard – "R1" (Place of Religious Assembly)	Proposed Standard
Minimum Front Yard	18.0 m (59 ft.)	7.5 m (24.6 ft.)
Minimum Side Yard	The lesser of: Height of the building 9.5 m (31.2 ft.) OR 15% of the width of the lot 13.7 m (44.9 ft.)	7.5 m (24.6 ft.)
Minimum setback of a parking area to an abutting lot in a Residential Zone	4.5 m (14.8 ft.)	0.0 m (0.0 ft.) along a portion of the southerly property line
Maximum driveway width	Lesser of 8.5 m (27.9 ft.) or 50% of lot frontage	Shall not apply
Parking	114 parking spaces (including 5 barrier free spaces)	115 parking spaces (including 5 barrier free spaces) provided on both properties proposed to be zoned "R1-Exception" and "O-Exception"

	Required Zoning By-law Standard – "O" (Office)	Proposed Standard
Permitted Use	Office, Medical Office, Financial Institution, Commercial School, Veterinary Clinic	Parking area associated with a place of religious assembly located on the abutting lot proposed to be zoned "R1-Exception"
Minimum Landscaped Buffer	4.5 m (14.8 ft.)	0.0 m (0.0 ft.)
Parking	114 parking spaces (including 5 barrier free spaces)	115 parking spaces (including 5 barrier free spaces) provided on both properties proposed to be zoned "R1-Exception" and "O-Exception"

Meadowvale Islamic Centre Inc.

File No.: OZ 13/009 W9

Applicable Mississauga Official Plan (2011) Policies

Chapter 1: Introduction

- 1.1.4(n)** "Community Infrastructure" means lands, buildings or structures that support the quality of life for people and communities by providing public schools, private schools, emergency services, private clubs, *community facilities*, day/care/day program and places of religious assembly. Private club means a social, cultural, athletic or recreational club or fraternal organization that is not operated for profit.
- 1.1.4(o)** "Compatible" means development which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on surrounding area.
- 1.1.4(aa)** "Neighbourhood", when capitalized, refers to city structure element.
- 1.1.4(bb)** "neighbourhood", when not capitalized, refers to an undefined geographic area containing primarily residential dwellings.

Chapter 4: Guiding Principles

- 4.4** In order to protect what is valuable and shape responsibility, Mississauga Official Plan subscribes to the follow key guiding principles for land use:
- (3)** Mississauga will preserve the character, cultural heritage and livability of our communities;
 - (6)** Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life;
 - (7)** Mississauga will support the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness.

4.5 Achieving the Guiding Principles

Mississauga will direct growth by protecting stable areas.

Meadowvale Islamic Centre Inc.

File No.: OZ 13/009 W9

Chapter 5: Direct Growth

5.1 Introduction

5.1.3 Forecast growth will be directed to appropriate locations to ensure that resources and assets are managed in a sustainable manner to:

- (a) protect public safety;
- (b) utilize existing and proposed services and infrastructure such as transit and community infrastructure;
- (d) meet long term needs;
- (e) build strong, livable, universally accessible communities.

5.1.7 Mississauga will protect and conserve the character of stable residential Neighbourhoods.

5.3 City Structure

5.3.5 Neighbourhoods

5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

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

5.4 Corridors

5.4.4 Development on *Corridors* should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.

5.4.5 Where higher density uses within Neighbourhoods are directed to *Corridors*, development will be required to have regard for the character of the Neighbourhood and provide appropriate transitions in height, built form and density to the surrounding land uses.

5.4.8 *Corridors* will be subject to a minimum building height of two storeys and the maximum building height of the City Structure element.

Meadowvale Islamic Centre Inc.

File No.: OZ 13/009 W9

Chapter 7: Complete Communities

7.1 Introduction

7.1.7 In cooperation with the appropriate public and private agencies and other levels of government, Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors.

7.3 Community Infrastructure

Generally new community infrastructure is encouraged to locate in Intensification Areas and *Corridors* to minimize traffic impacts on local roads.

7.3.1 Community infrastructure will support the creation of complete communities.

7.3.2 The preferred location for community infrastructure will be within the Downtown, Major Nodes, Community Nodes and *Corridors*. Where appropriate, community infrastructure may also be located within Neighbourhoods and Corporate Centres.

7.3.3 Community infrastructure located within Neighbourhoods may include schools, emergency services, private clubs, daycare/day programs and places of religious assembly. Where community infrastructure is located in Neighbourhoods it will generally serve the local or nearby Neighbourhoods. City wide or region wide community infrastructure may not be permitted in Neighbourhoods.

7.3.4 Community infrastructure that generates large amounts of traffic will be located to minimize impacts on the transportation system.

7.3.5 Community infrastructure will generally be:

- (a) in proximity to transit facilities;
- (b) on *Corridors*, major and minor collector roads, preferably at intersections;
- (c) connected to trails, cycling facilities, where possible;
- (d) in proximity to other community infrastructure and places of gathering, where possible; and
- (e) accessible to persons with disabilities.

7.3.7 The type of community infrastructure as well as its scale, design, layout and configuration permitted at any location, may be limited to ensure visual and functional compatibility with surrounding development.

Meadowvale Islamic Centre Inc.

File No.: OZ 13/009 W9

7.3.11 The preferred locations for places of religious assembly will be the Downtown, Major Nodes and Community Nodes. Otherwise, places of religious assembly will be encouraged to locate in *Corridors*, preferably at their intersections.

7.3.12 The availability and location of existing and planned community infrastructure will be taken into account so that new community infrastructure can be provided efficiently and effectively and tailored to meet the needs of the population in each community.

Chapter 8: Create a Multi-Modal City

8.1 Introduction

8.1.16 In reviewing development applications, Mississauga will require area wide or site specific transportation studies to identify the necessary transportation improvements to minimize conflicts between transportation and land use, and to ensure that development does not precede necessary road, transit, cycling and pedestrian improvements. Transportation studies will consider all modes of transportation including auto traffic, truck traffic, transit, walking and cycling.

8.2.3 Transit Network

The transit network will be supported by compact, pedestrian oriented, mixed land use development in nodes and where appropriate, in mobility hubs and along *Corridors*.

8.4 Parking

8.4.11 Development within and adjacent to Neighbourhoods will mitigate parking impacts on the residential use.

8.4.12 Mississauga will discourage parking in neighbourhoods on local streets for non-residential purposes.

Chapter 9: Build a Desirable Urban Form

9.1 Introduction

9.1.3 Infill and redevelopment within Neighbourhoods will respect the existing and planned character.

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

Meadowvale Islamic Centre Inc.

File No.: OZ 13/009 W9

9.1.10 The city vision will be supported by site development that:

- (a) respects the urban hierarchy;
- (b) utilizes best sustainable practices;
- (c) demonstrates context sensitivity, including the public realm;
- (d) promotes universal accessibility and public safety; and
- (e) employs design excellence.

9.1.11 A distinct character for each community will be created or enhanced through the road pattern, building massing and height, *streetscape* elements, preservation and incorporation of heritage resources and prominent placement of institutions and open spaces.

9.2.2 Non-Intensification Areas

9.2.2.4 While new development need not mirror existing development, new development in Neighbourhoods will:

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

9.2.2.7 Development on *Corridors* will be encouraged to:

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

Meadowvale Islamic Centre Inc.

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9.3 Public Realm

9.3.3 Gateway, Routes, Landmarks and Views

9.3.3.4 Buildings that serve the community such as places of religious assembly, colleges and hospitals, should be designed to be the focus of the community, highly visible, universally accessible and attractive and serve as landmarks for future generations.

9.4 Movement

9.4.1 Transit and Active Transportation

9.4.1.1 The design of all development will foster the improvement of connections and accessibility for transit users and promote *active transportation* modes.

9.4.1.2 A transit and *active transportation* supportive urban form will be required in Intensification Areas and in appropriate locations along *Corridors* and encouraged throughout the rest of the city.

9.4.1.3 Development will support transit and *active transportation* by:

- (a) locating buildings at the street edge, where appropriate;
- (b) requiring front doors that open to the public street;
- (c) ensuring active/animated building façades and high quality architecture;
- (d) ensuring buildings respect the scale of the street;
- (e) ensuring appropriate massing for the context;
- (f) providing pedestrian safety and comfort; and
- (g) providing bicycle destination amenities such as bicycle parking, shower facilities and clothing lockers, where appropriate.

9.4.1.4 Development will provide for pedestrian safety through visibility, lighting, natural surveillance and minimizing vehicular conflicts.

9.5 Site Development and Buildings

9.5.1.1 Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area.

9.5.1.2 Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:

- (e) the size and configuration of properties along a street, including lot frontages and areas;
- (f) continuity and enhancement of *streetscapes*;

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- (g) the size and distribution of building mass and height;
- (h) front, side and rear yards;
- (i) the orientation of buildings, structures and landscapes on a property;
- (j) views, sunlight and wind conditions.
- (k) the local vernacular and architectural character as represented by the rhythm, textures and building materials;
- (l) privacy and overlook; and
- (m) the function and use of buildings, structures and landscapes.

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

9.5.1.9 Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated.

9.5.1.13 Buildings with exposure to Provincial Highways or public streets in areas of site plan control will be subject to a higher standard of design to achieve upgraded building elevations and landscaping, including principal doors and window fenestration.

9.5.2 Site Development

9.5.2.1 High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character, respects its immediate context and creates a quality living or working environment.

9.5.2.2 Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by:

- (a) providing walkways that are connected to the public sidewalk, are well lit, attractive and safe;
- (b) fronting walkways and sidewalks with doors and windows and having visible active uses inside;
- (c) avoiding blank walls facing pedestrian areas

9.5.2.11 Site development will be required to:

- (a) incorporate *stormwater best management practices*;
- (b) provide enhanced *streetscape*;
- (c) provide landscaping that complements the public realm;
- (d) include the use of native non-invasive plant material;
- (e) protect and enhance habitat;
- (f) preserve significant trees on public and private lands;

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- (g) Incorporate techniques to minimize urban heat island effects such as providing planting and appropriate surface treatment; and
- (h) provide landscaping that beautifies the site and complements the building form.

9.5.2.13 External lighting for site development should:

- (a) be energy efficient;
- (b) utilize dark skylight fixtures; and
- (c) not infringe on adjacent properties.

9.5.3.1 Buildings will be designed to create a sense of identity through the site layout, massing, forms, orientation, scale, architectural features, landscaping and signage.

9.5.3.3 Building façades should be articulated to include changes in materials, or material treatments, as well as the indication of transition between floors and interior spaces to provide visual interest and relief.

9.5.3.6 Street facing façades should have the highest design quality. Materials used for the front façade should be carried around the building where any façades are exposed to the public view at the side or rear.

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

9.5.3.8 Buildings should avoid blank street wall conditions.

9.5.3.11 Building materials should be chosen for their functional and aesthetic quality, sustainability and ease of maintenance.

9.5.3.16 Buildings should coordinate and integrate vehicular and servicing access to minimize their visual prominence.

9.5.4 Relationship to Public Realm

9.5.4.3 The sharing and reduction of access points/driveways will be encouraged to promote pedestrian safety and provide the opportunity for a continuous *streetscape*.

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

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9.5.4.6 Outdoor storage should not be located adjacent to, or be visible from city boundaries, the public realm or residential lands by incorporating the use of appropriate setbacks, screening, landscaping and buffering.

9.5.5.7 Service, loading and garbage storage areas should be internal to the building or located at the rear of the building and screened from the public realm.

9.5.6 Safety

9.5.6.1 Site layout, buildings and landscaping will be designed to promote natural surveillance and personal safety.

11.2 General Land Use**11.2.1 Uses Permitted in All Designations**

11.2.1.1 The following use will be permitted in all land use designation, except Greenbelt unless specifically allowed:

- (a) community infrastructure.

16.1 Neighbourhoods**16.1.1 General**

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

16.16 Meadowvale Neighbourhood Character Area**16.16.1 Land Use**

16.16.1.2 Lands designated Residential Low Density II will not permit the following uses:

- (a) triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

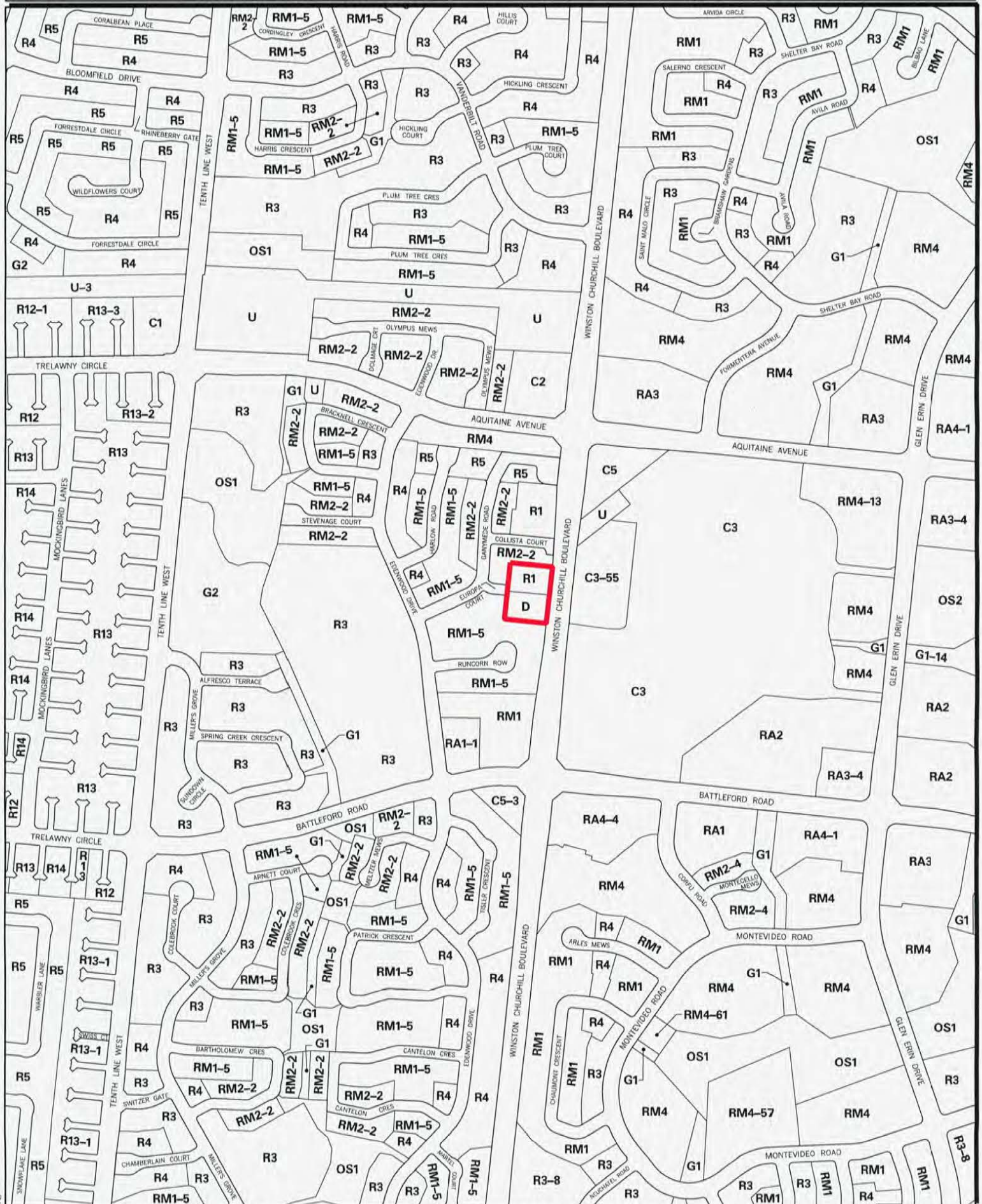
Chapter 20: Glossary

Corridor means lands adjacent to and framing as right-of-way. Winston Churchill Boulevard is identified as a *corridor* on Schedules 1: Urban System and 1c: Urban System – Corridors.)

GENERAL CONTEXT MAP

OZ 13009 W9

APPENDIX I-11





Corporate Report

Clerk's Files

Originator's

Files OZ 11/019 W11

T-M11006 W11

DATE: March 4, 2014

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications**
To permit 5 commercial buildings and 10 detached dwellings
5267 Mississauga Road
East side of Mississauga Road, north of Melody Drive and
south of the CPR rail corridor
Owner: 1731860 Ontario Limited
Applicant: John D. Rogers & Associates Inc.
Bill 51

Supplementary Report **Ward 11**

RECOMMENDATION: That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the applications under files OZ 11/019 W11 and T-M11006 W11, 1731860 Ontario Limited, 5267 Mississauga Road, east side of Mississauga Road, north of Melody Drive and south of the CPR rail corridor, be adopted in accordance with the following:

1. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) proceedings that may take place in connection with these applications, in support of the recommendations outlined in the

report dated March 4, 2014 that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision applications can be approved subject to the provisions outlined in Appendices S-6 through S-8 inclusive.

2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the Ontario Municipal Board hearing process; however, if there is a potential for settlement, in a form substantially different than outlined within this report, then a report shall be brought back to Council by the City Solicitor.

REPORT HIGHLIGHTS:

- The applicant has appealed the applications to the Ontario Municipal Board for failure to make a decision within the prescribed timelines. The hearing is scheduled to commence May 26, 2013;
- Several revisions have been made to the proposal, including a reduction in the number of detached dwellings from 11 to 10, the removal of the north access driveway along Mississauga Road and the addition of a driveway access to Melody Drive;
- The applications are recommended for approval subject to several changes recommended by staff, including that retail, personal service, restaurant and similar commercial uses have a total combined Gross Floor Area (GFA) restriction of 5 000 m² (53,821 sq. ft.).

BACKGROUND:

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

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0036-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

On June 17, 2013, the owner appealed the applications to the Ontario Municipal Board (OMB) due to the failure by Council to

make a decision within the time periods prescribed under the *Planning Act*. At the October 1, 2013 OMB Pre-Hearing Conference, the Board scheduled a 10 day hearing to commence on May 26, 2014.

On January 24, 2014, the applicant submitted a revised concept plan and supporting materials to the City for review. Changes include the following:

- The number of proposed detached dwelling lots have been reduced from 11 to 10, and the frontages have been increased from 13.7 m (45 ft.) to 14 m (46 ft.);
- The north access driveway along Mississauga Road to the commercial component has been removed and a driveway access to Melody Drive has been added;
- Proposed commercial building heights abutting Mississauga Road have been increased from 1 storey to 2 storeys, some of which are in the form of mezzanines;
- Building configurations, parking and drive aisle layouts have been modified for the commercial component;
- The proposed gross floor area (GFA) of the commercial buildings have changed from 4 723 m² (50,840 sq. ft.) for retail uses and 4 488 m² (48,310 sq. ft.) for medical office uses to 7 950 m² (85,576 sq. ft.) for retail uses and 2 510 m² (27,018 sq. ft.) for professional office uses. The total commercial GFA shown has increased from 9 211 m² (99,150 sq. ft.) to 10 460 m² (112,594 sq. ft.); and
- Parking provided has decreased from 507 spaces to 462 spaces due to the change in the mix of uses noted above.

The revised concept plan, building elevations and plan of subdivision are shown on Appendices S-3 to S-5.

COMMENTS:

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

COMMUNITY ISSUES

The issues below were identified by residents through written correspondence to the City and through verbal comments made at community meetings held by the Ward 11 Councillor George Carlson on June 21, 2012, September 27, 2012 and May 6, 2013 and the public meeting that was held by the Planning and Development Committee on May 27, 2013.

Comment

The number of houses proposed on the north side of Melody Drive should be reduced so that the lot sizes are more reflective of the neighbourhood to the south and will not negatively impact local property values.

Response

The applicant has reduced the number of proposed detached dwelling lots from 11 to 10, which results in frontages of 14 m (46 ft.). The typical lot sizes on the south side of Melody Drive are approximately 15.6 m (51 ft.) which is only slightly larger than what is proposed on the north side. The floor areas of the proposed two storey detached dwellings would be 352 m² (3,789 sq. ft.), excluding garages and basement areas, which is larger than the average existing home size to the south.

Comment

The impact of increased traffic on the adjacent local and collector road network is a significant concern, particularly with delays experienced at the Mississauga Road railway crossing at the north end of the site.

Response

This item is addressed in the Updated Agency and City Department Comments section of this report (Appendix S-9) by the Transportation and Works Department.

Comment

Concerns were raised regarding the potential for a future direct vehicular connection from the commercial parking area to Melody Drive.

Response

Transportation and Works Department staff have requested that the concept plan be revised to include a driveway connection with a public easement from Melody Drive through the proposed commercial plaza to Mississauga Road. This will provide existing residents south of the subject site with access to the signalized intersection at Mississauga Road and Erin Centre Boulevard. It will reduce delays for area residents travelling southbound on Mississauga Road, as they will no longer have to wait for gaps in traffic when making left turns at the unsignalized Melody Drive/Mississauga Road intersection. This will also provide for a consolidated future access for the abutting lands currently used for automotive repairs at the northeast corner of Melody Drive and Mississauga Road (5235 Mississauga Road) should these lands redevelop in the future. Although area residents have expressed concern that commercial plaza customers would use this connection to cut through their neighbourhood for southbound trips, this would prove a highly undesirable route, being circuitous through local residential streets leading to an unsignalized intersection at Barbertown Road and Mississauga Road.

Comment

There needs to be more information provided on whether there will be a future grade separation of Mississauga Road at the Canadian Pacific Railway (CPR) tracks and the impact on the subject proposal.

Response

This item is addressed by GO Transit/Metrolinx in the Updated Agency and City Department Comments section of this report located in Appendix S-9.

Comment

Concerns were raised with the compatibility of a large commercial plaza abutting a low density residential neighbourhood, the types of commercial uses proposed and the potential economic impact on the Streetsville commercial mainstreet district.

Response

The Planning Comments section of this report addresses these concerns.

Comment

The proposed two storey commercial building backing onto the proposed detached dwellings may be visible from Melody Drive.

Response

The proposed two storey detached dwellings on the north side of Melody Drive will largely block the visibility of the two storey commercial buildings, which are proposed to be setback 48.0 m (157.5 ft.) from the south property line of the subject lands. A portion of this commercial building would be visible from the west portion of Melody Drive, but given the significant setback and low rise massing, staff do not have a concern regarding transition or impact on neighbourhood character.

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

The new PPS (2014) was released on February 24, 2014. The policies come into effect on April 30, 2014 and apply to all planning decisions, including those made by Council and the OMB, made on or after that date. Decisions affecting planning matters are required to be consistent with these policies. The Province has released the new PPS to give better direction for supporting healthy active communities, strong economies and the responsible management of resources in a clean and healthy environment.

The proposal is consistent with the PPS. As directed by the PPS, it would efficiently use land and infrastructure in a settlement area that has remained undeveloped while surrounding lands have been developed for many years. The PPS includes new policies promoting development patterns that support active transportation (e.g. walking, cycling) in and between residential, commercial, industrial and institutional uses. By introducing a retail centre into a neighbourhood currently not in proximity to convenience commercial uses, the proposal creates better opportunities for active transportation.

New PPS policies direct major facilities and sensitive land uses to "...be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities". The development achieves these goals by proposing a transitional, noise-insensitive and mitigating land use between a major facility that produces adverse effects in the form of noise (the Mondelez flour mill) and a sensitive land use (the existing and proposed detached dwellings). The development also maintains the long term viability of the Mondelez flour mill, as the proposed land uses, site layout and built form prevent the introduction of adjacent sensitive land uses that could impact future expansion plans. The current mill owner has indicated to staff that they have no objection to the proposal subject to ensuring clear prohibitions of noise sensitive uses in the implementing official plan and zoning by-law amendment documents. The proposal is also consistent with the Growth Plan, which directs development to settlement areas and encourages complete communities with a diverse mix of land uses.

Official Plan

While the applications were submitted under the policies of Mississauga Plan (2003), the applicant has consented to the applications being converted to amend Mississauga Official Plan (2011). As such, the applications have been reviewed against the policies of Mississauga Official Plan. On September 23, 2013, the

OMB issued a decision on the various City-wide appeals by Lowes Companies Canada ULC that resulted in most outstanding appeals to Mississauga Official Plan coming into force and effect. This includes policies related to the "Mixed Use" designation which the applicant proposes for the majority of the subject lands.

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

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

The proposal largely achieves the intent, goals and objectives of the Mississauga Official Plan. Section 10.4.3 states that retail uses may be permitted in Neighbourhoods to provide retail uses convenient to local residents. Modest sized retail centres embedded within or immediately adjacent to neighbourhoods, allow the day-to-day purchasing needs of area residents to be met without longer automobile trips to more distant retail nodes outside the community. They are important elements in creating complete communities and a built form supportive of public health and the environment by creating local destinations that pedestrians and cyclists can easily access. This fulfills several Transportation Demand Management (TDM) strategies under Section 8.5 which encourage people to take fewer and shorter vehicle trips. It also achieves the policies of Section 7.1.3, which encourage "...mixed use development that reduces travel needs by integrating residential, commercial, employment, community and recreational land uses". It supports clean air policies (Section 6.6.1) that promote active transportation modes and mixed use developments that reduce car dependency.

This area of the Central Erin Mills neighbourhood currently lacks a retail commercial presence. For the residents of Melody Drive, the closest shopping opportunity is located between 1 km (0.62 miles) and 1.8 km (1.12 miles) to the north along Queen Street South, which represents the linear extent of the historic Streetsville mainstreet retail area. This significant commercial precinct also includes Streetsville Centre Plaza, which is approximately 1.6 km (1 mile) to the north. The next closest shopping is located to the southwest at the northwest intersection of Eglinton Avenue West and The Chase, which is a convenience commercial plaza approximately 1.2 km (0.74 miles) away using the shortest travelling route. Further, Section 10.4.5 states that retail uses outside of the Downtown, Major Nodes and Community Nodes will be directed to Corridors and Major Transit Station Areas. The subject lands have both of these locational attributes as defined by Mississauga Official Plan.

While these qualities of the commercial proposal are positive, the proposed size is a concern. At over 10 460 m² (112,594 sq. ft.), it is apparent that this commercial plaza would serve the needs of more than just the local residents to the south and west. A plaza of this size would move beyond the local convenience function articulated in the Official Plan and instead serve a broader catchment area. Section 10.4.6 discourages the dispersion of retail uses beyond currently designated commercial areas, which balances policies already cited in Sections 10.4.3 and 10.4.5. To establish a new retail commercial centre of significant size within 1 km (0.62 miles) of a traditional mainstreet retail corridor is inconsistent with the intent of Section 10.4.6. It would establish a sizable retail node that could challenge Streetsville's commercial core and work against efforts to support the vibrancy of this historic mainstreet.

In contrast, the five closest convenience/neighbourhood plazas to the subject lands have an average GFA of 4 885 m² (52,856 sq. ft.), which gives an indication of a reasonable floor area scale and magnitude to service a neighbourhood. Consequently, it is recommended that all retail, service commercial, restaurant and similar commercial uses on the subject site have a maximum

combined building GFA of 5 000 m² (53,821 sq. ft.). The capped commercial uses are those typically found along Streetsville's historic mainstreet and are crucial to the pedestrian-oriented vibrancy that supports its strong sense of place. In addition, these uses typically have high parking demand and turnover rates throughout the day in comparison to other types of commercial uses (e.g. professional offices). Therefore, capping these uses is anticipated to help moderate automobile trip generation to and from the site. This is demonstrated in the applicant's Traffic Impact Study, which indicates that retail uses of a given floor area are anticipated to generate more than four times the weekday P.M. peak hour in-bound and out-bound trips compared with professional offices of the same floor area.

Additionally, the proposal meets the intent of the Mississauga Road Scenic Route policies found in Section 9.3.3.11 of the Official Plan. The subject lands mark the north limit of the Mississauga Road Scenic Route, which begins at the railway tracks and ends at Lakeshore Road West in Port Credit. The key elements that contribute to its scenic value and typify this unique corridor are the existing street trees and greenbelt vegetation, the winding road alignment and narrow width, the larger lot and house sizes with generous setbacks and the heritage components. These features largely do not exist at this north boundary of the route, as there is limited vegetation, a mix of residential, automotive commercial and institutional uses fronting both sides of the street, and clear views of the Mondelez flour mill industrial operations. This fragmented streetscape context will be enhanced by the proposal, as it will add trees and landscaping along the corridor, present a low-rise built form that references the architectural vernacular of mainstreet Streetsville, and maintain Mississauga Road's narrow road width. The two storey commercial buildings will also partially screen views to the adjacent flour mill silos, which currently dominate the local skyline.

As shown in the next section, the proposal will not adversely impact or destabilize the development or functioning of neighbouring lands but will provide a more compatible land use than the current low density residential designation.

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

The subject lands have been designated for low density residential uses since 1984. In the intervening 30 years, a viable residential proposal for the entire property has not been realized due to the adjacent flour mill and its role as a significant stationary noise source.

Prior OMB Decisions

In 1994, the OMB ruled that a proposal for townhouses and detached dwellings on the property was not compatible with the adjacent industrial mill operations "...given the levels of noise projected by the experts and the likely and predictable effects on residents of the site and on Reid Milling (previous mill owner)". The Board determined that the proposal would place the mill owner "...in a position of unacceptable risk and subject it to undue restriction in expanding its operations". The Board also recognized that grain and flour dust is highly explosive, although the risk of spontaneous combustion is relatively low given the extensive precautions taken at the mill. The Board decision ends with a suggestion to examine convenience commercial, retail and warehouse commercial uses for this property, while ruling that prestige industrial uses would not be appropriate.

In a 2009 decision, the OMB ruled against the City's efforts to re-designate the mill property for high density residential uses in the Official Plan. Instead, the Board directed that the current "Business Employment" land use designation be maintained on the mill site, which has hosted milling facilities as early as 1835 and is currently the largest soft wheat flourmill in Canada. Given the proximity of the mill operations, the associated noise impacts and related OMB decisions, a residential land use designation is not suitable for the majority of the subject property.

Suitable and Compatible Land Uses

An intervening use is needed to act as a noise buffer and land use transition between the industrial mill operations and the detached dwellings to the south. The applicant's Noise Impact Study demonstrates that a two storey linear commercial building located north of the proposed detached dwellings will function as a barrier to mitigate noise from the mill to acceptable levels. It will also reduce noise levels for the existing homes on the south side of Melody Drive.

The commercial uses proposed by the applicant through a "Mixed Use" designation will provide an appropriate and compatible transition between the industrial land use to the north and the low density residential uses along Melody Drive subject to the provisions proposed in Appendix S-6. These site-specific recommendations prohibit residential and other noise-sensitive uses within the "Mixed Use" designation as long as the adjacent flour mill continues operations. It also restricts the amount of retail, personal service, restaurant and similar uses consistent with recommendations in the previous section of this report and those outlined in the Zoning section.

A "Greenbelt" designation for the southeast portion of the site is appropriate to protect the top-of-bank associated with the Credit River valley as well as associated buffer lands. City and CVC staff have confirmed that the extent of the Greenbelt lands as shown is appropriate.

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

Comments from the Region of Peel and the City's Transportation and Works Department and Community Services Department confirm that adequate infrastructure is available to support the proposal. The site is well served by public transit.

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

While the applicant's Planning Justification Report is generally acceptable, it has not adequately addressed concerns regarding the large size of the proposed commercial component and its relative proximity to Streetsville's retail core.

Is a municipal comprehensive review of land use designations or a five year review required?

The required five year review of Mississauga Plan is complete and resulted in Mississauga Official Plan. Consequently, a further comprehensive review is not required. Through Recommendation PDC-0036-2013, Council has requested staff to review current planning permissions on lands in the vicinity of the Mississauga Road railway crossing to determine if future Milton rail corridor expansion plans will create land use conflicts.

On August 27, 2013, City staff met with GO Transit/Metrolinx representatives to understand the potential impact of rail expansion plans on adjacent lands. At this meeting, GO Transit/Metrolinx advised that the first step in planned service improvements was a Transit Project Assessment Process (TPAP) Environmental Assessment for the additional tracks and potential numerous grade separations along the Milton rail corridor. Since no funding commitment has been secured for these rail service improvements, there is no timeline to start the TPAP assessment. The finalization and approval of detailed engineering designs for the rail corridor improvements would follow completion of the TPAP assessment. Further, the CPR would have to approve any work in the rail corridor, as they are the property owners. Given the absence of a funding commitment, a timeline for the start of the required TPAP assessment and any detailed engineering designs, it is premature to examine land use impacts arising from potential Milton rail corridor improvements. Once all the required information is available from GO Transit/Metrolinx, it is recommended that a comprehensive land use review of impacted properties throughout

the City take place along the relevant sections of the Milton rail corridor.

Zoning

The proposed "R4-Exception" (Detached Dwellings) zone is appropriate to accommodate the proposed 10 detached dwellings along the north side of Melody Drive. The proposed detached dwellings will complete the Melody Drive residential streetscape and provide for lot frontages and homes in keeping with the character of the neighbourhood and the current "Residential Low Density II" Mississauga Official Plan designation. It is recommended that the dwellings be a maximum two storeys, consistent with the assumptions of the applicant's Noise Impact Report. The proposed development standards are found in Appendix S-7.

Staff recommend several changes to the applicant's proposed "C2-Exception" (Neighbourhood Commercial) zone. Staff support the proposed uses and recommend that self-storage facilities be an added use subject to being prohibited within 60.0 m (197 ft.) of a public road. It is recommended that all retail, personal service, restaurant and similar commercial uses have a total combined GFA restriction of 5 000 m² (53,821 sq. ft.) for the reasons outlined previously. Of the list of recommended uses, only professional offices, self-storage facilities and places of religious assembly would not be subject to this GFA size limit. The applicant's requested list of prohibited uses is appropriate and largely reflects their potential for noise sensitivity. Staff recommend that community centres and libraries be added to these noise-sensitive prohibited uses, as well as convenience restaurants in order to prevent drive-through windows associated with restaurants locating adjacent to residential uses.

Regarding development standards, it is recommended that a build-to zone is created abutting Mississauga Road to ensure that the buildings closest to the street will have a fairly consistent setback range between 4.5 m (14.7 ft.) and 7.0 m (23.0 ft.). These buildings also require a minimum two storey built form adjacent to

Mississauga Road, which complies with Mississauga Official Plan policies for buildings adjacent to identified Corridors. Consistent with the applicant's noise impact report, Building D1/D2 as depicted on the concept plan is required to be two storeys, a minimum height of 10.0 m (32.8 ft.) and to be located where shown in order to function as a noise barrier for the proposed detached dwellings. At the southeast portion of the site, an 8.0 m (26.2 ft.) setback to the commercial parking area from the south lot line is required in order to achieve the easement identified in the Community Services comments noted above. The parking supply rate(s) and therefore the total amount of parking will be dependent on the mix of uses. The applicant has not requested any relief from the parking requirements found in the City's Zoning By-law.

The proposed "G1" (Greenbelt – Natural Hazards) base zone and the "G2-1" (Greenbelt – Natural Features) exception zone are appropriate to protect and buffer the Credit River Valley natural features.

Site Plan

Prior to development occurring on the commercial component of the lands, the applicant will be required to obtain Site Plan approval in accordance with Section 41 of the *Planning Act*.

While the applicant has worked with City departments to address several site plan related issues through review of the concept site plan, further revisions will be needed to address matters including architectural and streetscape elements, landscaping, fencing, location of signage, parking lot lighting and the final configuration of buildings, driveways, parking and drive aisles. Building and parking area reconfigurations are likely due to the recommended GFA restriction on certain commercial uses. Any commercial buildings taller than 10.7 m (35.1 ft.) will require a shadow study. The public easement related to the Culham Trail will require modifications to the parking layout at the southeast portion of the site.

"H" Holding Provision

Staff recommend that the "R4-Exception" (Detached Dwellings) zone incorporate an "H" Holding provision. As a condition to removing the "H" Holding provision, it is recommended that a detailed noise study demonstrating acceptable noise levels for the 10 detached dwellings and associated private amenity areas will be achieved, including sound level measurements taken with the as-constructed Building D1/D2 in place be submitted and approved to the satisfaction of the City. This will ensure that the proposed homes are not constructed prior to the noise attenuating commercial building to the north being built, and also confirm that adequate noise mitigation levels will be achieved for the homes.

Green Development Initiatives

The applicant has identified several green development initiatives, including the following:

- Bicycle parking to encourage cycling as a clean air alternative;
- Reduced urban heat island through cool roofing material with high solar reflective properties;
- Storm water management through use of bio-swales and permeable surfaces in the parking areas; and
- Reduced demand of potable water with water efficient fixtures and rain sensors for irrigation systems.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions as outlined in Appendix S-8.

Since the lands are the subject of a Draft Plan of Subdivision under file T-M11006 W11, development will be subject to the completion of services and registration of the plan.

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

CONCLUSION: The proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision are acceptable from a planning standpoint subject to the changes recommended by staff and should be approved for the following reasons:

1. The proposal is compatible with the surrounding land uses based on completion of Melody Drive as a low density residential street, protection of the Credit River Valley and the establishment of commercial uses to serve the surrounding neighbourhood that will also act as a transitional noise-insensitive land use and buffer between adjacent industrial and residential lands.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses based on the types of uses, heights, landscaping and general site design and compliance with the overall intent, goals and objectives of Mississauga Official Plan.
3. The draft plan of subdivision provides for an efficient use of land and services and results in the orderly development of the lands at an appropriate density and scale.

ATTACHMENTS: Appendix S-1: Information Report
Appendix S-2: Recommendation PDC-0036-2013
Appendix S-3: Revised Concept Plan
Appendix S-4: Revised Building Elevations
Appendix S-5: Revised Draft Plan of Subdivision
Appendix S-6: Recommended Official Plan Amendment Provisions

Appendix S-7: Recommended Zoning Provisions

Appendix S-8: Conditions of Draft Plan Approval

Appendix S-9: Updated Agency and City Department Comments



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner



Corporate Report

Clerk's Files

Originator's

Files OZ 11/019 W11

T-M11006 W11

DATE: May 7, 2013

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 5 commercial buildings and 11 detached dwellings
5267 Mississauga Road
East side of Mississauga Road, north of Melody Drive and
south of the CPR rail corridor
Owner: 1731860 Ontario Limited
Applicant: John D. Rogers & Associates Inc
Bill 51

Public Meeting

Ward 11

RECOMMENDATION: That the Report dated May 7, 2013, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density II" to "Residential Low Density II", "Mixed Use – Special Site" and "Greenbelt" and to change the Zoning from "D" (Development) to "R4-Exception" (Detached Dwellings), "C2-Exception" (Neighbourhood Commercial), "G1" (Greenbelt - Natural Hazards) and "G2-1" (Greenbelt - Natural Features - Exception), and a Draft Plan of Subdivision to permit five (5) commercial buildings and eleven (11) detached dwellings, under files OZ 11/019 W11 and

Files: OZ 11/019 W11
T-M11006 W11
May 7, 2013

Planning and Development Committee

- 2 -

T-M11006 W11, 1731860 Ontario Limited, 5267 Mississauga Road, be received for information.

**REPORT
HIGHLIGHTS:**

- Community concerns include increased traffic in the area, the number and size of the residential lots and the types of businesses in the commercial plaza.
- Prior to the Supplementary Report, matters to be further evaluated include the phasing of the proposed development, the relationship of the proposed development configuration with the adjacent residential neighbourhood and Kraft Mill and the appropriateness of a significant commercial development located outside of a Node boundary.

BACKGROUND:

Applications to amend the Official Plan and Zoning By-law and an application for a Draft Plan of Subdivision have been received to permit a retail/office development and detached dwellings on the subject site. The commercial component comprises four single storey retail buildings and a two storey building that is intended primarily for office uses towards the interior of the site. Vehicular access to the commercial uses is provided directly from Mississauga Road. Eleven two storey detached dwellings would front Melody Drive and are proposed to each have a gross floor area of 348 m² (3,746 sq. ft.). The applicant also proposes to redesignate as "Greenbelt" and rezone as "G1" (Greenbelt – Natural Hazards) a small portion of land located at the south-east corner of the site that is susceptible to flooding. A small strip of land adjacent to the natural hazards land is required to be redesignated "Greenbelt" and zoned "G2-1" (Greenbelt – Natural Features – Exception) to act as a greenbelt buffer zone.

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

Files: OZ 11/019 W11
T-M11006 W11
May 7, 2013

Planning and Development Committee

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COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	December 22, 2011 (Received) February 2, 2012 (Complete) February 14, 2013 (Last Revision)
Gross Floor Area:	Retail: 4 723 m ² (50,840 sq. ft.) Office: 4 488 m ² (48,310 sq. ft.) Residential: 3 828 m ² (41,206 sq. ft.)
Lot Coverage:	Retail/Office: 21% Detached Dwelling Lots: 45%
Floor Space Index:	Retail/Office: 0.27
Landscaped Area:	Retail/Office: 25%
Net Density:	23.9 units/ha 9.7 units/acre
Anticipated Population:	38* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	Retail/Office: 497 spaces Residential: 22 spaces
Parking Provided:	Retail/Office: 507 spaces Residential: 44 spaces
Supporting Documents:	Planning Justification Report Phase I Environmental Site Assessment and Preliminary Geotechnical Investigation Traffic Impact Study Functional Servicing Report Stage 1 & 2 Archaeological Assessment Assessment of Noise Impact from Kraft Mill Road/Rail Traffic Noise and Vibration Impact Study

Site Characteristics	
Frontage onto Mississauga Rd:	198.7 m (651.9 ft.)
Depth:	240.0 m (787.4 ft.)
Net Lot Area:	3.80 ha (9.4 ac.)
Existing Use:	Vacant land

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

Neighbourhood Context

The subject property is located on the east side of Mississauga Road, north of an established residential neighbourhood and south of the Kraft Mill grain processing and filling facility site. The entire north-east corner of Mississauga Road and Melody Drive remains vacant except for the one storey auto repair building on a separate property at the immediate corner. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Canadian Pacific Railway with the Kraft Mill across the train tracks and Streetsville further north
- East: Canadian Pacific Railway and the Credit River
- South: Two storey detached dwellings across Melody Drive
- West: A one storey place of religious assembly (Kingdom Hall of Jehovah's Witnesses) and two storey detached dwellings across Mississauga Road

Current Mississauga Official Plan Designation and Policies for Central Erin Mills (November 14, 2012)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The Plan was appealed in its entirety, however, on November 14, 2012, the Ontario Municipal Board (OMB) issued a Notice of Decision approving Mississauga Official

Plan, as modified, save and except for certain appeals. The appeals do not affect the current land use designation of the subject property.

The subject lands are located with a **Neighbourhood Area** (Central Erin Mills) and on a **Corridor** (Mississauga Road). A small portion at the north end of the site is within a **Major Transit Station Area**, as it falls within 500 m (1,640 ft.) of the Streetsville GO Transit station. The lands are designated "**Residential Low Density II**" which permits detached dwellings, semi-detached dwellings, duplex dwellings and triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. The applications are not in conformity with Mississauga Official Plan as the proposed commercial uses are not permitted in the "Residential Low Density II" land use designation.

There are other policies in the Official Plan which also are applicable in the review of these applications including Residential, Retail, Greenbelt and Urban Design policies (See Appendix I-10).

Proposed Official Plan Designations

"**Mixed Use – Special Site**" to permit the proposed commercial uses across the majority of the site while specifically prohibiting residential uses. As the "Mixed Use" policies of Mississauga Official Plan are currently subject to an OMB appeal, a "General Retail Commercial – Special Site" designation under Mississauga Plan (2003) may be required.

"**Residential Low Density II**" to maintain the existing "Residential Low Density II" designation on the south portion of the site to permit detached dwellings fronting on to Melody Drive.

"**Greenbelt**" to recognize the hazard and greenbelt buffer portions of the property located towards the south-east.

Existing Zoning

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

Proposed Zoning By-law Amendment

"C2-Exception" (Neighbourhood Commercial), to permit the proposed retail and office uses. The applicant has requested exception provisions in order to prohibit the following "C2" base zone uses: funeral establishment; commercial, private or public school; overnight accommodation; university/college; day care; dwelling unit of any kind including above first floor commercial; education and training facility; lodging house; mobile home.

"R4-Exception" (Detached Dwellings) to permit the proposed detached dwellings on the north side of Melody Drive. The requested development standards are as follows:

Development Standard	"R4" Zone Requirement	Proposed "R4-Exception" Zone standard
Minimum lot area – interior lot	365 m ² (3,928.9 sq. ft.)	417.5 m ² (4,494.1 sq. ft.)
Minimum lot frontage – interior lot	12 m (39.4 ft.)	13.7 m (44.9 ft.)
Maximum lot coverage	40%	45%

"G1" (Greenbelt - Natural Hazards) and "G2-1" (Greenbelt - Natural Features - Exception) to permit greenbelt uses and a greenbelt buffer. The "G2-1" zone provides for a minimum natural protection area depth of 5.0 m (16.4 ft.).

COMMUNITY ISSUES

Community meetings were held by Ward 11 Councillor, George Carlson on June 21, 2012 and September 27, 2012 and

May 6, 2013. The following is a summary of issues raised by the community:

- Increased traffic volumes on Mississauga Road and Erin Centre Boulevard will make it difficult for local traffic to move within the neighbourhood;
- The number of houses proposed for Melody Drive should be reduced so that the lot sizes are more reflective of those in the neighbourhood south of Melody Drive and will not subsequently lower the residential property values in the area;
- Concerns were raised that the southern most parking lot may incorporate a direct vehicular access on to Melody Drive;
- The proposed two storey commercial building backing onto the detached dwellings may be visible from Melody Drive;
- Questions on whether there will be a future grade separation of Mississauga Road at the Canadian Pacific Railway (CPR) tracks and if so, what will the impact will be on the development proposal;
- Concerns were also raised about the types of businesses that will locate within the retail/office plaza.

Written correspondence has also been received by staff and the Councillor expressing similar concerns.

DEVELOPMENT ISSUES

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

- Phasing of construction, particularly as it relates to noise mitigation for the proposed detached dwellings;

- Relationship of the proposed uses with the adjacent residential neighbourhood and Kraft Mill;
- Resolution of design details and zoning standards;
- Impact of any future grade separation of Mississauga Road at the CPR tracks;
- Appropriateness of a significant commercial development located outside of a Node boundary and fronting the Mississauga Road Scenic Route.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other matters which will require the applicant to enter into appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

FINANCIAL IMPACT:

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

CONCLUSION:

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Central Erin Mills Neighbourhood Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Proposed Draft Plan of Subdivision
- Appendix I-7: Proposed Elevations

Files: OZ 11/019 W11
T-M11006 W11
May 7, 2013

Planning and Development Committee - 9 -

- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Mississauga Official Plan Policies
- Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

1731860 Ontario Limited

Files: OZ 11/019 W11
T-M11006 W11**Site History**

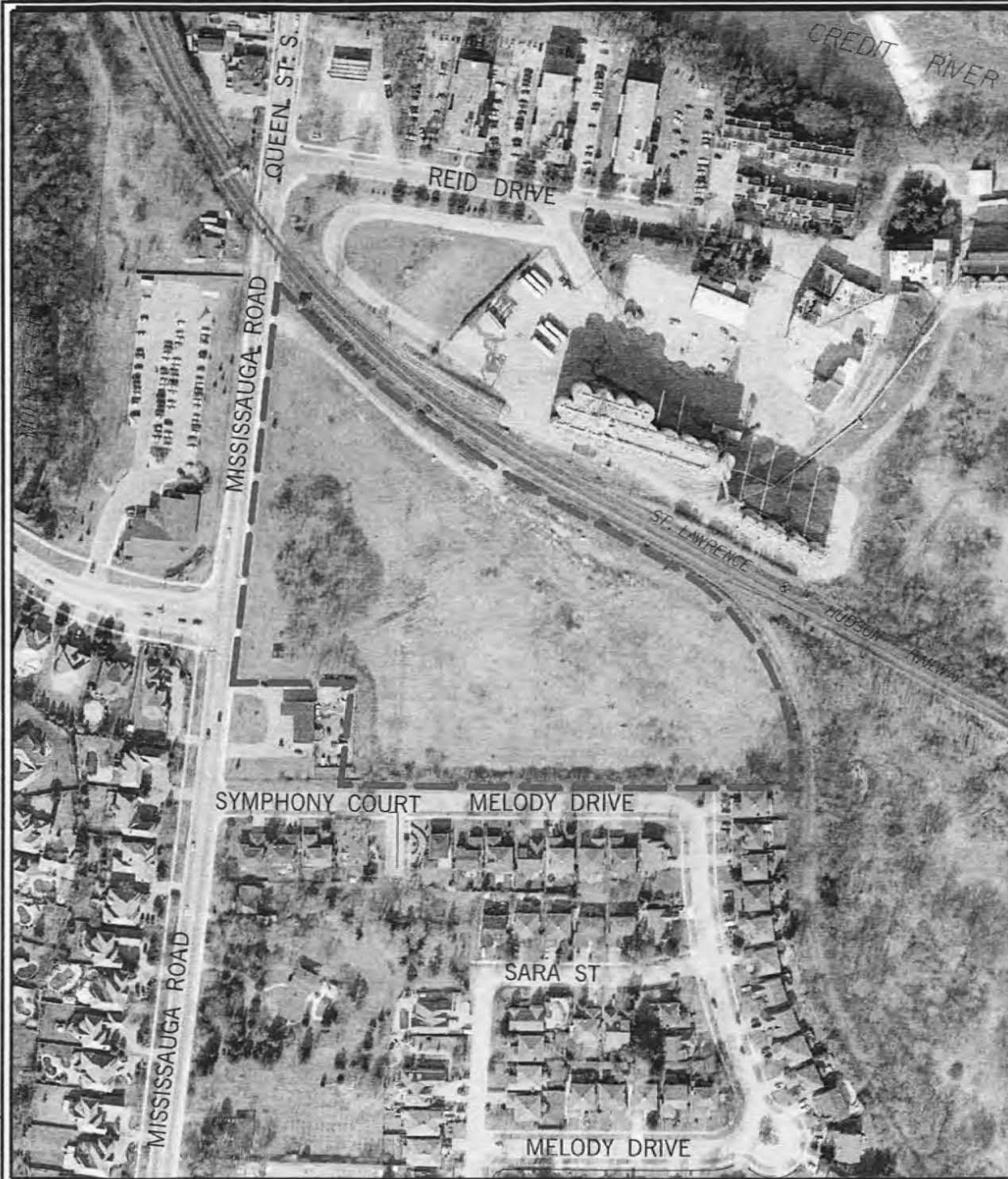
- May 20, 1953 – Minister of Planning and Development approved previous Official Plan which designated the lands Industrial.
- April 21, 1954 – Zoning By-law 1614 came into force zoning the lands M1, which permitted industrial uses.
- December 20, 1983 – Minister of Municipal Affairs and Housing approved the Central Erin Mills Secondary Plan.
- September 12, 1984 – Minister of Municipal Affairs and Housing lifted the deferral of the land use designation and approved the "Residential – Low Density II" designation for the subject lands.
- June 4, 1985 – Application OZ/35/85(W) was submitted by Winess Land Developments Limited to amend the Official Plan from Residential Low Density to General Industrial, and to rezone the lands for industrial uses to permit an industrial development. The owners referred the proposed amendment and rezoning to the Ontario Municipal Board (OMB) on July 11, 1985. The application was abandoned by the owner and subsequently dismissed by the OMB on April 2, 1987.
- February 26, 1986 – Applications OZ/26/86(W) and T-86021(W) were submitted by Winess Developments to redesignate and rezone the lands for commercial and residential uses rather than the previously proposed industrial uses. The application was further revised to eliminate the residential component on October 5, 1988 so that it could be considered under a separate rezoning application. On January 28, 1991 Council deferred the decision on the proposed commercial centre to complete a policy study on phasing options for retail commercial development and a detailed traffic study.
- October 5, 1988 – Application OZ-094/88(W) was submitted by Winess Developments to consider the 17 detached residential lots previously considered under OZ/26/86(W). Council approved the application on January 28, 1991.
- January 27, 1992 – Official Plan Amendment, Rezoning and Subdivision applications were submitted by Winess Developments (OZ-007/92 W6 and T-90026 W6) to consider the redevelopment of the site for 17 detached dwellings fronting Melody Drive and 93 townhouses on the balance of the property. These applications

1731860 Ontario Limited

Files: OZ 11/019 W11
T-M11006 W11

superseded OZ/26/88(W) and OZ-094/88(W). Council approved the Official Plan Amendment, Rezoning and Subdivision applications submitted by Winess on July 14, 1993, subject to a number of conditions.

- October 6, 1993 – An Official Plan application, under file number OZ-048/93 W6, proposing a mix of industrial, commercial and residential uses for 5267 Mississauga Road was submitted by Nabisco Brands Ltd., owner of Reid Mill (now known as the Kraft Mill), across the rail corridor to the north of the site. Nabisco was in strong opposition to the proposal by Winess (OZ-007/92 W6) on the basis that the construction of housing across the entire site would put Nabisco in peril of contravening provincial and municipal noise regulations given the significant amount of noise generated by the mill. The Nabisco application was intended to act as an alternate proposal to the Winess application.
- August 1993 – Nabisco Brands Ltd., appealed Council's decision to approve OZ-007/92 W6 and T-90026 W6 to the OMB.
- November 8, 1993 – Nabisco asked the Minister of Municipal Affairs to refer Official Plan Amendment OZ-048/93 W6 to the OMB. The application was referred to the OMB on November 25, 1993. On February 9, 1994, Council refused application OZ-048/93 W6 and directed City staff to attend the OMB Hearing in opposition to the proposal.
- November 8, 1994 – The Ontario Municipal Board issued its decision to overturn Council's approval of application OZ-007/92 W6 and T-90026 W6 citing that the residential proposal did not represent good planning and would jeopardize Reid Mill's operation and future expansion of the use. In a joint decision, the OMB, also unconvinced by Nabisco's proposal for industrial uses on the site, refused application OZ-048/93 W6, stating that it was not appropriate or consistent with the overall planning for the City's needs.
- May 5, 2003 – The Central Erin Mills District Policies and Land Use Map of the Mississauga Plan are approved by the Region of Peel, designating the lands as Residential – Low Density II.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands were and continue to be zoned "D" (Development).



LEGEND:



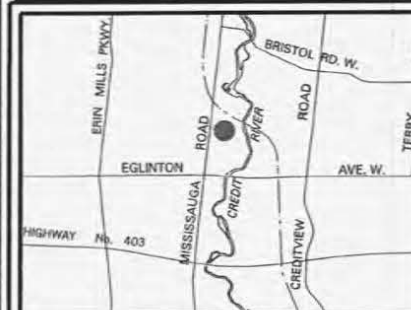
SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2011



SUBJECT:

1731860 ONTARIO LIMITED



FILE NO:
T-M11006 W11 &
OZ 11019 W11

DWG. NO:
11019A

SCALE:
1:3000

PDC DATE:
2013 05 27

DRAWN BY:
K. PROKOP

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

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

CITY STRUCTURE

Elements

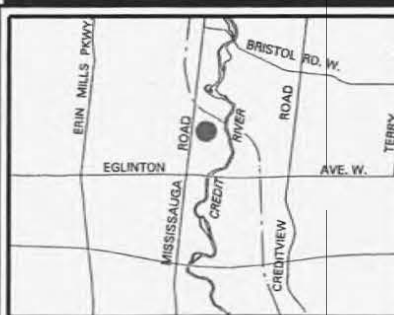
	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		Special Purpose Area
	Neighbourhood		
	NDZ Region of Peel Non-Decision		

SUBJECT LANDS



SUBJECT:

1731860 ONTARIO LIMITED



FILE NO:
T-M11006 W11 &
OZ 11019 W11

DWG. NO:
11019L

SCALE:
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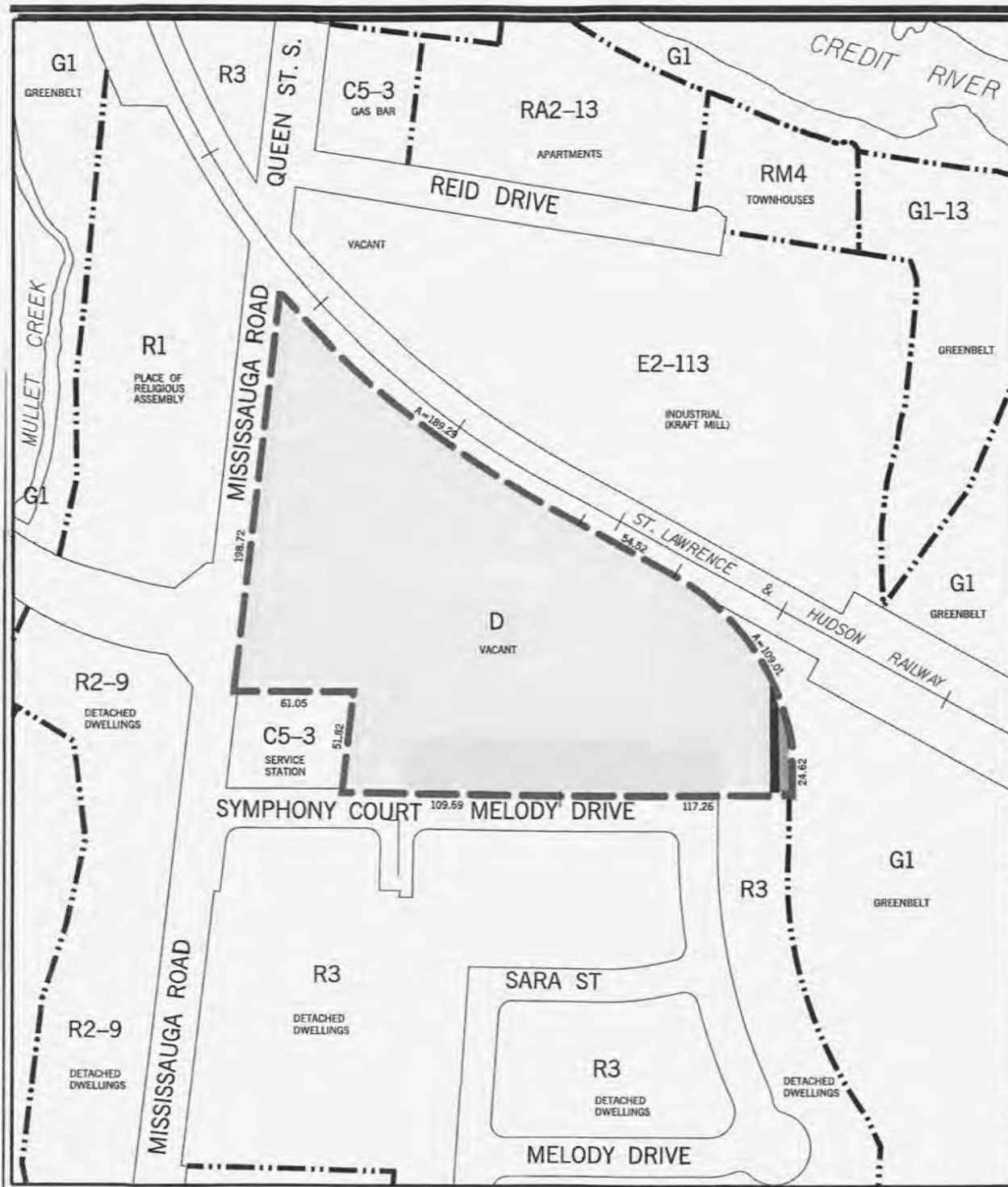
DATE:
2013 05 27

DRAWN BY:
K. PROKOP

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:



SUBJECT LANDS

PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'R4-EXCEPTION' (DETACHED DWELLINGS) TO PERMIT A PLAN OF SUBDIVISION FOR 11 DETACHED DWELLINGS.

PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-LOW DENSITY II" TO "MIXED USE-SPECIAL SITE" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'C2-EXCEPTION' (NEIGHBOURHOOD COMMERCIAL) TO PERMIT FIVE (5) COMMERCIAL BUILDINGS.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-LOW DENSITY II" TO "GREENBELT" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G1' (GREENBELT - NATURAL HAZARDS) TO PERMIT GREENBELT.



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL-LOW DENSITY II" TO "GREENBELT" AND PROPOSED REZONING FROM 'D' (DEVELOPMENT) TO 'G2-1' (GREENBELT-NATURAL FEATURES-EXCEPTION) TO PERMIT GREENBELT.

GREENBELT OVERLAY

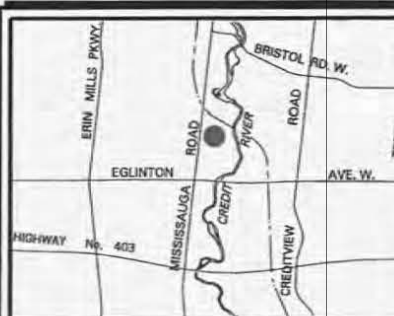
NOTE: THE "MIXED USE" POLICIES UNDER MISSISSAUGA OFFICIAL PLAN ARE CURRENTLY UNDER CITY-WIDE APPEAL.

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



SUBJECT:

1731860 ONTARIO LIMITED



FILE NO:
T-M11006 W11 &
OZ 11019 W11

DWG. NO:
11019A

SCALE:
1:3000

PDC DATE:
2013 05 27

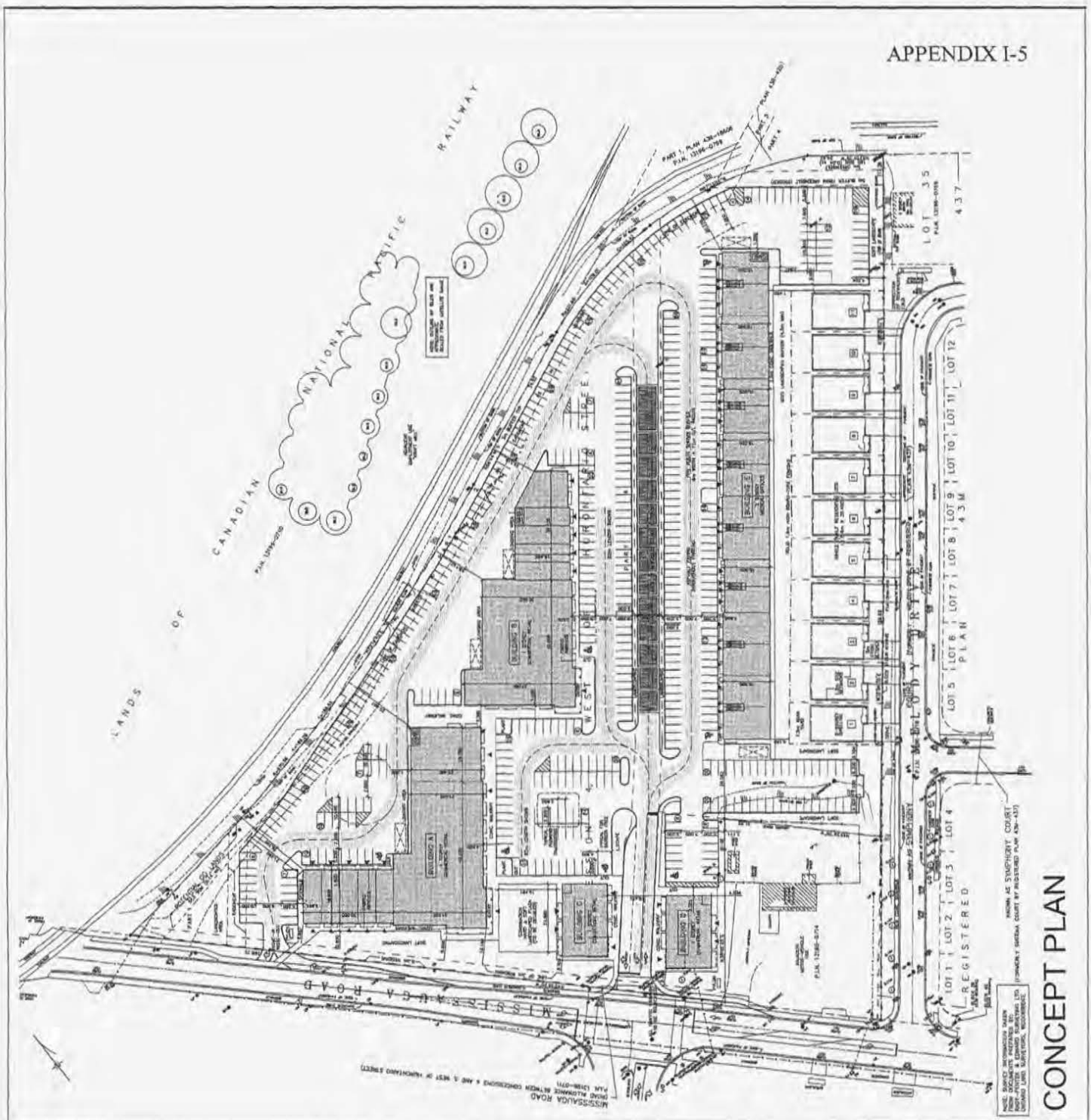
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K. PROKOP

APPENDIX 1-4

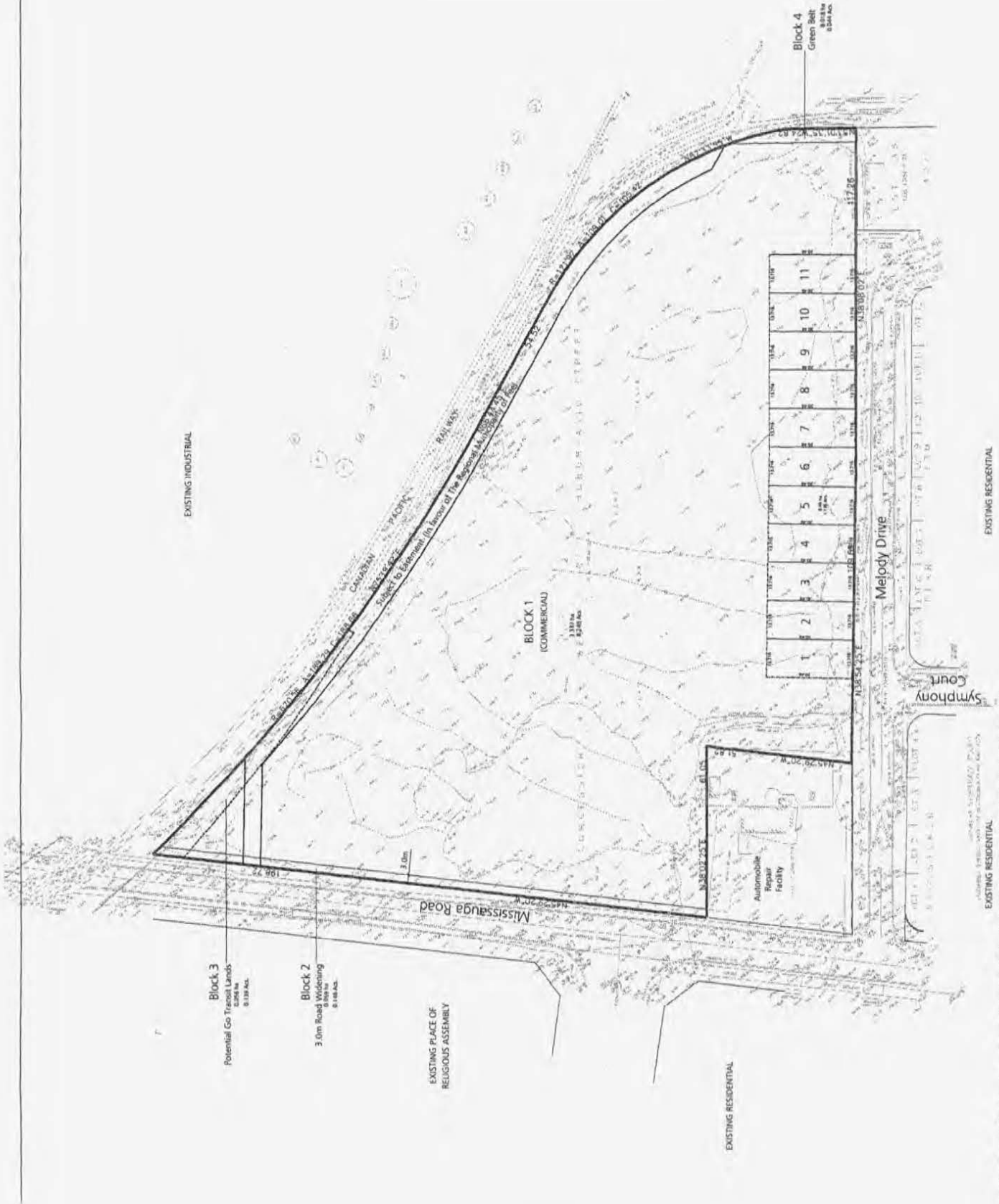
MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-5

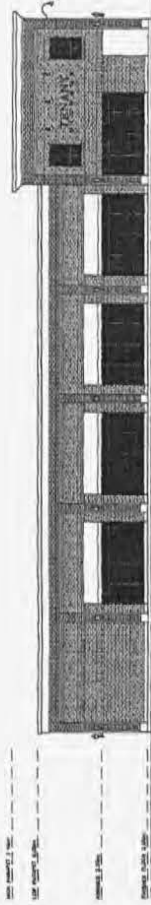


APPENDIX I-6

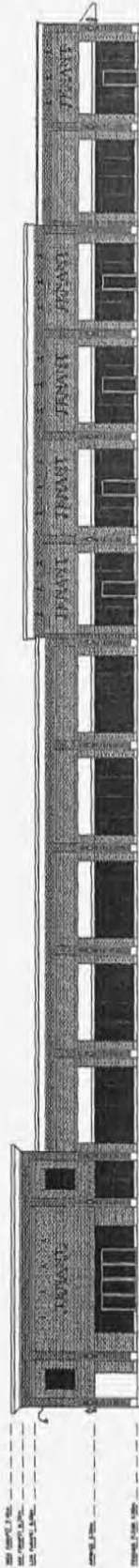


PROPOSED DRAFT PLAN OF SUBDIVISION

PROPOSED ELEVATIONS

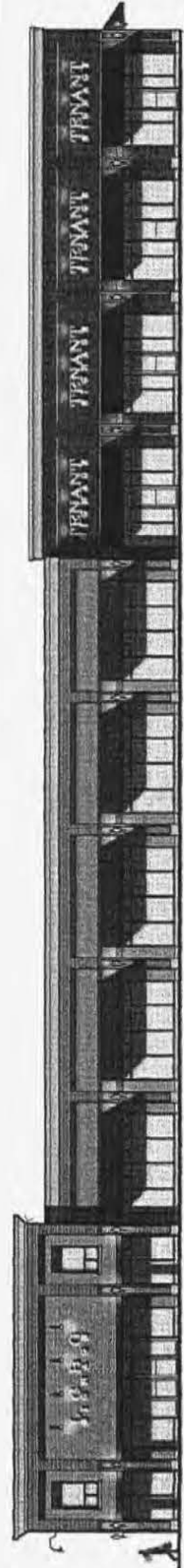
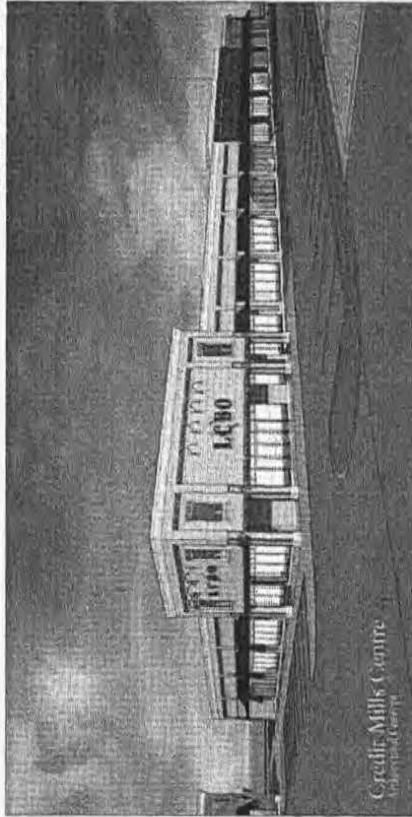


① BUILDING B - WEST (MISSISSAUGA ROAD)
SCALE: 1/120

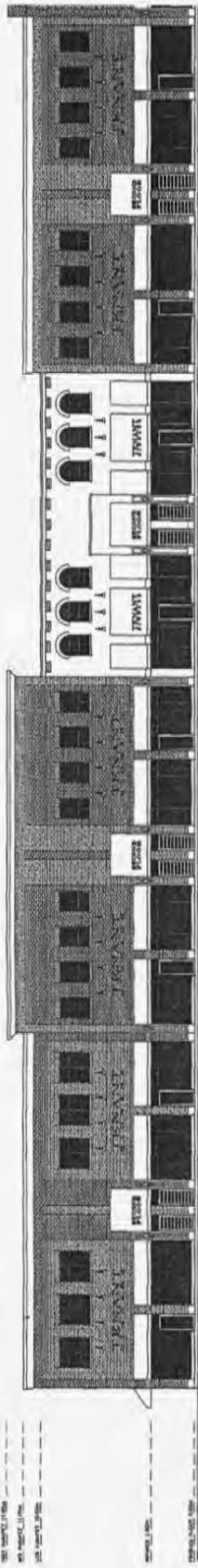


② BUILDING B - SOUTH (LOT)
SCALE: 1/120

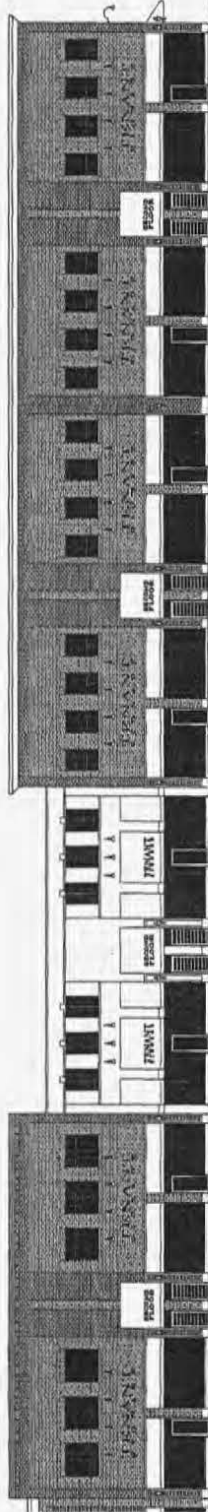
ARTIST'S CONCEPT ONLY
SOURCE: DOES NOT REPRESENT ACTUAL TENANTS



PROPOSED ELEVATIONS



1. BUILDING E - NORTH (1 of 2)
SCALE 1/125



2. BUILDING E - NORTH (2 of 2)
SCALE 1/125

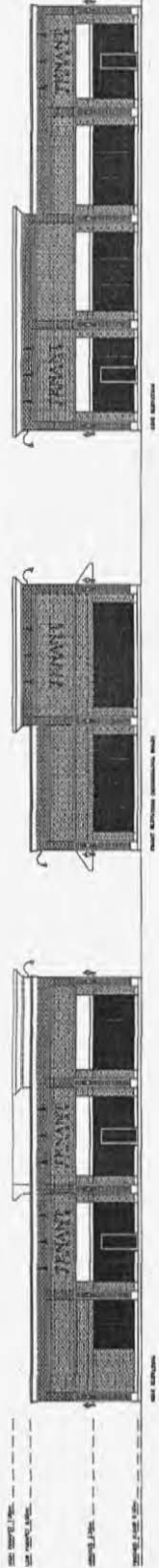


3. BUILDING E - NORTH (OVERALL)
SCALE 1/250



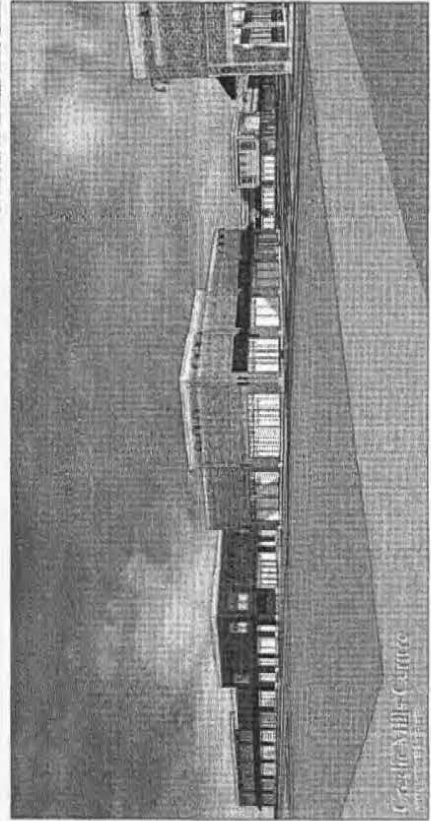
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SCHEME DOES NOT REPRESENT ACTUAL TENANTS

PROPOSED ELEVATIONS

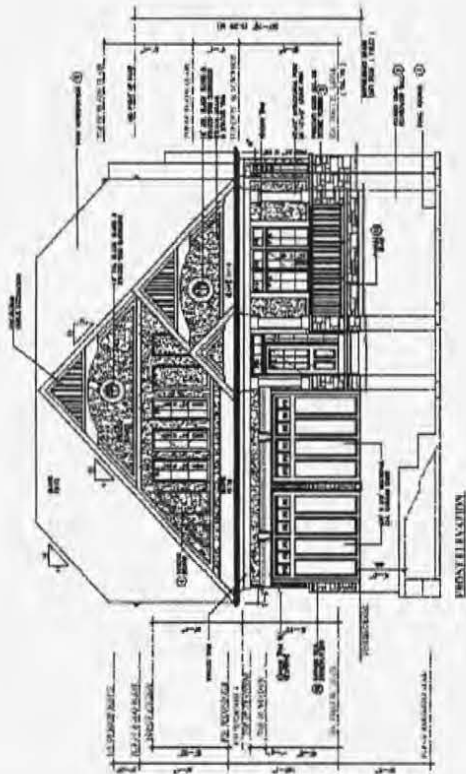


1 BUILDING C and D - ENTRY BUILDINGS
SCALE 1/8"

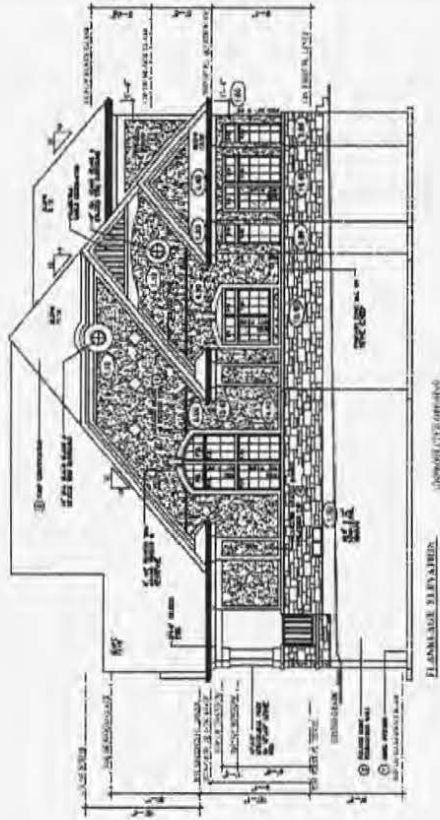
ARCHITECT'S CONCEPT ONLY
SKETCHES DOES NOT REPRESENT ACTUAL TENANTS



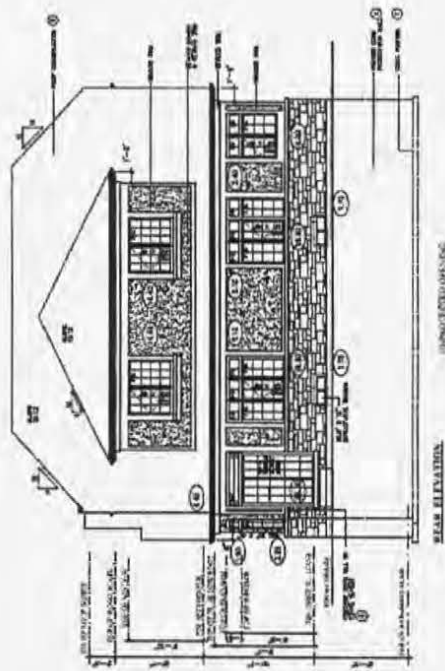
PROPOSED ELEVATIONS



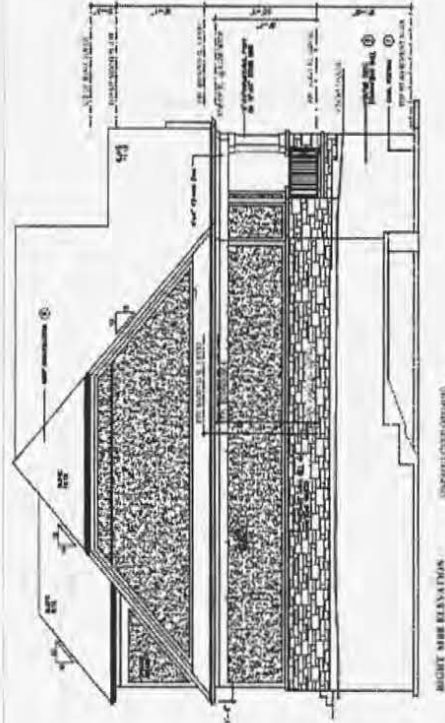
FRONT ELEVATION



PLAN VIEW



REAR ELEVATION



RIGHT SIDE ELEVATION

1731860 Ontario Limited

File: OZ 11/019 W11
T-M11006 W11**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (April 25, 2013)	<p>The Region of Peel has no objection to the official plan amendment and rezoning applications.</p> <p>There is no indication of the existence of a municipal waste disposal site or hazardous wastes in the vicinity of the subject lands. With regard to the Detached Residential Lots 1-11: curbside collection will be provided by the Region of Peel. With regard to the Commercial Block: on-site waste collection will be required through a private waste hauler.</p> <p>The Region has reviewed the Functional Servicing Report prepared by Skira & Associates Ltd. and finds it to be satisfactory. Please be advised that detailed comments regarding connection design will be provided at an engineering stage. Connection to the site has to be as per the Region's latest standards and specifications.</p> <p>The applicant/owner shall grant/obtain (at no cost to the Region) all necessary easements for Regional infrastructure, as may be required by the Region to service the proposed development and/or external lands.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 22, 2013 and April 18, 2013)	<p>In comments dated March 22, 2013 and April 18, 2013, the Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding educational facilities need not be applied for this development application.</p>

1731860 Ontario Limited

File: OZ 11/019 W11
T-M11006 W11

Agency / Comment Date	Comment
Credit Valley Conservation (April 25, 2013)	<p>An acceptable geotechnical report was prepared for the subject lands in 1992 under File T-90026 W11. This report determined that the existing property line was coincident with the stable slope line at the critical slope stability section. A 5 m (16.4 ft.) setback to the critical slope stability section is required to maintain slope stability over the long term. The Draft Plan of Subdivision drawing satisfactorily delineates "Block 4 - Green Belt" which represents the portion of the lands within Natural Hazards. CVC staff recommend that this block be dedicated to the municipality for long term conservation. If dedication is problematic for the municipality given the small size of the block and isolated location adjacent to the CPR property, these lands (Block 4) can remain in private ownership provided that the block remains undisturbed and no grading or vegetation removal occurs.</p> <p>CVC have the following recommendations for developments near the crest of slope:</p> <ul style="list-style-type: none"> a) Provide an access point along the crest of the slope. b) Keep heavy equipment and loads away from the slope. c) Allow for the re-direction of surface flows away from the slope hazard areas. d) Provide tableland areas for potential future re-vegetation and/or re-forestation. e) Maintain healthy trees and vegetation in the hazard and slope areas. f) Allow for the placement of sediment control measures and limit of working easement. g) Do not dispose of garden waste in the hazard or slope areas. <p>Where applicable, the above recommendations should be followed to minimize potential slope hazards.</p>

1731860 Ontario Limited

File: OZ 11/019 W11
T-M11006 W11

Agency / Comment Date	Comment
	<p>Over time the slope may recede to the area of the hazard limit as determined by the Geotechnical Engineer. It is recommended that the distance between any proposed structure and the hazard limit should be maximized to the extent feasible. It has been our experience when hazard lands are lost due to slope failures there is some urgency for an engineered solution by the residents. These engineered solutions are usually not supported by the Conservation Authority.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (April 5, 2013)</p>	<p>Barberton Park (P-311) is located approximately 350 m (1,148 ft.) south of the subject site and contains a play site and pathway, Bonnie Brae (P-155), Greenbelt Lands, is also located approximately 220 m (722 ft.) east of the subject lands which includes a natural ice rink.</p> <p>As identified in the Mississauga Cycling Master plan, a primary off-road trail route is proposed along the Credit River. In order to make a connection to the future extension of Culham Trail, this Department will be seeking an easement in favour of the City for future maintenance and pedestrian access to the future trail.</p> <p>Lands below the established Top of Bank and any buffer lands, as required by the City and CVC, shall be zoned Greenbelt and dedicated gratuitously to the City for long term conservation and natural hazard management. Should this application be approved, fencing, protective hoarding, and associated securities for the greenbelt will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt.</p>

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File: OZ 11/019 W11
T-M11006 W11

Agency / Comment Date	Comment
	Further, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.
City Community Services Department – Culture Division (February 20, 2013)	The property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route Cultural Landscape. As such, a Heritage Impact Statement is required. Additional comments may be forthcoming once the Heritage Impact Statement is received.
City Transportation and Works Department (May 6, 2013)	<p>Comments dated May 1, 2013 indicate that a Noise Report has been received, which addresses the impacts to the proposed development from road traffic noise on Mississauga Road, the stationary noise associated with the operations of the Kraft Mill facility and noise and vibration from CP Railway. Notwithstanding the findings and recommended mitigation measures, the acoustical consultant has been requested to provide additional clarification and update the report to reflect the current proposal.</p> <p>A Functional Servicing Report and Traffic Impact Study have also been received and are currently under review. Detailed comments/conditions will be provided prior the supplementary meeting pending the review of the foregoing.</p> <p>Prior to a Supplementary Report proceeding to Council, the applicant will be required to update the Phase 1, Environmental Site Assessment to include information on the adjacent lands (i.e. Auto repair shop and CP Railway lands) and include a Letter of Reliance.</p> <p>Approval will be required from the CP Railway/Go Transit regarding any grading, land requirements adjacent to the railway. It should be noted that the site plan indicates that additional lands ('Potential GO lands') will be required immediately north of the subject site to accommodate the "proposed rail/road grade separation/rail corridor widening project" at the Mississauga Road and railway crossing. Prior</p>

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File: OZ 11/019 W11
T-M11006 W11

Agency / Comment Date	Comment
	to a Supplementary Meeting we have requested updated comments and clarification from CP Railway/Go Transit on these matters.
Canadian Pacific Railway (April 4, 2013)	<p>Canadian Pacific Railway requests the following:</p> <ul style="list-style-type: none"> (1) Any proposed alterations to the existing drainage pattern that may affect the railway right-of-way must be substantiated by a drainage report that is to be reviewed and approved by the railway. (2) A 1.8 m (5.9 ft.) high chain-link fence is to be constructed and maintained by the applicant along the common property line with the railway. <p>The residential component of the development is subject to the Canadian Pacific Railway standard mitigation requirements.</p>
GO Transit (March 7, 2013)	<p>Residential development is subject to the most stringent requirements. It appears that the residential units in this case are proposed as part of a future phase, but that two major requirements (namely building setback and safety barrier) have already been incorporated into the plans. Parameters for commercial development (which comprises the majority of the development) are less stringent, although we recommend that the appropriate safety measures are considered to protect building occupants.</p>
Bell Canada (April 22, 2013)	<p>Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.</p> <p>The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or</p>

1731860 Ontario Limited

File: OZ 11/019 W11
T-M11006 W11

Agency / Comment Date	Comment
	easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Fire and Emergency Services Division City's Economic Development Department City's Realty Services Canada Post Rogers Cable Greater Toronto Airport Authority Enersource Hydro Mississauga CPTED</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Hydro One Conseil Scolaire de District Catholique Centre-Sud Conseil Scolaire de District Centre-Sud-Ouest</p>

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File: OZ 11/019 W11
T-M11006 W11

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Ray Underhill Public School <ul style="list-style-type: none"> Enrolment: 294 Capacity: 358 Portables: 0 Dolphin Senior <ul style="list-style-type: none"> Enrolment: 539 Capacity: 597 Portables: 0 Streetsville Secondary School <ul style="list-style-type: none"> Enrolment: 871 Capacity: 1,008 Portables: 2 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Joseph Elementary <ul style="list-style-type: none"> Enrolment: 320 Capacity: 475 Portables: 1 St. Aloysius Gonzaga <ul style="list-style-type: none"> Enrolment: 1816 Capacity*: 1656 Portables: 0

1731860 Ontario Limited

File: OZ 11/019 W11
T-M11006 W11

Mississauga Official Plan Policies

Relevant Mississauga Official Plan Policies include, but are not limited to, the following:

Residential Policies

Mississauga Official Plan promotes compatible residential intensification through the provision of a range of housing types and mobility choices. Design issues related to built form, scale, massing, transition, setbacks, orientation of parking and the quantity and quality of open spaces will be priorities in assessing the merits of residential development proposals. Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development, enhances the existing or planned development and is consistent with the policies of Mississauga Official Plan. Provisions related to average lot frontages and areas on the same street within 120 m (394 ft.) of the subject lands are to be considered in the review of the proposal.

Greenbelt Policies

As the subject property includes lands within the Credit River valley system, consideration must be given to Greenbelt policies which speak to issues such as development setbacks, ecological buffers, land dedication and required studies.

Urban Design Policies

The Urban Design policies of Mississauga Official Plan require that building, landscaping and site design are compatible with site conditions and will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements are also intended to minimize the effects of noise, unattractive views, and other negative impacts and to buffer adjacent land uses. Noise will be mitigated through appropriate built form and site design. Compatibility and integration with surrounding land uses and the public realm are to be demonstrated. As Mississauga Road is a designated Scenic Route, policies related to preserving the character of the road, streetscape and abutting properties are also relevant.

1731860 Ontario Limited**File: OZ 11/019 W11
T-M11006 W11****Retail**

The primary locations for retail uses will be the Downtown, Major Nodes and Community Nodes. Retail uses outside of these areas will be directed to Corridors and Major Transit Station Areas. Within Neighbourhoods, further retail commercial will be directed to lands designated Mixed Use. Retail uses will be encouraged to develop in combination with residential and office uses.

Corridors and Major Transit Station Areas

Development on Corridors should be compact, mixed use and transit-friendly and appropriate to the context of the surrounding Neighbourhood. Corridors are to have building heights of at least two storeys. The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas.

Criteria for Site Specific Official Plan Amendments

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

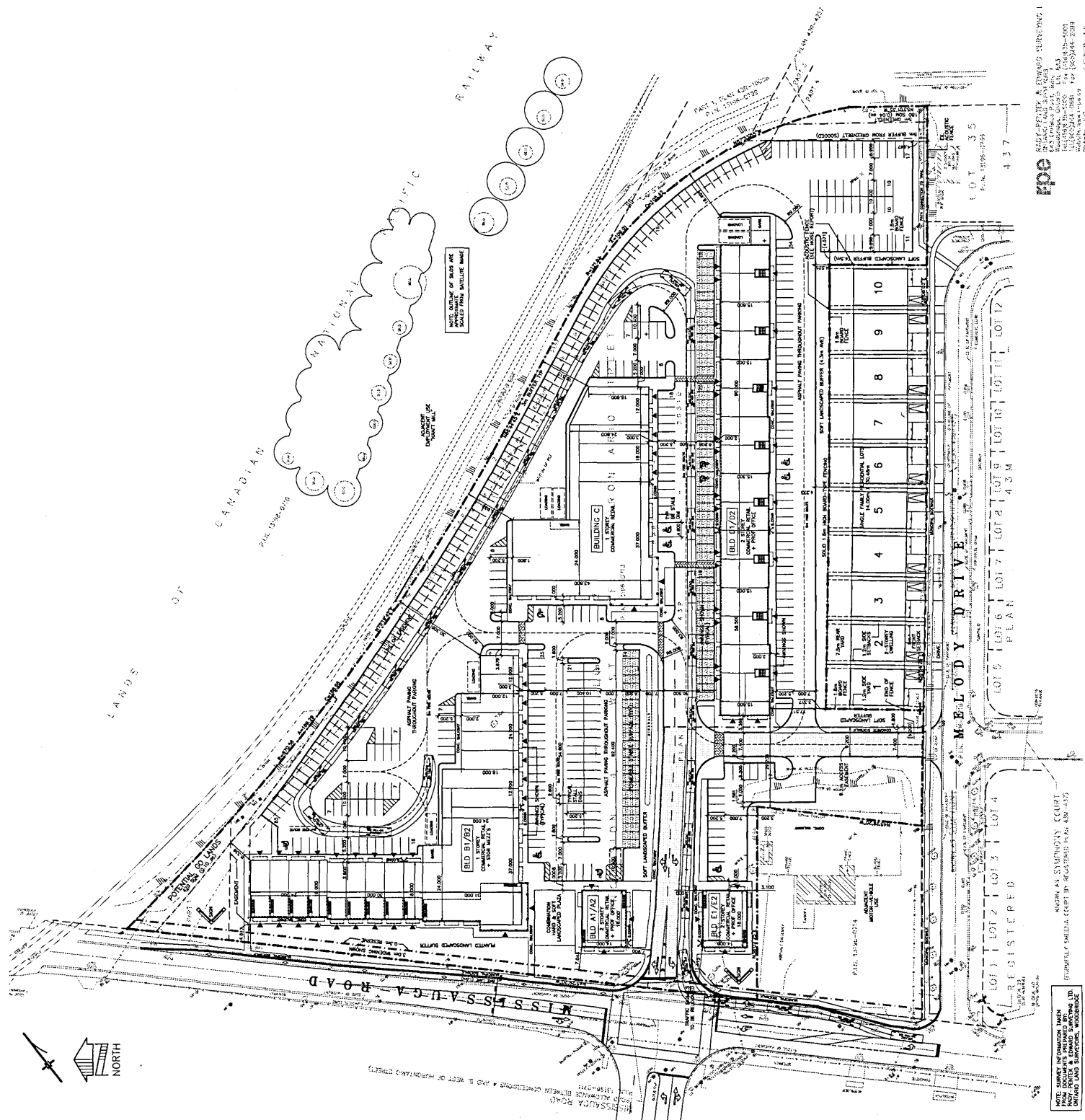
- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and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

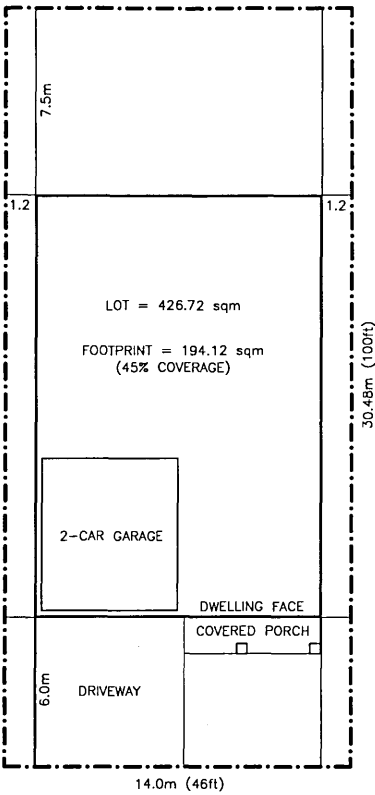


1731860 Ontario Limited**Files: OZ 11/019 W11 & T-M11006 W11****Recommendation PDC-0036-2013****PDC-0036-2013**

- (a) That the Report dated May 7, 2013, from the Commissioner of Planning and Building under files OZ 11/019 W11 and T-M11006 W11, 1731860 Ontario Limited, 5267 Mississauga Road, be received, and that staff be directed to report back to PDC on their review of Official Plan designations and Zoning of lands in the vicinity of the Mississauga Road railway crossing, with recommendations that take into account the future expansion of railway lines and potential conflicts with surrounding land uses.
- (b) That the following correspondence be received:
 - 1) PETITION from 271 Residents in opposition of the development (Page 1 of 16 attached). Full copies available upon request
 - 2) Email dated May 1, 2013 from Peter Bowie and Family
 - 3) Email dated May 1, 2013 from Shaibal Datta
 - 4) Email dated May 5 and 13, 2013 from Tom and Pam Pitz
 - 5) Email dated May 6 from Brian and Carol Ashford
 - 6) Email dated May 6, 2013 from Sujata Hazari
 - 7) Email dated May 14, 2013 from Irene Tse
 - 8) Email dated May 16, 2013 from Keka Abdee
 - 9) Email dated May 16, 2013 from Peter Papay and Family
 - 10) Letter dated May 16, 2013 from Carmelo and Mary Boscarino
 - 11) Email dated May 17, 2013 from Ed Choy
 - 12) Email dated May 17, 2013 from George Kyriakis
 - 13) Email dated May 17, 2013 from Yousef Botros
 - 14) Letter dated May 19, 2013 from Scott and Patricia Patterson
 - 15) Email dated May 21, 2013 from Joanne Klingenberg
 - 16) Email dated May 21, 2013 from Patrick Castelino
 - 17) Email dated May 21, 2013 from Aref and Nisreen Poonawala
 - 18) Email dated May 22, 2013 from Gerry Nichol
 - 19) Email dated May 22, 2013 from Ray Lessard
 - 20) Email dated May 23, 2013 from Ron and Margaret Strain
 - 21) Letter dated May 24, 2013 from Violet Aziz, Resident
 - 22) Letter dated May 24, 2013 from Residents submitted by Violet Aziz
 - 23) Email dated May 25, 2013, from Parvinder S. Saund, Resident
 - 24) Email dated May 26, 2013 from John Soutsos, Resident
 - 25) Email dated May 26, 2013 from David Ross, Resident
 - 26) Email dated May 26, 2013 from P.J. & Angela Gallagher Residents
 - 27) Email dated May 26, 2013 from Deepak Amarnani, Resident
 - 28) Email dated May 27, 2013 from Michael Bishop, Resident
 - 29) Letter dated May 27, 2013 from Saj Aziz, Resident
 - 30) Email dated May 27, 2013 from Marcia Best, Resident
 - 31) Email dated May 27, 2013 from Enkeleida & Dritan Alushi, Residents

CONCEPT PLAN





R4 ZONING STANDARDS (INTERIOR LOT)

MINIMUM LOT AREA: 365 SQM
MINIMUM LOT FRONTAGE: 12.0m
MAXIMUM LOT COVERAGE: 40% (146 SQM)

FRONT YARD: 6.0m
INTERIOR SIDE YARD 1: 1.2m
INTERIOR SIDE YARD 2: 1.2m
REAR YARD: 7.5m

MAXIMUM DRIVEWAY WIDTH: 8.5m or 50%

PROPOSAL (INTERIOR LOT)

2-STORY DETACHED DWELLING

LOT AREA: 426.72 SQM
LOT FRONTAGE: 14.0m
LOT COVERAGE: 45% (194.12 SQM) *

FRONT YARD: 6.0m
INTERIOR SIDE YARD 1: 1.2m
INTERIOR SIDE YARD 2: 1.2m
REAR YARD: 7.5m

DRIVEWAY WIDTH: 6.0m or 43%

FLOOR AREAS

1st FLOOR AREA:	158 SQM	1,700 SF
2nd FLOOR AREA:	194 SQM	2,090 SF
TOTAL:	352 SQM	3,790 SF

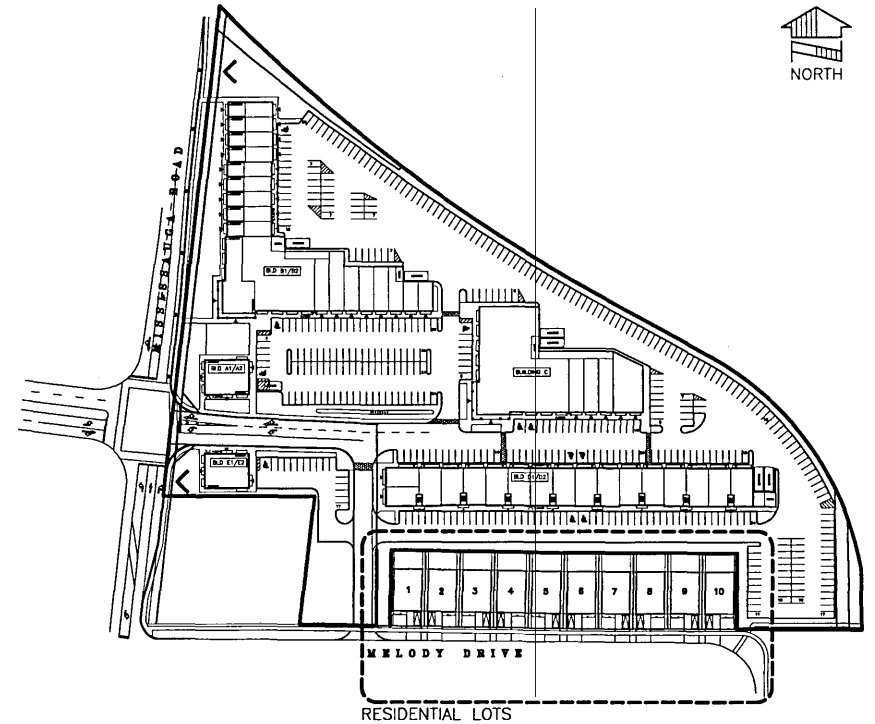
GARAGE AREA:	36 SQM	390 SF
BASEMENT AREA:	158 SQM	1,700 SF

NOTE:
PROPOSAL CONFORMS
TO R4 ZONING STANDARDS
EXCEPT WHERE NOTED *

MAX. HEIGHT 10.7m



CONCEPT ONLY



KEY PLAN FOR LOCATION INFORMATION ONLY
SCALE: NTS





1 BUILDING B - WEST (MISSISSAUGA RD)
A2.1 SCALE: 1:150



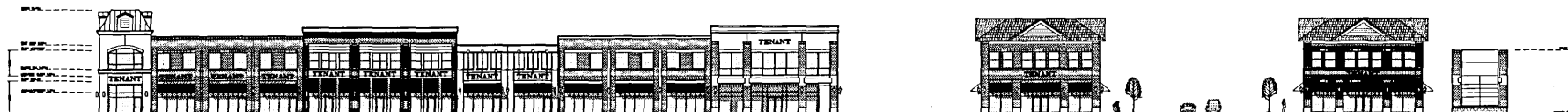
2 BUILDING B - SOUTH (PARKING LOT)
A2.1 SCALE: 1:150



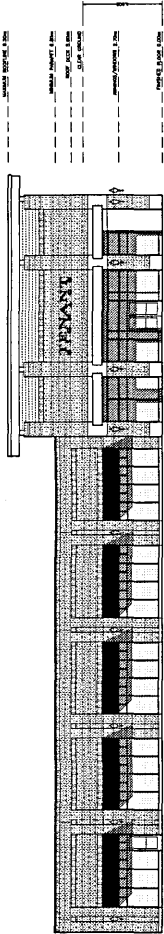
3 BUILDING A and E - WEST (MISSISSAUGA RD)
A2.1 SCALE: 1:150



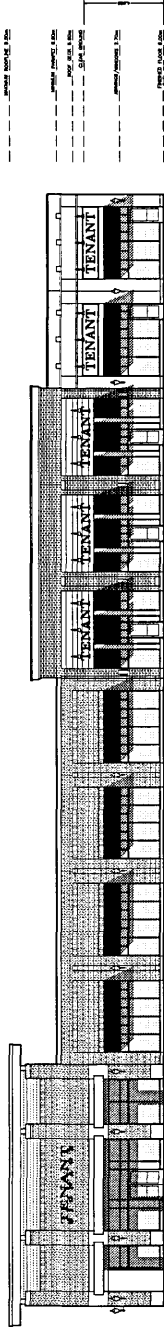
4 BUILDING A and E - SIDE
A2.1 SCALE: 1:150



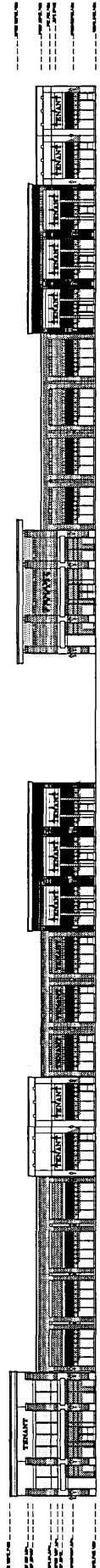
5 MISSISSAUGA ROAD ELEVATION
A2.1 SCALE: 1:250



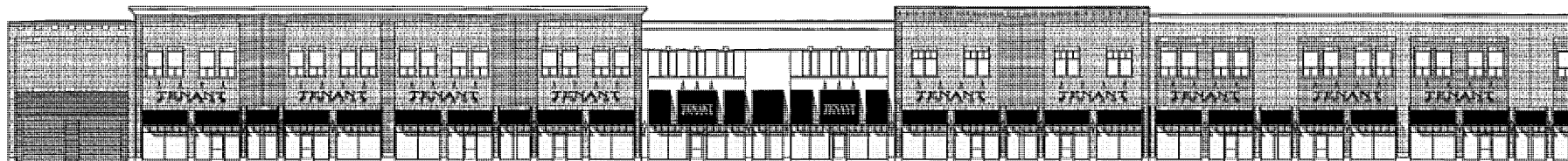
1. BUILDING C - WEST
SCALE 1:150



2. BUILDING C - SOUTH
SCALE 1:150



3. BUILDING B and C - SOUTH ELEVATION
SCALE 1:250



1
A2.3 BUILDING D - NORTH RETAIL (1 of 2)
SCALE: 1:150



2
A2.3 BUILDING D - NORTH RETAIL (2 of 2)
SCALE: 1:150



3
A2.3 BUILDING D - WEST RETAIL
SCALE: 1:150



1
A2.3 BUILDING D - NORTH RETAIL (OVERALL)
SCALE: 1:250



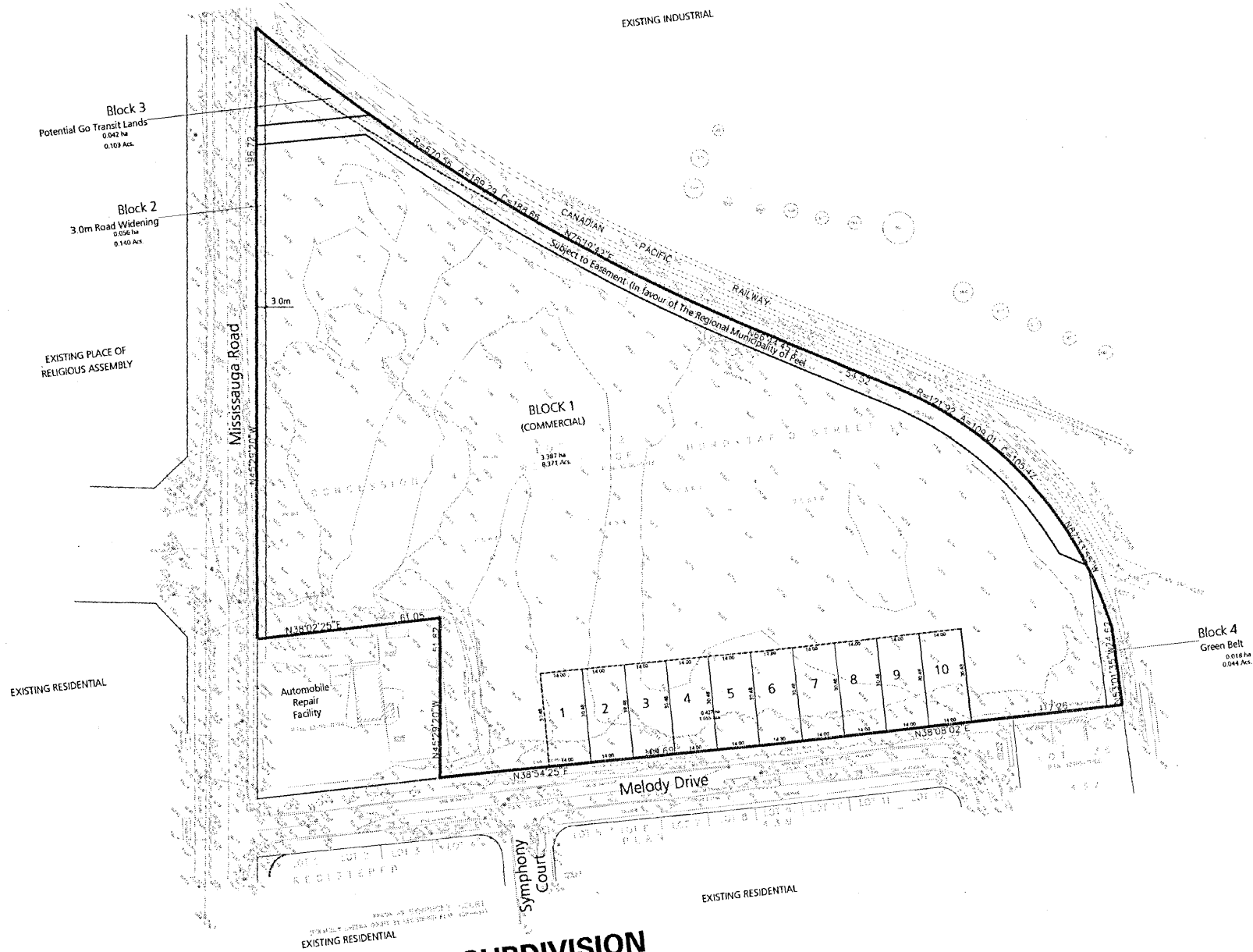
1 BUILDING D - SOUTH OFFICE (1 of 2)
A2.4 SCALE: 1:150



2 BUILDING D - SOUTH OFFICE (2 of 2)
A2.4 SCALE: 1:150



3 BUILDING D - SOUTH OFFICE (OVERALL)
A2.4 SCALE: 1:250



1731860 Ontario Limited

Files: OZ 11/019 W11 & T-M11006 W11

Recommended Official Plan Amendment Provisions

1. Notwithstanding the "Mixed Use" designation, residential uses, accessory dwelling units of any kind, and any uses that would be considered noise sensitive under provincial legislation and/or guidelines due to proximity of the adjacent existing flour mill operation at 27 Reid Drive are not permitted. These noise sensitive uses include but are not limited to schools of all kinds and post-secondary institutions, day cares and overnight accommodation.
2. Should the existing flour mill at 27 Reid Drive permanently cease operations, the provisions of No. 1 shall no longer apply.
3. The combined total gross floor area of all retail, personal service establishments, financial institutions, medical and real estate offices, restaurants and entertainment and recreation establishments on lands designated "Mixed Use" shall not exceed 5 000 m² (53,821 sq. ft.).
4. Self-storage facilities of a high quality design that are not fronting directly onto public streets but are located interior to the site are permitted and are not subject to the gross floor area restrictions identified in No. 3.
5. The designation of lands at the southeast portion of the site as depicted in Appendix S-1, Appendix I-4 of this report shall be changed from "Residential Low Density II to "Greenbelt".

1731860 Ontario Limited

Files: OZ 11/019 W11 & T-M11006 W11

Recommended Zoning Provisions"H-R4-Exception" (Detached Dwellings – Holding Provision) Zone*Development Standards*

Item	Recommended "R4-Exception" Requirement	Base "R4" Zone Requirement
Minimum lot frontage – interior lot	14.0 m (45.9 ft.)	12.0 m (39.4 ft.)
Minimum lot area – interior lot	426.0 m ² (4,585 sq. ft.)	365 m ² (3,929 sq. ft.)
Maximum lot coverage	45%	40%
Maximum number of storeys	2	Not defined

As a condition to removing the "H" Holding provision, a detailed noise study demonstrating acceptable noise levels for the 10 detached dwellings and associated private amenity areas will be achieved, including sound level measurements taken with the as-constructed Building D1/D2 in place be submitted and approved to the satisfaction of the City.

"C2-Exception" (Neighbourhood Commercial)*Recommended Uses*

Staff Recommended Use (* if also permitted in applicant's proposed zoning by-law)	Parent Zones Include:	Requirements/Comments
Retail *	C2; C4	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Restaurant*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Take-out Restaurant*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Veterinary Clinic*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Animal Care Establishment*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Personal Service Establishment*	C2; C4	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Financial Institution*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Repair Establishment*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Beverage/Food Preparation Establishment*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Medical Office*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.

1731860 Ontario Limited

Files: OZ 11/019 W11 & T-M11006 W11

Real Estate Office*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Office*	C2; C4; E2	No GFA cap.
Recreational Establishment*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Entertainment Establishment*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Private Club*	C2; C4; E2	Cap at 5 000 m ² (53,821 sq. ft.) GFA combined total with all other similar retail/personal service uses.
Place of Religious Assembly*	R1 to R16, RM1 to RM9 and RA1 to RA5, C1 to C4, CC1 to CC4, E1, E2, E3, OS1, OS2 and I zones	No GFA cap. Any type of associated residential, daycare or public/private school use is to be prohibited. NPC-300 (new Ministry of Environment noise guidelines) no longer classifies Places of Religious Assembly in commercial and industrial zones as a noise sensitive use.
Self-Storage Facility	E2	No GFA cap. Not permitted within 60.0 m (197 ft.) of a public street. Any type of associated residential use is prohibited.

Recommended Prohibited Uses

Staff Recommended Prohibited Use (* if also prohibited in applicant's proposed zoning by-law)	Parent Zones Include:	Comments
Funeral Establishment*	C2; E2	Concern over noise sensitivity
Commercial School*	C2	Concern over noise sensitivity
Overnight Accommodation*	C4; E2	Concern over noise sensitivity
University/College*	C2	Concern over noise sensitivity
Day Care*	R1 to R16, RM1 to RM9 and RA1 to RA5, C1 to C4, CC1 to CC4, CCOS, OS1, OS2 and I zones	Concern over noise sensitivity
Private School*	R1 to R16, RM1 to RM9 and RA1 to RA5, C1 to C4, CC1 to CC4, OS1, OS2 and I zones	Concern over noise sensitivity
Public School*	R1 to R16, RM1 to RM9 and RA1 to RA5, C1 to C4, CC1 to CC4, OS1, OS2 and I zones	Concern over noise sensitivity

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Files: OZ 11/019 W11 & T-M11006 W11

Community Centre	All zones	Concern over noise sensitivity
Library	All zones	Concern over noise sensitivity
Convenience Restaurant	C2; E2	Staff recommend to exclude due to drive-thru component.
While the applicant has also requested that the following uses be prohibited due to noise sensitivity, they are already not permitted in a "C2" zone and therefore the by-law does not need to reference them: Education and Training Facility; Hospital; Lodging House; Mobile Home; Dwelling Unit of any kind including Dwelling Unit above 1 st floor commercial.		

Development Standards

1. All buildings located within 60.0 m (197 ft.) of Mississauga Road shall be set back between 4.5 m (14.8 ft.) and 7.0 m (23.0 ft.) from Mississauga Road.
2. Buildings shall have a minimum setback of 13.0 m (42.6 ft.) from the property line abutting the Canadian Pacific Rail corridor and 3.1 m (10.2 ft.) abutting lands currently zoned "C5-3" (Motor Vehicle Commercial – Exception) as shown in Appendix S-1, Appendix I-4 of this report.
3. For buildings within the setback zone identified in No. 1 above, the portion of buildings that have direct frontage along Mississauga Road shall be a minimum of 2 storeys.
4. The building footprint of Building D1/D2 shall be depicted in the Exception schedule, consistent with the size and location in the concept plan shown in Appendix S-3 of this report. Building D1/D2 shall be 2 storeys and shall have a minimum height of 10.0 m (32.8 ft.).
5. The minimum landscape buffer depths abutting the property lines and the future property line of the proposed 10 detached dwellings shall be consistent with those depicted in the concept plan shown in Appendix S-3 of this report, excluding where abutting Mississauga Road, which shall be a minimum of 4.5 m (14.8 ft.).
6. Notwithstanding No. 5 above, a minimum landscape buffer depth inclusive of trails and/or walkways between the south lot line and the proposed parking area located at the southeast portion of the site shall be 8.0 m (26.2 ft.) instead of 4.667 m (15.3 ft.) as depicted in the concept plan shown in Appendix S-3 of this report.
7. The minimum setback of a parking area to all lands zoned "G1" (Greenbelt – Natural Hazards) shall be 5.0 m (16.4 ft.).



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M11006 W11

SUBJECT: Draft Plan of Subdivision
Part of Lot 2, Concession 4, W.H.S.
East side of Mississauga Road, north of Melody Drive
and south of the CPR rail corridor
City of Mississauga
1731860 Ontario Limited

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

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

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

- 1.0 Approval of the draft plan applies to the plan dated December 2, 2011, last revised on February 10, 2014.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road

widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 9.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.

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Files: OZ 11/019 W11 & T-M11006 W11

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**GO Transit/Metrolinx**

Comments updated September 24, 2013, December 20, 2013 and February 13, 2014, state that new two-way, all-day service to Union Station on the Milton GO line is planned to Meadowvale Station, with delivery of such service included as part of the "next wave" of Big Move projects proposed to be funded under the Metrolinx Investment Strategy.

There are significant infrastructure and operational challenges involved in expanding service along the Milton corridor. Additional tracks and potentially numerous grade separations are a necessary pre-requisite, and the associated construction is especially challenging through built-up areas. This rail corridor is largely owned by the Canadian Pacific Railway (CPR), and their approval is required for any service and infrastructure expansion.

GO Transit/Metrolinx has determined that there is potential for a grade separation at the Mississauga Road and Queen Street South intersection; however, this option has been examined at a preliminary level only and is subject to further study. In addition, there is a need to protect for long term corridor expansion in the area to accommodate the track infrastructure required for two-way, all-day service to Milton. GO Transit/Metrolinx has been working with the corridor owner, and studying requirements for expansion on the Milton corridor for several years but has not yet progressed to detailed design work.

GO Transit/Metrolinx has continually expanded and improved Milton line service over the past five years to meet growing ridership demand, adding several GO rush hour train trips, and places a high standard of safety at at-grade crossings where vehicles, pedestrians, and cyclists and rail traffic share the roads. Currently, eight weekday morning and evening peak period GO trains operate between Toronto and the Town of Milton, and additional peak rail service to Milton will be introduced as feasible.

GO Transit/Metrolinx supports the removal of the proposed northerly right-in/right-out driveway access to Mississauga Road from the subject lands as depicted in the latest concept plan. This will allow for flexibility should a grade separation at Mississauga Road be identified as the preferred option in the future. No additional setback will be required for buildings located on the subject lands adjacent to Mississauga Road. In the event of a grade separation, design plans will be prepared on the basis that related infrastructure must be contained within the existing road right-of-way (including the identified 3.0 m [9.8 ft.] road allowance widening along the east side of Mississauga Road). The configuration of the commercial buildings on the site has been modified and the rail corridor (includes potential rail corridor widening as identified on the

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plans) setback at the northerly limit of Building B1/B2 has been reduced substantially from 21.0 m (68.9 ft.) to 8.3 m (27.3 ft.). As rail corridor owner and primary commenting agency, GO Transit/Metrolinx requested CPR to review the reduced building setback.

Canadian Pacific Railway (CPR)

Comments updated February 14, 2014 state that there are no changes to this latest submission that would require a revision to the original CPR comments of May 14, 2012. The commercial components comply with CPR's standard setback requirements for such uses.

City Transportation and Works Department (T&W)

Comments updated February 18, 2014 state that a Noise Report has been received which addresses the impacts to the proposed development from road traffic noise on Mississauga Road, the stationary noise associated with the operations of the Mondelez flour mill facility and noise and vibration from the CPR rail corridor. Notwithstanding the findings and recommended mitigation measures, the acoustical consultant has been requested to provide additional analyses with respect to on-site noise impacts from the loading/garbage area for the proposed residential lots. Certain restrictions are to be placed on the proposed residential lots fronting Melody Drive prohibiting any transfer or change of the aforementioned lots until such time as the proposed adjacent two storey commercial/retail building is approved and constructed based on the location, massing and minimum height to provide the required acoustical shielding for the proposed residential lots. It is also recommended that an "H" holding provision be placed on all proposed two storey detached lots fronting Melody Drive to ensure the appropriate timing of noise mitigation in accordance with the final approved Noise Report.

An updated Functional Servicing Report and Phase 1 Environmental Site Assessment have also been requested. Approval will be required from the CPR and GO Transit/Metrolinx regarding any grading, land requirements adjacent to the railway. The owner is also required to enter into Servicing and Development Agreements to the satisfaction of the City.

Further to the initial Traffic Impact Study prepared by Read Voorhees & Associates and subsequent to discussions and revisions of the plan, updated reports have been provided dated January 2013, August 2013 and the latest report dated January 2014 which has been found to be satisfactory. The traffic study indicates that the traffic operation at the analyzed intersections is forecasted to be operating at acceptable levels of service, with minimal increase in delays at all intersections as compared to the 2018 future background condition. It is noted that the analysis indicates the future condition based on normal circumstances. A train crossing survey has been conducted to identify the disruption that would be caused by train crossings. It indicates that

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freight train blockages (ranging from 1 minute, 10 seconds to 4 minutes, 49 seconds) are considerably longer compared with GO Transit trains (ranging from 43 seconds to 1 minute, 18 seconds) and cause significant queuing that back through the Erin Centre and Melody Drive intersection. However, freight trains do not generally pass through during the peak hours every day. Depending on time of the day and type of train, the presence of a train at the crossing can disrupt the traffic movement for a short period before conditions are back to normal operation.

The outstanding items noted above must be satisfactorily addressed prior to registration of the plan of subdivision.

City Community Services Department

Comments updated February 13, 2014 state that as identified in the Mississauga Cycling Master Plan, a primary off-road trail route is proposed along the Credit River. In order to make a connection to the future extension of the Culham Trail, this Department will be seeking an easement in favour of the City for future maintenance and pedestrian access to the future trail. The City will be seeking an 8.0 m (26.2 ft.) wide easement to accommodate a 4.5 m (14.8 ft.) landscape buffer from the adjacent residential property, a 2.5 m (8.2 ft.) multi-use trail and a 1.0 m (3.3 ft.) buffer from the proposed parking lot. This configuration will achieve better sight lines for the future trail connection, encourage natural surveillance and maintain appropriate buffering.

Furthermore, lands below the established top-of-bank, as required by the City and CVC, shall be zoned Greenbelt and dedicated gratuitously to the City for long-term conservation and natural hazard management. Should these applications be approved, fencing, protective hoarding, and associated securities for the future greenbelt will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt. Further, prior to the issuance of building permits, cash-in-lieu for parkland or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with the City's Policies and By-laws.



Corporate Report

Clerk's Files

 Originator's
Files OZ 13/006 W3

DATE: March 4, 2014

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information and Supplementary Report**
Official Plan Amendment and Rezoning Applications
To permit 30 townhouse dwellings on a common element
condominium private road
1715 Audubon Boulevard
Northeast corner of Audubon Boulevard and Fieldgate Drive
Owner/Applicant: Beverley Homes Holding Corp.
Bill 51

Public Meeting/Supplementary Report

Ward 3

RECOMMENDATION: That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the applications under File OZ 13/006 W3, Beverly Homes Holding Corp., 1715 Audubon Boulevard, northeast corner of Audubon Boulevard and Fieldgate Drive, be adopted in accordance with the following:

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with these applications, in support of the recommendations outlined in the report dated March 4, 2014 that concludes that the proposed official plan amendment and rezoning do not represent good planning and should not be approved and in support of City

initiated Official Plan Amendment 123 and Zoning By-law Amendment 0148-2012.

2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the OMB hearing process; however, if there is a potential for settlement then a report shall be brought back to Council by the City Solicitor.

**REPORT
HIGHLIGHTS:**

- The subject official plan amendment and rezoning applications have been appealed to the OMB for failure by City Council to make a decision within the prescribed timelines, and have been consolidated with appeals to the City initiated Official Plan Amendment (OPA) 123 and Zoning By-law Amendment 0148-2012. A pre-hearing conference has been scheduled for April 7, 2014;
- It has been concluded that the proposed development is not acceptable from a planning perspective;
- Staff are seeking direction from Council to attend any Ontario Municipal Board proceedings which may take place in connection with the applications in support of the recommendations outlined in this report and in support of City initiated OPA 123 and Zoning By-law Amendment 0148-2012.

BACKGROUND:

On October 8, 2013, the owner appealed the applications to the Ontario Municipal Board (OMB) due to the failure by Council to make a decision within the time periods prescribed under the *Planning Act*. An OMB pre-hearing conference is scheduled for April 7, 2014.

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

Given that the applications have been appealed to the OMB and that a pre-hearing conference has been scheduled, a combined Information and Supplementary Report is being brought forward to Planning and Development Committee to allow for public input

and ensure sufficient time for Council to provide appropriate direction to Legal Services prior to any hearing.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	Received: April 10, 2013 Deemed complete: May 23, 2013
Height:	Three (3) storeys
Lot Coverage:	37.45%
Net Density:	54.5 units/ha 22.0 units/acre
Number of Units:	30 townhouse dwellings
Anticipated Population:	93* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	60 resident parking spaces and 8 visitor parking spaces in accordance with the Zoning By-law parking provisions
Parking Provided:	60 resident parking spaces and 6 visitor parking spaces.
Supporting Documents:	Concept Site Plan and Context Map Survey Building Elevations Planning Justification Report Noise Impact Feasibility Study Traffic Impact Study Geotechnical Investigation Report Phase I and II Environmental Site Assessment Arborist Report

Development Proposal	
	Green Development Strategy Parcel Abstract and Easement Documents Draft official plan amendment and zoning By-law

Site Characteristics	
Frontage:	110.5 m (362.5 ft.) on Audubon Boulevard
Depth:	62.0 m (203.4 ft.) (irregular) on Fieldgate Drive
Lot Area:	0.55 ha (1.37 ac.)
Existing Use:	Vacant land

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

Neighbourhood Context

The subject property is located in a low density residential area and is adjacent to a utility corridor which acts as a buffer to the employment lands to the north. The Rathwood Neighbourhood consists predominately of detached dwellings with some semi-detached dwellings. Information regarding the history of the site is provided in Appendix S-1.

The surrounding land uses are described as follows:

- North: Utility corridor (Parkway Belt) containing underground natural gas piped services, hydro corridor and electric transmission facilities
- East: Vacant parcel; detached dwellings
- South: Detached dwellings across Audubon Boulevard
- West: Parkway Belt lands across Fieldgate Boulevard

Official Plan

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

The subject lands are located within the **Rathwood Neighbourhood Character Area** and are designated "**Parkway Belt West**". Lands designated "**Parkway Belt West**" are governed by the provisions of the Parkway Belt West Plan. However, the lands were deleted from the Parkway Belt West Plan in 2010.

The applications are not in conformity with the existing Council approved land use designation.

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

Existing Zoning

The subject lands are zoned "**PB1**" (**Parkway Belt**), which permits passive recreation and conservation uses.

City Initiated Official Plan Amendment and Rezoning

As a result of the lands being removed from the Parkway Belt, a report from the Commissioner of Planning and Building titled "Land Use Review – Former Parkway Belt West Lands – Fieldgate Drive and Audubon Boulevard" was presented to Planning and Development Committee recommending amendments to the official plan and zoning by-law for the subject lands and adjoining vacant lands to the east. The recommendations of the report were adopted by the Committee and a City initiated official plan amendment and rezoning were undertaken on behalf of Infrastructure Ontario, the owner of the lands. These resulted in City Council's enactment of Official Plan Amendment 123 to redesignate the lands to "Residential Low Density I – Special Site 5" and Zoning By-law Amendment 0148-2012 to rezone the

lands to "H-R3-Exception" to permit detached dwellings subject to conditions related to servicing and acoustic requirements. Prior to the amendments coming into full force and effect, they were appealed by Beverley Homes Holding Corp. As a result of the appeals, the amendment was not incorporated into Mississauga Official Plan.

Proposed Official Plan Designation and Policies

"Residential Medium Density" which permits townhouse dwellings and all forms of horizontal multiple dwellings.

Proposed Zoning By-law Amendment

"RM6-Exception" (Townhouse Dwellings on a CEC – Private Road) to permit townhouse dwellings in accordance with the proposed zoning standards summarized in Appendix S-9.

COMMUNITY ISSUES

As a result of the applicant's appeal to the OMB, no community meetings have been held to date. The issues below were identified in written comments received by the Planning and Building Department.

Comment

The lands should remain as a City park and not developed for residential uses.

Response

The subject lands were owned by the Province of Ontario and were leased to the City for a temporary period to be used as a passive park. The lands were declared surplus to the Province's needs and sold at market value. In addition, Park Planning staff determined that the neighbourhood is well served by other park and recreational facilities in the area and was no longer needed.

Comment

The lands should be developed for single detached homes in keeping with the surrounding area.

Response

A City initiated official plan amendment and rezoning was approved by City Council to allow for single detached dwellings on the subject lands and abutting vacant lands to the east. These were subsequently appealed by the proponent. Additional analysis is provided in the Planning Comments section of this report.

Comment

The traffic impact on Fieldgate Drive from the proposed townhouse development is a concern.

Response

A Traffic Impact Study was submitted to assess the traffic impacts for both existing traffic and predicted future traffic volumes. Transportation and Works Department staff have reviewed this study and are satisfied with its findings and the conclusion that this development will not have a significant impact on the level of traffic compared to the existing condition.

Comment

The noise impact of the development is a concern.

Response

A Noise Impact Feasibility study was submitted to analyze the noise impacts on the subject land and recommended mitigation measures to be implemented to achieve satisfactory noise levels consistent with City/Ministry of Environment guidelines. Additional details have been requested to confirm compliance with these guidelines.

PLANNING COMMENTS

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

The new Provincial Policy Statement, 2014 (PPS, 2014) was released on February 24, 2013 and the policies take effect April 30, 2014. The PPS, 2014 contains the province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. The new PPS gives better direction for supporting healthy active communities, strong economies and the responsible management of resources in a clean and healthy environment. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

The Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas".

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan. The proposed development does not adequately take into account the existing context nor does it provide an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Rathwood Character Area. Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific official plan amendments. Each criterion is summarized

below along with a discussion of how the proposed applications address the intent of the criteria.

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

Mississauga Official Plan identifies Intensification Areas where future growth will primarily be directed. Major Transit Station Areas are identified as Intensification Areas and are generally defined as the area within an approximate 500 m (1,640 ft.) radius of a higher order transit station, measured from the station building, representing about a 10 minute walk. However, Major Transit Station areas are general in the delineation of their boundaries and may be identified through planning studies. Although the subject lands are within 500 m (1,640 ft.) of the Tahoe Boulevard BRT station, the subject lands are not an appropriate area for significant intensification given the surrounding context, of low density residential.

Mississauga Official Plan identifies a Natural Areas System (Section 6.3.1) comprised of various component areas. The site is identified as a Linkage, which is an area that serves to link two or more Natural Areas within the City. Development and site alteration will not be permitted within or adjacent to Linkages unless it has been demonstrated that there will be no negative impacts to the features. In view of the above, the applicant would be required to submit an Environmental Impact Study in support of the proposed development.

Additionally, the townhouses are proposed to be accessed by a common element condominium private road. Transportation policies state that future additions to the road network should be public roads. Policies also indicate that where higher densities are proposed, they should be located on sites identified on local area plans and along corridors. The subject site is not located on a corridor; its frontages are located on Fieldgate Drive (a minor collector road) and Audubon Boulevard (a local road).

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

In Section 5 (Direct Growth), Mississauga Official Plan's City Structure policies recognize the different functions that various areas of the City fulfill. For example, the Downtown will contain the highest densities while Neighbourhoods and Employment Areas will accommodate the lowest densities and building heights. Neighbourhoods will not be the focus for intensification and will receive modest additional growth in keeping with established land use patterns and their existing or planned character. Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. Neighbourhoods should be regarded as physically stable areas where the existing and planned character is to be preserved.

Section 9 (Build a Desirable Urban Form) contains policies which speak further to character and context within Neighbourhoods. Developments should demonstrate compatibility and integration with surrounding land uses and be compatible and provide appropriate transition to existing and planned development. While new development need not mirror existing development, new development in Neighbourhoods should, amongst other criteria, respect existing lotting patterns, the continuity of front, rear and side yard setbacks and the scale and character of the surrounding neighbourhood.

With respect to the above, the proposed development is not compatible with the established or planned character of the existing neighbourhood. The immediate context is characterized by detached homes with individual driveways which front onto Audubon Boulevard. The proposed development interrupts the character of the street by introducing blocks of townhouses and a narrower common element condominium road access in contrast to the existing building spacing on the street. The existing lots generally have average frontages of 15 m (49.2 ft.), depths of 35 m (114.8 ft.), 7.5 m (24.6 ft.) front yard setbacks and heights of

one and a half to two storeys. The proposed townhomes are arranged in blocks set back from the street approximately 3 m (9.8 ft.) with heights of three storeys and with no direct vehicle access to the units from the street. The proposed development does not represent a logical extension of the currently existing lotting pattern nor does it provide an appropriate transition in built form or height as it relates to the adjacent open space to the north and detached dwellings to the east and south. As well, the site should not be isolated from the community as proposed but instead be incorporated within the established context and character of the existing lots.

The proposal does not adequately address the city wide and neighbourhood policies related to context; does not provide of an appropriate transition in built form to the surrounding land uses and does not adequately address the existing and planned character of the area.

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

While comments from the City's Transportation and Works Department and Community Services Department confirm that adequate infrastructure is available to support the proposal, additional material is required, such as grading and servicing information and revisions to the Functional Servicing Study in order to determine servicing requirements.

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

The applicant has submitted a planning rationale which references relevant policies; however it does not satisfactorily address the criteria for approval of an official plan amendment on the lands.

Zoning

The applicant is proposing a "RM6-Exception" (Townhouse Dwellings on a CEC – Private Road) zone, as summarized in Appendix S-9 to accommodate the development. The proposal does not meet to the existing "RM6" zone standards. The proposed development of townhouses on a common element condominium private road with reduced setbacks, lot frontage, lot sizes and landscaped areas is not compatible with existing uses along Audubon Boulevard in the vicinity.

Bonus Zoning

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

Should the OMB render a decision on the applicant's appeals that results in an increase in height or density, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

Site Plan/Condominium Plan

Prior to development occurring on the lands, the applicant would be required to obtain site plan approval in accordance with Section 41 of the *Planning Act* and a Draft Plan of Condominium in accordance with Section 51 of the *Planning Act*.

OTHER INFORMATION

Agency comments and school accommodation information are summarized in Appendix S-7.

Development Requirements

In conjunction with the proposed development, there are certain other engineering and servicing matters which would require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT:

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

CONCLUSION:

Most agency and City department comments have been received.

The proposed official plan amendment and rezoning are not acceptable from a planning standpoint and should not be approved for the following reasons:

1. The proposal does not support the overall intent, goals and objectives of Mississauga Official Plan.
2. The proposed development is not compatible with the established or planned character of the existing neighbourhood.
3. The proposal is not in keeping with the City initiated Mississauga Plan Amendment 123 and Zoning By-law Amendment 0148-2012 approved by City Council on July 4, 2012.
4. The proposed "R6-Exception" (Townhouse Dwellings on a CEC – Private Road) zone standards, as identified in the report, are not appropriate to accommodate the requested use for the lands.

5. Some technical details have not been addressed as of the preparation of this report, including a revised Functional Servicing Report; matters related to the Noise Impact Feasibility Report; the need for an Environmental Impact Study; existing easements, a grading and servicing plan, and confirmation of sufficient visitor parking spaces.

ATTACHMENTS:

- Appendix S-1: Site History
Appendix S-2: Aerial Photograph
Appendix S-3: Excerpt of Rathwood Neighbourhood Character Area Land Use Map
Appendix S-4: Excerpt of Existing Land Use Map
Appendix S-5: Concept Plan
Appendix S-6: Elevations
Appendix S-7: Agency Comments
Appendix S-8: School Accommodation
Appendix S-9: Proposed Zoning Standards
Appendix S-10: Applicable Mississauga Official Plan policies
Appendix S-11: General Context Map
Appendix S-12: Report on Comments for City Initiated Official Plan and Rezoning CD.04.FOR



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Aiden Stanley, Development Planner

Beverley Homes Holding Corp.

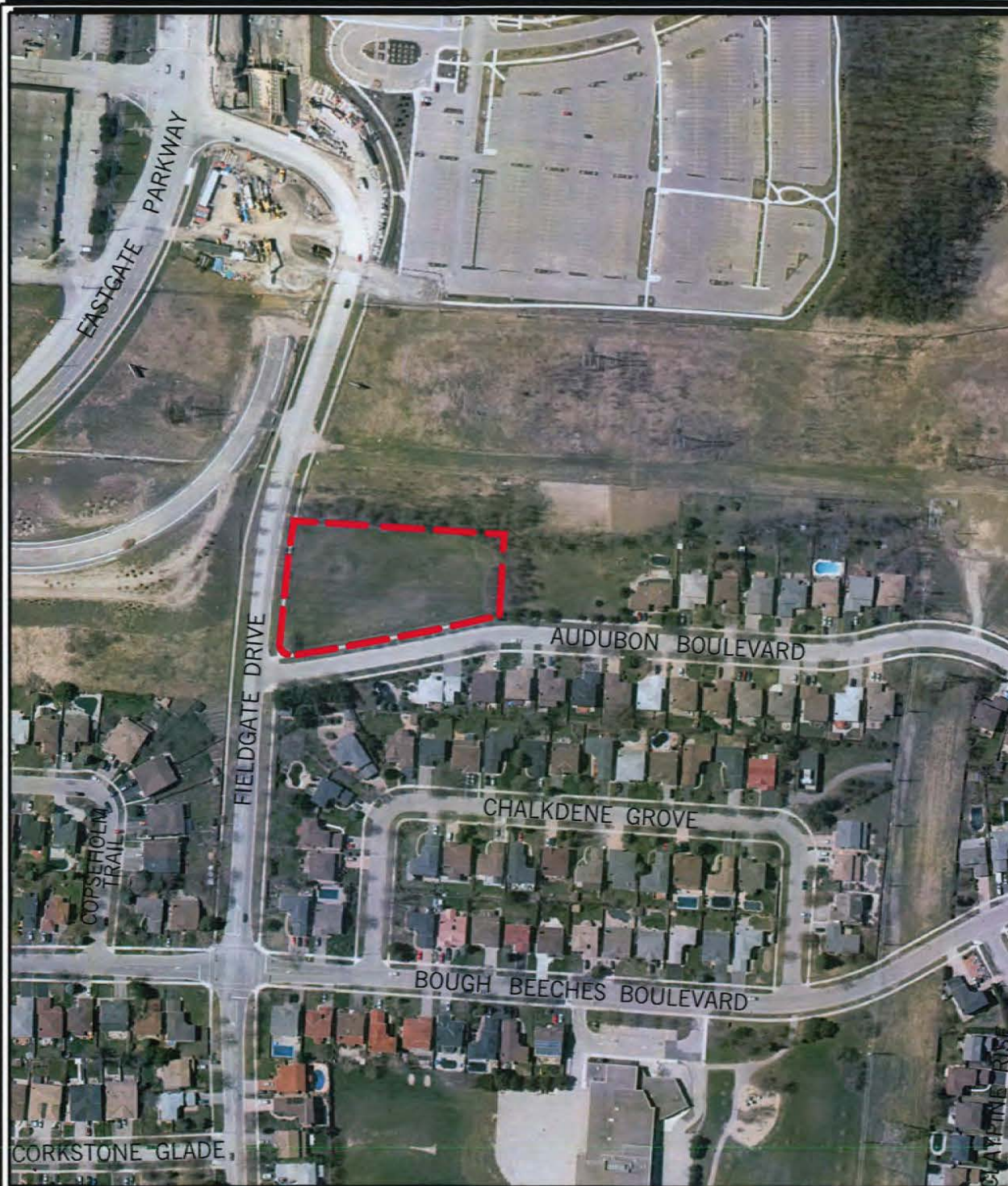
File: OZ 12/006 W1

Site History

- 1978 - 2010 – The lands formed part of the Provincial Parkway Belt West Plan.
- June 18, 1987 – Official plan amendment and rezoning applications were submitted under file OZ 65/87 to change the designation and zoning of the lands from Parkway Belt West to permit the development of single detached homes.
- October 1989 – The lands were purchased by the Ministry of Government Services and file OZ 65/87 was closed.
- May 5, 2003 – Mississauga Plan came into force and effect, with the exception of certain policies that were appealed to the Ontario Municipal Board. The subject lands are designated "Parkway Belt West".
- June 20, 2007 – Zoning By-law 0225-2007 came into force. As no appeals were filed, the provisions of the new By-law apply. The subject lands are zoned "PB1" (Parkway Belt).
- 1998 - 2010 – The lands were leased to the City as a passive park (P-397).
- December 4, 2009 – The lands were declared surplus by Infrastructure Ontario.
- June 14, 2010 – Planning and Development Committee recommended that the City initiate a land use review of the subject lands and support the deletion of the lands from the Parkway Belt West Plan.
- October 26, 2010 – The lands comprising approximately 0.77 ha (1.90 ac.) were deleted from the Parkway Belt West Plan through Amendment #202.
- September 22, 2011 – A consent application under file 'B' 041/11 was granted to sever a portion of the lands to form the subject lands (0.55 ha (1.36 ac.)).
- June 21, 2012 – Beverley Homes Holding Corp. entered into an Agreement of Purchase and Sale for the severed lands. The remaining lands were retained by Infrastructure Ontario.

Beverley Homes Holding Corp.**File: OZ 12/006 W1**

- July 4, 2012 – Official Plan Amendment 123 along with Zoning By-law Amendments 0147-2012 and 0148-2012 were passed by Council, pursuant to City-initiated amendments under file CD.04.FOR to redesignate the entirety of the lands from "Parkway Belt West" to "Residential Low Density I – Special Site 5" and rezone the lands from "PB1" (Parkway Belt) to "H-R3-Exception" (Detached Dwellings).
- July 30 2012 – Beverley Homes Holding Corp. appealed By-laws 0147-2012 and 0148-2012 to the OMB.
- November 14, 2012 – Mississauga Official Plan (2012) came into force except for those sites/policies which have been appealed. Since the City initiated amendments were under appeal, the lands remained designated "Parkway Belt West" in the Rathwood Neighbourhood Character Area.
- April 10, 2013 – Official plan amendment and rezoning applications under file OZ 13/006 W3 were submitted by Beverley Homes Holding Corp. to permit the development of 30 townhouse dwellings on a common element condominium private road.
- October 9, 2013 – The above-noted applications were appealed to the OMB for failure by City Council to make a decision within the prescribed timelines.
- October 30, 2013 – The appeals to the City initiated Mississauga Plan Amendment 123, Zoning By-law Amendment 0148-2012 and the applications under file OZ 13/006 W3 were consolidated.



LEGEND:



SUBJECT LANDS

DATE OF IMAGERY: SPRING 2013



SUBJECT:

BEVERLEY HOMES HOLDING CORP.



FILE NO:
OZ 13/006 W3

DWG. NO:
13006A

SCALE:
1:3000

PDC DATE:
2014/03/24

DRAWN BY:
K. PROKOP

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX S-2



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

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

CITY STRUCTURE

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

ND2 Region of Peel Non-Decision

SUBJECT LANDS



SUBJECT:
BEVERLEY HOMES HOLDING CORP.



FILE NO:
OZ 13/006 W3

DWG. NO:
13006L_MOP

SCALE:
1:1200

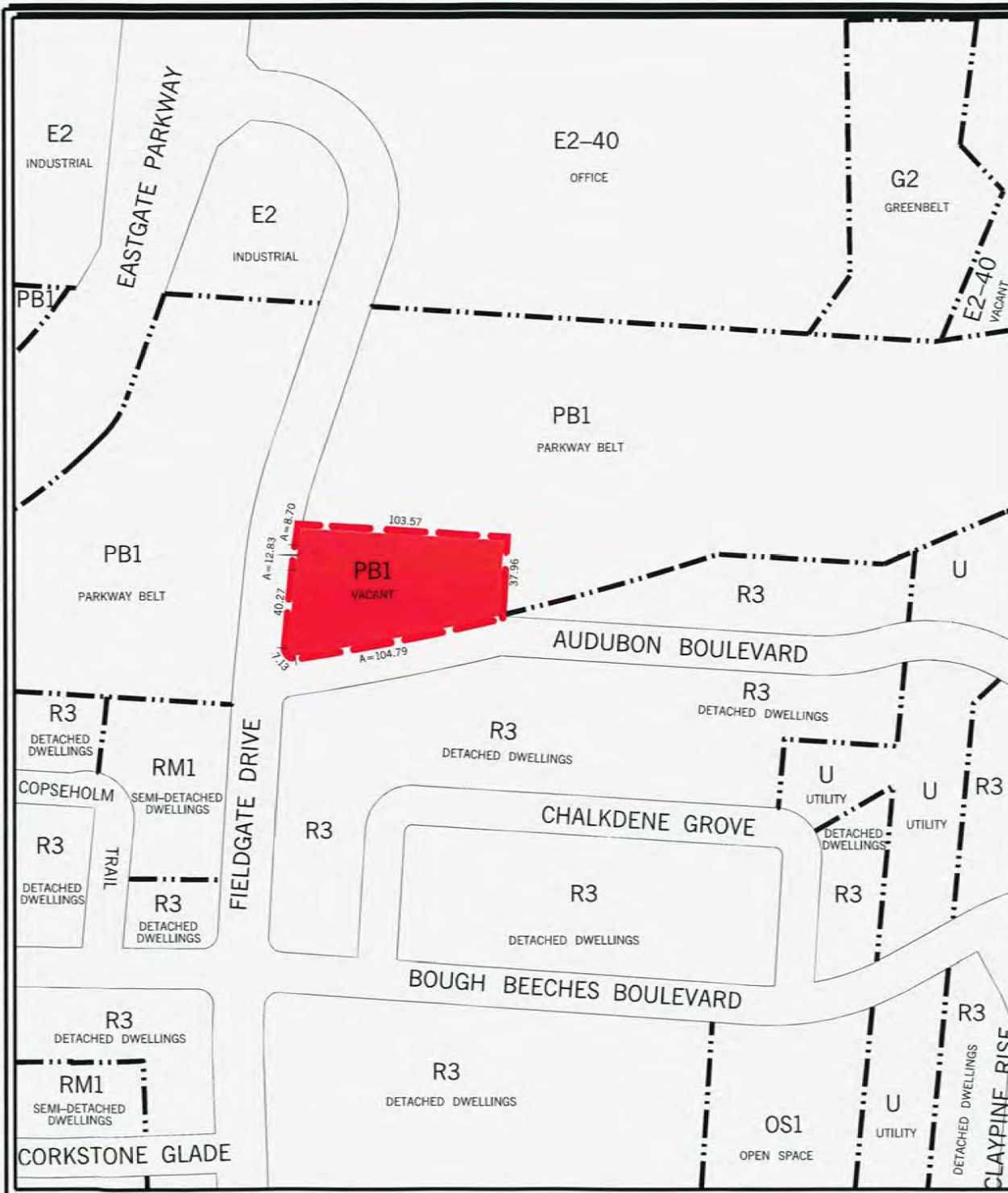
DATE:
2014/03/24

DRAWN BY:
A.SHAH

APPENDIX S-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "PARKWAY BELT WEST" TO "RESIDENTIAL MEDIUM DENSITY" AND PROPOSED REZONING FROM "PB1" (PARKWAY BELT) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 30 TOWNHOUSE DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.

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



SUBJECT:

BEVERLEY HOMES HOLDING CORP.



FILE NO:
OZ 13/006 W3
DWG. NO:
13006R
SCALE:
1:3000
PDC DATE:
2014/03/24
DRAWN BY:
K. PROKOP

APPENDIX S-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

[illegible]

TYPICAL UNITS -3 storey Towns



BLOCK 1 - FRONT ELEVATION

PROPOSED OPA & REZONING
1115 AUDUBON BLVD.
MISSISSAUGA

MAR 27, 2013

BEVERLEY HOMES HOLDING CORP.
1285 GAGINAW CRES.
MISSISSAUGA ON L5H 1X4
647-886-4491



GUTHRIE MUSCOVITCH
ARCHITECTS

Tel: (416) 297-5679 Fax: (416) 297-5637
110 Beaver's Lake, Toronto, Ontario M8B 3U2



BLOCK 1 - REAR ELEVATION

PROPOSED OPA & REZONING
1715 AUDUBON BLVD.
MISSISSAUGA

MAR 27, 2013

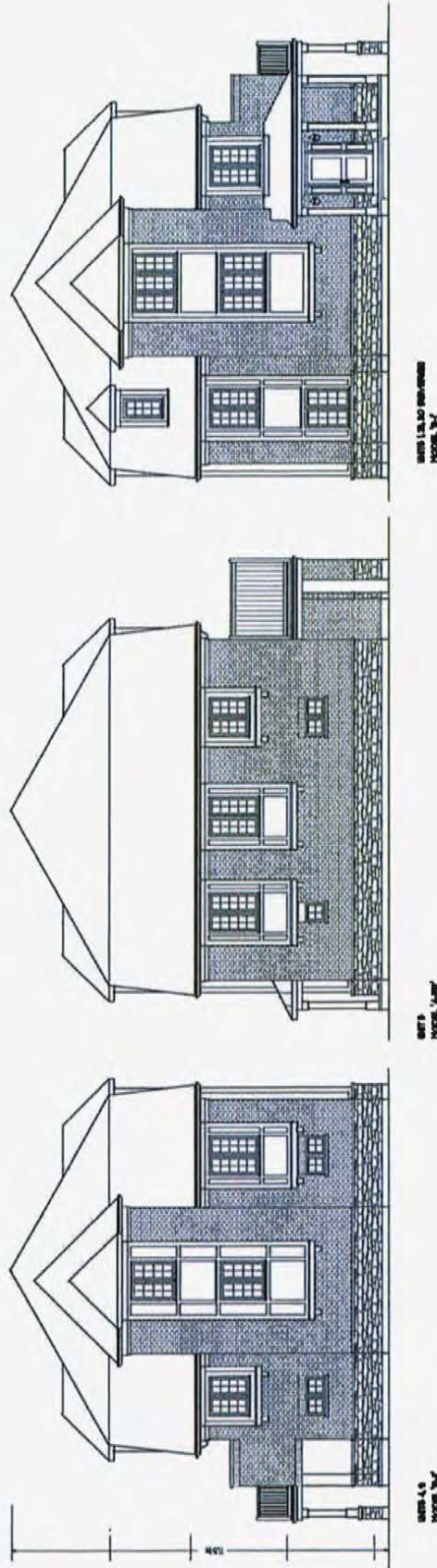
BEVERLEY HOMES HOLDING CORP.
1285 SAGINAW CRES.
MISSISSAUGA ON L5H 1X4
647-886-4491



GUTHRIE MUSCOVITCH
ARCHITECTS

Tel: (416) 292-9618 Fax: (416) 292-9631
110 Bloor's Lane, Toronto, Ontario M5S 3U2

ELEVATIONS



BLOCKS 1216 - FLANKAGE ELEVATIONS

PROPOSED OPA 4 REZONING
175 AUDUBON BLVD.
MISSISSAUGA
MAR 27, 2018

SEVERELY HOPKINS HOLDINGS CORP.
288 ALANUS CRES.
MISSISSAUGA ON L4M 1G4
647-888-1218



ELEVATIONS

Beverley Homes Holding Corp.**File: OZ 13/006 W3****Agency Comments**

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

Agency / Comment Date	Comment
<p>Region of Peel (February 13, 2014)</p>	<p>A revised Functional Servicing Report is required to include details such as hydrant flow test, domestic water demand calculations and fire flow requirement calculations.</p> <p>Existing municipal services consist of a 300 mm (12 in.) diameter water main on Fieldgate Drive and a 150 mm (6 in.) diameter water main on Audubon Boulevard. An existing 250 mm (10 in.) diameter sanitary sewer is located on Audubon Boulevard and an existing 300 mm (12 in.) sanitary sewer is located on an easement west of Fieldgate Drive. There is an existing dry 300 mm (12 in.) sewer pipe on Fieldgate Drive with no outlet. If necessary, the developer will be responsible to construct the missing portion of the sewer outlet.</p> <p>Curbside waste collection may be provided if the applicant satisfies the requirements of the Region.</p>
<p>Peel District School Board and Dufferin-Peel Catholic District School Board (February 19, 2014)</p>	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards also require that warning clauses with respect to temporary school and transportation arrangements be included in any Agreements of Purchase and Sale and the Development and/or Servicing Agreements.</p>

Beverley Homes Holding Corp.

File: OZ 13/006 W3

Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (January 7, 2014)</p>	<p>Bough Beeches Park (P-136) is located approximately 265 m (870 ft.) from the subject site and includes a play site and a minor unlit soccer field.</p> <p>Prior to the issuance of building permits for each lot or block cash in lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p>
<p>City Transportation and Works Department (T&W) (January 13, 2014)</p>	<p>T&W has confirmed receipt of a Functional Servicing Report, Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment, Geotechnical Investigation, Noise Impact Feasibility Study, and Traffic Impact Study.</p> <p>The applicant was requested to provide updated information and additional details confirming the feasibility of the proposal, including existing easements, a grading and servicing plan, confirmation of sufficient visitor parking spaces, and an overall concept plan that illustrates a possible future development layout of the lands to the east.</p> <p>The Traffic Impact Study was prepared by Stantec, dated March 5, 2013 to assess the traffic impacts for both existing traffic and predicted future traffic volumes. T&W staff has reviewed this study and is satisfied with its findings and the conclusion that this development will not have a significant impact on the level of service compared to the existing condition.</p> <p>The Noise Impact Feasibility, dated March 14, 2013, prepared by Stantec, has analyzed the noise impacts on the subject land and recommended mitigation measures to be implemented to achieve satisfactory noise levels consistent with City/MOE guidelines. Additional details have been requested to confirm compliance with these guidelines.</p>

Beverley Homes Holding Corp.**File: OZ 13/006 W3**

Agency / Comment Date	Comment
	The applicant was also requested to submit a Record of Site Condition, which has not been received to date.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Enbridge Pipelines Inc. - Heritage Planning, Culture Division, City of Mississauga - Canada Post - Enersource Hydro Mississauga - Bell Canada - Rogers Cable - Mississauga Transit - City of Mississauga Development Services - Fire and Emergency Services Division
	<p>The following City Departments and external agencies were circulated the applications but have provided no comments to date:</p> <ul style="list-style-type: none"> - Realty Services - Hydro One Networks Inc. - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud Ouest

Beverley Homes Holding Corp.

File: OZ 13/006 W3

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 4 Kindergarten to Grade 6 2 Grade 7 to Grade 8 3 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Forest Glen P.S. <ul style="list-style-type: none"> Enrolment: 527 Capacity: 411 Portables: 4 Glenhaven Sr. <ul style="list-style-type: none"> Enrolment: 546 Capacity: 545 Portables: 1 Glenforest S.S. <ul style="list-style-type: none"> Enrolment: 1,420 Capacity: 1,023 Portables: 10 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 0 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Sts. Martha and Mary Elementary <ul style="list-style-type: none"> Enrolment: 438 Capacity: 347 Portables: 0 Philip Pocock Secondary <ul style="list-style-type: none"> Enrolment: 1323 Capacity: 1257 Portables: 5

Beverley Homes Holding Corp.

File: OZ 13/006 W3

Appendix 3

Proposed Zoning Standards

	Required "RM6" Zoning By-law Standards	Proposed "RM6-Exception" Zoning By-law Standards
Minimum lot area – interior lot	115 m ² (1237.9 sq. ft.)	100 m ² (1076.4 sq. ft.)
Minimum lot area – corner lot	190 m ² (2045.2 sq. ft.)	130 m ² (1399.4 sq. ft.)
Minimum lot frontage – corner lot	8.3 m (27.2 ft.)	6.5 m (21.3 ft.)
Minimum front yard – interior/corner lot	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum exterior side yard for a lot with an exterior side lot line abutting a CEC-sidewalk	3.3 m (10.8 ft.)	0.5 m (1.6 ft.)
Minimum rear yard – interior lot/corner lot for Blocks 3-5	7.5 m (24.6 ft.)	7.0 m (22.3 ft.)
Minimum rear yard – interior lot/ corner lot for Blocks 1, 2 and 6	7.5 m (24.6 ft.)	3.0 m (9.8 ft.)
Maximum height	10.7 m (35.1 ft.)	11.0 m (36.0 ft.)
Minimum landscaped area	25% of the lot area	20% of the lot area
Maximum encroachment of a porch or deck and stairs into front and exterior side yards	1.5 m (5.0 ft.)	1.8 m (5.9 ft.)
Maximum encroachment of a balcony, awning, window, chimney, plaster or corbel, window well, and stairs with a maximum of 3 risers, into front and exterior side yards	0.6 m (2.0 ft.)	1.0 m (3.3 ft.)
Minimum setback of a townhouse welling to a CEC – visitor parking space	3.3 m (10.8 ft.)	1.0 m (3.3 ft.)
Minimum number of visitor parking spaces per dwelling unit	0.25	0.2
Additional Use		Model Home

Beverley Homes Holding Corp.**File: OZ 13/006 W3****Applicable Mississauga Official Plan (2012) Policies****Section 5.3.5 Direct Growth, City Structure, Neighbourhoods**

5.3.5.1 Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved

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

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

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

Section 6.3.1 Green System

Mississauga's natural heritage system is known as the Natural Areas System. The Natural Areas System consists of the following:

- Natural Areas;
- Linkages;
- Special Management Areas; and
- Residential Woodlands.

Section 6.3.1.2

Linkages are areas that serve to link two or more of the components of the Natural Areas System within the city, or to natural areas outside of the city boundaries. Linkages include, but are not limited to the following:

- stormwater management facilities including ponds and watercourses;
- designated public open space;
- rights-of-way; and
- green space along major arterial roads

Beverley Homes Holding Corp.**File: OZ 13/006 W3**

providing there is an adequate barrier between the linkage and the roadway. Linkages are lands that are necessary to connect Natural Areas to maintain biodiversity and support ecological functions. Where lands within Linkages have been restored or enhanced to a natural state they will be identified as Natural Areas and where lands have not been restored they will remain as Linkages within the Natural Areas System.

Section 8.2.2 Road Network

8.2.2.7 Future additions to the road network should be public roads. Public easements may be required where private roads are permitted.

Section 9 Build a Desirable Urban Form

Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.

Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as redeveloping strip malls. Redevelopment must also be sensitive to the existing urban context and minimize undue impacts on adjacent properties.

Site development is the layout and design of all features on a property including buildings, structures, parking, driveways, landscaping and utilities. Site development policies are directed at the creation of buildings and spaces which not only satisfy the needs of its own users and those who will live and work in the area, but also the needs of future generations. Sites will be developed to:

- respect the experience, identity and character of the surrounding context;
- ensure the sustainability of natural systems and urban living;
- protect the quality of life of residents, employees and visitors;
- ensure the connectivity and integration of surrounding uses; and
- require properties to develop in a manner that contributes to the overall vision for the city.

9.1.1 Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System.

Beverley Homes Holding Corp.

File: OZ 13/006 W3

9.1.2 Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.

9.1.3 Infill and redevelopment within Neighbourhoods will respect the existing and planned character.

Section 9.2.2 Build a Desirable Urban Form, City Pattern, Non-Intensification Areas

9.2.2.4 While new development need not mirror existing development, new development in Neighbourhoods will:

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

Section 9.5.1 Build a Desirable Urban Form, Site Development and Buildings, Context

9.5.1.2 Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:

- a. Natural Areas System;
- b. natural hazards (flooding and erosion);
- c. natural and cultural features;
- d. street and block patterns;
- e. the size and configuration of properties along a street, including lot frontages and areas;
- f. continuity and enhancement of streetscapes;
- g. the size and distribution of building mass and height;
- h. front, side and rear yards;
- i. the orientation of buildings, structures and landscapes on a property;
- j. views, sunlight and wind conditions

Beverley Homes Holding Corp.

File: OZ 13/006 W3

- k. the local vernacular and architectural character and represented by the rhythm, textures and building materials;
- l. privacy and overlook; and
- m. the function and use of buildings, structures and landscape.

Section 11.2.5 General Land Use Designations, General Land Use, Residential

11.2.5.2 In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:

- a. residential dwelling
- b. accessory office for physicians, dentists, health professionals and drugless practitioners;
- c. home occupation;
- d. special needs housing;
- e. urban gardening

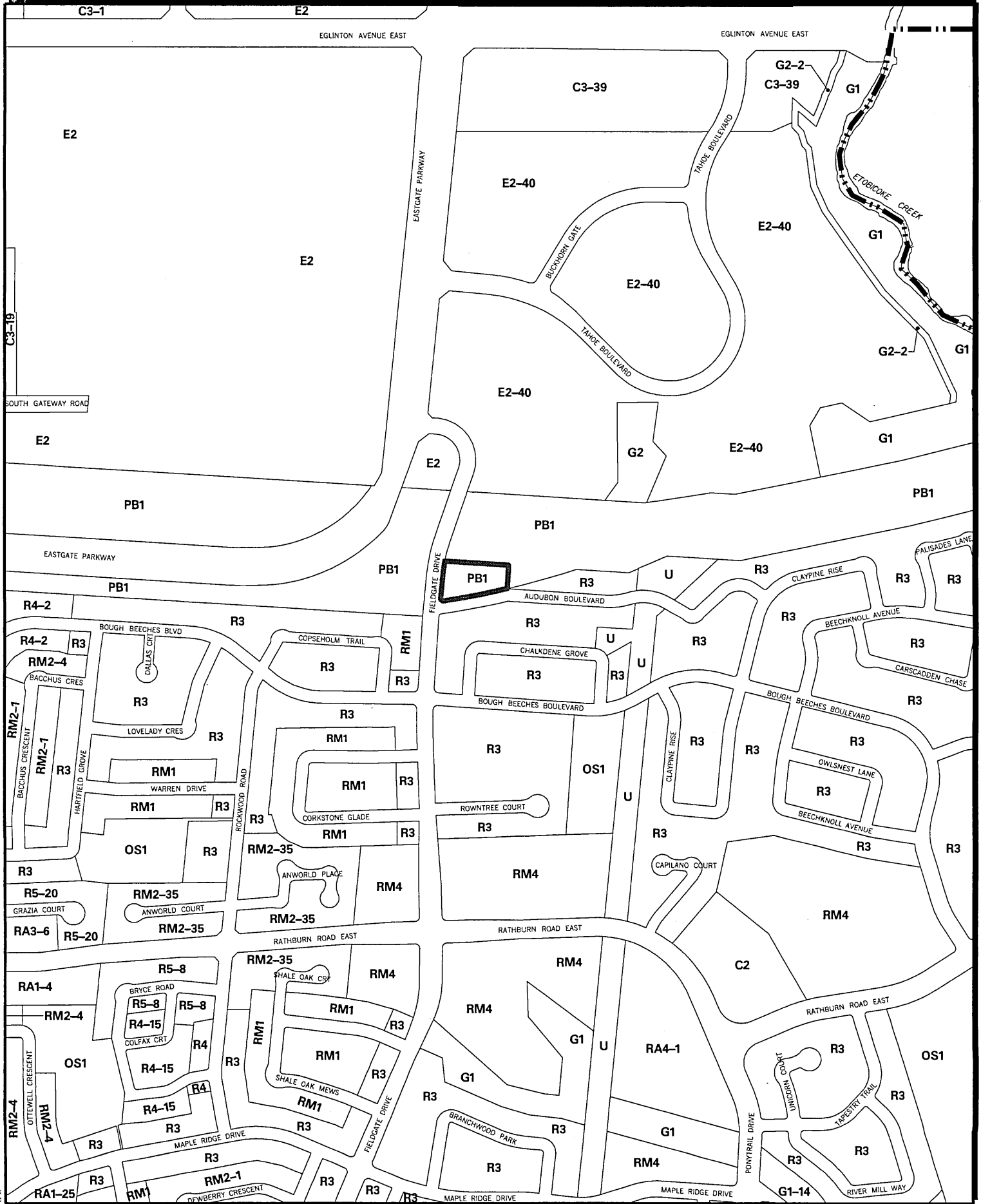
11.2.5.3 Lands designated Residential Low Density I will permit the following uses:

- a. detached dwelling
- b. semi-detached dwelling
- c. duplex dwelling

GENERAL CONTEXT MAP

OZ 13/006 W3

APPENDIX S-11





Corporate Report

Clerk's Files

Originator's
Files

CD.04.FOR

PDC JUN 25 2012

DATE: June 5, 2012

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Report on Comments for City Initiated Official Plan Amendment
and Rezoning -
Fieldgate Drive and Audubon Boulevard
WARD 3**

RECOMMENDATION: That the report dated June 5, 2012 recommending approval of the City-Initiated Official Plan Amendment and Rezoning for the lands on Fieldgate Drive and Audubon Boulevard, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the City-Initiated Official Plan Amendment and rezoning 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 Schedule 4 of Mississauga Plan (2003), Urban Form Concept, be amended for the subject lands from Parkway Belt West to Residential.

3. That the City-initiated Official Plan Amendment to amend Mississauga Plan (2003) from “Parkway Belt West” to “Residential Low Density I- Special Site” to introduce a special site policy to permit only detached dwellings, be approved.
4. That the City-initiated Rezoning to change the existing zoning from “PBI” (Parkway Belt West) to H-R3-Exception” (Detached Dwellings- Exception) to permit detached dwellings and subject to the fulfillment of the holding zone provisions be approved.
5. That the “H” Holding provision is to be removed from the whole or any part of the lands zoned “H-R3-Exception” (Detached Dwellings-Exception), by a future amendment, upon satisfaction of specific conditions.

**REPORT
HIGHLIGHTS:**

- A public meeting was held on April 2, 2012 for the proposed Official Plan Amendment and rezoning to Residential Low Density I-special site and “R3” (detached dwellings) for the lands at the Northeast corner of Fieldgate Drive and Audubon Boulevard;
- Planning staff have received written comments from internal departments, external stakeholders and affected agencies which have supported the recommendation to permit detached dwellings on the lands, subject to conditions;
- The redesignation of the subject lands, specifically Residential Low Density I-Special Site, to permit detached dwellings, is in keeping with the intent and urban structure of the Official Plan;
- The rezoning of the subject lands, specifically ‘H-R3-Exception’, is appropriate in order to address the current on-site servicing, site development issues and constraints and the development of a portion of the lands, while being mindful of the neighbourhood zoning context.

BACKGROUND:

On April 11, 2012 City Council considered the report titled "*City Initiated Official Plan Amendment and Rezoning - Fieldgate Drive and Audubon Boulevard*" dated March 13, 2012 (Appendix 1), from the Commissioner of Planning and Building and adopted the following recommendations:

- “ 1. That the report titled "*City Initiated Official Plan Amendment and Rezoning - Fieldgate Drive and Audubon Boulevard*" dated March 13, 2012 from the Commissioner of Planning and Building, be received for information.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the March 13, 2012 report.
3. That the email dated March 19, 2012 from Diana Dawson, Land Administrator, Enbridge, be received.”

The statutory public meeting, to fulfill the requirements of the *Planning Act*, was held by the Planning and Development Committee on April 2, 2012. The meeting was attended by residents of the community, as well as a representative of the Rockwood Homeowners Association, the local ratepayers association. The Committee received written correspondence, an email dated March 19, 2012 from Diana Dawson, Land Administrator, Enbridge Pipelines Incorporated.

A community meeting was held by Ward 3 Councillor Chris Fonseca, at Tomken Arena on March 29, 2012. City Planning staff and representatives from Infrastructure Ontario (IO) were in attendance to outline the planning process and sale of the property, as well as answer questions from the community. Approximately 30 persons were in attendance.

This report highlights the comments received at the public meeting and community meeting, as well as the written comments that were submitted from internal departments, external agencies and stakeholders.

COMMENTS:**Community Meeting on March 29, 2012**

As mentioned previously, a community meeting was held on March 29, 2012, with staff from IO and the City of Mississauga in attendance. The issues and concerns raised are summarized below:

Issue 1

Residents questioned why the subject lands are being sold for future residential development and not remaining as a City park.

Response

The subject lands are owned by the Province of Ontario and were leased to the City for a temporary period to be used as a passive park. Park Planning staff had determined that the neighbourhood is well served by other park and recreational facilities in the area and no longer needed.

Issue 2

Concerns were raised by the community regarding the potential for any future development proposal to not be in keeping with the City's proposed low density redesignation and zoning for detached dwellings.

Response

Planning staff specified that the city-initiated redesignation and rezoning is based on maintaining the detached housing that is found throughout the existing neighbourhood. This rationale is supported by policies in Mississauga's Official Plan.

Issue 3

Residents also asked if other areas owned by Infrastructure Ontario, such as the Hydro corridor to the north of the subject lands, would also be sold for potential development in the future.

Response

IO staff indicated the lands to the north will continue to be used for utility purposes (hydro, gas pipelines). Further, it was confirmed that since the alignment of the new Bus Rapid Transit (BRT) is established and currently under construction, there will be no future plans to redirect or realign the transit alignment along that utility corridor.

Issue 4

Area residents raised questions with regards to the property management and ownership of the Provincially-owned lands north of their properties and the subject site.

Response

IO staff indicated that there have been encroachment issues and those residents who have structures, fences and yards in lands owned by IO will be given the opportunity to lease these lands from IO and continue to use these areas, or be asked to remove any fencing or structures. IO staff indicated they would speak with concerned residents following the meeting.

Public Meeting at Planning and Development Committee - April 2, 2012

Ms. S. Kapur, representative of the Rockwood Homeowners Association, attended the public meeting to speak on behalf of the members of the association. Ms. Kapur provided support for the proposed Official Plan Amendment and rezoning to Residential Low Density I-special site and "R3" (detached dwellings), specifically in permitting only single detached homes. The association will be actively involved in the process moving forward.

General Issues/Comments**Utility Uses**

Comments were received from utility companies within the surrounding area, specifically Enbridge Pipelines Inc., Enbridge Gas Distribution, Hydro One Networks Inc, and Enersource. The agencies had no objections to the proposed official plan amendment and rezoning, however, they provided information that has been included for reference purposes:

- Enbridge Pipelines indicated that a 760 millimetre (30 inch) diameter high-pressure oil pipeline is located on the southern boundary of the Hydro land, just north of the subject property. Any future excavation within 30 metres (98 feet) of the Enbridge pipeline right-of-way will require a field locate from Enbridge;
- Enbridge Gas Distribution indicated that future applicants should contact the Enbridge Customer Connections Department for installation and service requirements; and
- Hydro One Networks requested to be circulated at the Site Plan/Subdivision stage for further comments.

Servicing Issues**City of Mississauga**

Upon further review and analysis, the Transportation and Works Department determined that the site is not fully serviced, in that storm or sanitary sewer connections have not been provided for future development on the property. Further, municipal storm services are only in place to satisfactorily accommodate the current grading of the lands, as maintained by Infrastructure Ontario.

In order to address these servicing concerns, Transportation and Works staff recommend a holding provision be placed on the proposed R3 zoning to ensure potential purchasers are aware of the on-site servicing constraints. A number of conditions related to the servicing of the site, and other matters, need to be addressed prior to the development of the property.

Region of Peel

The Region of Peel also has servicing concerns and has submitted comments with regards to water and sanitary sewer connections to the subject lands:

- Currently, there exists sanitary sewer and water sewer services on Audubon Boulevard and Fieldgate Drive; however, connections to these services will be at the full cost and responsibility of the future developer of the site;
- Region of Peel staff will require a Functional Servicing Report (FSR) to determine how the developer proposes to service the site and if the existing services are adequately sized to service the proposed development; and
- Detailed servicing comments will be provided following receipt of an FSR and engineering drawings.

Severance Application 'B' 041/11

As indicated in previous reports, on September 22, 2011, IO submitted an application to the Committee of Adjustment to sever a portion of the subject lands, totalling 0.5 hectares (1.4 acres), having frontage on Audubon Boulevard. IO is intending to sell the severed lands for future residential development and retain the surrounding lands, which includes the rest of the subject lands and the Parkway Belt West lands to the north (see Appendix 2).

The Committee of Adjustment granted provisional consent for the severance, subject to a number of conditions that need to be fulfilled by IO. To date, some of the conditions have been fulfilled by IO, however, other conditions still need to be cleared. Therefore, at this time the severance of the subject lands ('B' 41/11) is not fully in effect.

In the future, the retained lands, noted as Area A on appendix 2, will need to be severed from the Parkway Belt West lands to the north. Thus, in order to ensure appropriate future development, with frontage on Audubon Boulevard, a holding provision is proposed that requires area A to be consolidated with lands to the south.

Proposed Zoning Recommendations

The proposed H-R3-Exception zone, will include the following:

- A regulation to ensure that the currently non-severed portion of the subject lands, identified as area A, be developed in accordance with the provisions of the R3 zone, including the appropriate setbacks and buffer areas; and
- Holding provisions to:
 - consolidate ownership of the identified Area A with the abutting lands to the south, zoned R3, to provide frontage on a public street.
 - enter into a Servicing Agreement for Municipal Works with the City and the Region of Peel in order to construct the necessary municipal works, lot grading, necessary utility relocations, etc.;
 - provide an Acoustic Report to identify all noise sources which may impact the site; and
 - enter into a development agreement with the City to address any necessary development and/or noise warning clauses, and any other necessary conditions.

Once the specifics of these conditions have been met to the satisfaction of City and Region of Peel staff, an application to lift the 'H' holding provision for the subject lands may be brought forward by the applicant for City Council's adoption.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act, R.S.O 1990, c.P.13*, as amended, City Council is given the authority to determine if further public notice is required. As city staff are modifying the zoning provisions proposed for the subject lands to address future frontage issues and existing servicing constraints to the site, it is recommended that no further public meeting is needed with respect to the proposed changes.

The proposed Official Plan Amendment and rezoning, is acceptable from a planning perspective and should be approved, based on the following:

- The proposed redesignation of the subject lands is in conformity with Mississauga Plan policies for the Rathwood District;
- The proposal for detached dwellings is compatible with surrounding land uses; and
- The rezoning of the subject lands, specifically 'H-R3-Exception', with holding provisions, is appropriate in order to address the current on-site servicing and site development issues and constraints, while being mindful of the neighbourhood zoning context.

STRATEGIC PLAN: **CONNECT: Completing our Neighbourhoods**

- Develop Walkable, Connected Neighbourhoods

FINANCIAL IMPACT: Not applicable.

ATTACHMENTS: APPENDIX 1: Corporate Report "*City Initiated Official Plan Amendment and Rezoning- Fieldgate and Audubon Boulevard*" dated March 13, 2012.
APPENDIX 2: Lands Severed and Retained by Infrastructure Ontario.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Frank Marzo, Policy Planner



Corporate Report

Clerk's Files

Originator's
Files

CD.04.FOR

DATE: March 13, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 2, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **City Initiated Official Plan Amendment and Rezoning -
Fieldgate Drive and Audubon Boulevard
PUBLIC MEETING
WARD 3**

RECOMMENDATION:

1. That the report titled "*City Initiated Official Plan Amendment and Rezoning - Fieldgate Drive and Audubon Boulevard*" dated March 13, 2012 from the Commissioner of Planning and Building, be received for information.
2. That staff report back to Planning and Development Committee on the submissions made with respect to the March 13, 2012 report.

BACKGROUND: On December 14, 2011, City Council adopted Resolution 0281-2011 as follows:

1. That the report titled "*Land Use Review - Former Parkway Belt West Lands - Fieldgate Drive and Audubon Boulevard*", dated November 15, 2011 from the Commissioner of Planning and Building, be received for information.

2. That staff circulate the above report and commence the statutory public consultation process with respect to the former Parkway Belt West lands at Fieldgate Drive and Audubon Boulevard.

At the time the information report titled "*Land Use Review - Former Parkway Belt West Lands - Fieldgate Drive and Audubon Boulevard*" was prepared, an amendment to the new Mississauga Official Plan (2011) was proposed for the subject lands. Given Mississauga Official Plan (2011) has been appealed in its entirety, an amendment to the in-effect Official Plan, Mississauga Plan (2003), is proposed. The amendments to Mississauga Official Plan (2011) will be incorporated once the appeals have been resolved and the Plan is in effect.

This public meeting of the Planning and Development Committee on April 2, 2012 is the statutory public meeting to fulfill the requirements of the *Planning Act*. Its purpose is to provide an opportunity for the public to make submissions to the Planning and Development Committee on the proposed amendments to Mississauga Plan (2003) with regard to the Rathwood District Policies and Zoning By-law 0225-2007.

COMMENTS:

The subject lands are located on the northeast corner of Fieldgate Drive and Audubon Boulevard (refer to Appendix 1).

The intent of the proposed amendments are:

- to ensure future development on the subject lands is in keeping with the surrounding, stable neighbourhood and respectful of the two-storey, detached houses in the immediate neighbourhood;
- to redesignate the subject lands from "Parkway Belt West" to "Residential Low Density I - Special Site"; and
- to rezone the lands from "PB1" (Parkway Belt) to "R3" (Detached Dwellings).

Appendix 2 contains a summary of the policy framework and rationale for the proposed changes to the Rathwood District Policies in Mississauga Plan (2003), as they apply to the subject lands.

As indicated in Mississauga Plan (2003), residential lands outside of intensification areas will be regarded as stable land and not the focus for intensification. Infill development in these areas will be compatible in built form and scale to the surrounding area. In this case, the Fieldgate Drive and Audubon Boulevard neighbourhood consists of predominately low density, single, detached houses. The proposed redesignation and zoning is in keeping with the character of this area.

Appendix 3 outlines the proposed Special Site policy and Appendix 4 shows the redesignation of the subject lands from “Parkway Belt West” to “Residential Low Density I - Special Site” on the Rathwood District Land Use Map. In addition to the specific proposed amendments to the Rathwood District Policies and Land Use Map, Schedule 2, Urban Form Concept (Appendix 5) is proposed to be amended to reflect the redesignation.

It should be noted, the subject lands are part of a linkage within the City’s Natural Areas System (NAS), as shown on Schedule 3, Environmental Areas in Mississauga Plan (2003). This amendment does not propose changes to this linkage feature, however, if the lands are developed, an Environmental Impact Study (EIS) will be required to determine overall impact to the NAS.

CONCLUSION:

Following the public meeting, staff will report back to Planning and Development Committee on comments received with respect to the report “*City Initiated Official Plan Amendment And Rezoning- Fieldgate Drive and Audubon Boulevard*” dated March 13, 2012 from the Commissioner of Planning and Building.

STRATEGIC PLAN:

CONNECT: Completing our Neighbourhoods

- Develop Walkable, Connected Neighbourhoods

FINANCIAL IMPACT: Not applicable.

ATTACHMENTS:

- APPENDIX 1: Subject Lands
- APPENDIX 2: Existing Policies for Consideration in the Proposed Redesignation of the lands on Audubon Boulevard, East of Fieldgate Drive (Mississauga Plan (2003))
- APPENDIX 3: Proposed Official Plan Amendment - Mississauga Plan (2003) and Rathwood District Policies Section 4.28.6 Special Site
- APPENDIX 4: Rathwood District Land Use Map - Mississauga Plan (2003)
- APPENDIX 5: Schedule 2- Urban Form Concept - Mississauga Plan (2003)

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Frank Marzo, Policy Planner



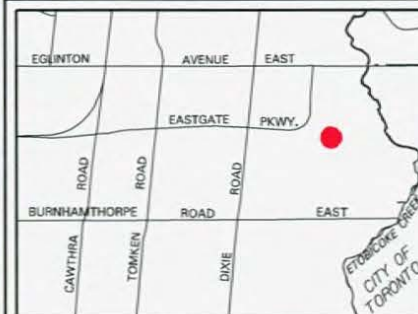
LEGEND:



SUBJECT LANDS



SUBJECT:
FORMER PARKWAY BELT WEST LANDS
FIELDGATE DRIVE & AUDUBON BOULEVARD



FILE NO:
BL.09.PAR
DWG. NO:
BL09PAR PBA A
SCALE:
1:3000
PDC DATE:
2011 12 05
DRAWN BY:
K. PROKOP

APPENDIX 1

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

Appendix 2

**Existing Policies for Consideration in the Proposed Redesignation of the lands on Audubon
Boulevard, East of Fieldgate Drive
Mississauga Plan (2003)**

Section 3.2 Residential

3.2.3.1 Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of retail commercial, community, and transportation facilities.

3.2.3.2 High quality and innovative 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. Innovative housing types and zoning standards will be encouraged. Design issues related to built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development. Broader urban design issues related to the creation of an urban street character, developing a sense of gateway into a community and highlighting district focal points will also be considered in assessing residential development.

Section 3.13 Intensification

3.13.5.1 Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

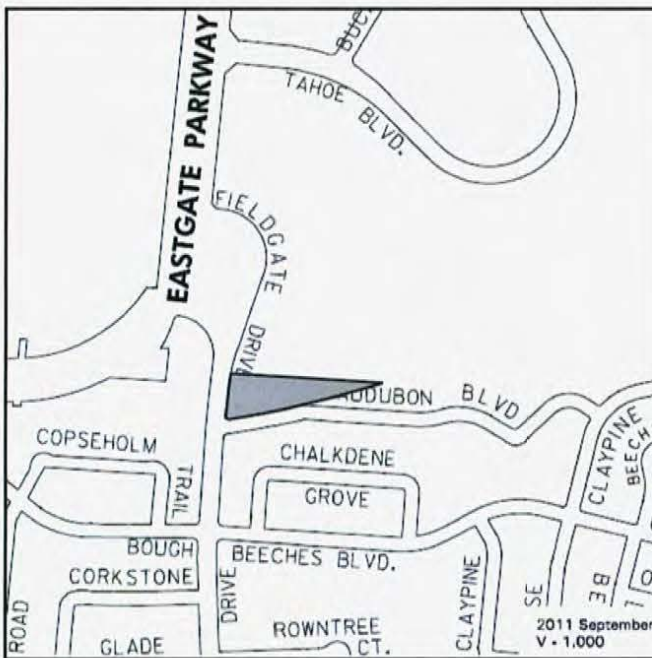
3.13.5.2 Residential intensification outside intensification areas will generally occur through infilling.

3.13.5.3 Intensification outside intensification areas may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan.

Appendix 3

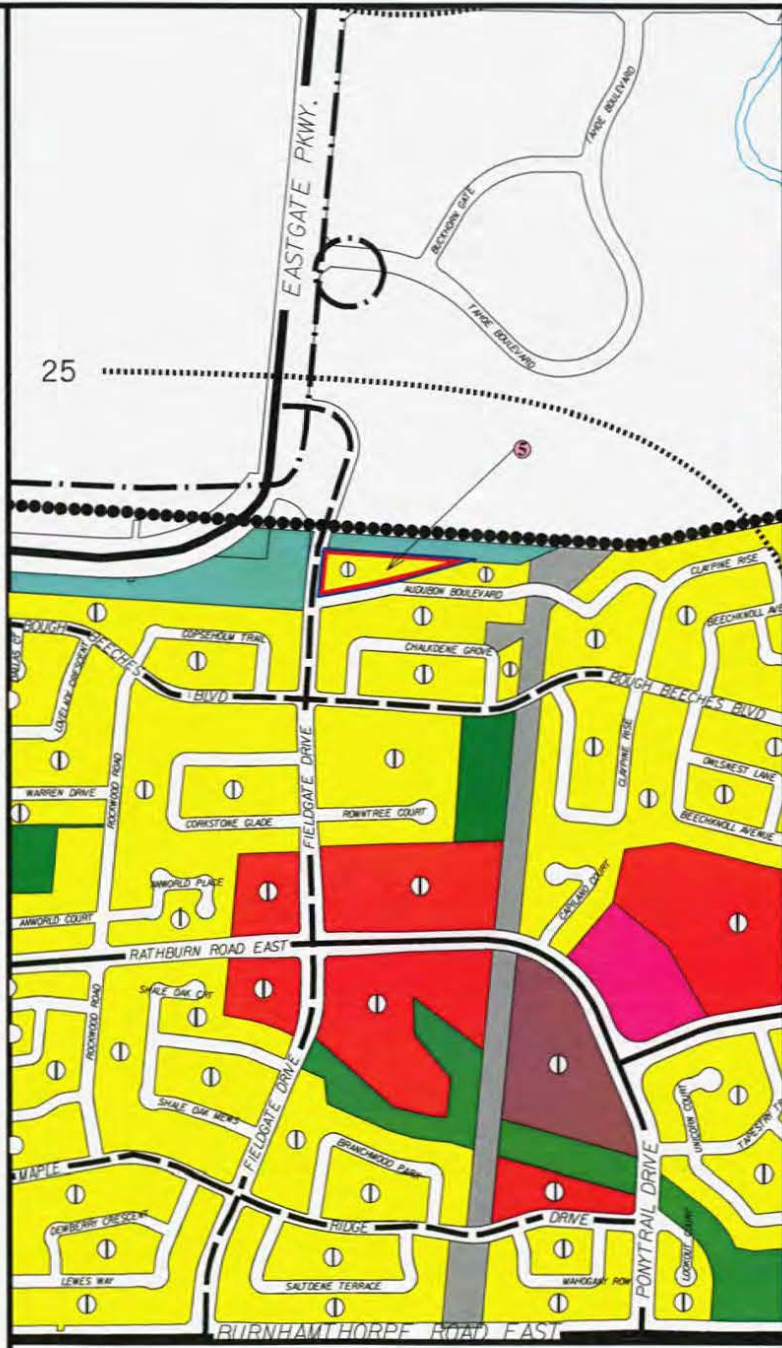
Proposed Official Plan Amendment

Mississauga Plan (2003) and Rathwood District Policies
Section 4.28.6 Special Site
4.28.6.6 (MPA- 123)

**4.28.6.6 Site 5**

The lands identified as Special Site 5 are located east of Fieldgate Drive and north of Audubon Boulevard.

Notwithstanding the provisions of the Residential Low Density I designation of this Plan, only detached dwellings will be permitted.



- LAND USE DESIGNATIONS**

 - Residential - Low Density I
 - Residential - Low Density II
 - Residential - Medium Density I
 - Residential - High Density I
 - Residential - High Density II
 - General Retail Commercial
 - Convenience Retail Commercial
 - Motor Vehicle Commercial
 - Office
 - Public Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility
- TRANSPORTATION LEGEND**

 - Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Minor Collector
 - Local Road
 - Bus Rapid Transit Corridor
 - Bus Rapid Transit Station
 - Major Transit Corridor

*Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor*
- LAND USE LEGEND**

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

AREA OF AMENDMENT NO. 123

FROM
 Parkway Belt West

TO
 Residential Low Density I and PROPOSED SPECIAL SITE 5



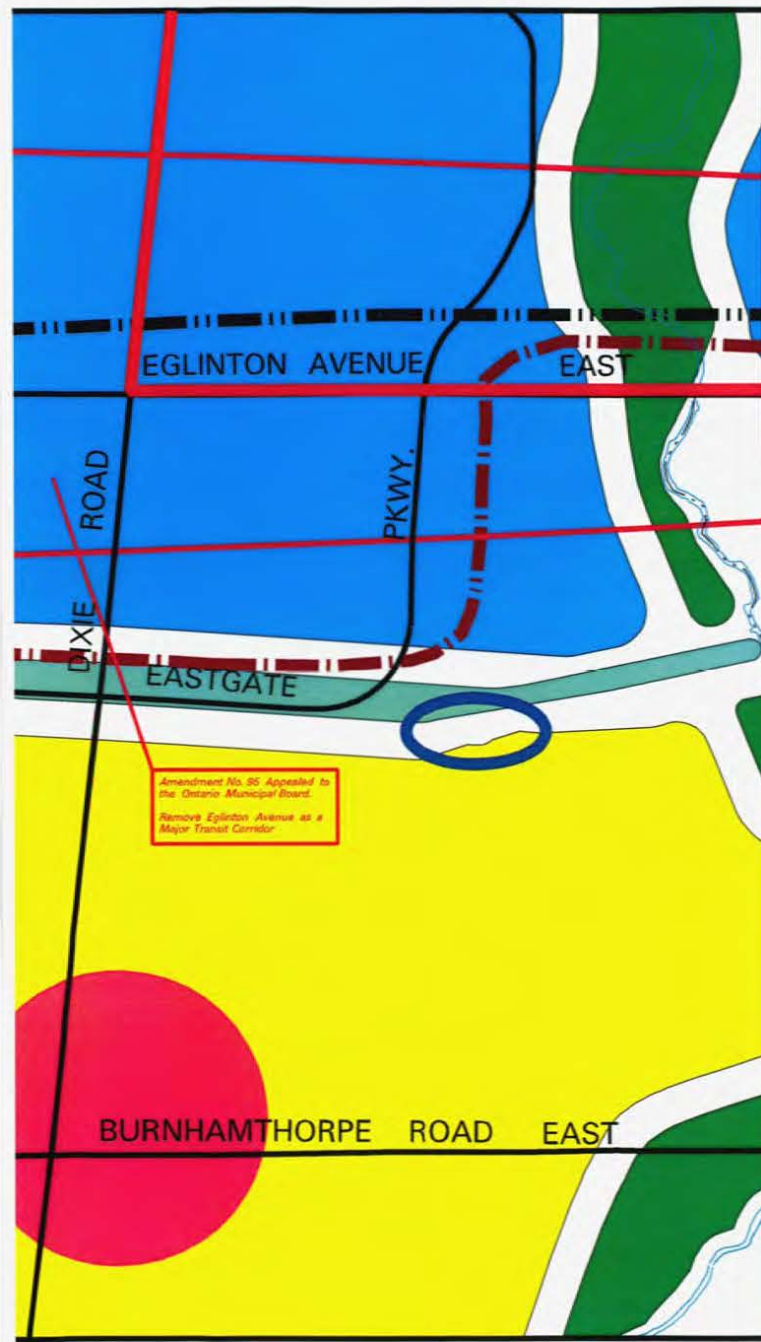
Schedule 'A'
Part of
Rathwood District Land Use Map
Rathwood District Policies of Mississauga Plan
(Official Plan)

SCHEDULE 'A' TOGETHER WITH
 THE TEXT CONSTITUTES AMENDMENT No. 123

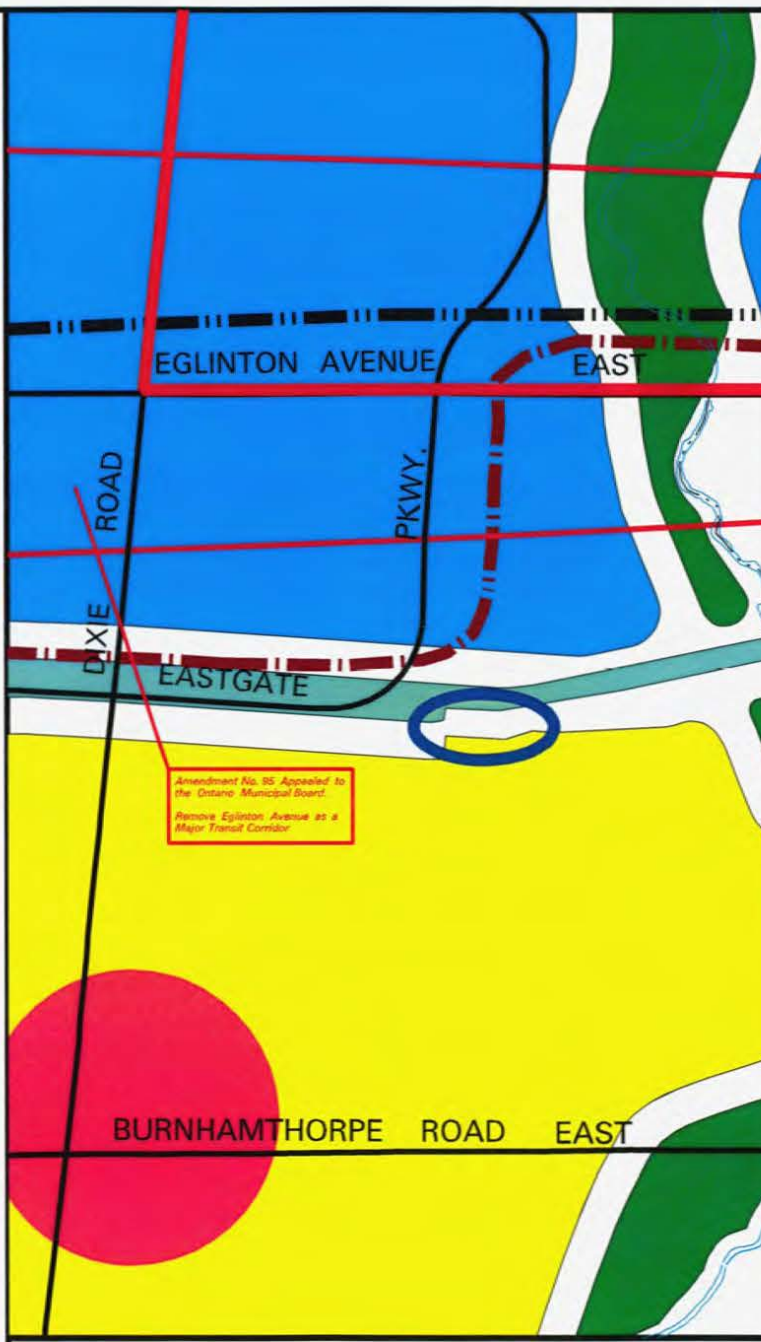
This Consolidation Includes Latest Approved Amendment - No. 40
 OMB File No. PLO80347 2010 February 23

EXISTING LAND USE DESIGNATIONS

AMENDED LAND USE DESIGNATIONS



EXISTING SCHEDULE 2



AMENDED SCHEDULE 2

- Residential
- Employment
- Major Open Space
- Parkway Belt West
- City Centre
- Nodes
- Airport
- Lake Ontario Waterfront
- Existing Commuter Rail
- Bus Rapid Transit Corridor
- Transit Airport Connections
- Major Transit Corridor
- LBPIA Operating Area Boundary
- Lands Exempt From LBPIA Operating Area

*This Schedule does not represent
Land Use Designations
Land Use Designations are shown
on District Land Use Maps*

AREA OF AMENDMENT NO. 123

FROM
 Parkway Belt West
TO
 Residential

No changes to schedule through OPA 123,
except those specifically noted.



Schedule 'A'
Part of
Schedule 2
Urban Form Concept
of Mississauga Plan
(Official Plan)

SCHEDULE 'A' TOGETHER WITH
THE TEXT CONSTITUTES AMENDMENT NO. 123

This Consolidation Includes Latest Approved Amendment - No. 95
Regional Partial Approval 2010 January 07

City of Mississauga

2010 April

\\s01\geog\info\report maps\100513_Rdviewd 3P1



LEGEND:



SUBJECT LANDS

NOTE: LANDS ARE SUBJECT TO HOLDING PROVISIONS.



SEVERED LANDS 'B' 41/11



LANDS RETAINED BY
INFRASTRUCTURE ONTARIO

A

RETAINED AREA OF SUBJECT LANDS
REQUIRING FUTURE SEVERANCE.



**SUBJECT: LANDS SEVERED AND RETAINED
BY INFRASTRUCTURE ONTARIO**



FILE NO:
BL.09.PAR

DWG. NO:
BL09PAR PBA S

SCALE:
1:3000

PDC DATE:
2012 06 25

DRAWN BY:
K. PROKOP

APPENDIX 2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



Corporate Report

Clerk's Files

Originator's
Files OZ 12/002 W7

DATE: March 4, 2014

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

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Rezoning Application**
To permit eight (8) detached dwellings on a common element
condominium private road
2167 Gordon Drive
East side of Gordon Drive, south of Queensway West
Owner: Raffi Konialian
Applicant: Weston Consulting Group Inc.
Bill 51

Supplementary Report

Ward 7

RECOMMENDATION: That the Report dated March 4, 2014, from the Commissioner of Planning and Building regarding the application under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be adopted in accordance with the following:

1. That Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants, to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with the applications, in support of the recommendations outlined in the report dated March 4, 2014 that concludes that the proposed rezoning does not represent good planning and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or

before the Ontario Municipal Board hearing process;
however, if there is a potential for settlement then a report
shall be brought back to Council by the City Solicitor.

**REPORT
HIGHLIGHTS:**

- The applicant has appealed the rezoning application to the Ontario Municipal Board for failure by City Council to make a decision within the prescribed timelines. The pre-hearing conference is scheduled for April 29, 2014;
- The proposed rezoning is not acceptable from a planning perspective for several reasons, including protection of the Residential Woodland, tree preservation concerns, and compatibility with the existing character of the area with respect to existing zoning standards;
- A reduction of a minimum of two units would better retain and enhance the existing tree canopy, address compatibility with abutting and existing zoning regulations and be more in keeping with the character of the area;
- Staff is seeking direction from Council to attend any Ontario Municipal Board proceedings which may take place in connection with the application in support of the recommendations outlined in this report.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on April 2, 2013, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0020-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

On October 4, 2013, the owner appealed the application to the Ontario Municipal Board (OMB) due to the failure by City Council to make a decision on the Rezoning application within 120 days, (subsection 34(11) of the *Planning Act*). The owner also appealed the decisions of the Committee of Adjustment to refuse related consent and minor variance applications under files "B" 59/13 and "A" 358/13, requesting a severance and a variance to permit the retained lot (see Lot 1 on Concept Plan – Appendix I-5 of

Information Report) to have a lot frontage of 20.8 m (68.2 ft.); whereas a minimum lot frontage of 30 m (98.4 ft.) is required by Zoning By-law 0225-2007. Both appeals have been consolidated at the Ontario Municipal Board (OMB). A pre-hearing conference is scheduled for April 29, 2014.

COMMENTS:

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

COMMUNITY ISSUES

Based on comments made at the public meeting and correspondence received from the Gordon Woods Homeowners Association, fewer homes would be acceptable on the site provided that the proposed road design, lots and building footprints minimize tree loss.

The following specific issues were identified by area residents through written correspondence to the City and through verbal comments made at the June 7, 2012 and March 20, 2013 community meetings held by Ward 7 Councillor Nando Iannicca, and at the April 2, 2013 Planning and Development Committee meeting.

Comment

The proposed development does not comply with the existing "R1-7" zoning requirements and will set a precedent for future development within the Gordon Woods area.

Response

The subject site and its surroundings comprise an established, well-treed residential area, consisting of relatively large lots. The subject site abuts lots located along Gordon Drive, as well as along Breezy Pines Drive to the north, and Autumn Breeze Drive North to the south. The adjacent lots located on the opposite (west) side of Gordon Drive are heavily treed, wide and deep lots containing stately homes generally served by long, winding driveways.

The development site as well as the residential lands to the north and south of the development site are zoned "R1-7", with the lands

across Gordon Drive zoned "R1-6". Both zones require a minimum lot frontage of 30 m (98.4 ft.) but with a minimum lot area varying from 1 140 m² (12,271.2 sq. ft.) in the "R1-7" zone to 3 500 m² (37,674.9 sq. ft.) in the "R1-6" zone. Details of the requested changes to the "R1-7" zone are found in the table below.

	"R1-7" Regulations	Applicant's Proposal
Minimum Lot Frontage	30 m (98.4 ft.)	15 m (49.2 ft.)
Minimum Lot Area	1 140 m ² (12,271 sq. ft.)	750 m ² (8,073.2 sq. t.)
Maximum Lot Coverage	25%	35%
Minimum Side Yard	1.8 m (5.9 ft.) to 4.2 m (13.7 ft.)	1.5 m (4.9 ft.)
Minimum Front Yard	9.0 m (29.5 ft.)	5.0 m (16.4 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	5.5 m (18 ft.)

The average lot frontages and areas north of the subject site along Breezy Pines Drive are 31.7 m (104 ft.) and 1 597 m² (17,190 sq. ft.) respectively. The average lot frontage and areas south of the subject site along Autumn Breeze Drive North are 23.8 m (78 ft.) and 1 000 m² (10,764 sq. ft.) respectively.

The existing lot frontages north and south of the subject site comply with the "R1-7" zoning provisions, and are in excess of the applicant's proposed average lot frontage of 19.7 m (64.6 ft.).

The proposed building setbacks, frontages, and lot areas, are not in keeping with the "R1-7" regulations.

Comment

The proposed development will remove too many trees and may not conform to the Residential Woodland policy of Mississauga Official Plan which is intended to protect, enhance, restore and expand the existing eco-system.

Response

Gordon Woods has been identified as a Residential Woodland in Mississauga Official Plan. Residential Woodlands are areas within neighbourhoods, generally in older residential areas with large lots that have mature trees forming a fairly continuous canopy and form part of the City's Natural Areas System.

Section 6.3.1.4 of Mississauga Official Plan states that Residential Woodlands are areas that have minimal native understory due to maintenance of lawns and landscaping. Residential woodlands provide a number of ecological benefits such as habitat for tolerant canopy birds and other urban wildlife and facilitating ground water recharge due to the high proportion of permeable ground cover. Development proposals in Residential Woodlands will seek to protect, enhance and expand the existing tree canopy, understory, ecosystem functions and wildlife habitat.

Based on the current proposal, the updated Arborist Report conducted by Strybos Barron King, confirms that an additional 39 trees (having a diameter of 15 cm (5.9 in.) or more) are to be removed on the retained lands, and 9 trees are slated for removal on the severed lot that fronts onto Gordon Drive, for a total of 48 trees being removed on the overall property.

In view of the foregoing, the applicant is encouraged to make adjustments to the concept plan to reduce the number of units and building footprint of the dwellings, to increase the front, rear and interior and exterior side yards to be more consistent with the existing established character of the area and allow for more tree preservation opportunities.

Comment

The proposed development is not in keeping with the character of the neighbourhood, including the scale and compatibility of unit and lot sizes and the number of homes proposed.

Response

The proposed scale of the development is not in keeping with the character of the neighbourhood. The principle of maintaining the

character of the area is found in several Mississauga Official Plan policies, including those outlined in Appendix I-9 of the Information Report (see Appendix S-1). The proposed rear yards are too shallow when compared to the typical rear yards of homes on Autumn Breeze Drive North and Breezy Pines Drive; garages are proposed in front of the main face of the houses rather than at the rear and the proposed massing, side yards and front and rear yards do not respect and relate to the adjacent lots in the area.

Further discussion on this issue and the overall merits of the proposal is contained in the Planning Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Credit Valley Conservation (CVC)

Comments updated February 5, 2014 state that CVC staff are satisfied with the delineation of the hazards and buffers namely the Long Term Stable Top of Bank plus 5 m (16.4 ft.) and the resulting limits of development, lands to be dedicated to the City and to be zoned Greenbelt as part of this application. As per CVC's agreement with the City of Mississauga, they have provided further technical advice related to the Residential Woodland designation and stormwater management. They recommend that these comments be addressed and the provision of a satisfactory Tree Preservation Plan, Restoration Landscape Plan and Functional Servicing Report be provided prior to approval of the proposed zoning by-law amendment. In addition to the items noted above, CVC staff also requires further details on the proposed stormwater outfall design, including satisfactory sediment and erosion control measures and landscape plans, to be provided through the Servicing Agreement, and prior to CVC permit issuance.

City Transportation and Works Department (T&W)

Comments updated September 20, 2013 state that a Noise Control Study has been received, which concludes that with the use of

appropriate attenuation measures and warning clauses, the proposed development can be adequately protected from the surrounding noise sources in accordance with City, Regional and Ministry of Environment (MOE) guidelines. Notwithstanding the findings of the report, the applicant's consultant has been requested to confirm the status of the adjacent Trillium Hospital's Compliance Approval from MOE regarding the impact of any stationary noise.

The Functional Servicing Report and Phase 1, Environmental Evaluation are satisfactory, however approval from Credit Valley Conservation will be required with respect to the outlet works to Mary Fix Creek and any required development setbacks.

The applicant has confirmed that the proposal for the interior eight lots fronting onto the future private cul-de-sac is to be developed as a Common Element Condominium.

It was indicated that minor revisions are required to the Site Servicing Plan and Condominium Development Plan and that the owner will be required to enter into a Development and Servicing Agreement in a form and on terms satisfactory to the City. To date, the requested revisions and confirmation noted above remain outstanding.

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

Comments updated February 3, 2014 state that should this application be approved, lands below the established Top of Bank and any buffer lands, as required by the City and CVC, shall be zoned Greenbelt and dedicated gratuitously to the City for long term conservation and natural hazard management.

Fencing, protective hoarding, and associated securities for the dedicated greenbelt lands will be required by way of Servicing and Development Agreement. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt. Furthermore, prior to by-law enactment,

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

PLANNING COMMENTS

Official Plan

As outlined in the Information Report (see Appendix S-1), the subject lands are located within the Cooksville Neighbourhood Character Area which is described as being a stable and established community, and as such, an objective of the Neighbourhood policies is to recognize the scale and enhance the character of the existing neighbourhoods. The site also forms part of Special Site 4 which outlines additional policies directing development to generally maintain and enhance the existing established character of the area.

The site is designated "Residential Low Density 1" and "Greenbelt" within Mississauga Official Plan and permits single detached homes. An amendment to the Mississauga Official Plan is not required.

Given that an amendment to the Official Plan is not proposed, it is essential that the development be functionally and visually compatible with the character of the existing neighbourhood. To this end, a reduction of at least two units would result in lot sizes which are more in keeping with the character of the surrounding lots.

Zoning

The applicant has requested the lands be zoned to "R16-Exception" (Detached Dwellings on a CEC Private Road – Exception) and "G1" (Greenbelt – Natural Hazards) to accommodate the proposed development of eight (8) detached dwellings. As set out in Appendix I-10 of the Information Report, the proposed

development requires a number of exception provisions to the base "R16" zone namely with respect to minimum front, interior side and rear yards.

To be more compatible with the existing context, the proposed exception zone should provide for increases in the required minimum yards, as noted above, as well as the minimum lot frontage and lot area and a reduction in the maximum lot coverage contained in the "R16" base zone.

Bonus Zoning

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

Should the OMB render a decision on the applicant's appeals that results in an increase in height or density, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval in accordance with Section 41 of the *Planning Act*.

A site plan application was submitted by the applicant in October 2013 under file SP 174/13 W7 and is currently under review by City staff.

While the applicant has worked with City departments to address many site plan related issues through the review of a concept plan submitted with the rezoning application, further revisions are needed to address matters related to tree preservation, landscaping and visitor parking spaces to ensure conformity with the applicable Official Plan policies for the Cooksville Neighbourhood Character Area and the Residential Woodlands.

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 proposed Zoning By-law amendment is not acceptable from a planning standpoint and should not be approved for the following reasons:

1. The proposed scale of the development is not in keeping with the character of the neighbourhood as the proposed lot frontages and areas, building footprints and front, interior side and rear yards do not respect and relate to the adjacent lots in the surrounding area.
2. The proposal will impact the existing tree canopy.
3. A reduction of a minimum of two units would better retain and enhance the existing tree canopy, address compatibility with abutting and existing zoning regulations and be more in keeping with the character of the area.
4. Some technical details have not been addressed as of the preparation of this report, including the proposed stormwater outfall design, satisfactory sediment and erosion control measures and changes to the site servicing plan.

ATTACHMENTS:

Appendix S-1: Information Report

Appendix S-2: Recommendation PDC-0020-2013

 *FER*

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Michael Hynes, Development Planner

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Corporate Report

Clerk's Files

Originator's
Files OZ 12/002 W7**PDC** APR 2 2013

DATE: March 12, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 2, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit eight (8) detached dwellings on a CEC Private Road
2167 Gordon Drive
East side of Gordon Drive, south of Queensway West
Owner: Raffi Konialian
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting **Ward 7**

RECOMMENDATION: That the Report dated March 12, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Detached Dwellings - Typical Lots) to "R16 - Exception" (Detached Dwellings on a CEC Private Road) and "G1" (Greenbelt - Natural Hazards), to permit eight (8) detached dwellings on a CEC Private Road under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be received for information.

**REPORT
HIGHLIGHTS:**

- Community concerns identified to date relate to maintaining the existing character of the area, protecting the Residential Woodland, and setting a precedent for future development within the Gordon Woods area.
- Prior to the preparation of a Supplementary Report, matters to be addressed include outstanding department and agency comments, resolution of tree preservation concerns, urban design considerations and the submission and review of supporting information and studies.

BACKGROUND:

The application has been circulated for technical comments and a community open house has been held.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	February 13, 2012
Application Complete:	March 8, 2012
Application Revised:	November 30, 2012
Existing Gross Floor Area:	295 m ² (3,175.5 sq. ft.) – existing dwelling to be demolished
Height:	2 storeys
Lot Coverage:	35%
Net Density:	10.2 units/ha 4.13 units/acre
Number of units:	8 (1 additional detached dwelling proposed, but not included in the subject application, to be built fronting Gordon Drive in accordance with the existing “R1-7” zone)

Development Proposal	
Gross Floor Area:	450 to 500 m ² (4,844 to 5,382 sq. ft.) per unit
Anticipated Population:	27* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	2.0 resident spaces per unit (16 spaces) 0.25 visitor spaces per unit (2 spaces) Total: 18 spaces
Parking Provided:	4.0 resident spaces per unit (32 spaces) 0.37 visitor spaces per unit (3 spaces) Total: 35 spaces
Supporting Documents:	Functional Servicing Report and Stormwater Management Brief Phase 1 Environmental Site Assessment, Noise Control Study Scoped Environmental Impact Study Meander Belt Width Assessment: Mary Fix Creek Preliminary Tree Preservation Report Green Features List Parcel Registry Documentation Planning Justification Report

Site Characteristics	
Frontage:	21.5 m (70.5 ft.)
Depth:	216.56 m (710.5 ft.)
Net Lot Area:	0.784 ha (1.937 ac.) – Lot 1 is excluded
Existing Use:	Detached Dwelling

Green Development Initiatives

No green initiatives beyond current planning and building code requirements have been identified.

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

Neighbourhood Context

The subject property is located in the Gordon Woods community, a low density neighbourhood characterized by detached dwellings on large well-treed lots with large front, rear and side yard setbacks and a rural road profile. Mary Fix Creek transects the property near the eastern terminus of the subject lands. The natural hazard associated with the Creek is to be conveyed to the City and preserved in a natural state. Although unauthorized tree removal was undertaken on the table land portion of the subject land by the previous owner, the site remains well-treed. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings on large, well-treed lots
East: Trillium Health Centre
South: Detached dwellings on large, well-treed lots
West: Beyond Gordon Drive are detached dwellings on large, well-treed lots

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

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The Plan was appealed in its entirety, however, on November 14, 2012, the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject application.

The subject lands are located within the **Cooksville Neighbourhood Character Area** and are designated "**Residential Low Density I**" and "**Greenbelt**".

"**Residential Low Density I**" permits detached, semi-detached and duplex dwellings. Notwithstanding the general provisions for

the "Residential Low Density I" designation, only detached dwellings are permitted by the **Cooksville Neighbourhood Character Area** Policies as they pertain to the subject lands.

"Greenbelt" lands are generally associated with natural hazards or areas where development is restricted.

The lands are also part of **Special Site 4** within the **Cooksville Neighbourhood Character Area** Policies, which outline additional policies directing development to generally maintain and enhance the existing established character of the area. These and other policies in Mississauga Official Plan which are applicable in the review of this application have been outlined in Appendix I-9.

An Amendment to the Official Plan is not proposed in support of the proposed development.

Existing Zoning

"R1-7" (Detached Dwellings - Typical Lots), which permits detached dwellings with a minimum lot area of 1 140 m² (12,271 sq. ft.), a minimum lot frontage of 30.0 m (98.4 ft.) and a maximum lot coverage of 25%. **"G1" (Greenbelt – Natural Hazards)**, which permits flood control, stormwater and erosion management and Natural Heritage Features and Areas conservation.

Proposed Zoning By-law Amendment

"R16 – Exception" (Detached Dwellings on a CEC Private Road), to permit eight (8) detached dwellings on a CEC private road. Specific zone provision are contained within Appendix I-10. **"G1" (Greenbelt – Natural Hazards)** to reflect the limits of development associated with Mary Fix Creek.

COMMUNITY ISSUES

A community open house was held by Ward 7 Councillor, Nando Iannicca, on June 7, 2012. Issues raised by the Community are summarized below and will be addressed in the Supplementary Report:

- maintaining the existing character of the area;
- protecting the Residential Woodland (tree removal/preservation); and
- setting a precedent for future development within the Gordon Woods area.

A further community meeting has been scheduled for March 20, 2013.

DEVELOPMENT ISSUES

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

Tree Preservation and Community Character

The applicant has been encouraged to make adjustments to the concept plans to reduce the size/ building foot print of the dwellings, thereby increasing interior side, rear and exterior side yards to be more consistent with the existing established character of the area and allow more tree preservation opportunities. In undertaking these revisions, the applicant has been encouraged to look at strategic opportunities for the preservation of significant and/or mature trees which would maintain the continuous tree canopy associated with the Residential Woodland.

In order to preserve the character of lands designated "Residential Low Density I", the proposed development will be evaluated in the

context of policies comparing average lot frontage and area in the surrounding area.

It should also be noted that the outdoor amenity areas for individual dwellings should be identified to have a more realistic understanding of long term tree preservation expectations and identify what other implementation measures may be necessary to ensure the implementation of the official plan policies for Residential Woodlands.

Although the concept plans were modified with a November 2012 submission of materials, the above noted matters were not satisfactorily addressed.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to grading, stormwater management, site servicing, noise attenuation and tree preservation/replacement, which will require the applicant to enter into appropriate agreements with the City.

FINANCIAL IMPACT:

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

CONCLUSION:

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

ATTACHMENTS:

Appendix I-1: Site History
Appendix I-2: Aerial Photograph
Appendix I-3: Excerpt of Cooksville District Land Use Map
Appendix I-4: Excerpt of Existing Land Use Map
Appendix I-5: Concept Plan
Appendix I-6: Elevations
Appendix I-7: Agency Comments

Appendix I-8: School Accommodation

Appendix I-9: Applicable Mississauga Official Plan (2011)
Policies

Appendix I-10: Proposed Zoning Standards

Appendix I-11: General Context Map



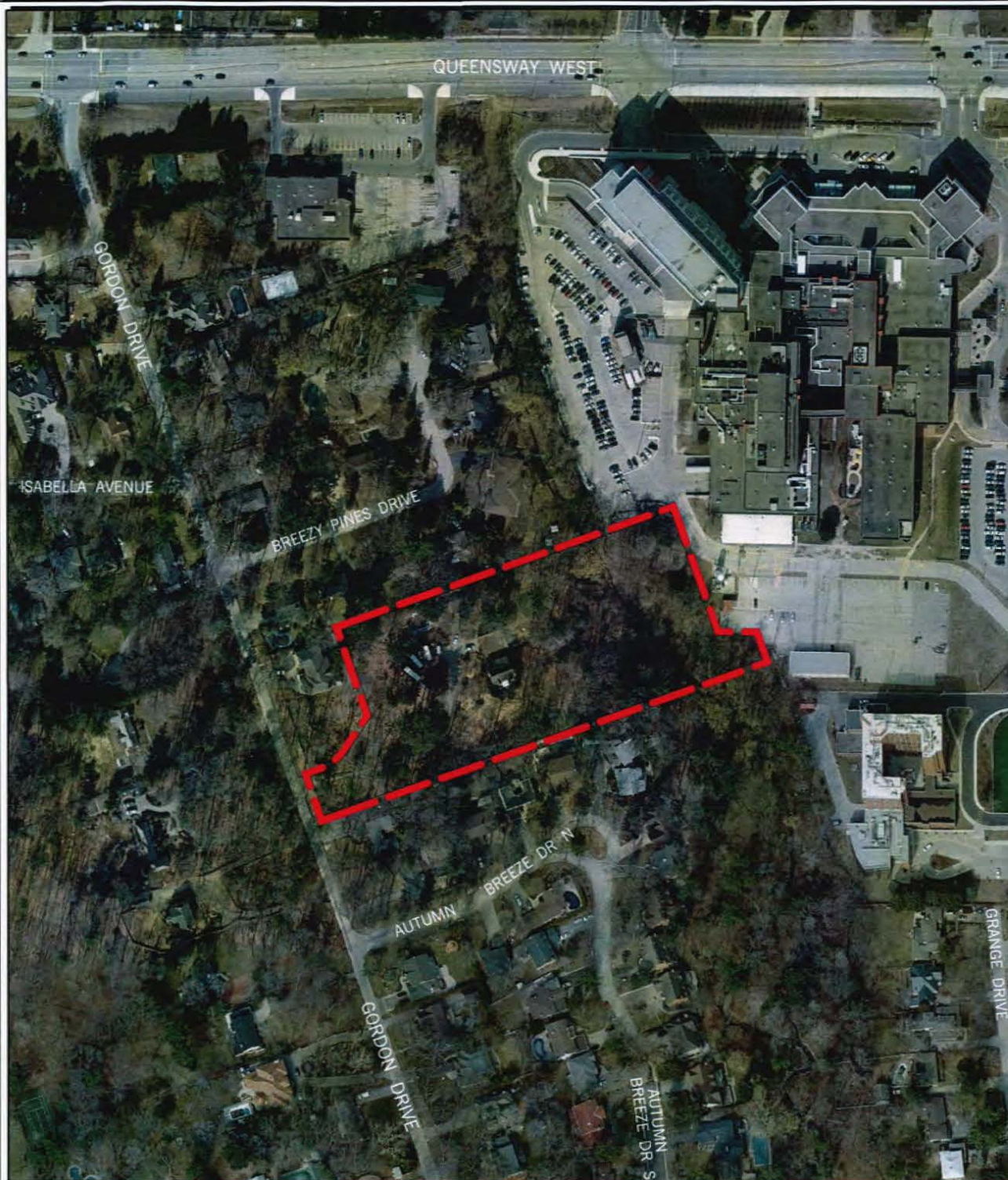
Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner

Raffi Konialian**File: OZ 12/002 W7****Site History**

- May 2, 2003 – Under consent application 'B' 22/03, a parcel with a frontage of approximately 30 m (100 ft.) on Gordon Drive was severed from the subject site to create a new property, now known as 2185 Gordon Drive.
- December 2, 2003 – Appeal B11 is approved under OMB Order No.1608, which amended the Mississauga Plan policies for Special Site 11.
- June 8, 2006 – Applications for Rezoning under file OZ 06/011 W7 and draft plan of subdivision under file 21T-M06002 W7 were submitted to accommodate the development of the lands for 5 detached dwellings on a common element condominium private road.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "R1-7" (Detached Dwelling – Typical Lots).
- July 2010 – Several significant/mature trees were removed from the lands in contravention of the Tree By-law and a previously issued Tree Removal Permit to remove only hazardous trees.
- January 16, 2012 – Files OZ 06/011 and 21T-M06002 W7 were cancelled due to inactivity and the expressed intention of the new owner to pursue a modified proposal.



LEGEND:



SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2010



SUBJECT:

RAFFI KONIALIAN



FILE NO:

OZ 12002 W7

DWG. NO:

12002A.dgn

SCALE:

1:3000

PDC DATE:

2013 04 02

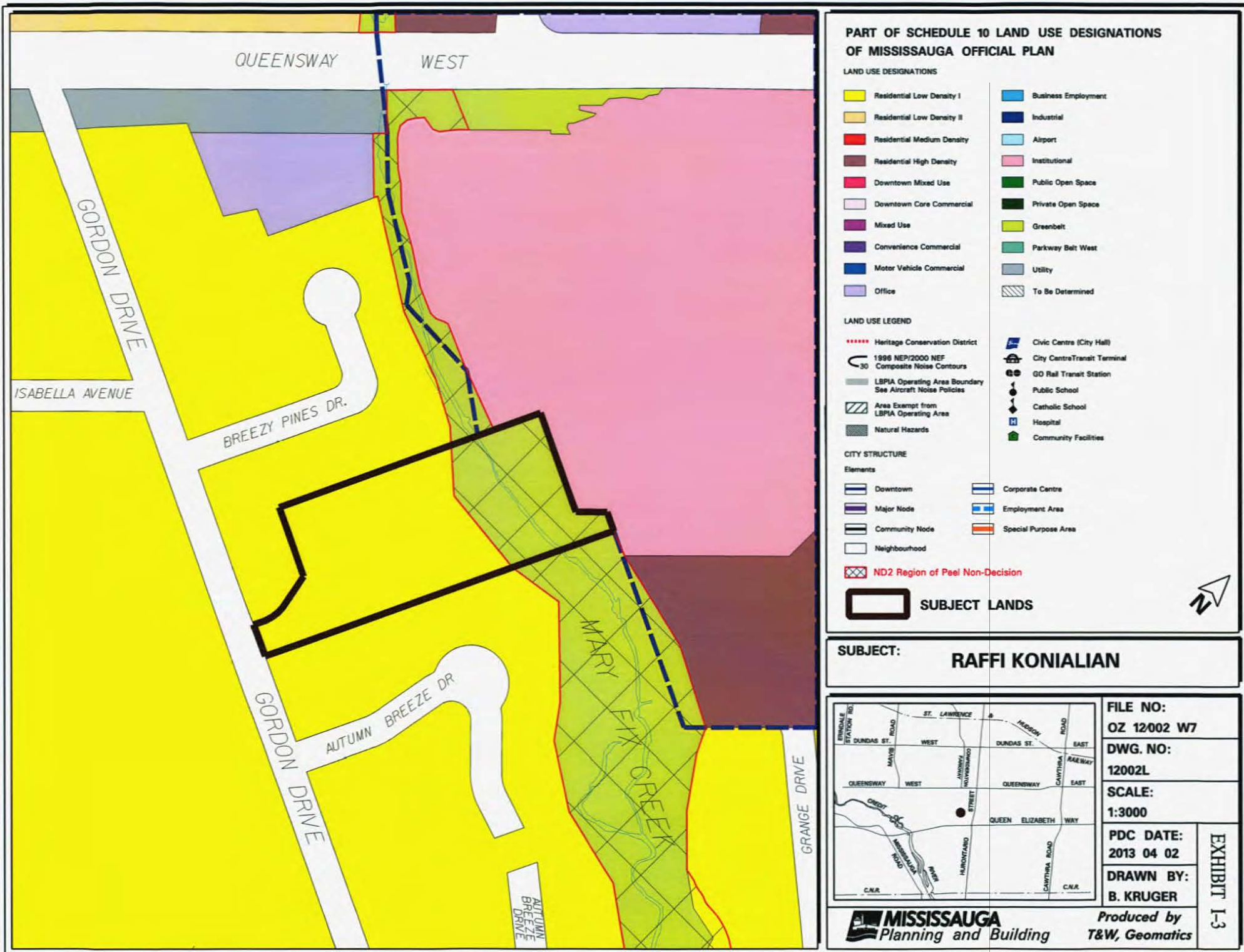
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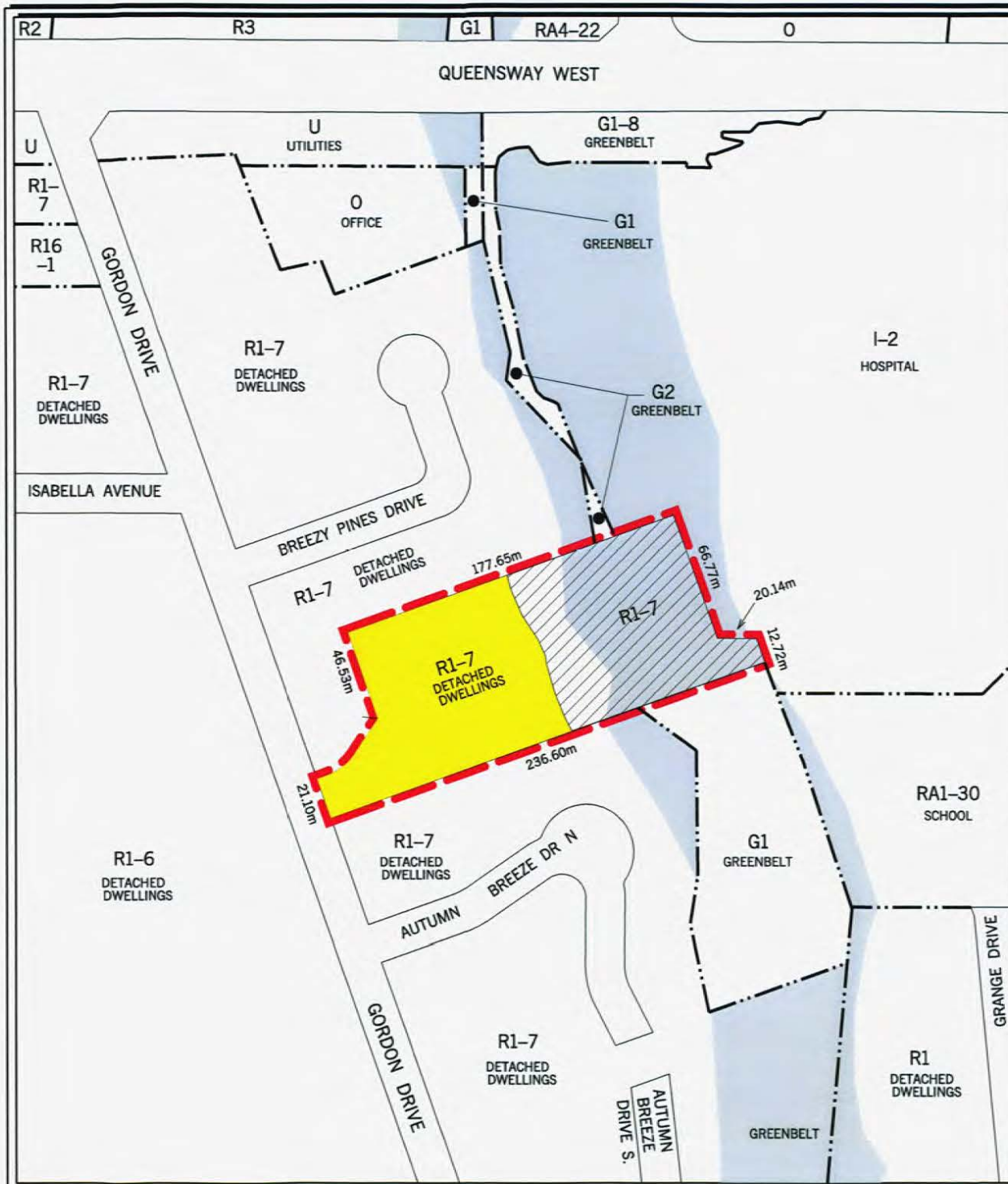
B. KRUGER

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics





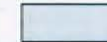
LEGEND:



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'R16 - EXCEPTION' (DETACHED DWELLINGS ON A CEC - PRIVATE ROAD) TO PERMIT 8 DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED REZONING FROM 'R1-7' (DETACHED DWELLINGS - TYPICAL LOTS) TO 'G1' (GREENBELT) TO PERMIT A NATURAL HERITAGE AREA AND BUFFER.



GREENBELT OVERLAY

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



SUBJECT:

RAFFI KONIALIAN



FILE NO:
OZ 12002 W7

DWG. NO:
12002R

SCALE:
1:3000

PDC DATE:
2013 04 02

DRAWN BY:
B. KRUGER

APPENDIX 1-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

GORDON DRIVE
(BY REGISTERED PLAN E-20)
P.I.N. 13358-0097



Site Statistics

Lot	House Type	Freehold/ Common Element Condo	Ground Floor GFA (Excluding Garage) (m2/sqft)	Second Floor GFA (m2/sqft)	Total GFA (m2/sqft)	Lot Area (m2/sqft)	Foot Print (m2/sqft)	Coverage (%)	Lot Frontage (Metres)	Trees Lost	Trees Damaged (Retained)
1	1	Freehold	2697 / 29035	2500 / 26910	5197 / 55940	1151 / 12389	287.76 / 3097	24.99	34.06	19	3
2	2	Common Element Condo	2366 / 25467	2134 / 22970	4500 / 48438	938 / 10101	256.97 / 2766	27.38	21.00	3	2
3	3	Common Element Condo	2429 / 26150	2071 / 22288	4500 / 48438	812 / 8745	262.86 / 2829	32.35	20.95	2	1
4	4	Common Element Condo	2287 / 24613	2213 / 23824	4500 / 48438	966 / 10399	249.6 / 2687	25.84	18.09	2	2
5	5	Common Element Condo	2544 / 27383	1956 / 21055	4500 / 48438	782 / 8417	273.5 / 2944	34.98	17.22	0	1
6	5	Common Element Condo	2544 / 27383	1956 / 21055	4500 / 48438	1116 / 12016	273.5 / 2944	24.50	18.20	4	1
7	4	Common Element Condo	2287 / 24613	2213 / 23824	4500 / 48438	784 / 8434	249.6 / 2687	31.85	18.04	5	1
8	6	Common Element Condo	2469 / 26575	2031 / 21863	4500 / 48438	784 / 8441	266.53 / 2869	33.99	22.02	5	1
9	7	Common Element Condo	2829 / 30447	2171 / 23372	5000 / 53820	1134 / 12211	299.95 / 3229	26.44	45.99	3	4
Outside site boundary										0	1
Road										19	0
Easement										2	4
Total										64	21



CONCEPT PLAN

APPENDIX 1-5



WEST STREET ELEVATION - LOTS 2 TO 4



PLOT 1 FRONT ELEVATION -
FACING GORDON DRIVE

Raffi Konialian

File: OZ 12/002 W7

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (February 15, 2013)	Comments detailed Regional servicing facilities in the vicinity of the site, acknowledged revision requirements to the Functional Servicing Report (FSR) necessary prior to site plan approval and garbage collection and agreement requirements. In addition, the Region advised of the need to protect Regional servicing easements from encroachments or obstructions and necessary servicing easement requirements to support the development as proposed.
Peel District School Board and Dufferin-Peel Catholic District School Board (February 19, 2013)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application. In addition, if approved, both School Boards also require that warning clauses with respect to temporary school and transportation arrangements be included in any Agreements of Purchase and Sale and the Development and/or Servicing Agreements.
Credit Valley Conservation (February 15, 2013)	The proposed development is traversed by Mary Fix Creek and is therefore partially within its Regulated Area and subject to the Authority's Development, Interference within Wetlands, and Alterations to Shorelines and Watercourses Regulation. The subject lands are also located within a Residential Woodlands area as indicated on Schedule 3 Environmental Areas of the Mississauga Official Plan (2011). CVC staff are

Raffi Konialian

File: OZ 12/002 W7

Agency / Comment Date	Comment
	<p>concerned that the development as proposed does not meet the intent of the Residential Woodland policies in terms of adequately protecting existing mature and significant trees and maintaining connectivity of the tree canopy which makes up this Residential Woodland.</p> <p>CVC Planning has reviewed the proposed Zoning By-law Amendment, Condominium Development Site Plan and Condominium Development Landscape Plan and advise that: revisions to the proposed zone standards are necessary to preserve and protect perimeter trees; no accommodations have been made for outside amenity structures (pools, decks and gazebos) for the future residents within the rear and side yards without additional, significant harm or loss of the trees; the landscape concept plan and the consulting arborist report conflict in terms of the number of trees to be preserved; and that efforts should be undertaken through the design and placement of dwellings on site, the identification of private amenity areas and long term tree preservation areas and in establishing appropriate grading and servicing plans to protect existing mature and significant trees on site.</p> <p>Revisions have been requested to the concept plans, draft zoning by-law amendment, EIS Report and Tree Preservation Report prior to the preparation of a Supplementary Report. Additional requirements pertaining to restoration of the natural hazard and other matters have been identified for inclusion in any required Servicing and/or Development Agreements, to be addressed prior to By-law Enactment. Additional requirements may be identified upon the review of outstanding information and will be outlined, as appropriate, within revised comments.</p>

Raffi Konialian

File: OZ 12/002 W7

Agency / Comment Date	Comment
<p>City Community Services Department – Parks and Forestry Division/Park Planning Section (February 20, 2013)</p>	<p>Lands below the established Top of Bank and any buffer lands, as required by the City and CVC, shall be zoned Greenbelt and dedicated gratuitously to the City for long term conservation and natural hazard management.</p> <p>Should this application be approved, fencing, protective hoarding, and associated securities for the dedicated greenbelt lands will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent greenbelt.</p> <p>Prior to by-law enactment, cash contribution for street tree planting will be required. Furthermore, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
<p>City Community Services Department – Culture Division (February 19, 2013)</p>	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject lands prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>In addition, photographic documentation of the existing property has been requested.</p>
<p>City Community Services Department – Fire and Emergency Services Division (February 15, 2013)</p>	<p>Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time and site water supply availability are acceptable.</p>

Raffi Konialian

File: OZ 12/002 W7

Agency / Comment Date	Comment
City Transportation and Works Department (January 28, 2013)	<p>This department advised that a Noise Control Study has been received which concludes, that with the use of appropriate attenuation measures and warning clauses the proposed development can be adequately attenuated from the surrounding noise sources in accordance with City, Regional and Ministry of Environment (MOE) guidelines.</p> <p>It was also indicated that minor revisions are required to the Site Servicing Plan and Condominium Development Plan. The Functional Servicing Report and Phase 1, Environmental Evaluation are satisfactory, however approval from the Credit Valley Conservation will be required prior to a Supplementary Meeting.</p> <p>The applicant has confirmed that the proposal for the interior eight lots fronting the future private cul-de-sac road is to be developed as a Common Element Condominium.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Bell Canada - Enersource Hydro Mississauga - Rogers Cable - Credit Valley Hospital - Canada Post
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Development Services - Realty Services - Hydro One Networks - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Enbridge Gas Distribution - Trans-Northern Pipelines - The Trillium Health Centre

Raffi Konialian

File: OZ 12/002 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 1 Grade 7 to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Floradale Public School <ul style="list-style-type: none"> Enrolment: 725 Capacity: 711 Portables: 2 Queen Elizabeth Senior Public School <ul style="list-style-type: none"> Enrolment: 355 Capacity: 262 Portables: 5 Port Credit Secondary School <ul style="list-style-type: none"> Enrolment: 1,215 Capacity: 1,203 Portables: 1 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Catherine of Siena <ul style="list-style-type: none"> Enrolment: 600 Capacity: 627 Portables: 0 St. Martin <ul style="list-style-type: none"> Enrolment: 943 Capacity: 1,026 Portables: 0

Raffi Konialian

File: OZ 12/002 W7

Applicable Mississauga Official Plan (2011) Policies

Cooksville [Neighbourhood Character Area]

Section 16.1.2.1

To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision, or which are subject to a consent application, will generally represent the greater of:

- a. the average lot frontage and lot area of residential lots on both sides of the same street within 120 m (393.7 ft.) of the subject property. In the case of a corner lot, lots on both streets within 120 m (393.7 ft.) will be considered; or
- b. the requirements of the Zoning By-law.

Section 16.6.5.4.1

The lands identified as Special Site 4 are located west of Hurontario Street, south of Queensway West.

Section 16.6.5.4.2

Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:

- a. preserve and enhance the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house.
Alternatively, garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house.

Direct Growth

Section 5.1.7

Mississauga will protect and conserve the character of stable residential Neighbourhoods.

Raffi Konialian**File: OZ 12/002 W7****Section 5.3.5.1**

Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 5.3.5.5

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

Build a Desirable Urban Form**Section 9.1.3**

Infill and redevelopment within Neighbourhoods will respect the existing planned character.

Section 9.2.2.4

While new development need not mirror existing development, new development in Neighbourhoods will:

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

Environmental Policies**Section 6.3.1.4**

Residential Woodlands are areas within Neighbourhoods, generally in older residential areas with large lots that have mature trees forming a fairly continuous canopy. Some areas have minimal native understorey due to maintenance of lawns and landscaping.

Section 6.3.1.13

Development and site alteration will not be permitted within or adjacent to natural areas, Linkages and Special Management Areas unless it has been demonstrated that there will be no negative impacts to the features and ecological functions of the Natural Areas System.

Raffi Konialian

File: OZ 12/002 W7

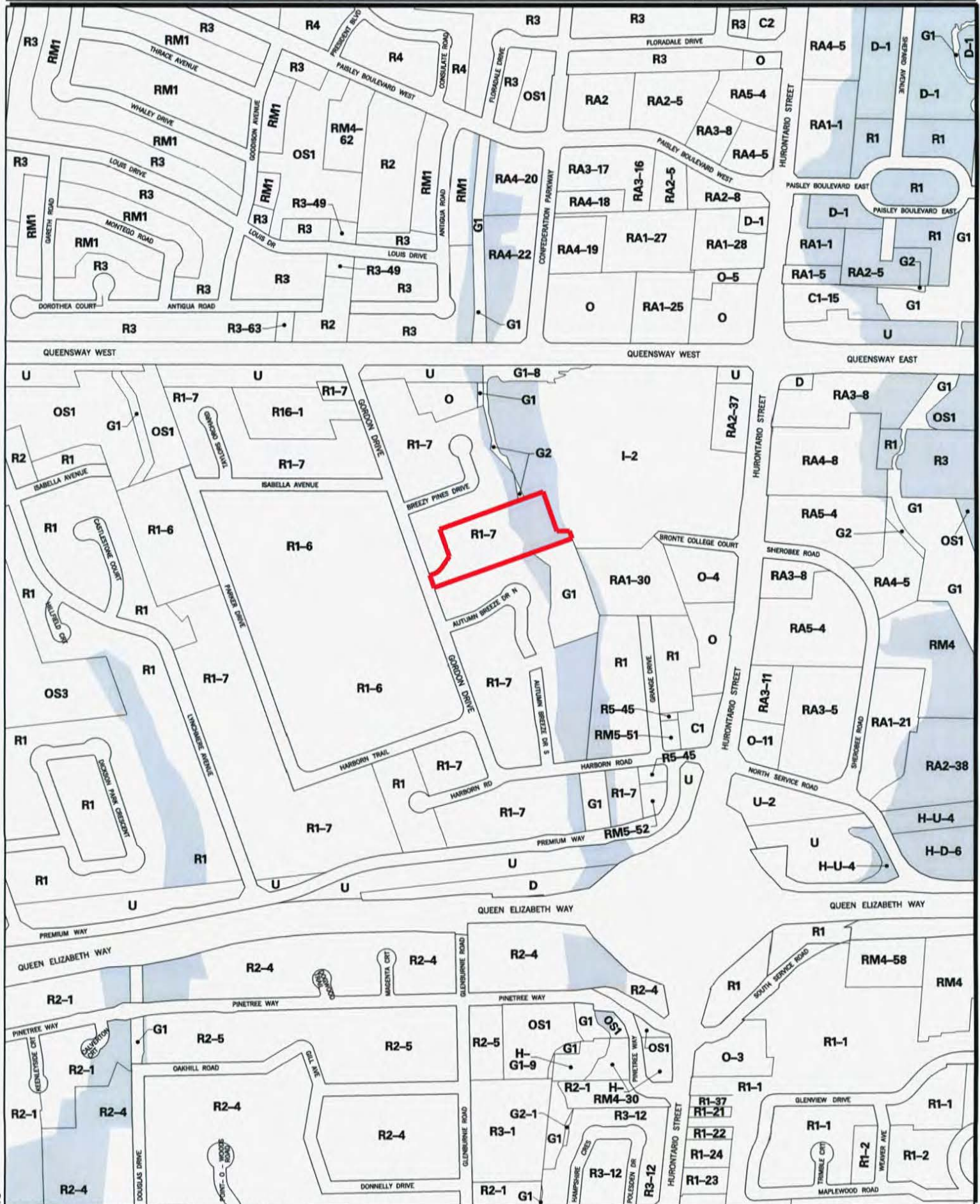
Proposed Zoning Standards

	Base "R16" Standard	Proposed "R16-Exception" Standard
Maximum Dwelling Units	n/a	8
Minimum Lot Area	550 m ² (5,920 sq. ft.) - Interior 720 m ² (7,750 sq. t.) - Exterior	750 m ² (8,073 sq. ft.)
Minimum Lot Frontage – Interior Lot	15 m (49.2 ft.)	15 m (49.2 ft.)
Maximum Lot Coverage	35%	35%
Minimum Front Yard	7.5 m (24.6 ft.)	5 m (16.4 ft.)
Minimum Front Yard to a Garage	7.5 m (24.6 ft.)	6 m (19.7 ft.)
Minimum Interior Side Yard	1.81 m (5.9 ft.)	1.5 m (4.9 ft.)
Minimum Rear Yard – Interior Lot	7.5 m (24.6 ft.)	5.5 m (18 ft.)
Maximum Height	10.7 m (35 ft.)	10.7 m (35 ft.)
An attached garage shall be provided on each lot	Attached or Detached permitted	Yes
Minimum Visitor Parking Spaces	0.25 spaces per unit (2 spaces)	3

GENERAL CONTEXT MAP

OZ 12002 W7

APPENDIX 11



Weston Consulting Group Inc.

File: OZ 12/002 W7

PDC-0020-2013

- "(a) That the Report dated March 12, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-7" (Detached Dwellings – Typical Lots to "R 16 – Exception" (Detached Dwellings on a CEC Private Road) and "G1" (Greenbelt – Natural Hazards), to permit eight (8) detached dwellings on a CEC Private Road under file OZ 12/002 W7, Raffi Konialian, 2167 Gordon Drive, east side of Gordon Drive, south of Queensway West, be received for information.
- (b) That the following correspondence be received:
1. Email dated March 28, 2013 from Stella Anderson, Resident
 2. Email dated March 28, 2013 from Paul and Carolyn Davis
 3. Letter dated April 1, 2013 from Shelly Byman and Bert Bertolo, Residents Planning & Development Committee - 5 - April 2, 2013
 4. Letter dated May 15, 2012 from Marcia Taggart, Legal Counsel, City of Mississauga"