



## AGENDA

---

THE CORPORATION OF THE CITY OF MISSISSAUGA

### PLANNING & DEVELOPMENT COMMITTEE

**MONDAY, DECEMBER 8, 2014**

**EVENING SESSION – 7:00 P.M.**

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

#### Members

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

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

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



**PLANNING & DEVELOPMENT COMMITTEE – DECEMBER 8, 2014**

**INDEX FOR EVENING SESSION – 7:00 P.M.**

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

***Send written submissions or request notification of future meetings to:***

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

8. **PUBLIC MEETING**

Information report on Official Plan Amendment and Rezoning Applications to permit three (3) detached dwellings, 1007 Mississauga Road, Northwest corner of Mississauga Road and North Sheridan Way  
Owner: Marilyn Raphael  
Applicant: John D. Rogers & Associates Inc., **Bill 51**, Ward 8  
File: OZ 13/024 W8

9. **PUBLIC MEETING**

Information Report on Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site, 320 Derry Road West, South side of Derry Road West, East of McLaughlin Road  
Owner: 320 Derry Road Developments Inc. (By Offer of Purchase and Sale)  
Applicant: Weston Consulting Group Inc., **Bill 51** (Ward 11)  
File: OZ 13/021 W11, T-M13007 W11

10. **PUBLIC MEETING**

Information Report on Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications to permit 8 detached dwellings and the extension of Seventh Street as a public road, 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, East of Cawthra Road, North of Atwater Avenue  
Owner: 1731860 Ontario Ltd. (by Agreement of Purchase and Sale)  
Applicant: Weston Consulting Group Inc., **Bill 51** (Ward 1)  
File: OZ 13/012 W1 and T-M14001 W1

**ADJOURNMENT**



# Corporate Report

Clerk's Files

 Originator's  
Files OZ 13/024 W8

---

**DATE:** November 18, 2014

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

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit three (3) detached dwellings**  
**1007 Mississauga Road**  
**Northwest corner of Mississauga Road and**  
**North Sheridan Way**  
**Owner: Marilyn Raphael**  
**Applicant: John D. Rogers & Associates Inc.**  
**Bill 51**

**Public Meeting****Ward 8**


---

**RECOMMENDATION:** That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "Residential Low Density I" and to change the Zoning from "C5-14" (Motor Vehicle Commercial) to "R1-Exception" (Detached Dwellings – Typical Lots), to permit three (3) detached dwellings under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, be received for information.

**REPORT  
HIGHLIGHTS:**

- Although designated and zoned for motor vehicle commercial uses, the site has never been developed;
- No comments have been received to date from the public by the Planning and Building Department regarding this proposal;

- Prior to the Supplementary Report, matters to be further evaluated include resolution of design details and proposed zoning standards; the evaluation of the proposal against the existing Mississauga Road Scenic Route policies and the review of these policies as requested by Council; and the review of updates to requested supporting documents.

**BACKGROUND:**

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

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Received: December 20, 2013 Deemed complete: February 28, 2014
Height:	2 storeys (Note: the applicant's proposed development standards are silent on height)
Lot Coverage:	35% for each of the 3 lots
Landscaped Area:	Lot 1: 52% Lot 2: 50% Lot 3: 58%
Net Density:	9.6 units/ha (3.9 units/ac.)
Gross Floor Area:	Lot 1: 661.6 m <sup>2</sup> (7,121.6 sq. ft.) Lot 2: 690.7 m <sup>2</sup> (7,434.9 sq. ft.) Lot 3: 683.4 m <sup>2</sup> (7,356.3 sq. ft.)
Number of units:	3
Anticipated Population:	12 * *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	6
Parking	12

<b>Development Proposal</b>	
Provided:	
Supporting Documents:	Planning Justification Report Functional Servicing Report Noise Impact Study Phase I Environmental Site Assessment Traffic Impact Study Stage 1-2 Archaeological Assessment Heritage Impact Statement Tree Inventory Plan Concept Site Plan and Elevations Site Cross-Section Conceptual Landscape Plan

<b>Site Characteristics</b>	
Frontage:	109 m (358 ft.) – Mississauga Road 96 m (315 ft.) – North Sheridan Way
Gross Lot Area:	0.39 ha (0.96 ac.)
Net Lot Area:	0.31 ha (0.77 ac.) proposed
Existing Use:	Vacant

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

### **Green Development Initiatives**

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

- Downspouts will splash at grade into landscaped areas;
- Permeable pavers are proposed for part of the driveway;
- Windows with a high Energy Rating (ER) value will be utilized where appropriate;
- Heating and cooling systems design will utilize "Right Sizing" techniques to minimize power requirements.

### **Neighbourhood Context**

The subject property is a triangular shaped vacant parcel located in the Sheridan Neighbourhood, a mature residential community in south central Mississauga. Although never developed, it has been

designated and zoned for motor vehicle commercial uses for many years. A berm owned by the City separates this property from the detached dwellings located to the west. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Across from North Sheridan Way, Mississauga Golf and Country Club

East: Across from Mississauga Road, Mississauga Golf and Country Club

South: Across from North Sheridan Way and the Queen Elizabeth Way (QEW) detached dwellings

West: City-owned berm and detached dwellings

### **Official Plan**

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

The subject lands are located within a **Neighbourhood Area** (Sheridan) at the intersection of two Major Collector roads, one being a Scenic Route (Mississauga Road). The lands are designated "**Motor Vehicle Commercial**" which permits gas bars, motor vehicle repair, service stations and car washes. The applications are not in conformity with the land use designation.

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

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

**"Residential Low Density I"** to permit detached dwellings.

### **Existing Zoning**

**"C5-14" (Motor Vehicle Commercial)**, which permits a motor vehicle service station.

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

**"R1-Exception" (Detached Dwellings – Typical Lots)**, to permit detached dwellings in accordance with the proposed zone standards contained within Appendix I-9.

## **COMMUNITY ISSUES**

No community meetings were held and no written comments have been received to date by the Planning and Building Department. Ward 8 Councillor Katie Mahoney discussed the proposal at the Annual General Meeting of the Mississauga Oakridge Ratepayer's Association on May 6, 2014 and no concerns were expressed by those in attendance.

## **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:

- resolution of design details and zoning standards, including appropriate setbacks from Mississauga Road and other lot lines, lot configurations, building coverage, height and noise wall/berm details;
- evaluation of the proposal against the existing Mississauga Road Scenic Route policies and the review of these policies as requested by Council;
- the submission and review of additional requested documents, including an updated Functional Servicing Report, revised grading and servicing plans, an updated noise report, and a revised Traffic Safety Assessment.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to storm drainage, noise

attenuation, sidewalks and utilities which will require the applicant to enter into appropriate agreements with the City.

**FINANCIAL IMPACT:**

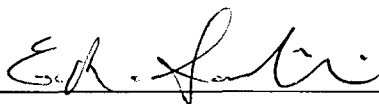
Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**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 these applications.

**ATTACHMENTS:**

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



Edward R. Sajecki

Commissioner of Planning and Building

*Prepared By: Ben Phillips, Development Planner*





Marilyn Raphael

File: OZ 13/024 W8

**Site History**

- May 26, 1958 – application submitted by Mississauga Golf and Country Club (MGCC) for service station on the subject lands is received.
- November 9, 1959 – Toronto Township Council defers consideration “for further information”.
- April 25, 1960 - Texaco makes a new application under file OZ/17/60, which planning staff support. The Toronto Township Planning Board subsequently recommends neither approval nor refusal.
- June 2, 1961 - MGCC makes new application under file OZ/32/61 for a service station. Although supported by the Planning Board, the application is refused by Council.
- September 16, 1963 – The Ontario Municipal Board (OMB) issues an order approving the application, with an amendment issued October 18, 1963 correcting an error.
- November 4, 1963 – Council adopted Amendment 163, which redesignates the subject lands from Residential to Highway Commercial pursuant to the OMB order.
- January 20, 1964 – Council passes By-law 4619 to rezone the subject lands to “ACS” (Service Station), further implementing the OMB order.
- May 18, 1978 – Council passes By-law 226-78, which rezones the northwest portion of the site from “O2” (Park, Golf Courses and Radio or Television Transmission Towers) to “ACS” (Service Station) as part of rezoning application OZ/18/77 (W). The application also zones the abutting lands to the west “R1” (Detached Dwellings) to permit the development of detached dwellings.
- November 22, 1981 – Council approves the West Erindale Secondary Plan, which designates the subject lands “Highway Commercial”.
- June 12, 1985 – A site plan application under file SP 172-85 is submitted to the City to develop the property for a gas bar. This file was closed on February 13, 1987 due to inactivity.
- July 14, 1989 – Official Plan and Zoning By-law Amendment applications under file OZ/079/89 (W) were submitted for the subject lands to permit four (4) detached dwellings.

Marilyn Raphael

File: OZ 13/024 W8

- September 26, 1989 – File OZ/79/89 (W) is revised to a one storey convenience commercial centre proposal having a gross leasable area of 860 m<sup>2</sup> (9,257 sq. ft.) and providing 37 parking spaces.
- March 6, 1991 – the OMB issues its order dismissing appeals related to file OZ/79/89 (W).
- March 18, 1991 – Council adopts By-law 116-91, an Interim Control By-law (ICB) which prohibits the use of the subject lands for one year to allow the Planning and Building Department to undertake a study to determine specific uses and design standards on the subject lands. Council subsequently extended the ICB for an additional year.
- April 1993 – the Planning and Building Department prepares a series of development schemes for the subject property which are subsequently presented to the Oakridge Residents Association. As part of this process, no preferred option is identified.
- April 24, 1996 – Official Plan and Zoning By-law Amendment applications submitted to the City for the subject lands under file OZ 96/018 W8 to permit a ten (10) unit townhouse development.
- October 15, 1996 – the owner appeals the application under file OZ 96/018 W8 due to a lack of decision within the prescribed timelines under the *Planning Act*. The appeal was subsequently withdrawn.
- March 2, 2005 – File OZ 96/018 W8 is closed.
- December 22, 2006 - Official Plan and Zoning By-law Amendment applications are submitted to the City for the subject lands under file OZ 06/033 W8 to permit three (3) detached dwellings.
- March 3, 2008 – File OZ 06/033 W8 is closed due to inactivity.
- November 14, 2012 – Mississauga Official Plan comes into force except for those site/policies which have been appealed. The subject lands are designated "Motor Vehicle Commercial" in the Sheridan Neighbourhood Character Area.



LEGEND:

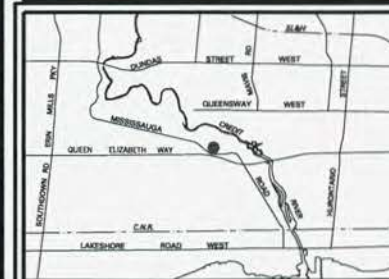


SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2014



SUBJECT: MARILYN RAPHAEL



FILE NO:  
OZ 13024 W8

DWG. NO:  
13024A

SCALE:  
1:3000

PDC DATE:  
2014/12/08

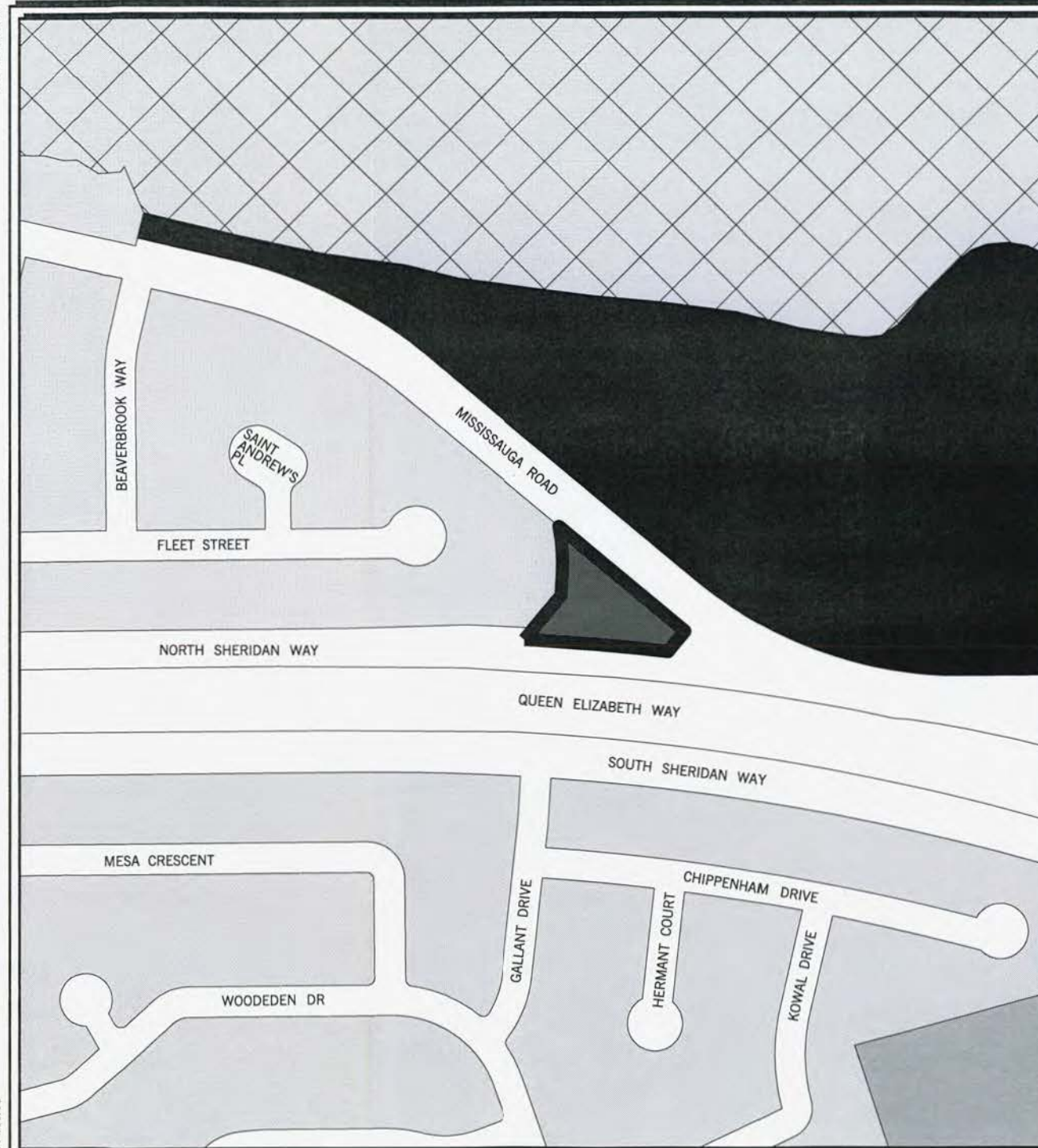
DRAWN BY:  
J. BERNARD

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

	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		
	Neighbourhood		

SUBJECT LANDS



SUBJECT: MARILYN RAPHAEL



FILE NO:  
OZ 13/024 W8

DWG. NO: 13024L

SCALE: 1:4000

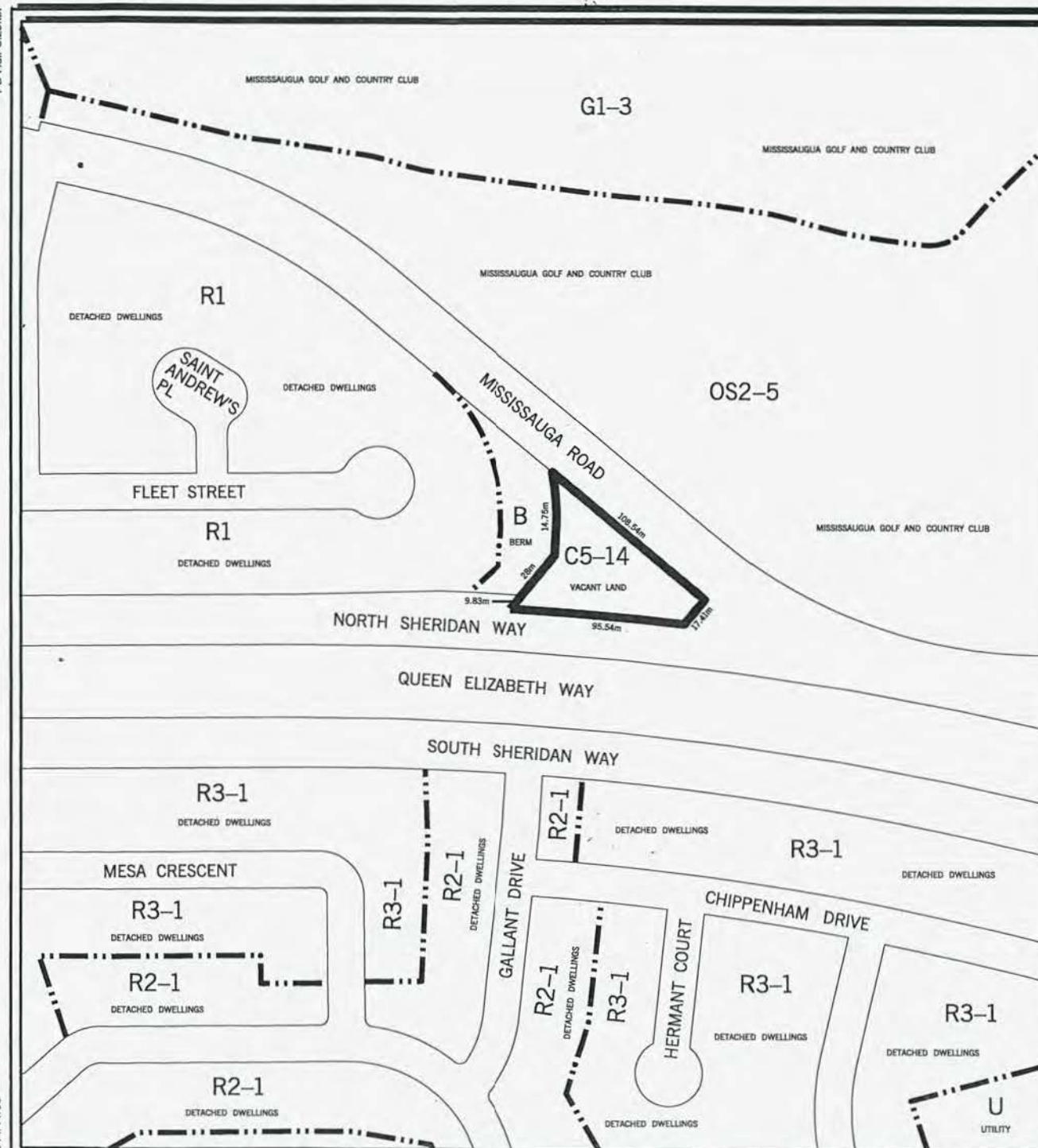
PDC DATE:  
2014/12/08

DRAWN BY:  
J. BERNARD

APPENDIX 1-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



## LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT  
FROM "MOTOR VEHICLE COMMERCIAL" TO  
"RESIDENTIAL LOW DENSITY I" AND  
PROPOSED REZONING FROM "C5-14"  
(MOTOR VEHICLE COMMERCIAL) TO  
"R1-EXCEPTION" (DETACHED DWELLINGS -  
TYPICAL LOTS) TO PERMIT 3 DETACHED  
DWELLINGS

THIS IS NOT A PLAN OF SURVEY



SUBJECT: MARILYN RAPHAEL

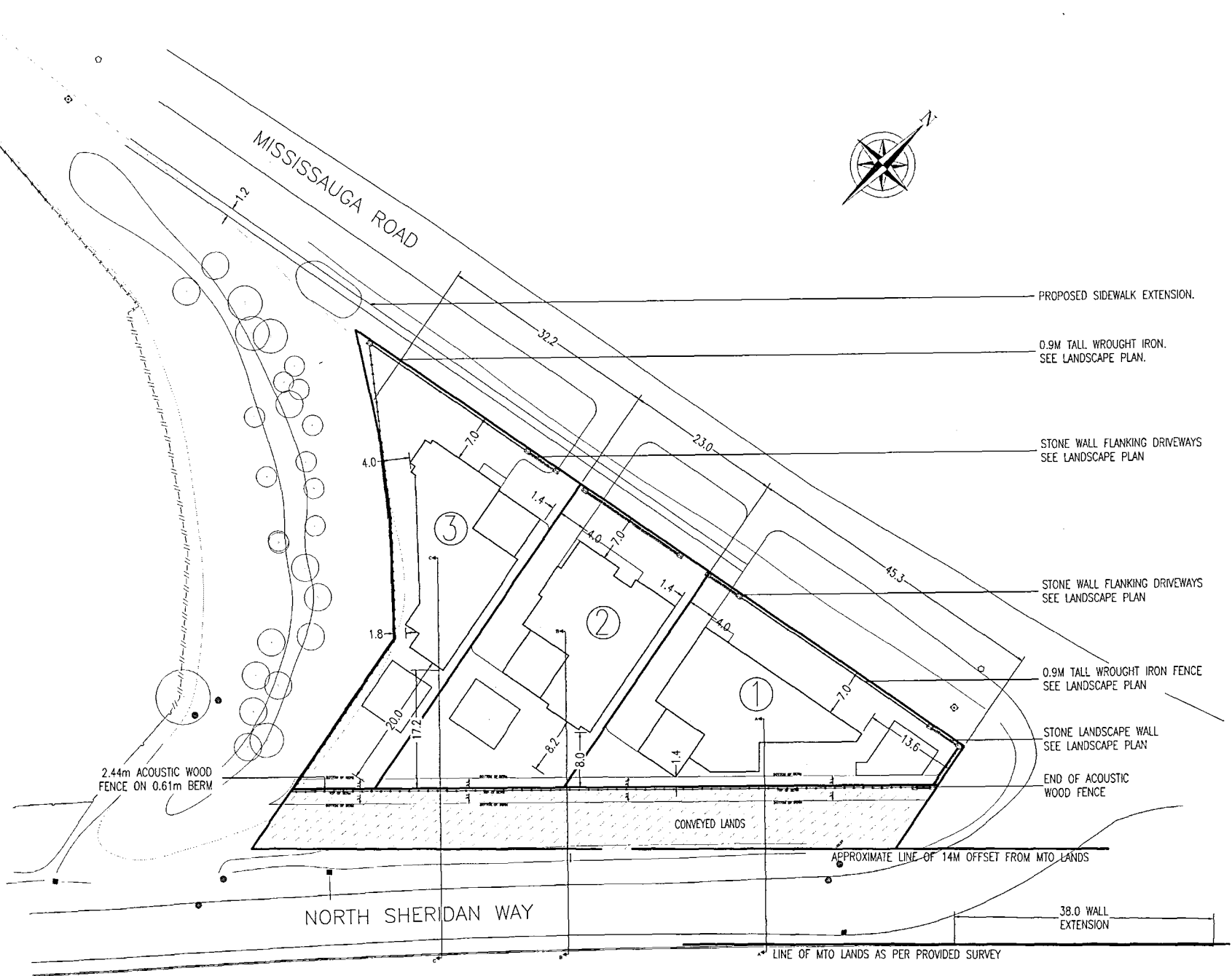


FILE NO:  
OZ 13/024 W8  
DWG. NO:  
13024R  
SCALE:  
1:3200  
PDC DATE:  
2014/12/8  
DRAWN BY:  
J.BERNARD

APPENDIX 1-4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics



SITE PLAN



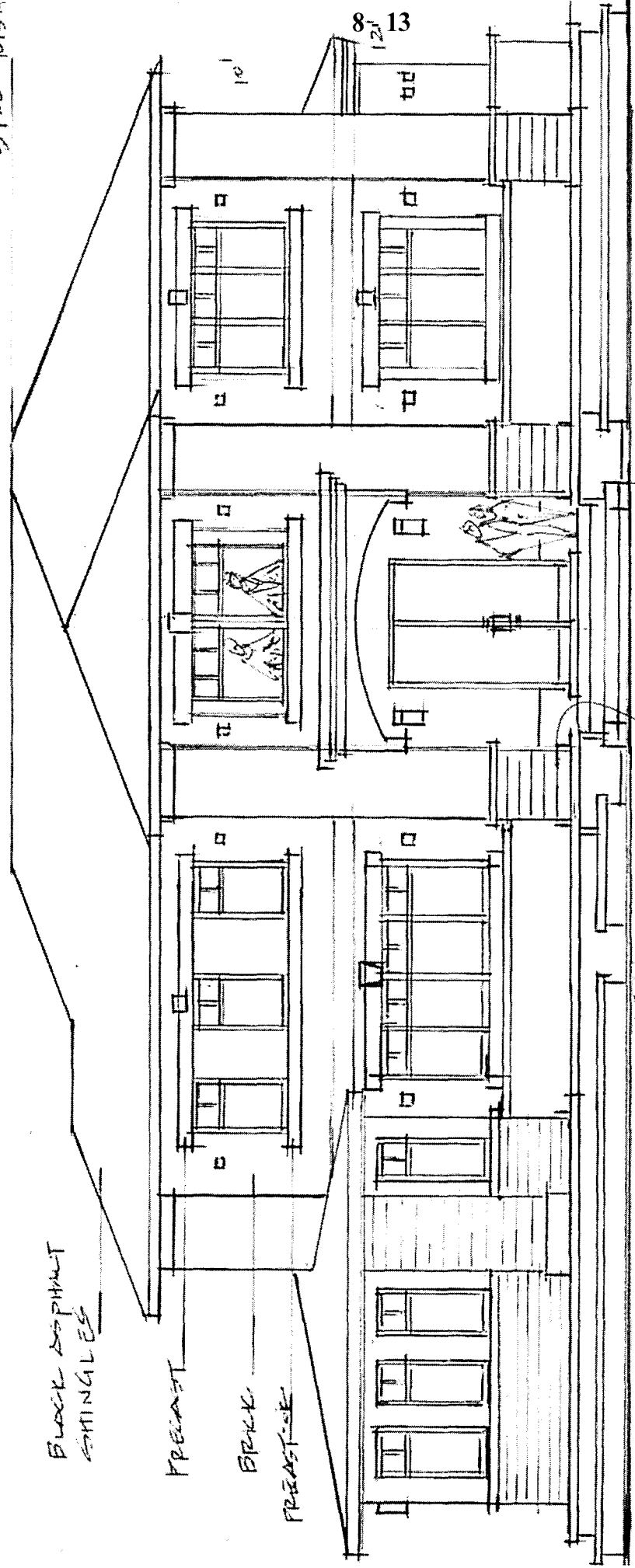
34'-0" 10.54

BLACK ASPHALT  
SHINGLES

PRECAST

BRICK

PRECAST



PEPIT VALLEY  
STONE COLUMNS

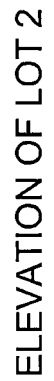
LOT 1 MISSION SAN ROAD

NORTH ELEVATION 1/8" = 1'-0"

FOR AX-115 ARCHITECTS

02/20/14

ELEVATION OF LOT 1



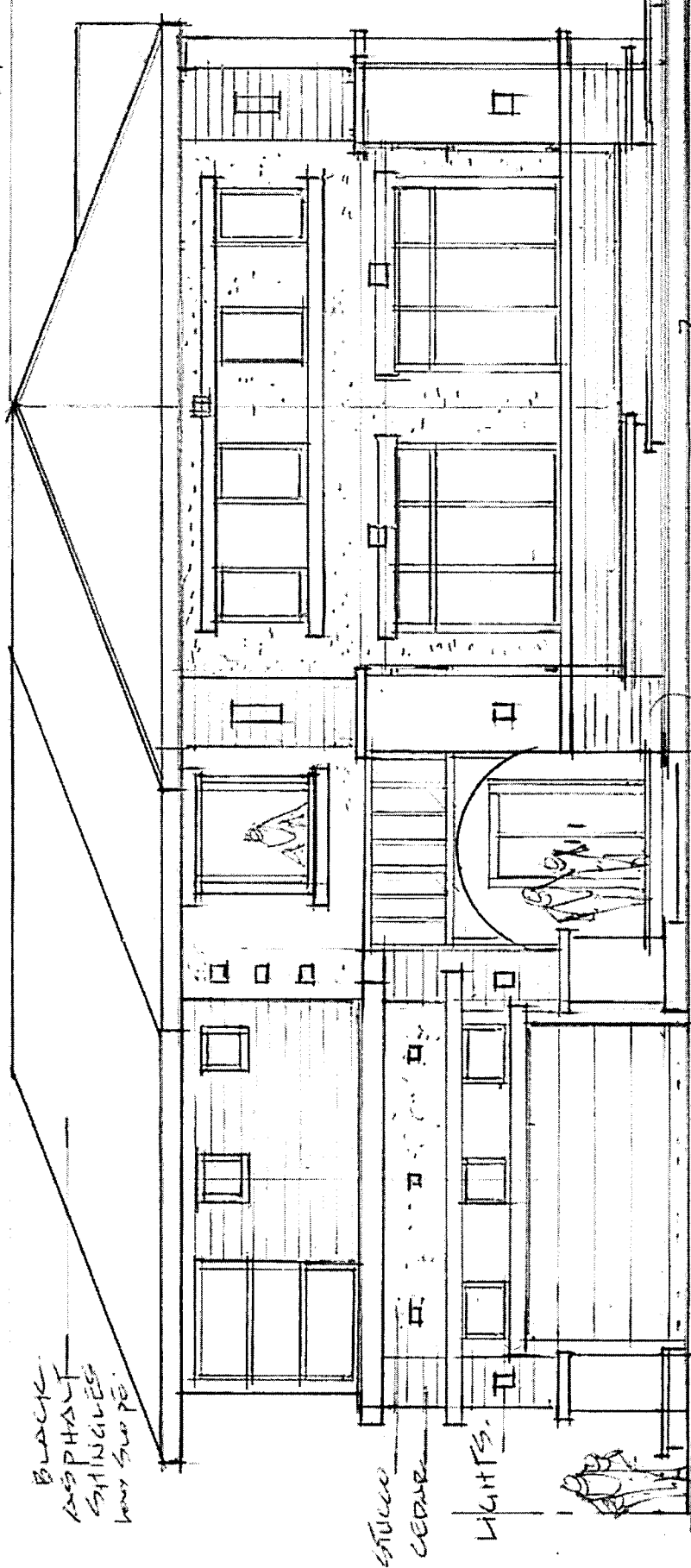
**AXIS**  
architects  
[www.axisarchitects.com](http://www.axisarchitects.com)



10.7 MAX

34'-0" 10.5 M.

10'-6" 3.2 M.  
10'-6" 3.2 M.  
10'-1" 3.0 M.  
8'-15" 2.6 M.  
12'-0" 3.7 M.



STONE PLANTERS

ZIM

68'

CREDIT VALLEY LOT 3 MISSISSAUGA REVD.  
STONE COLUMNS OR  
NORTH ELEVATION 1/8" = 1'-0"

Rob Axilis Architects

ELEVATION OF LOT 3



Marilyn Raphael

File: OZ 13/024 W8

**Agency Comments**

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

Agency / Comment Date	Comment
Ministry of Transportation (MTO) (October 14, 2014)	<p>In general, the Ministry has no objection to the proposal. If the rezoning is granted, the proponent will be required to apply for site plan approval. Site specific comments will be provided upon receipt of the site plan application with drawings and supporting documents.</p> <p>The concept plan indicates that the proposed dwellings are within the Ministry permit control area, therefore Ministry permits are required. All proposed above and below grade structures and any facilities vital to the operation of the site have to be outside the Ministry's 14 m (46 ft.) setback limit.</p> <p>An MTO Building and Land Use Permit will be required for the site servicing and grading as well as individual Building and Land Use Permits for each proposed building.</p> <p>Proposed development signs will require an MTO Sign Permit prior to installation. Further comments will be provided upon receipt of a formal site plan application.</p>
Region of Peel (October 6, 2014)	<p>An existing 300 mm (12 in.) diameter water main is located on Mississauga Road. An existing 300 mm (12 in.) diameter sanitary sewer is located on North Sheridan Way.</p> <p>Site servicing drawings and an associated application fee will be required at the site plan stage. Site servicing approvals are required prior to issuance of building permits and the property must be serviced according to the Ontario Building Code and the Region of Peel standards.</p> <p>It will be determined once the site servicing proposal is reviewed if a Section 118 under the <i>Land Titles Act</i> (relating to restrictions on title) is required.</p> <p>Curbside collection will be provided.</p>

Marilyn Raphael

File: OZ 13/024 W8

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board (October 1, 2014) and Peel District School Board (October 3, 2014)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and Servicing Agreements and all Agreements of Purchase and Sale.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 24, 2014)	<p>In the event that the applications are approved, the applicant shall submit a cash contribution for street tree planting on Mississauga Road and North Sheridan Way.</p> <p>In addition, 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 the City's policies and by-laws.</p>
City Community Services Department – Culture Division (October 1, 2014)	<p>A Heritage Impact Statement (HIS) and Stage I and II Archaeological Assessment were received for this property. Because the site is vacant and no demolition will be involved, Heritage Planning has no concerns with the applications to rezone and construct new dwellings on this site. These applications and the HIS will be brought forward to the Heritage Advisory Committee as an information item only because there are no concerns.</p>
City Community Services Department – Fire and Emergency Services Division (October 24, 2014)	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.</p>

Marilyn Raphael

File: OZ 13/024 W8

Agency / Comment Date	Comment
City Transportation and Works Department (October 24, 2014)	<p>T&amp;W confirm that the supporting plans and documents submitted with these applications, including the Site Plan, Site Grading and Servicing Plans, Acoustic Report, Functional Servicing Report and a Phase 1 Environmental Site Assessment, are under review. The comments completed to date request that the applicant provide further revisions to the traffic study, storm water management features, amendments to the acoustic report and the configuration of the acoustic berm/fence/buffer block within the North Sheridan Way right of way and any resulting revisions to the site/grading plans.</p> <p>These matters are to be addressed by the applicant to the satisfaction of the City prior to approval in principle and detailed comments and conditions will be provided prior to the Supplementary Meeting.</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"> <li>- Development Services, Planning and Building Department</li> <li>- Enbridge Gas</li> <li>- Enersource Hydro Mississauga</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Bell Canada</li> <li>- Canada Post</li> <li>- Conseil Scolaire de District Catholique Centre-Sud</li> <li>- Conseil Scolaire de District Centre-Sud-Ouest</li> <li>- Economic Development Office</li> <li>- Realty Services, Corporate Services Department</li> <li>- Rogers Cable</li> <li>- Trans-Northern Pipelines Inc.</li> <li>- Trillium Health Partners</li> </ul>

Marilyn Raphael

File: OZ 13/024 W8

## School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>1 Kindergarten to Grade 6</li> <li>0 Grade 7 to Grade 8</li> <li>0 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Oakridge Public School <ul style="list-style-type: none"> <li>Enrolment: 210</li> <li>Capacity: 202</li> <li>Portables: 1</li> </ul> </li> <li>Homelands Senior Public School <ul style="list-style-type: none"> <li>Enrolment: 272</li> <li>Capacity: 428</li> <li>Portables: 0</li> </ul> </li> <li>Erindale Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,004</li> <li>Capacity: 1,353</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>1 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Francis of Assisi <ul style="list-style-type: none"> <li>Enrolment: 514</li> <li>Capacity: 480</li> <li>Portables: 0</li> </ul> </li> <li>Iona Catholic Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1,117</li> <li>Capacity: 723</li> <li>Portables: 17</li> </ul> </li> </ul> </li> </ul>

Marilyn Raphael

File: OZ 13/024 W8

**Proposed Zoning Standards**

<b>Zone Standards</b>	<b>Required "R1" Zoning By-law Standards</b>	<b>Proposed "R1-Exception" Zoning By-law Standards</b>
Minimum lot area	750 m <sup>2</sup> (8,072.9 sq. ft.) (interior lot) 835 m <sup>2</sup> (8,987.8 sq. ft.) (corner lot)	1 015 m <sup>2</sup> (10,926 sq. ft.)
Minimum lot frontage – interior lot	22.5 m (73.8 ft.)	23.0 m (75.4 ft.)
Minimum lot frontage – corner lot	22.5 m (73.8 ft.)	45.3 m (148.6 ft.)
Minimum setback from Mississauga Road	Assuming Mississauga Road deemed to be frontage: 9.0 m (29.5 ft.) (interior lot) and 7.5 m (24.6 ft.) (corner lot) plus required centerline setback per Section 2.1.14 (another 13.0 m [42.6 ft.] in this instance)	7.0 m (23.0 ft.)
Maximum lot coverage	25%	35%
Minimum interior side yard – interior lot	4.2 m (13.8 ft.) on one side and 1.8 m (5.9 ft.) on the other side	4.0 m (13.1 ft.) on one side and 1.4 m (4.6 ft.) on the other side
Minimum interior side yard – corner lot	3.0 m (9.8 ft.)	13.6 m (44.6 ft.)
Minimum setback to the side lot line, where lands abut a "B" zone	n/a	1.8 m (5.9 ft.)
Minimum rear yard – interior lot	7.5 m (24.6 ft.)	8.2 m (26.9 ft.)
Minimum rear yard – corner lot	3.0 m (9.8 ft.)	1.4 m (4.6 ft.)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) (no change from the "R1" standards proposed)

Marilyn Raphael

File: OZ 13/024 W8

**Relevant Mississauga Official Plan Policies**

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

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Section 5 – Direct Growth</b>	Section 5.3.5	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Intensification will generally occur through infilling and the development of existing commercial sites as mixed use areas and is to be sensitive to the context. Appropriate transitions in use, built form, density and scale are to be achieved.
<b>Section 6 – Value the Environment</b>	Section 6.9.3	Careful attention must be paid to site planning and building design techniques to mitigate noise levels consistent with an urban environment, particularly when in proximity to provincial highways.
<b>Section 7 – Complete Communities</b>	Section 7.2 Section 7.2.1 Section 7.2.2	Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.
<b>Section 9 – Building a Desirable Urban Form</b>	Section 9.2.2 Section 9.3.3.10 Section 9.3.3.11 Section 9.5.1 Section 9.5.2 Section 9.5.3	<p>Development in Neighbourhoods is required to be context sensitive and respect the existing or planned character and scale of development.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p> <p>Special care will be taken with development along scenic routes to preserve and complement the scenic historical character of the street.</p>

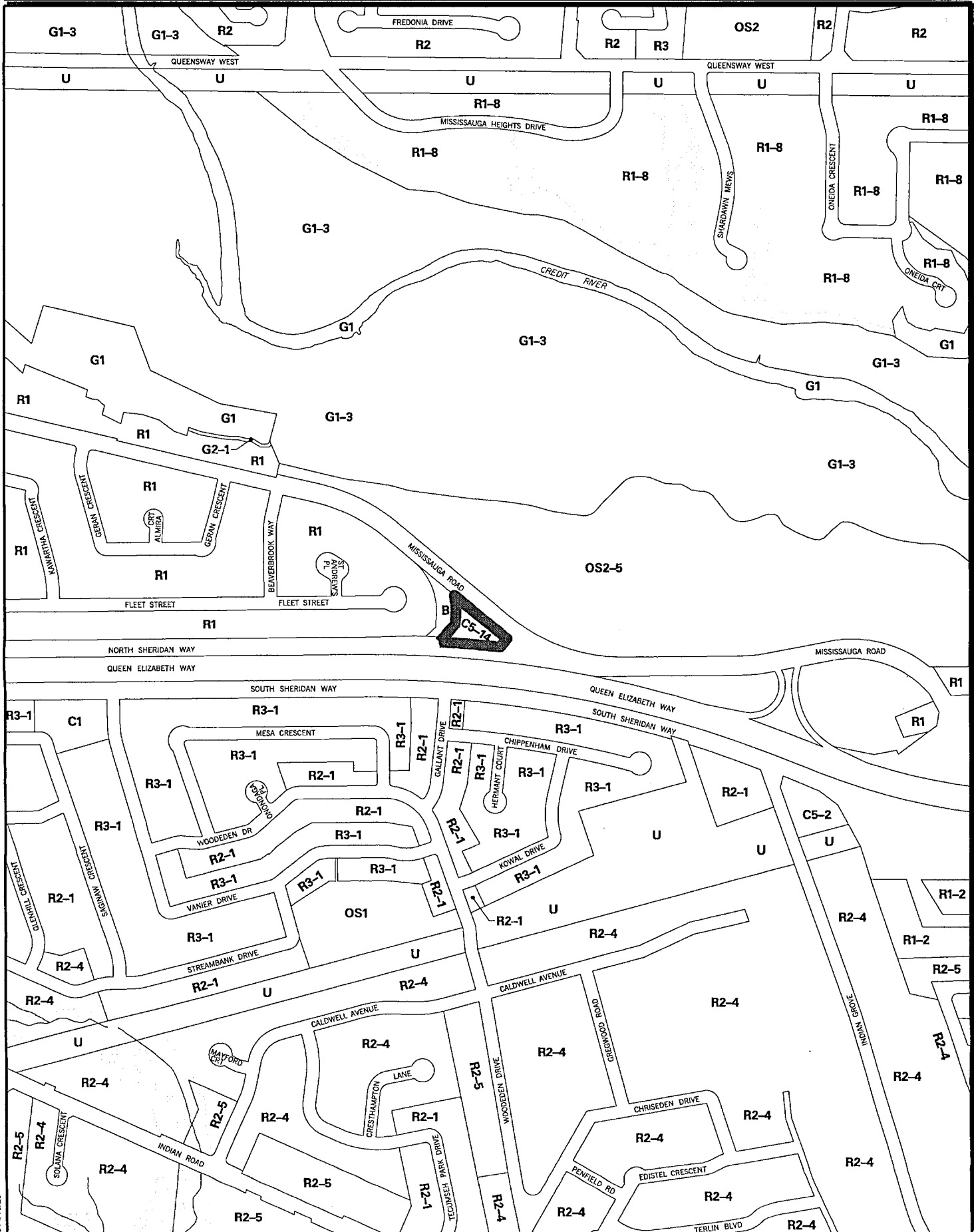
Marilyn Raphael

File: OZ 13/024 W8

	Specific Policies	General Intent
Section 16 - Neighbourhoods	Section 16.1.2 Section 16.22.1.1 Section 16.22.1.2	<p>The minimum frontage and area of new lots will generally represent the greater of the average lot frontage and lot area of residential lots on both sides of the same street within 120 m (394 ft.), or the zoning requirements.</p> <p>The subdivision of lots of less than 23 m (75 ft.) frontage is discouraged, if it is considered to be detrimental to the character of the surrounding area.</p>
Section 19 - Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• 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.</li> </ul>



## APPENDIX I-11.





# Corporate Report

Clerk's Files

Originator's

Files OZ 13/021 W11  
T-M13007 W11

**DATE:** November 18, 2014

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

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment, Rezoning and Draft Plan of**  
**Subdivision Applications**  
**To permit 37 detached dwellings, 8 semi-detached dwelling**  
**units, additions to the existing greenbelt lands, and the**  
**relocation of an existing animal boarding establishment on site**  
**320 Derry Road West**  
**South side of Derry Road West, east of McLaughlin Road**  
**Owner: 320 Derry Road Developments Inc. (By Offer of**  
**Purchase and Sale)**  
**Applicant: Weston Consulting Group Inc.**  
**Bill 51**

**Public Meeting** **Ward 11**

**RECOMMENDATION:** That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment - Special Site", "Residential Low Density II – Special Site", "Private Open Space", and "Greenbelt" and to change the Zoning from "D" (Development) and "G1" (Greenbelt – Natural Hazards) to "E2 - Exception" (Employment), "R11" (Detached Dwellings –

Garage Control Lots), "RM2 - Exception" (Semi-Detached Dwellings), "G1" (Greenbelt – Natural Hazards), "G2 – Exception" (Greenbelt – Natural Features) and "OS1" (Open Space), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, be received for information.

**REPORT  
HIGHLIGHTS:**

- The applicant is proposing to develop the site for residential purposes with the exception of an employment land parcel along Derry Road West and above the 35 NEP/NEF airport noise contour;
- The existing animal boarding establishment on site is proposed to be relocated to the employment land abutting Derry Road West;
- Prior to the Supplementary Report, matters to be addressed include: confirmation of the long term stable slope line and associated buffers/land dedication; cumulative impact of this proposal on adjacent lands and streetscape; and the receipt of additional technical information.

**BACKGROUND:**

High Tech Pet Products Inc. is the registered owner of the subject lands and have entered into an agreement of purchase and sale with 320 Derry Road Developments Inc., who wish to purchase and develop the southerly portion of the site for residential purposes. High Tech Pet Products Inc. proposes to retain the northerly portion for the purpose of relocating the existing animal boarding establishment, which has been operating on these lands since 1986 by way of minor variances. Also, as part of the development proposal, all hazard lands and buffers associated with Fletcher's Creek will be zoned to prohibit development and dedicated to the City for their long-term protection.

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

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

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Received: November 22, 2013 Deemed complete: December 10, 2013
Number of units:	37 detached dwellings 8 semi-detached dwellings
Net Density:	17.5 units/ha 7.1 units/acre
Anticipated Population:	173* *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:	3.25 spaces per unit
Parking Provided:	3.25 spaces per unit
Supporting Documents:	Draft Plan of Subdivision Boundary and Topographic Survey Utility Plan Planning Justification Report Environmental Impact Study Noise Feasibility Study Functional Servicing Report Phases 1 and 2 Environmental Site Assessments Soil Investigation Report Meander Belt Width Delineation Transportation Impact Study Stage 1-2 Archaeological Assessment Tree Inventory and Plan of Preservation Parcel Abstract Documents Parking Plan Derry Road West Streetscape and Multi-

<b>Development Proposal</b>	
	Use Trail Plan Context Plan for adjacent lands to west Concept Plan for Block 46

<b>Site Characteristics</b>	
Frontage:	95.6 m (313.6 ft.)
Depth:	590.7 m (1,938.0 ft.)
Gross Site Area:	4.68 ha (11.6 ac.)
Net Site Area:	2.57 ha (6.34 ac.) (excludes roads, buffers, widenings, reserves, and open space)
Existing Use:	Dog boarding facility

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

### **Neighbourhood Context**

The subject property is located in a transitioning area of Meadowvale Village. There were a number of residential subdivisions developed in the 1990's. The remaining rural properties with detached dwellings are being redeveloped for service-related uses along Derry Road West.

Development within the Meadowvale Village area is influenced by the 35 Noise Exposure Projection (NEP)/Noise Exposure Forecast (NEF) composite noise contour line associated with the airport. The northerly portion of the subject property is located above the 35 NEP/NEF noise contour. Residential development is not permitted above 35 NEP/NEF. The existing animal boarding establishment is proposed to be relocated to the northerly portion of this site and the residential uses are proposed for the lands below the 35 NEP/NEF noise contour. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Across Derry Road is an office and a large retail plaza that includes a food store and various other commercial and retail uses. Further north are low density residential uses including townhouses and detached dwellings.
- East: The abutting parcel of land (290 Derry Road West) has been approved for a six storey hotel and conference centre along with a restaurant building by the Ontario Municipal Board. Further east are rural residential lands, some of which are proposed to be redeveloped for employment uses. Fletcher's Creek is also located east of the subject lands.
- South: Fletcher's Creek, a warehouse distribution facility further south fronting onto Maritz Drive to the southeast, and detached dwellings southwest of the subject lands.
- West: Detached and semi-detached dwellings, a park, rural residential lands in transition along Derry Road West and a gas station.

### **Official Plan**

#### **Current Mississauga Official Plan Designations and Policies for the Meadowvale Village Neighbourhood Character Area**

**"Business Employment"** which permits only the following uses:

- Banquet hall;
- Conference centre;
- Financial institution;
- Funeral establishment;
- Manufacturing;
- Restaurants;
- Secondary office;
- Self-storage facility; and
- Warehousing, distributing and wholesaling

Although an animal boarding establishment which may include outdoor facilities, and accessory uses are permitted within the city-wide "Business Employment" land use designation; "animal boarding establishment" and "accessory uses" are not specifically

permitted under the "Business Employment" land use designation within the Meadowvale Village Neighbourhood Character Area.

**"Residential Low Density II"** which permits detached dwellings, semi-detached dwellings, duplex dwellings, and triplexes, street townhouses.

The application is not in conformity with Section 16.1.2.1 of Mississauga Official Plan which provides that to preserve the character of lands designated "Residential Low Density II", the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision will generally represent the greater of the average lot frontage and lot area of residential lots, on both sides of the same street within 120 m (394 ft.) of the subject site, or meet the requirements of the Zoning By-law, whichever is greater. The proposed 37 detached dwelling lots and 8 semi-detached dwelling lots do not meet the 120 m (394 ft.) requirement.

**"Greenbelt"** which are lands generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-9.

### **Proposed Official Plan Designations and Policies**

**"Business Employment – Special Site"** to allow for an animal boarding establishment and accessory uses in addition to the permitted uses. The applicant has agreed to exclude funeral establishment, manufacturing, self-storage facility, and warehousing, distributing and wholesaling uses from the list of permitted uses.

**"Residential Low Density II – Special Site"** which will continue to permit the detached dwellings, and notwithstanding Section

16.1.2.1, will recognize a minimum lot frontage of 9.75 m (32 ft.) and minimum lot area of 295 m<sup>2</sup> (3,175 sq. ft.), and 8 semi-detached dwelling units with a minimum lot frontage of 6.8 m (22.3 ft.) and a minimum lot area of 213 m<sup>2</sup> (2,293 sq. ft.) per unit.

**"Private Open Space"** is proposed for the remnant strip of land east of the future Longview Place extension.

**"Greenbelt"** is proposed for the buffer and hazard lands to be dedicated to the City in order to ensure the protection of Fletcher's Creek.

The proposed Official Plan designations are shown in Appendix I-4.

### **Existing Zoning**

**"D" (Development)**, which recognizes vacant lands not yet developed and/or permits the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan.

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

Portions of the site are subject to a greenbelt overlay. The construction of any building or structure or addition to an existing building or structure, on lands that are subject to a greenbelt overlay, may not be permitted and shall require approval of the City and Credit Valley Conservation.

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

**"E2 - Exception" (Employment)** to permit employment uses in accordance with the official plan policies and to include an animal boarding establishment less than 120 m (394 ft.) from residential lands and accessory uses. As per Zoning By-law 0225-2007, as amended, the definition of an animal boarding facility includes



outdoor facilities. The applicant has agreed to remove a number of employment uses to be consistent with the proposed "Business Employment – Special Site" policies.

**"R11" (Detached Dwellings - Garage Control Lot)** to permit detached dwellings with a minimum lot frontage of 9.75 m (32 ft.) and a lot area of 295 m<sup>2</sup> (3,175 sq. ft.).

**"RM2 - Exception" (Semi-Detached Dwellings)** to permit semi-detached dwellings on corner lots with a minimum lot frontage of 6.8 m (22.3 ft.). All other RM2 zone standards will be met.

**"G1" (Greenbelt - Natural Hazards)** for lands to be dedicated to the City as hazard lands associated with Fletcher's Creek.

**"G2 - Exception" (Greenbelt - Natural Features)** to permit a minimum natural protection area 6 m (20 ft.) to 26 m (85 ft.) wide as a buffer between the proposed residential development lots and the hazard lands associated with Fletcher's Creek.

**"OS1" (Open Space)** to recognize the lands outside of the proposed Longview Place extension right-of-way to provide a transition in land uses from Business Employment to Greenbelt.

The proposed zoning standards are shown in Appendix I-10.

## COMMUNITY ISSUES

A community meeting was held by the Ward 11 Councillor, George Carlson, on February 4, 2014.

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

- staging of construction and construction access due to school bus traffic;
- height and design of the proposed dwellings should be compatible with the existing dwellings in the area;

- transition and compatibility of the proposal to the adjacent lands to the west along Derry Road West; and
- size of outdoor area for proposed animal boarding establishment.

An email and phone call from an area resident was also received with regards to current drainage issues in the backyards of homes along Arrowsmith Drive.

Additional phone calls have been received from interested purchasers of the proposed dwellings.

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

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-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:

- submission of a preliminary grading plan showing the existing and proposed grades for the subject lands and how they correspond to the adjacent property at 290 Derry Road West;
- submission of additional information with regard to the long term stable slope line associated with Fletcher's Creek to confirm appropriate buffers and land dedications to the City. This may impact lotting configuration and number of proposed detached dwelling lots;
- review the transition and compatibility of the proposal relative to the existing residential community and the developing employment community along Derry Road West. An overall concept plan has been provided for the lands to the west (see Appendix I-5), however, the parcel to the east of the proposed cul-de-sac for Longview Place should also be included;

- review the feasibility of the proposal with the proposed Street A crescent road on the draft plan of subdivision having a 20 m (65 ft.) right-of-way with no access from Street A to Block 46.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to development issues, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision. The addendum noise letter has been received and is currently under review.

A site plan application will be required for Block 46 on the proposed draft plan of subdivision. A conceptual plan has been provided by the applicant (see Appendix I-6), which shows the relocated animal boarding establishment along Derry Road West and an additional building to the south for employment uses. There are no specific proposed uses for the second employment building at this time.

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

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Meadowvale Village Neighbourhood Character Area Land Use Map
- Appendix I-4: Proposed Land Use and Zoning Map

Appendix I-5: Overall Concept Plan  
Appendix I-6: Block 46 Concept Plan  
Appendix I-7: Agency Comments  
Appendix I-8: School Accommodation  
Appendix I-9: Relevant Mississauga Official Plan policies  
Appendix I-10: Proposed Zoning Standards  
Appendix I-11: General Context Map



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Stephanie Segreti, Development Planner*

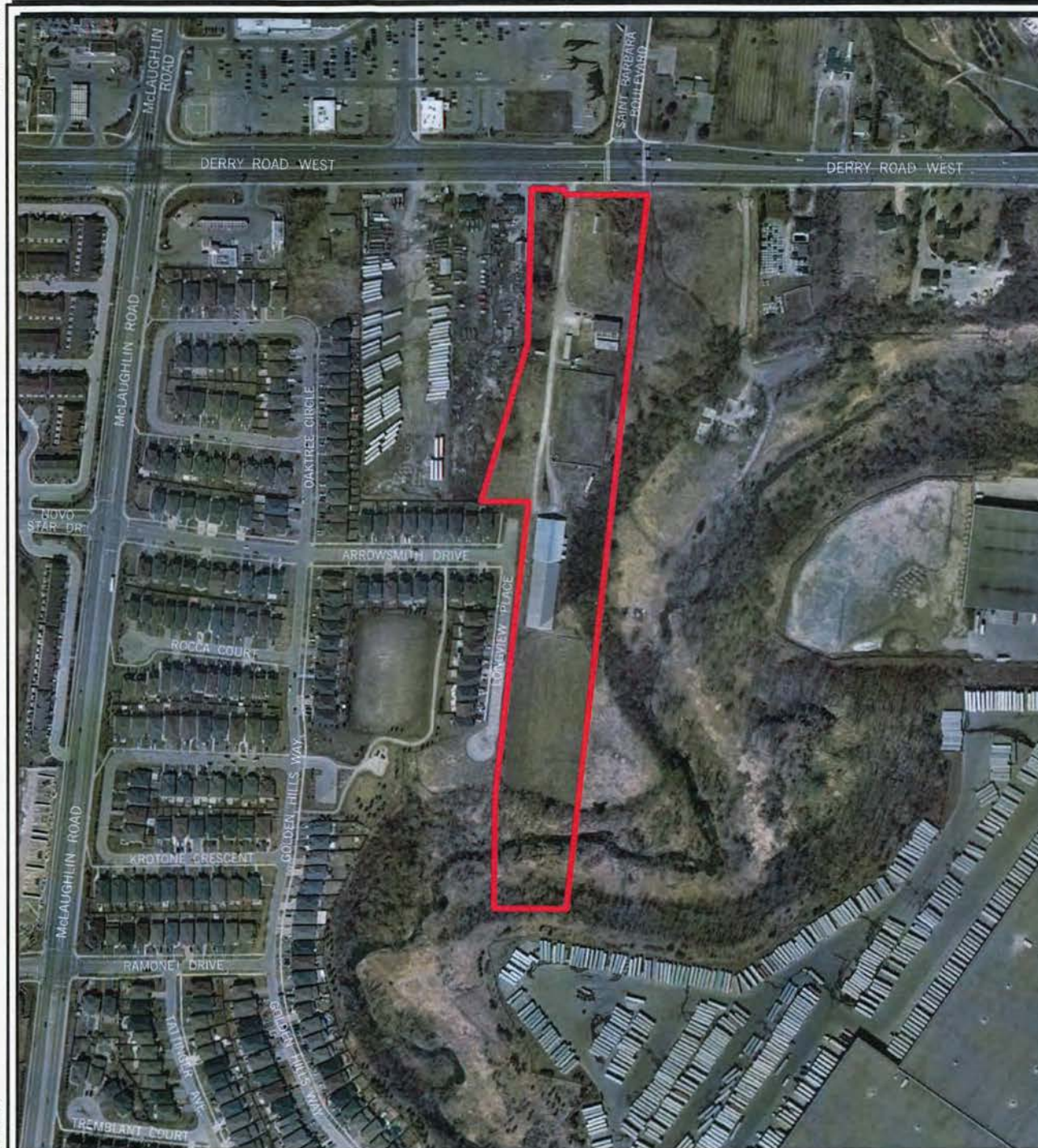
Files: OZ 13/021 W11

T-M13007 W11

320 Derry Road Developments Inc.

### Site History

- October 23, 1986 - November 24, 1994  
Variance applications 'A' 699/86, 'A' 492/88, 'A' 530/90, 'A' 886/92 and 'A' 694/94 to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs were approved for a limited time period and subject to conditions.
- August 14, 1998 – OZ/OPA 90/42 and T-M90023 to permit 35 detached dwellings cancelled.
- November 11, 1999 – March 8, 2007  
variance applications 'A' 612/99, 'A' 53/05 and 'A' 96/07 to continue to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs was approved for a limited time period and subject to conditions.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Meadowvale Village District which designated the subject property "Business Employment", "Residential Low Density II" and "Greenbelt".
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject property "D" (Development) and "G1" (Greenbelt).
- February 18, 2010 – variance application 'A' 89/10 to continue to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs and dog training was approved for a period of five years subject to conditions, including that all dogs be housed indoors in the kennels after 9 p.m. daily. The variance will expire on March 31, 2015.
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. As no appeals have been filed for the subject property the policies of the new Mississauga Official Plan apply. The subject lands are designated "Business Employment", "Residential Low Density II" and "Greenbelt" in the Meadowvale Village Neighbourhood Character Area.



**LEGEND:**



**SUBJECT LANDS**

DATE OF AERIAL PHOTO: SPRING OF 2014



**SUBJECT:**

**320 DERRY ROAD  
DEVELOPMENTS INC.**



**FILE NO:**  
OZ 13021 W11  
T-M13007 W11

**DWG. NO:**  
13021A

**SCALE:**  
1:5000

**DATE:**  
2014 12 08

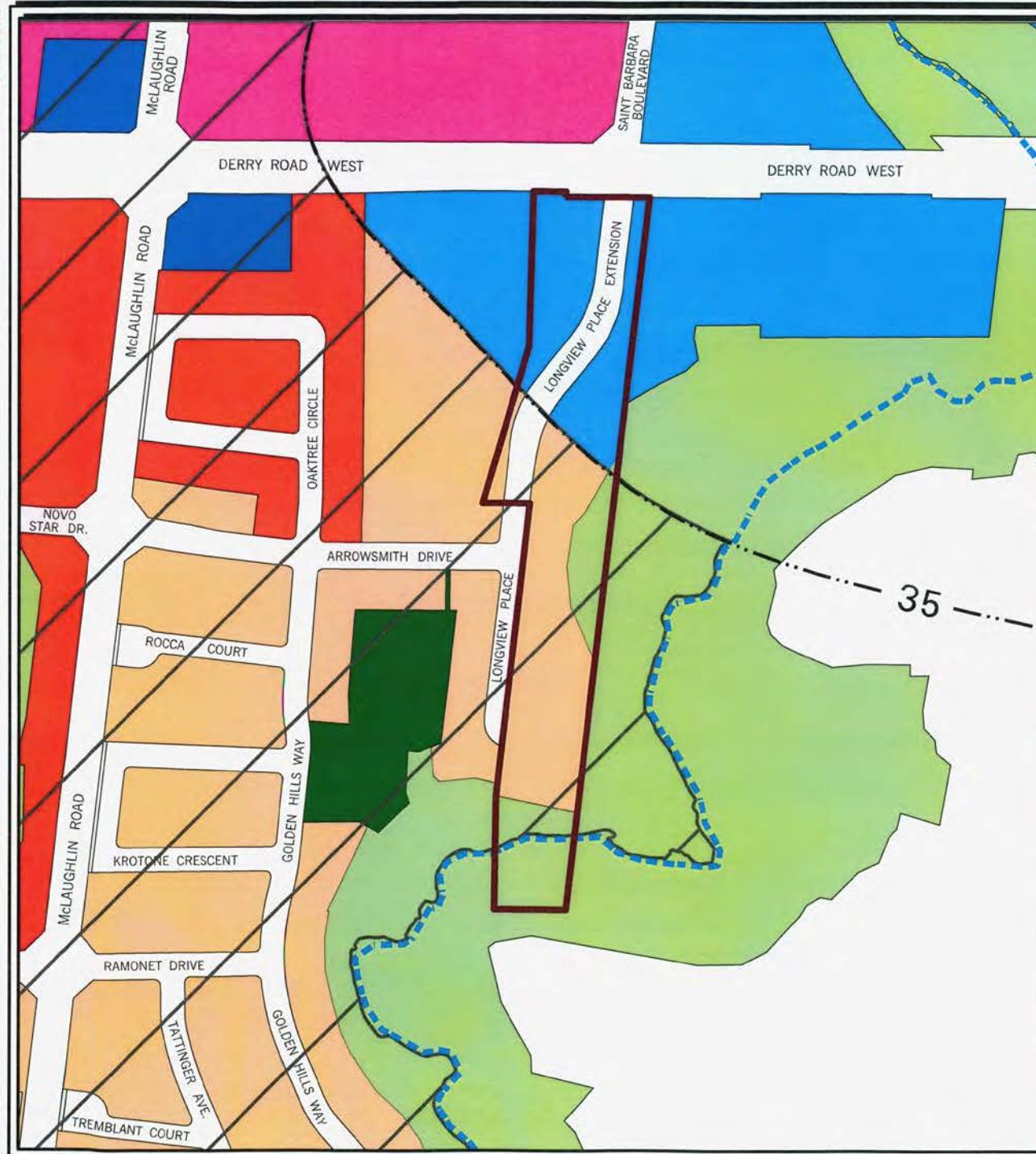
**DRAWN BY:**  
B. KRUGER

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





# PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

## LAND USE DESIGNATIONS

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

## LAND USE LEGEND

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

## CITY STRUCTURE

### Elements

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	
Neighbourhood	



SUBJECT LANDS



SUBJECT:

320 DERRY ROAD  
DEVELOPMENTS INC.



FILE NO:  
OZ 13021 W11  
T-M13007 W11

DWG. NO:  
13021L

SCALE:  
1:5000

DATE:  
2014 12 08

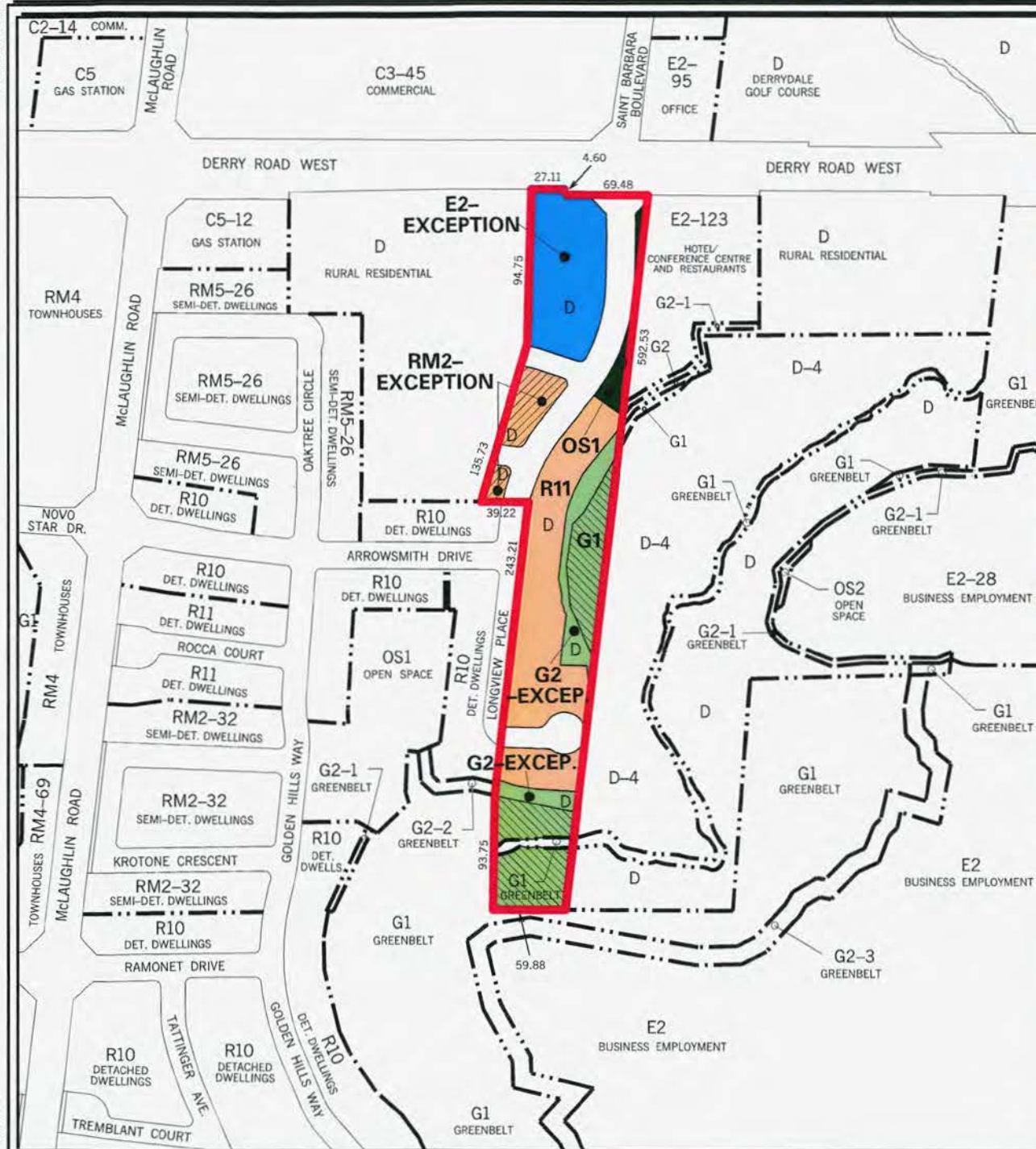
DRAWN BY:  
B. KRUGER

APPENDIX 1-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

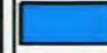




## LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "BUSINESS EMPLOYMENT-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-EXCEPTION" (EMPLOYMENT).



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "R11" (DETACHED DWELLINGS-GARAGE CONTROL LOTS).



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM2-EXCEPTION" (SEMI-DETACHED DWELLINGS).



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



PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G1" (GREENBELT-NATURAL HAZARDS).



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "PRIVATE OPEN SPACE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "OS1" (OPEN SPACE).



SUBJECT:

320 DERRY ROAD  
DEVELOPMENTS INC.



FILE NO:  
OZ 13021 W11  
T-M13007 W11

DWG. NO:  
13021R

SCALE:  
1:5000

DATE:  
2014 12 08

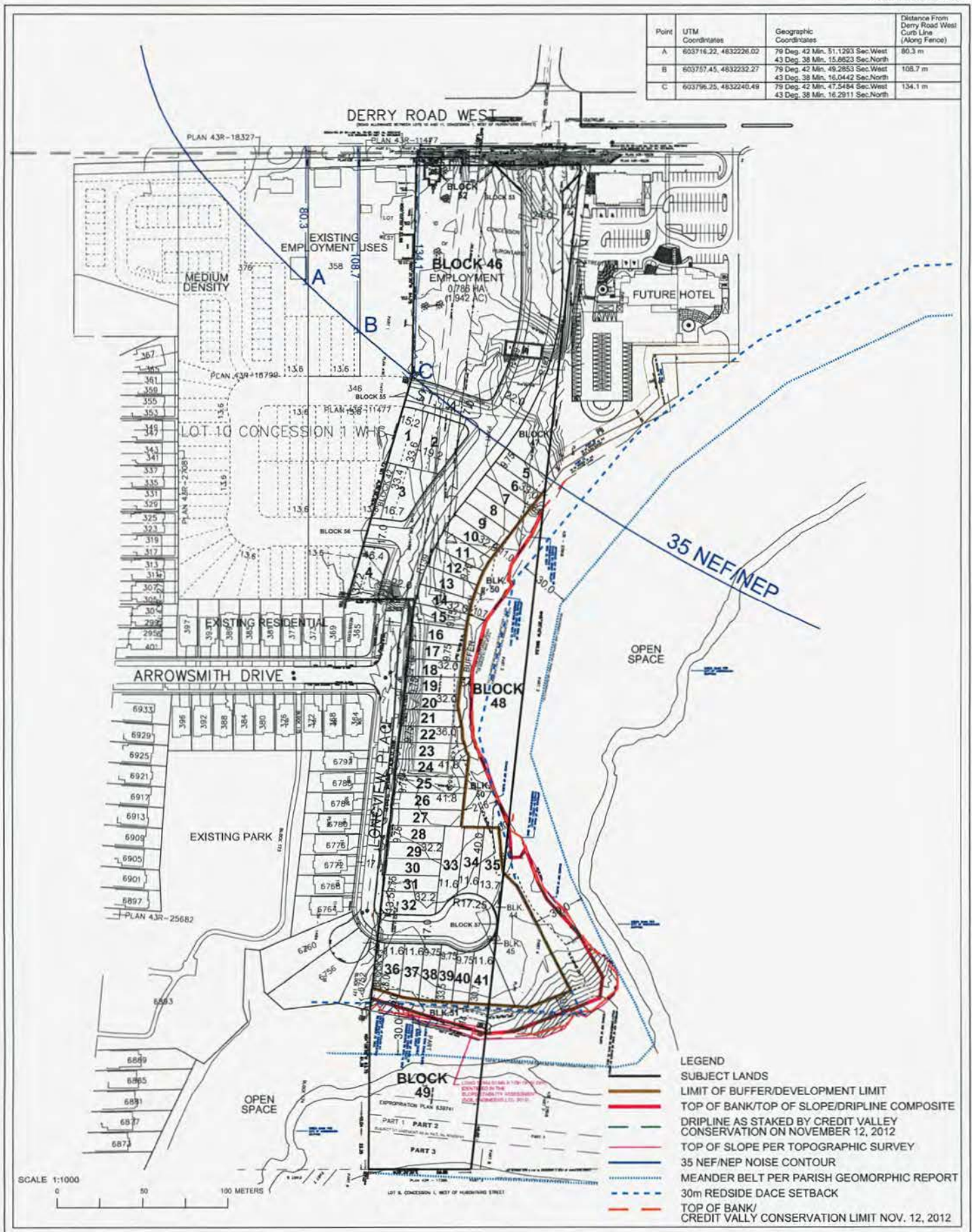
DRAWN BY:  
B. KRUGER

APPENDIX 1-4

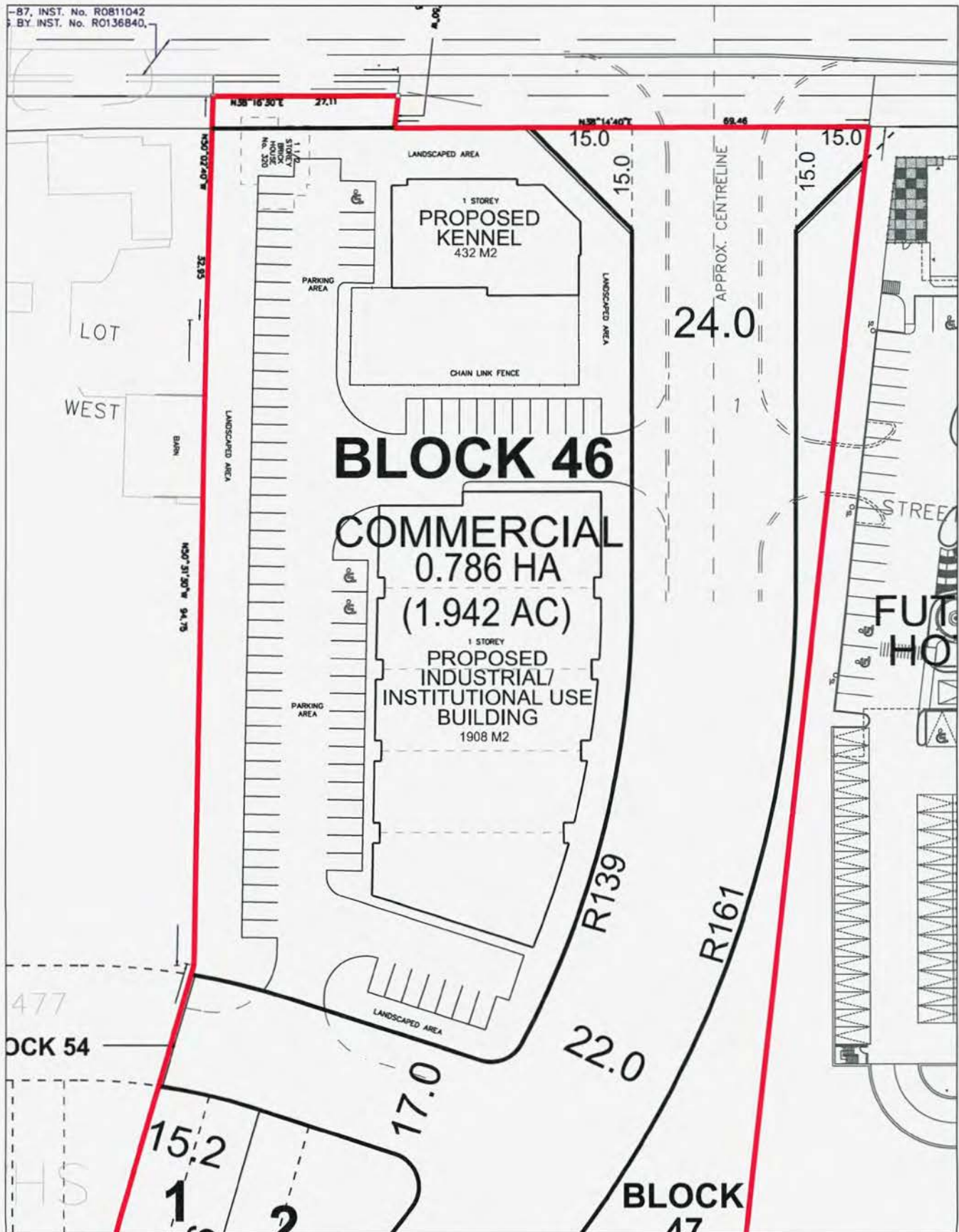
**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics





OVERALL CONCEPT PLAN



BLOCK 46 CONCEPT PLAN

Files: OZ 13/021 W11

T-M13007 W11

320 Derry Road Developments Inc.

**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (October 24, 2014)	In accordance with Regional standards, the developer shall enter into a Development Agreement with the City and the Region of Peel to address all the technical requirements associated with water and sanitary sewer servicing. The Traffic Impact Study (TIS) received on May 20th, 2014 was reviewed and comments on interconnecting the commercial component of the subject lands with the surrounding development through internal roadways were provided in detail. The Region requires that provisions be made in the development agreement for a public access easement to be registered to facilitate a connection from the lands to the east of the subject property to the proposed Longview Place extension. Prior to registration, the necessary lands abutting Derry Road West shall be gratuitously dedicated to the Region free and clear of all encumbrances for the purposes of road widening and related works. The Functional Servicing Report (FSR) dated June 2014 by Skira and Associates was reviewed and deemed acceptable to regional standards.
Dufferin-Peel Catholic District School Board (February 6, 2014)  Peel District School Board (January 30, 2014)	Both School Boards responded that they are satisfied with the provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.  In addition, if approved, both School Boards also require that warning clauses regarding temporary school accommodation and transportation agreements be included in any Agreement of Purchase and Sale as well as the Development and/or Servicing Agreements.



Files: OZ 13/021 W11

T-M13007 W11

320 Derry Road Developments Inc.

Agency / Comment Date	Comment
Credit Valley Conservation (October 20, 2014)	CVC is presently working with the applicant to address outstanding comments regarding the submitted geotechnical study and the long term stable slope line. Upon verification of the long term stable slope line (L.T.S.S.L), CVC will review the proposed buffers and confirm the area to be protected off lot. All hazard lands and buffers (10 metres from the L.T.S.S.L or staked top of bank/dripline, whichever is greater, and 30 metres from the Meander Belt for Redside Dace) are to be dedicated to the City of Mississauga for protection, and placed into an appropriate restrictive Greenbelt zone.
City Community Services Department – Park Planning Section (October 22, 2014)	<p>This Department indicated that the Derry West Greenbelt (P-433), zoned G1, D and D-4, is located adjacent to the property. Samuel Common (P-444), zoned OS1, is also located 95 m (312 ft.) from the site and contains a play site and soccer field. Prior to draft approval, street tree contributions for Derry Road West and the Longview Place extension will be required. All hazard lands and buffers will be gratuitously dedicated to the City as greenbelt for conservation purposes.</p> <p>Should this application be approved, hoarding and fencing will be needed along the boundary of the Derry West Greenbelt. In addition, securities will be required for greenbelt cleanup, regeneration, parkland protection, hoarding, and fencing. 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(6) of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p> <p>Further information is required to determine if Community Services will accept the triangular portion of Block 47 for greenbelt purposes. A preliminary grading plan showing the existing and proposed grades for the subject lands and how they will correspond with the adjacent property is required. Buffers, land dedication and top of bank will also need to be reviewed, along with supporting documentation, to ensure these features align with the neighbouring property (290 Derry Road West). Once this information is received additional comments will be provided with respect to Block 47 and the proposed tree preservations plans.</p>

Files: OZ 13/021 W11

T-M13007 W11

**320 Derry Road Developments Inc.**

Agency / Comment Date	Comment
City Community Services Department – Culture Division (January 8, 2014)	This property has no heritage status, nor does any adjacent property. There are no heritage concerns with these applications.
City Community Services Department – Fire and Emergency Services Division (March 7, 2014)	Fire has reviewed the draft plan of subdivision 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 (October 16, 2014)	<p>The Traffic Impact Study is currently under review by this Department and comments will be provided once the review is complete.</p> <p>The applicant has been requested to provide a revised Draft Plan of Subdivision, revised draft Site Plan for Block 46 and revised overall Concept Plan prior to the Supplementary Meeting to confirm the feasibility of this development. This includes the feasibility of the Street A crescent road westerly extension having a 20 m (65 ft.) right-of-way, the access arrangements for Block 46, and the Conservation Authority's approval of the stable slope line associated with Fletcher's Creek valley lands.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
Greater Toronto Airport Authority (February 4, 2014)	Due to the proximity of the proposed residential development to the Airport and its location within the 30-35 NEF/NEP, the Greater Toronto Airports Authority (GTAA) would like to negotiate an Aircraft Noise Warning Agreement for the subject property, including the installation of a Permanent Noise Warning Sign. The Aircraft Noise Warning Agreement would stipulate that as a condition of subdivision approval, the Developer must enter into a registerable Development Agreement which contains, among other things, construction conditions and warning clauses for residential development on the site.
Other City Departments and	The following City Departments and external agencies offered

Files: OZ 13/021 W11

T-M13007 W11

320 Derry Road Developments Inc.

Agency / Comment Date	Comment
External Agencies	<p>no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"><li>- Urban Forestry</li><li>- Canada Post</li><li>- Enbridge Consumer Gas</li><li>- Enersource Mississauga</li><li>- Economic Development</li></ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- City's Realty Services</li><li>- Conseil Scolaire de District Catholique Centre-Sud</li><li>- Conseil Scolaire de District Catholique Centre-Ouest</li><li>- City of Brampton</li><li>- Trillium Health Partners</li><li>- Rogers Cable</li></ul>

320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

**School Accommodation**

<b>The Peel District School Board</b>	<b>The Dufferin-Peel Catholic District School Board</b>
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>15 Kindergarten to Grade 5</li> <li>7 Grade 6 to Grade 8</li> <li>9 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Derry West Village Public School <ul style="list-style-type: none"> <li>Enrolment: 617</li> <li>Capacity: 625</li> <li>Portables: 2</li> </ul> </li> <li>David Leeder Middle School <ul style="list-style-type: none"> <li>Enrolment: 857</li> <li>Capacity: 868</li> <li>Portables: 0</li> </ul> </li> <li>Mississauga Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1593</li> <li>Capacity: 1554</li> <li>Portables: 2</li> </ul> </li> </ul> </li> </ul> <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"> <li>Student Yield: <ul style="list-style-type: none"> <li>7 Junior Kindergarten to Grade 8</li> <li>2 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>St. Veronica Elementary School <ul style="list-style-type: none"> <li>Enrolment: 502</li> <li>Capacity: 581</li> <li>Portables: 0</li> </ul> </li> <li>St. Marcellinus Secondary School <ul style="list-style-type: none"> <li>Enrolment: 1660</li> <li>Capacity: 1509</li> <li>Portables: 4</li> </ul> </li> </ul> </li> </ul>

320 Derry Road Developments Inc.

Files: OZ 13/021 W11  
T-M13007 W11**Relevant Mississauga Official Plan Policies**

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 5 – Direct Growth</b>	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
<b>Chapter 6 – Value the Environment</b>	Section 6.3.2 Natural Hazard Lands	Development and site alteration are not permitted within erosion hazards associated with valleyland and watercourse features. An appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority, is required.
	Section 6.9.2 Aircraft Noise	There are areas of Mississauga that are subject to high levels of aircraft noise. The subject lands fall within the exempt area of the Airport Operating Area which permits residential development provided conditions are met with respect to density not being greater than the highest density of immediately adjacent existing residential development located within the Airport Operating Area, among other conditions.
<b>Chapter 7 – Complete Communities</b>	Section 7.2 Housing	MOP will ensure housing choices in terms of tenure, type, quality and quantity.
<b>Chapter 9 – Build a Desirable</b>	Section 9.1 Section 9.2.2 Policy 9.2.2.3 Section 9.5.1 Section 9.5.2	While new development need not mirror existing development, new development in Neighbourhoods will be required to respect the identity and character of the existing context develop in a manner that contributes to the overall vision for the city.



320 Derry Road Developments Inc.

Files: OZ 13/021 W11  
T-M13007 W11

Chapter 16 - Neighbourhoods	Section 16.1.2 Section 16.17	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.
Chapter 19 -Implementation	Section 19.4 Section 19.5 Section 19.13 Section 19.18	<p>These sections refer to implementation, evaluation of development applications, subdivisions and greenbelt.</p> <p>Section 19.5.1 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:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• 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.</li> </ul>

320 Derry Road Developments Inc.

Files: OZ 13/021 W11  
T-M13007 W11**Proposed Zoning Standards**

<b>Zone Standards</b>	<b>Required E2 Zoning By-law Standards</b>	<b>Proposed E2-Exception Zoning By-law Standards</b>
Permitted uses	Permits a range of uses including office, business activities, commercial, hospitality and other uses. An animal boarding establishment is a permitted use subject to a minimum separation distance from a residential zone	Add "Animal Boarding Establishment" and "accessory uses" to the list of permitted uses. The applicant has agreed to exclude some permitted E2 uses
Separation distances	A minimum separation distance of 120 m (394 ft.) from residential to animal boarding establishments	Notwithstanding Section 2.1.2.1.1, minimum separation distances shall not apply to all lands zoned E2-XX

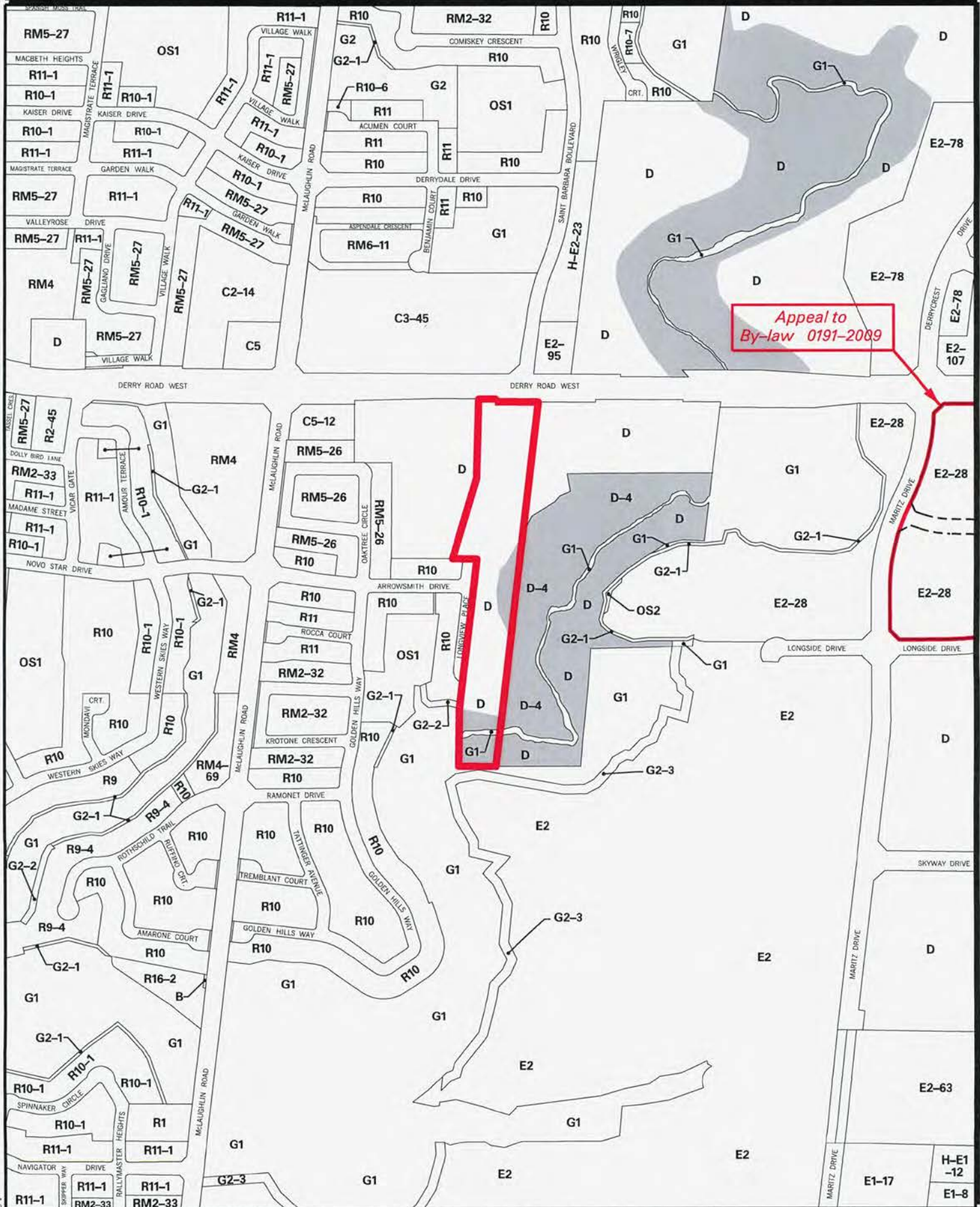
<b>Zone Standards</b>	<b>Required RM2 Zoning By-law Standards</b>	<b>Proposed RM2-Exception Zoning By-law Standards</b>
Minimum lot frontage	Permits a minimum lot frontage - corner lot of 9.8 m (32.1 ft.)	A minimum lot frontage - corner lot of 6.8 m (22.3 ft.)

<b>Zone Standards</b>	<b>Required G2 Zoning By-law Standards</b>	<b>Proposed G2-Exception Zoning By-law Standards</b>
Permitted uses	No minimum natural protection area identified	A minimum natural protection area depth of 6 m (20 ft.) up to a maximum of 26 m (85 ft.)

## GENERAL CONTEXT MAP

OZ 13021 W11  
T-M13007 W11

APPENDIX I-11





# Corporate Report

Clerk's Files

Originator's

 Files OZ 13/012 W1  
 T-M14001 W1

**DATE:** November 18, 2014

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

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

**SUBJECT:** **Information Report**  
**Official Plan Amendment, Rezoning and Draft Plan of**  
**Subdivision Applications**  
**To permit 8 detached dwellings and the extension of Seventh**  
**Street as a public road**  
**1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue**  
**East of Cawthra Road, north of Atwater Avenue**  
**Owner: 1731860 Ontario Ltd. (by Agreement of**  
**Purchase and Sale)**  
**Applicant: Weston Consulting Group Inc.**  
**Bill 51**

Public Meeting

Ward 1

**RECOMMENDATION:** That the Report dated November 18, 2014, 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 – Special Site" and to change the Zoning from "RM1" (Semi-Detached Dwellings) to "R5 – Exception" (Detached Dwellings – Typical Lots), to permit eight (8) detached dwellings and the extension of Seventh Street as a public road under files OZ 13/012 W1 and T-M14001 W1, 1731860 Ontario Ltd., 1294, 1298, 1302, 1306, 1308, 1312 and 1318 Alexandra Avenue, be received for information.

**REPORT****HIGHLIGHTS:**

- The proposal is to allow for the development of eight (8) detached dwellings on the rear portion of seven (7) lots fronting onto Alexandra Avenue having access off an extension of Seventh Street as a public road;
- Community concerns identified to date relate to flooding in the area, removal of trees, change in the character of the area, increased traffic and noise, and loss of privacy;
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision and satisfactory resolution of various design and technical issues outlined in this report.

**BACKGROUND:**

The applicant is proposing to utilize the rear portion of the seven (7) lots fronting on Alexandra Avenue for the purpose of developing an eight (8) lot plan of subdivision with frontage on Seventh Street, which will be extended as a public road with a temporary turnaround. The possible future extension of Seventh Street through to Alexandra Avenue is shown on Appendices I-4 and I-5 as a "proposed future road" for information purposes; however, it is not proposed as part of these applications. The seven (7) remnant lots fronting on Alexandra Avenue form part of these applications in order to recognize their reduced lot area.

The original development proposal submitted consisted of eight (8) standard condominium detached dwellings on a private road with access off Seventh Street. Through consultation with City Departments, the applicant has revised the proposal to eight (8) detached dwellings and the extension of Seventh Street as a public road. As a result of these changes, a draft plan of subdivision application was subsequently submitted.

The above-noted applications have been circulated for technical comments. A community meeting is scheduled for November 26, 2014. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	Rezoning & Official Plan Amendment Received: September 6, 2013 Deemed complete: November 7, 2013 Revised: July 17, 2014  Draft Plan of Subdivision Received: July 17, 2014 Deemed complete: August 13, 2014
Height:	2 storeys
Number of units:	8
Anticipated Population:	31* *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:	16 resident spaces @ 2 spaces/unit
Parking Provided:	20 resident spaces
Supporting Documents:	Tree Inventory/Preservation Plan & Arborist Report Planning Justification Report Functional Servicing Report Phase I Environmental Evaluation Parcel Registry Documents Draft Zoning By-law Amendment Draft Official Plan Amendment

<b>Site Characteristics</b>	
Frontage:	84 m (275.6 ft.) along Alexandra Avenue 8 m (26.2 ft.) road width along Seventh Street
Depth:	90.93 m (298.32 ft.)
Gross Lot Area:	0.76 ha (1.9 ac.)
Net Lot Area:	0.37 ha (0.91 ac.)
Existing Use:	Seven (7) detached dwellings

Additional information is provided in Appendices I-1 to I-10.

### **Neighbourhood Context**

The subject site is located in the Lakeview Neighbourhood, a stable residential community characterized predominately by detached and semi-detached dwellings. The subject lots and those to the north along Alexandra Avenue are very deep lots in comparison to those to the immediate south and west. The rear yards of all seven (7) lots are heavily treed. The detached garage located on 1312 Alexandra Avenue will need to be relocated closer to the existing dwelling in order to accommodate the proposed development with access off the Seventh Street extension (see Appendix I-4).

The surrounding land uses are described as follows:

North: Detached dwellings on deep lots

East: Detached dwellings on the east side of Alexandra Avenue

South: Detached dwelling and semi-detached dwellings

West: Seventh Street and detached dwellings

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

"Residential Low Density II" which permits detached, semi-detached, duplex, triplex and street townhouse dwellings.

The application is not in conformity with Section 16.1.2.1 of Mississauga Official Plan which provides that to preserve the character of lands designated "Residential Low Density II", the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision will generally represent the greater of the average lot frontage and lot area of residential lots, on both sides of the same street within 120 m (394 ft.) of the subject site, or meet the requirements of the Zoning By-law, whichever is greater. The proposed eight (8) lots and the seven (7) remnant lots do not meet the 120 m (394 ft.) requirement.

Mississauga Official Plan Amendment 23 was adopted on October 9, 2014, amending Section 16.1.2.1, specifying that all new lots created by land division, including units or parcels of tied land created by condominium, be subject to this provision.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-9.

### **Draft Lakeview Local Area Plan**

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

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

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

**"Residential Low Density II – Special Site"** which will continue to permit the detached dwellings, and notwithstanding Section 16.1.2.1, will recognize a minimum lot area of 275 m<sup>2</sup> (2,960.1 sq. ft.) and a minimum lot frontage of 10.5 m (34.4 ft.).



### **Existing Zoning**

**"RM1" (Semi-Detached Dwellings)**, which permits semi-detached dwellings and detached dwellings. In this instance, detached dwellings are permitted in compliance with the "R4" (Detached Dwellings – Typical Lots) zone provisions, having minimum lot frontages of 12 m (39.3 ft.) and minimum lot areas of 365 m<sup>2</sup> (3,928.9 sq. ft.).

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

**"R5 - Exception" (Detached Dwellings – Typical Lots)**, to permit detached dwellings with a minimum lot frontage of 9.75 m (31.9 ft.) and minimum lot area of 275 m<sup>2</sup> (2,960.1 sq. ft.).

The exception is required for Lot #8; whereas Lots #1-7 meet the minimum interior lot area of 295 m<sup>2</sup> (3,175.4 sq. ft.) for the base "R5" zone. All of the lots meet the minimum lot frontage of 9.75 m (31.9 ft.).

### **COMMUNITY ISSUES**

A community meeting is scheduled to be held by Ward 1 Councillor, Jim Tovey on November 26, 2014. Should additional issues other than those summarized below be raised at the community meeting, an Addendum Report will be brought forward.

The following is a summary of issues raised to date by the community through written correspondence:

- increased traffic and safety concerns due to the extension of Seventh Street;
- a change in the character of the community along Seventh Street;
- concerns regarding the flooding and ponding of water on the subject site and adjacent properties;
- removal of existing trees and the loss of wildlife;

- loss of privacy for existing homes adjacent to the proposed detached dwellings;
- noise from future construction of the proposed dwellings;
- impact of the proposed development is only to those homes along Seventh Street, not Alexandra Avenue.

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

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-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:

- appropriate transition and setback between the proposed detached dwellings and existing detached dwellings on Seventh Street;
- provision of an upgraded elevation treatment on the side elevations for Lots #1 and 8 (see Appendix I-4);
- the turn-around facility proposed at the easterly end of Seventh Street;
- Site Plan Control is not in effect within this area of the City, however, pending the outcome of discussions with the Transportation and Works Department with respect to the storm water management aspects, Site Plan approval may be considered on the subject site.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm water management, which will require the applicant to enter into

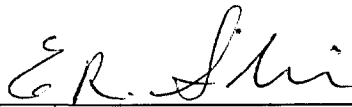
the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

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

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

**ATTACHMENTS:**

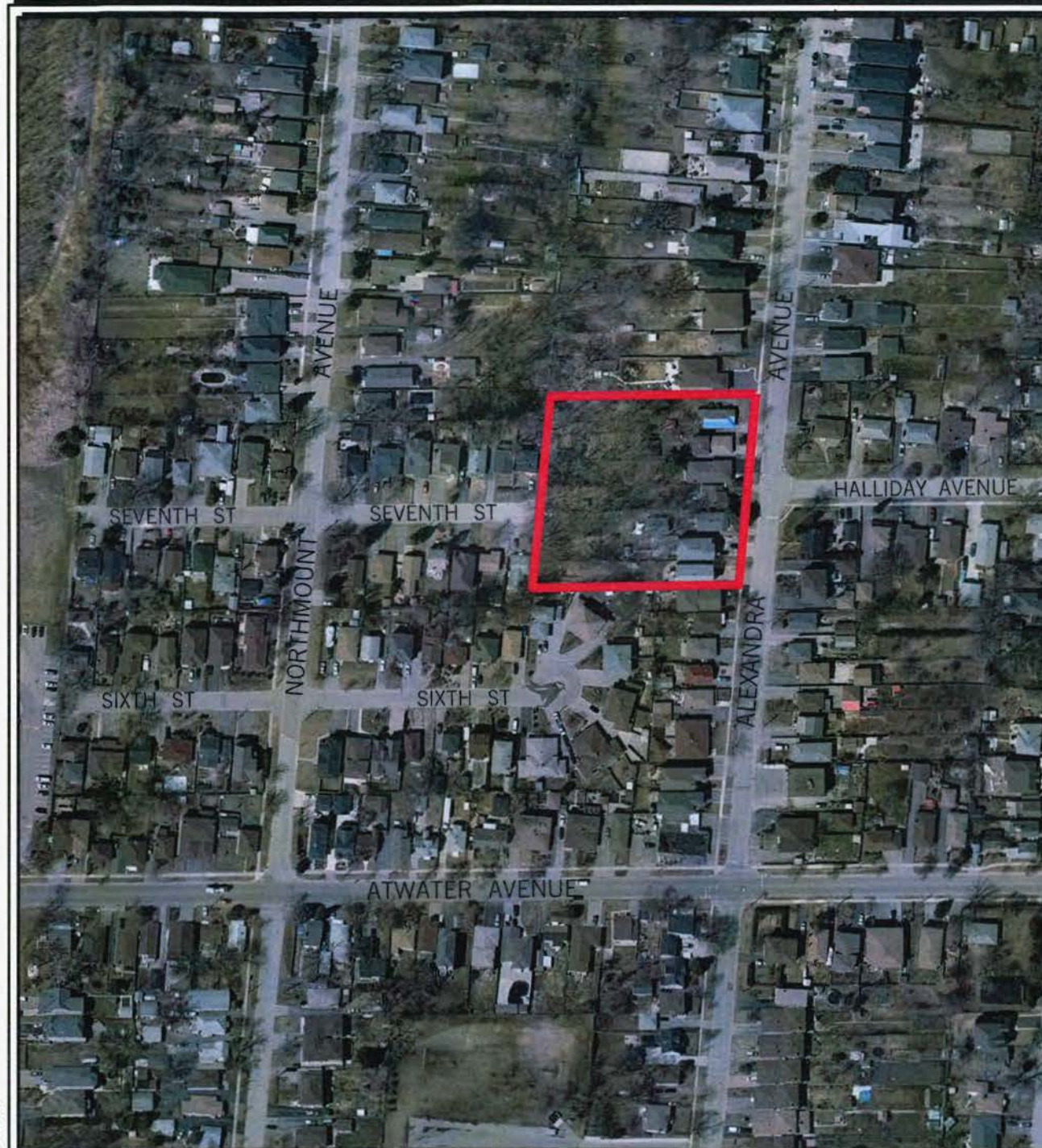
- Appendix I-1: Aerial Photograph
- Appendix I-2: Existing Mississauga Official Plan and Lakeview Character Area Land Use Map
- Appendix I-3: Excerpt of Existing Land Use Map
- Appendix I-4: Concept Plan
- Appendix I-5: Draft Plan of Subdivision
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments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



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Sheena Harrington Slade, Development Planner*





**LEGEND:**

**SUBJECT LANDS**

**NOTE:** DATE OF AERIAL PHOTO: SPRING 2014



**SUBJECT:**

**1731860 ONTARIO LTD.**



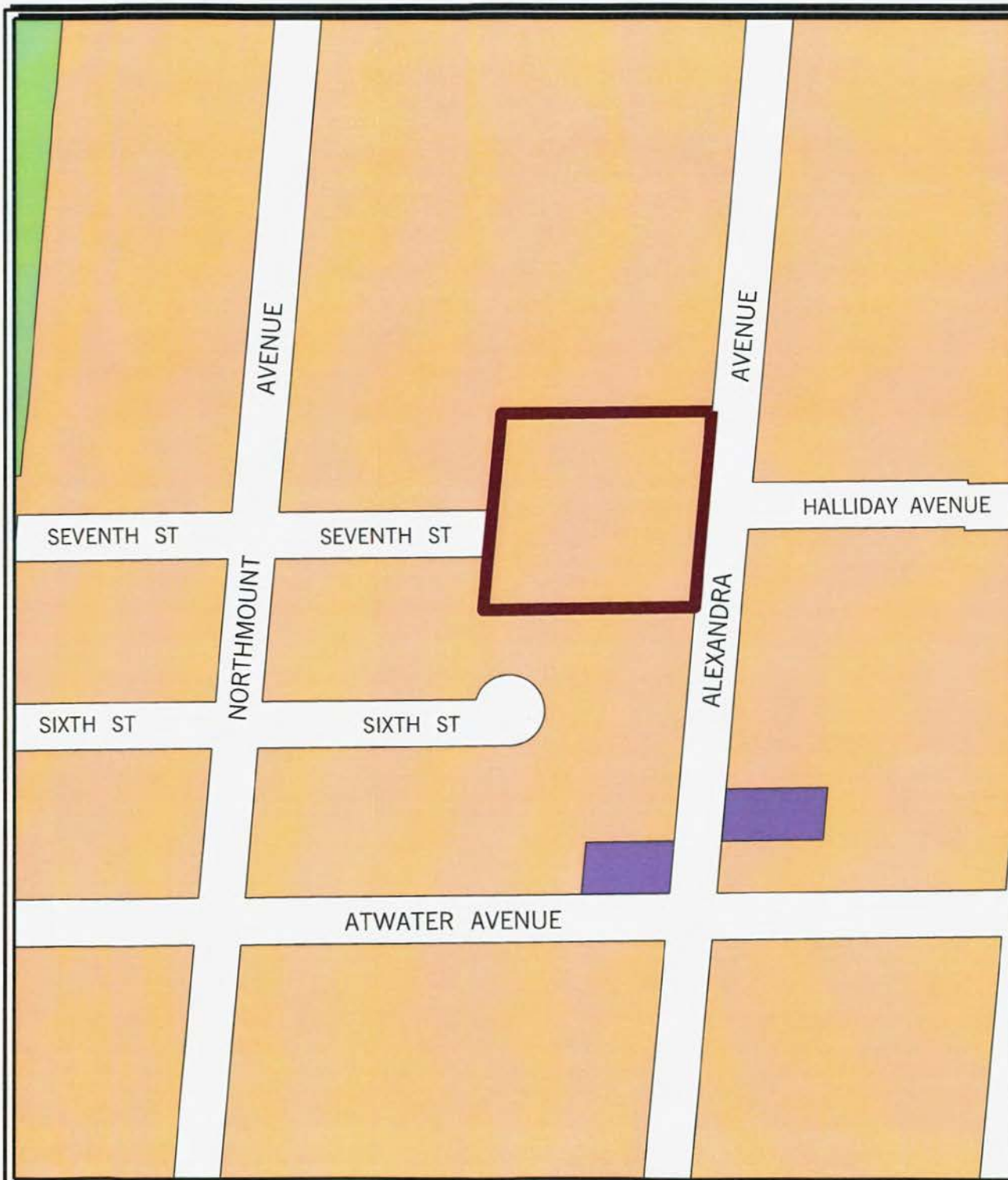
**FILE NO:**  
OZ 13012 W1  
T-M14001 W1  
**DWG. NO:**  
13012A  
**SCALE:**  
1:25000  
**DATE:**  
2014 12 08  
**DRAWN BY:**  
B. KRUGER

**APPENDIX I-1**

**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**

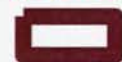
Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital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

## **CITY STRUCTURE**

### **Elements**

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

ND2 Region of Peel Non-Decision



**SUBJECT LANDS**



**SUBJECT:**

**1731860 ONTARIO LTD.**



**FILE NO:**  
OZ 13012 W1  
T-M14001 W1

**DWG. NO:**  
13012L

**SCALE:**  
1:25000

**DATE:**  
2014 12 08

**DRAWN BY:**  
B. KRUGER

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

**APPENDIX I-2**



# LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL LOW DENSITY II' TO 'RESIDENTIAL LOW DENSITY II- SPECIAL SITE' TO RECOGNIZE A MINIMUM LOT AREA AND LOT FRONTAGE, AND PROPOSED REZONING FROM 'RM1' (SEMI-DETACHED DWELLINGS) TO 'R5-EXCEPTION' (DETACHED DWELLINGS - TYPICAL LOTS) TO PERMIT 8 DETACHED DWELLINGS ON A PUBLIC ROAD.

10-11



SUBJECT:

1731860 ONTARIO LTD.



FILE NO:  
OZ 13012 W1  
T-M14001 W1

DWG. NO:  
13012R

SCALE:  
1:25000

DATE:  
2014 12 08

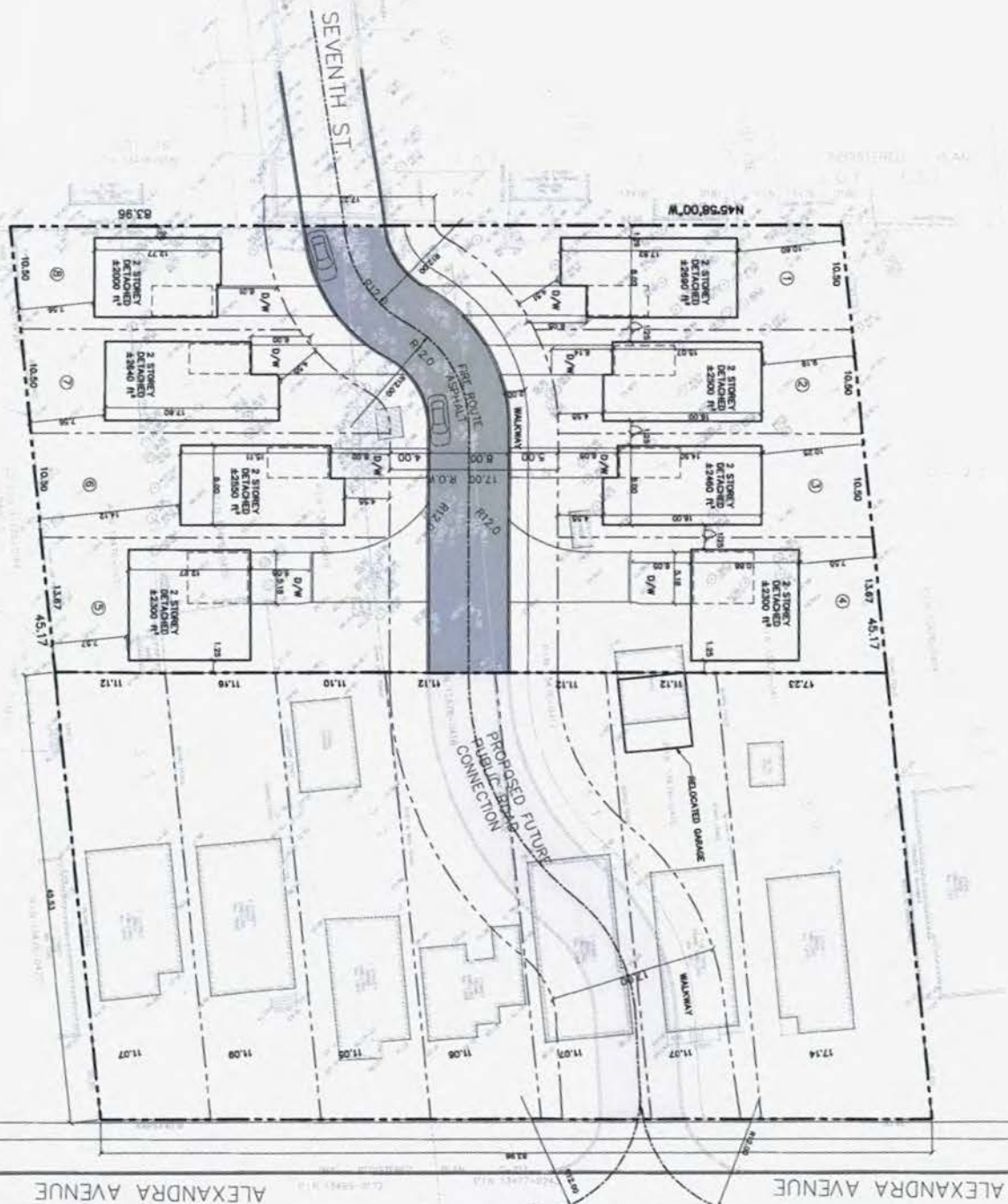
DRAWN BY:  
B. KRUGER

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics









# DRAFT PLAN OF SUBDIVISION

PART OF LOTS 30,31,32, AND 33  
REGISTERED PLAN - 21  
CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL



**WESTON  
CONSULTING**  
planning + urban design

KEY PLAN  
1:10,000



OTHER LANDS  
OWNED BY  
APPLICANT

☐ SUBJECT PROPERTY

## OWNER'S CERTIFICATE:

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

NAME	DATE
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	
THE ALFORDS GROUP INC., MISSISSAUGA, ONTARIO, L4X 1A9	

## SURVEYOR'S CERTIFICATE:

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

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
WESTON CONSULTING GROUP INC.  
1400 KENNEDY AVENUE, SUITE 100  
MISSISSAUGA, ONTARIO L4X 1A9  
TEL: (905) 876-1000 FAX: (905) 876-1001

## ADDITIONAL INFORMATION:

- [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended to May 09, 2014.]
- a) b) e) f) g) & j) - on plan.
  - c) - on key plan
  - d) - see statistics
  - h) - piped water to be installed by developer.
  - i) - silty clay to fill fill
  - k) - all services to be made available by developer.
  - l) - none

## DEVELOPMENT STATISTICS:

Residential Single Family (Lots 1-8):	0.294 ha
Road:	0.085 ha
TOTAL	0.379 ha



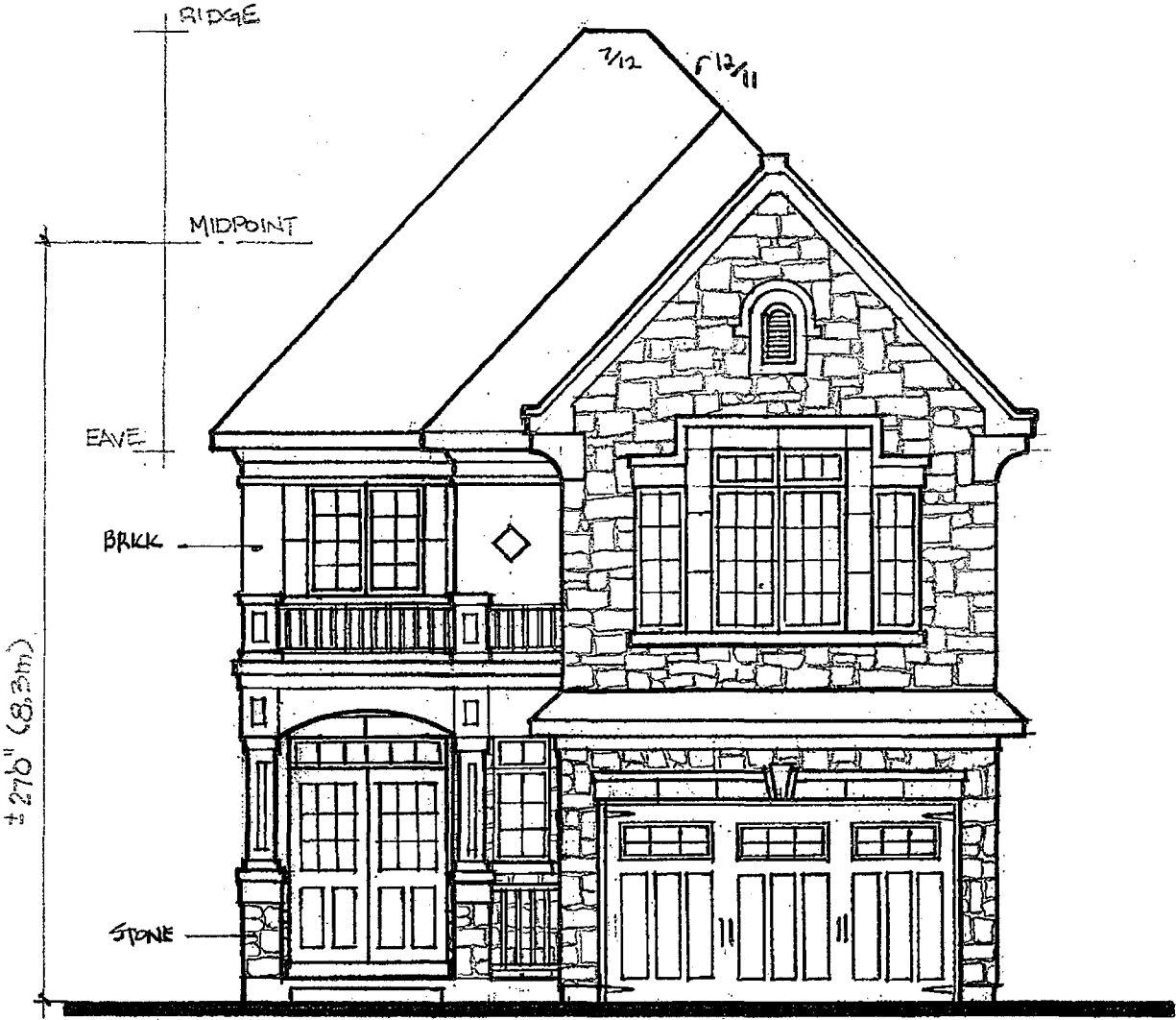
**WESTON  
CONSULTING**  
planning + urban design

1400 Kennedy Avenue, Suite 100  
Mississauga, Ontario L4X 1A9  
Tel: (905) 876-1000 Fax: (905) 876-1001  
Email: info@westonconsulting.com

## REVISIONS LIST

DATE	REVISION	BY	CHKD
14 MAY 2014	Revised lotting information		
9 MAY 2014	Final draft		
FILE NUMBER:	8774		
CLIENT:	ALFORDS		
PLANNER:	JL		
SCALE:	1:1000		
CAD:	ESD/CAD/PLANS/DP/1 Draft Plan App		





TYPICAL ELEVATION



1731860 Ontario Ltd.

Files: OZ 13/012 W1  
T-M14001 W1**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (September 25, 2014)	<p>The Developer will be required to enter into a Subdivision Agreement with the City and the Region for the construction of municipal sewer and water associated with the lands. These services will be in accordance with the latest Region's standards and requirements.</p> <p>Curbside collection will be provided by the Region of Peel, provided that the applicant satisfies the requirements set out in Section 2 of the Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board (August 22, 2014) and the Peel District School Board (October 3, 2014)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.</p>
City Community Services Department – Park Planning Section (October 24, 2014)	<p>In the event that the applications are approved, the following conditions will apply:</p> <p>The applicant shall submit a cash contribution for street tree planting on the proposed Seventh Street extension.</p> <p>In addition, 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's Policies and By-laws.</p>

Files: OZ 13/012 W1  
T-M14001 W1

1731860 Ontario Ltd.

Agency / Comment Date	Comment
City Community Services Department – Parks and Forestry Division (October 30, 2014)	<p>The applicant is advised that Tree Removal Permission is required to injure or remove trees on private property depending on the size and number of trees and the location of the property. The applicant is to submit a Tree Removal application for the proposed injury and removal of trees on site.</p> <p>The approval of the Tree Permission application is required prior to the earliest of the Demolition Permit/the Erosion and Sediment Control Permit.</p> <p>The Tree Removal application is to be submitted to Urban Forestry, and will be issued when the drawings are approved, securities provided and the protective hoarding is installed, inspected and approved by an Urban Forestry representative.</p>
City Community Services Department – Culture Division (August 18, 2014)	As these properties are not listed on the City's Heritage Register, Heritage Planning has no concerns with these applications.
City Community Services Department – Fire and Emergency Services Division (October 30, 2014)	Fire has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (October 23, 2014)	T&W confirmed receipt of the Draft Plan of Subdivision and supporting plans and documents including the Site Plan, Site Grading and Servicing Plans, Functional Servicing Report and a Phase 1 Environmental Site Assessment. These plans and documents are under review. The department has indicated concerns with respect to the storm water management aspects of the proposed development and the turn-around facility proposed at the easterly terminus of Seventh Street. These matters are to be addressed by the applicant prior to approval in principle and detailed comments and conditions will be provided prior to the Supplementary Report Meeting.

1731860 Ontario Ltd.

Files: OZ 13/012 W1  
T-M14001 W1

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"><li>- Trillium Health Centre</li><li>- Mississauga Transit</li><li>- Enbridge Gas Distribution Inc.</li><li>- Bell Canada</li><li>- Canada Post Corporation</li><li>- Rogers Cable</li><li>- Enersource Hydro Mississauga</li></ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- Realty Services</li><li>- Peel Regional Police</li><li>- Conseil Scolaire de District Catholique Centre-Sud</li><li>- Conseil Scolaire de District Centre-Sud-Ouest</li></ul>

1731860 Ontario Ltd.

Files: OZ 13/012 W1  
T-M14001 W1

## School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>Student Yield: <ul style="list-style-type: none"> <li>1 Kindergarten to Grade 5</li> <li>0 Grade 6 to Grade 8</li> <li>1 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Janet I. McDougald P.S. <ul style="list-style-type: none"> <li>Enrolment: 492</li> <li>Capacity: 580</li> <li>Portables: 0</li> </ul> </li> <li>Allan A. Martin Sr. <ul style="list-style-type: none"> <li>Enrolment: 534</li> <li>Capacity: 538</li> <li>Portables: 2</li> </ul> </li> <li>Cawthra Park S.S. <ul style="list-style-type: none"> <li>Enrolment: 1,320</li> <li>Capacity: 1,044</li> <li>Portables: 6</li> </ul> </li> </ul> </li> </ul> <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"> <li>Student Yield: <ul style="list-style-type: none"> <li>1 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12</li> </ul> </li> <li>School Accommodation: <ul style="list-style-type: none"> <li>Queen of Heaven <ul style="list-style-type: none"> <li>Enrolment: 369</li> <li>Capacity: 561</li> <li>Portables: 0</li> </ul> </li> <li>St. Paul <ul style="list-style-type: none"> <li>Enrolment: 606</li> <li>Capacity: 807</li> <li>Portables: 0</li> </ul> </li> </ul> </li> </ul>



1731860 Ontario Ltd.

Files: OZ 13/012 W1  
T-M14001 W1**Relevant Mississauga Official Plan Policies**

	<b>Specific Policies</b>	<b>General Intent</b>
<b>Chapter 5 – Direct Growth</b>	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
<b>Chapter 8 – Create a Multi-Modal City</b>	Section 8.2.2.7 Section 8.4.11	MOP will ensure that future additions to the road network should be public roads.
<b>Chapter 9 – Build a Desirable Urban Form</b>	Section 9.1 Section 9.1.3 Section 9.2.2 Section 9.5.1	MOP will ensure that new development respects the identity and character of the surrounding context and requires properties to develop in a manner that contributes to the overall vision for the city.
<b>Chapter 16 – Neighbourhoods</b>	Section 16.1.2.1	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.

1731860 Ontario Ltd.

Files: OZ 13/012 W1  
T-M14001 W1

	Specific Policies	General Intent
Section 19 – Implementation	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• 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.</li> </ul>

## GENERAL CONTEXT MAP

OZ 13012 W1  
T-M14001 W1

APPENDIX I-10

